

HOUSING AUTHORITY

of the City of Jefferson, Missouri



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Cynthia Quetsch John S. Pletz
Executive Director General Counsel

October 16, 2018

At the Board meeting this morning the Board adopted an evaluation template to review proposals from redevelopers for the property located at 608 East State Street in Jefferson City. The Board will use the template to evaluate each proposal. The evaluation will consider the qualifications of the developer, the details of the proposed redevelopment, the proposed budget, the purchase price and the impact on the removal of blight in the East Capitol Avenue Urban Renewal area. The template provides more detail on what is relevant to each category. The decision on which proposal best meets the goals of the urban renewal plan is based on the combination of factors and not solely on price, although that is a consideration.

Proposals are due October 29, 2018 by 4:30 pm. The Board will review the proposals in closed session at the November 13, 2018 Board meeting. (Note the date of the Board meeting was changed from November 20 to November 13.)

“We are excited at the interest that has been generated in response to our request for proposals. Providing the template to all interested parties gives the redevelopers notice of what the Board is looking for when evaluating the proposals and will make comparison of proposals easier” explained Cynthia Quetsch, Executive Director of the Housing Authority .

Questions about the property or redevelopment proposals should be directed to Cynthia Quetsch, Executive Director of the Housing Authority. 573.635.6163 ext 216 or cynthia@jchamo.org .

The template is attached.

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COMMISSIONERS -----

Lary Vincent Larry Kolb Dennis Mueller Bob Weber Donna White Dian Cain
Chairman Vice Chairman



Evaluation template for redevelopment proposals for 608 East State Street

I. **Qualifications of the developer** **Max 20 points**

- a. Financial capacity to complete the project. Must show available resources that exceed the project budget (Max 10)
 - i. Letter from financial institution
 - ii. Bond
 - iii. Other third-party documents showing financial capacity
- b. Experience (Max 8)
 - i. Has renovated a residential property in the past (Max 2)
 1. How many
 - ii. Has renovated historical property in the past (Max 4)
 1. How many
 - iii. Has experience renovating blighted property (Max 2)
 1. How many
- c. Reputation (Max 2)
 - i. Letters of reference
 - ii. Local company
- d. History of debarment (deduct Max 10 points)

II. **Proposal** **Max 50 points**

- a. Historical preservation of property compliant with the requirements of the overlay district (Max 20)
- b. Demolition without reconstruction (Deduction Max 5)
- c. Proposed use of the property (Max 5)
 - i. Residential owner occupied (Max 5)
 - ii. Residential rental (Max 3)
 - iii. Commercial (Max 2)
 - iv. Both residential and commercial (Max 2)
- d. Compliant with City building code (Max 3)
- e. Compliant with zoning requirements (Max 3)
- f. Start date for construction (3 if within 30 day, 2 if within 60)
- g. Completion date for construction (3 if within 1 year, 2 if within 18 mos)
- h. Estimated date of occupancy (3 if within 1 year, 2 if within 18 mos)
- i. Clarity of proposal- Does it give a detailed picture, including blueprints or other visual presentations, of what will be done structurally and the internal and external improvements (Max 5)
- j. Plans for parking (Max 2)
- k. Environmental Stewardship (Max 3)

III. **Budget** **Max 5 points**

- a. Does it include reasonable levels of expenditure for all items required to make the building useable, including but not limited to:
 - i. Electric
 - ii. Plumbing
 - iii. Foundation
 - iv. Heating system
 - v. Cooling system
 - vi. Roof
 - vii. Sidewalls, driveway, exterior stairs
 - viii. Windows

- ix. Appliances
 - x. Landscaping
 - xi. Tuckpointing or other siding
 - xii. Permit and fees
- b. Use of tax credits or historical credits (1)

IV. Price **Max 20 points** (Highest price that is equal to or in excess of purchase price gets 20 points. If highest price is less than the purchase price, max 10 points. The rest receive reduction proportionate to price proposals i.e. the rest are ranked in order with 2 point deduction for the next on the list)

V. Anticipated impact on the removal of blight and on other redevelopment in the Project Area Max 5 points

Adopted at the Housing Authority
Board Mtg
Oct 16, 2018