

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
MARCH 15, 2011 AGENDA**

Subject:	Type:	Submitted By:
APPLICATION FOR CDBG FUNDING — 84 TH STREET BLIGHT & SUBSTANDARD STUDY	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled and a resolution prepared for Council to consider an application for CDBG Recovered Program Income Reuse Funds to be used for a determination of blighted and substandard conditions for the 84th Street Redevelopment Study Area and to authorize the Mayor to execute the necessary project documents.

FISCAL IMPACT

Expenditure of up to \$30,000 in CDBG Recovered Program Income funds.

RECOMMENDATION

Approval.

BACKGROUND

In May of 2008, the City Council approved Resolution No. 08-045 to amend the City's Reuse Plan to add the national objective of the elimination of slums and blight and to allow projects involving public infrastructure for economic development activities or the removal of blighted conditions, including the planning or engineering studies necessary to design a project.

On March 1, 2011, the City Council approved Resolution No. 11-023 obligating approximately \$30,000 in CDBG Recovered Program Income Reuse Funds to the City of La Vista for a planning study related to the 84th Street corridor.

Also on March 1, 2011, the City Council approved Resolution No. 11-024 authorizing the advertisement for bids for the preparation of a determination of blighted and substandard conditions for the 84th Street Redevelopment Study Area.

The City submitted the attached application to the Sarpy County Economic Development Corporation (SCEDC) application review committee. This committee is comprised of the Executive Board of the SCEDC as designated in La Vista's Reuse Plan. The application review committee unanimously recommended approval of the request to the SCEDC Board of Directors. The Board recommended

approval on February 23, 2011, and the request is now forwarded to the City Council for approval. The City has a balance of \$30,382.12 in the CDBG reuse account.

A public hearing has been scheduled and a resolution has been prepared which approves the funding for the project and authorizes the Mayor to execute the necessary documents.

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RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE APPROVAL OF AN EXPENDITURE OF UP TO \$30,000 IN CDBG RECOVERED PROGRAM INCOME REUSE FUNDS FROM THE CITY OF LA VISTA, NEBRASKA, FOR THE 84TH STREET BLIGHT AND SUBSTANDARD STUDY.

WHEREAS, The City of La Vista has submitted an application to the Sarpy County Economic Development Corporation for up to \$30,000 in CDBG Recovered Program Income funds; and

WHEREAS, the City of La Vista adopted a CDBG Recovered Program Income – Reuse Plan for Economic Development on May 18, 2004, for such purpose; and

WHEREAS, on May 6, 2008, the City Council approved an amendment to the Reuse Plan to allow for projects involving infrastructure for economic development activities or the removal of blighted conditions, including planning and engineering studies necessary to design a project; and

WHEREAS, on March 1, 2011, the City Council authorized the obligation of approximately \$30,000 in CDBG Recovered Program Income Reuse Funds to the City of La Vista for a planning study related to the 84th Street corridor; and

WHEREAS, according to the Reuse Plan an application for a Determination of Blighted and Substandard Conditions for the 84th Street Redevelopment Study Area was submitted to the review committee which consists of the Executive Board of the Sarpy County Economic Development Corporation (SCEDC); and

WHEREAS, the SCEDC Executive Board and the Board of Directors reviewed the application and program requirements and has unanimously voted to recommend approval of the request; and

WHEREAS, the City of La Vista has \$30,082.12 in CDBG Reuse Funds.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of La Vista, Nebraska, do hereby approve the expenditure of up to \$30,000 in CDBG Recovered Program Income Reuse funds from the City of La Vista, Nebraska, for a Determination of Blighted and Substandard Conditions for the 84th Street Redevelopment Study Area, and authorize the Mayor to sign the necessary documents.

PASSED AND APPROVED THIS 15TH DAY OF MARCH 2011.

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

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CITY OF LA VISTA, NEBRASKA
CDBG REUSE REVOLVING LOAN PROGRAM

APPLICATION

APPLICANT NAME: Brenda Gunn TITLE: City Administrator

COMPANY NAME: City of La Vista, Nebraska

ADDRESS: 8116 Park View Blvd. La Vista NE 68138
Street City State Zip

TELEPHONE: (402) 331 - 4343

CONTACT PERSON (IF DIFFERENT THAN APPLICANT): Ann Birch

TELEPHONE: (402) 331 - 4343

BUSINESS TYPE: ☐ CORPORATION ☐ PARTNERSHIP ☐ SOLE PROPRIETOR
IF CORPORATION OR PARTNERSHIP LIST OFFICERS/PARTNERS:

NAME: _____ TITLE: _____ OWNERSHIP _____ %

NAME: _____ TITLE: _____ OWNERSHIP _____ %

NAME: _____ TITLE: _____ OWNERSHIP _____ %

PROJECT TYPE: ☐ BUSINESS START-UP ☐ BUSINESS EXPANSION

BUSINESS ACTIVITY (PRODUCT OR SERVICE): _____

YEARS IN BUSINESS: _____

CURRENT EMPLOYMENT: _____ (FULL-TIME EQUIVALENT)

PROPOSED EMPLOYMENT: _____ (NEW/ADDED JOBS RELATED TO PROJECT,
also FTE)

PROPOSED WAGES FOR NEW/ADDED JOBS: _____ (BASED ON FTE)

PROJECT NARRATIVE (add more sheets if necessary): _____

Determination of Blighted and Substandard Conditions for the 84th Street

Redevelopment Study Area (see attached)

TYPE OF ASSISTANCE REQUESTED:

LOAN AMOUNT: \$ 30,000 (Grant) TERM AND RATE SET BY CITY CDBG
REUSE PLAN

(CHECK ALL THAT APPLY)

USE OF FUNDS: _____ PURCHASE LAND _____ PURCHASE BUILDING
_____ CONSTRUCTION _____ RENOVATION
_____ MACH/EQUIP _____ WORKING CAPITAL
_____ INTERIM FINANCING

SOURCES AND USES OF ALL PROJECT FUNDS

DESCRIPTION	COST	BANK LOAN	CDBG LOAN	EQUITY
LAND/BUILDING	\$ _____	\$ _____	\$ _____	\$ _____
MACH/EQUIP	\$ _____	\$ _____	\$ _____	\$ _____
WORK CAPITAL	\$ _____	\$ _____	\$ _____	\$ _____
INTERIM FINANCE	\$ _____	\$ _____	\$ _____	\$ _____
ADMINISTRATION	\$ <u>30,000</u>	\$ _____	\$ _____	\$ _____
PROJECT TOTALS:	\$ <u>30,000</u>	\$ _____	\$ _____	\$ _____

ACKNOWLEDGMENTS and ATTACHMENTS:

- A. A signed Certification of Assurances
- B. Resume of Principal(s)
- C. Business Plan (including):
 - 1) Cash flow/income projections monthly first year annual for years two and three with assumptions
 - 2) Management plan
 - 3) Market demand summary/Purchase orders
- D. Preliminary (site) plans and/or cost estimates
- E. Options to Purchase (land/buildings/equipment)
- F. Appraisal of land/buildings and equipment (equity)
- G. Personal Financial Statement of Principal(s)

- H. Commitment Letters from bank/lender
- I. Income Statements for the last 3 years (except startup)
- J. Balance sheets for the last 3 years (except startup)

The Applicant hereby certifies that all information in this application, and all information furnished in support of this application is given for the purpose of obtaining assistance under the Economic Development Loan Program and is true and complete to the best of the Applicant's knowledge and belief. Verification may be obtained from any source named herein. Provided that any and all information related to the financial status of the business shall be held confidential and not subject to review by the public.

Signature of the Applicant: Brenda Gunn

Date signed: 2 / 22 / 2011 Title: City Administrator

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REFERRED TO LOAN REVIEW COMMITTEE: 02 / 23 / 2011

RECOMMENDATIONS:

LOAN REVIEW COMMITTEE: X APPROVAL _____ DISAPPROVAL (REASONS):

Jody Churchill, Executive Director, Sanpy County Economic Development Corporation

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CITY COUNCIL ACTION: DATE: _____ / _____ / _____ RESOLUTION NO.: _____

_____ APPROVAL _____ DISAPPROVAL (REASONS): _____

REQUEST FOR PROPOSALS

Determination of Blighted and Substandard Conditions 84th Street Redevelopment Study Area La Vista, Nebraska

Section 1: Background

About La Vista

The City of La Vista is situated southwest of the Omaha metropolitan area. The youngest city in Nebraska, La Vista is one of the fastest growing communities in the state and enjoys access from Interstate 80. La Vista borders Omaha, Bellevue, Papillion, and Ralston. As of 2009, it is estimated that La Vista is home to over 19,360 residents. La Vista's commercial areas are developing quickly in the western portion of the city with nationally recognized companies, such as PayPal, Cabela's, and a new John Q. Hammons Embassy Suites Hotel and adjoining La Vista Conference Center.

Project History and Objectives

As part of their annual strategic planning process, the Mayor and City Council identified the revitalization of the 84th Street Corridor as their number one priority.

Over the last several years, the 84th Street corridor has deteriorated in terms of physical appearance, property maintenance and as an employment center for low to moderate income workers. Major anchors including Wal-Mart, Gordman's, and Baker's Supermarket have vacated the area to move to new shopping centers and smaller businesses have been unable to sustain themselves and forced to relocate or close, leaving many vacant storefronts. Other commercial parcels in the area were developed 35 to 40 years ago prior to the implementation of good planning and design principles and have not been updated. This once vibrant and thriving corridor on a major arterial road in the heart of La Vista now appears considerably depressed and in need of redevelopment.

Ultimately, the City wants to revitalize the area to be more appealing to residents and visitors. In addition, La Vista would like to utilize the land more efficiently. The purpose of this study is to determine whether (or not) all or part of the "84th Street Redevelopment Study Area" qualifies as a **Blighted and Substandard Area** as set forth in the Nebraska Community Development Law, Section 18-2103 of the Revised Statutes of Nebraska.

84th Street Redevelopment Study Area

The redevelopment study area is within the city limits of La Vista, Nebraska, and is generally described as follows: Commercially zoned areas along 84th Street from Harrison Street to Giles Road.

See enclosed Redevelopment Study Area Map for an illustration of this area.

Section 2: Qualifications

The City is sending this RFP to consulting firms to determine their expertise in preparing blighted and substandard determination studies. The three areas of primary interest are:

1. *Process*: Expertise in managing the overall structure and all technical aspects of the project.
2. *Content*: Familiarity with the necessary content of a blighted and substandard study what is needed to reach a determination.
3. *Analysis*: Experience in analyzing data to make a defensible determination regarding blighted and substandard conditions and preparing the appropriate documentation.

Section 3: Scope of Work

The output of this project will be a determination of whether (or not) all or part of the "84th Street Redevelopment Study Area" qualifies as a **Blighted and Substandard Area** as set forth in the Nebraska Community Development Law, Section 18-2103 of the Revised Statutes of Nebraska. The study must clearly examine the project area in order to provide a thorough and defensible determination of the existence (or lack) of blight and substandard conditions. Additional aspects to consider in the scope of work include, at a minimum:

- Attend initial meeting with staff prior to commencement of the project, and attend follow-up meeting with staff at the conclusion of the analysis to discuss the draft determination.
- Attend Planning Commission and City Council hearings (if area qualifies).
- No interior building inspections will be conducted.
- Consultant will be expected to examine study area for possible modifications.

The City will provide GIS data to the consultant including, but not limited to, base map data, zoning, future land use, age of structure, assessed value and other data as available from the Sarpy County Assessors records, and building permit records and plans from the City.

Section 4: Proposal Content

Cover Letter

Please begin with a letter introducing your firm and summarizing your general qualifications and your specific approach to completing the requested process. This section should indicate the length of time for which the proposal is effective (minimum of 90 days).

Work Program

Please provide a detailed plan for the services to be provided. Identify any tasks that City staff are expected to complete.

Schedule

The proposal shall include a preliminary project schedule that identifies milestones and completion dates by task from the beginning through formal review and approval of the declaration by the City Council (if area qualifies). Initial project work should commence in May 2011. The project should conclude within 3 to 5 months from the date of commencement.

Budget and Fees

The consultant should provide a fee estimate for the project. The proposed budget is to be presented as not-to-exceed, with all overhead/expenses included in the figure. The consultant should outline the terms of payment, based on monthly billings to the City.

Key Personnel

The consultant should provide the names of key personnel, their respective titles, experience, and periods of service with the firm. Please clearly identify the primary contact for the proposal. If sub-consultants will be used in any aspects of the plan, include details for these sub-consultants in this section.

Qualifications/Project List

Provide a synopsis of previous projects of a similar nature (*maximum of 10 examples*), focusing particularly on the three criteria listed in Section 2, along with relevant background information. For projects that were completed by a team of consultants, please clarify the specific contribution of your firm.

Availability

Provide a brief statement of the availability of key personnel of the firm to undertake the proposed project.

References

Names and contact information of persons whom the City can call for references regarding the firm's performance, preferably on similar projects.

Section 5: Selection Process

Please submit three (3) bound copies of your proposal at your earliest convenience, but no later than March 25, 2011, at 4:30 p.m. to:

Pamela A. Buethe, City Clerk
City of La Vista
8116 Park View Blvd
La Vista, NE 68128

Proposals will be reviewed by an internal review committee with the intent of providing a single recommendation for the review and approval of the full City Council at a public meeting on April 19, 2011.

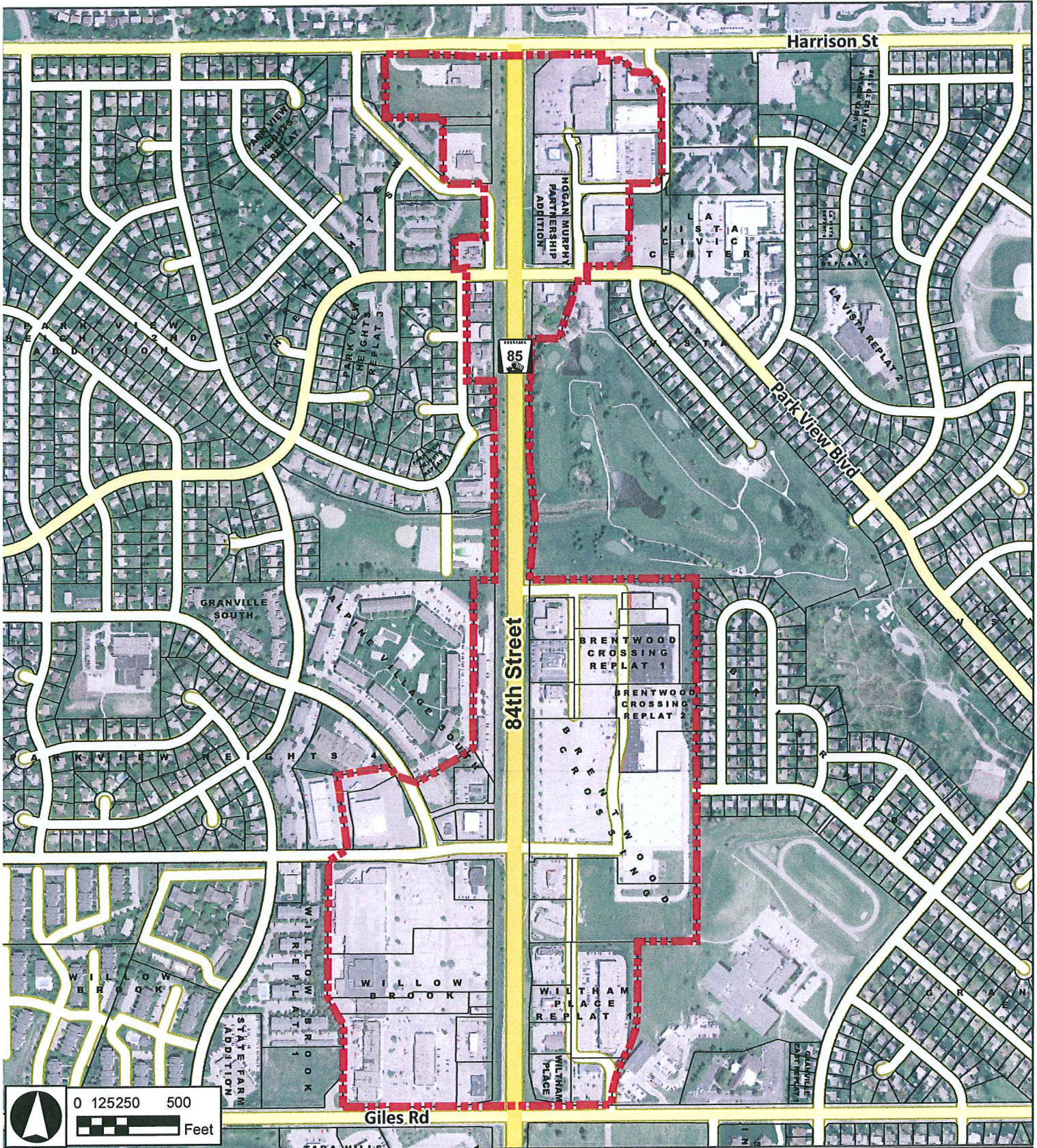
Section 6: Evaluation, Right to Reject, Etc.

Due to the nature of the services sought, evaluation of proposals will in large part be subjective. Award of a contract will be based on a number of factors, and may or may not be on the basis of lowest cost to the City. The City reserves the right to accept any proposal in whole or in part and to reject any and all proposals, to waive irregularities and to negotiate and revise terms with proposers without notice to other proposers.

Section 7: Enclosures

- 84th Street Redevelopment Study Area Map

If you have any questions during the preparation of your proposal, please contact Pamela Buethe, City Clerk, at (402) 331-4343.



Revitalization Area Map

 Blight_Study_Area

Blighted and Substandard Study

February 22, 2011
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