The City of Omaha, Nebraska

Request for Proposals (RFP)

INVITES DEVELOPMENT PROPOSALS FOR THE

THE WINTERGREEN SITE
6506 North 51st Plaza
Omaha, Nebraska 68152

Issued By:
City of Omaha Planning Department
1819 Farnam Street
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Background
Recently, the City of Omaha ("City") received several inquiries from the public about purchasing the property located at 6506 North 51st Plaza. The property is currently owned by the City. A map showing the property is presented to the right.

The City considered using the site for storm water control, but ultimately decided it wasn’t necessary. The City does not plan to use the property. Therefore, the City is disposing of the property through this Request for Proposal process.

Site History
The property was once the site of Myott Park Housing/Wintergreen Park Apartments which were constructed in the mid-1970s. Historical information about the property is presented at: https://vintagehomeplans.tumblr.com/post/175478303187/united-states-1975-myott-park-housing-a-large. The troubled apartment complex degraded over the years and was eventually demolished by the City in 2006. The property has sat vacant since that time.

Site Description
The vacant tract of land known as the Wintergreen Site is located at 6506 North 51st Plaza, Omaha Nebraska 68152. The property is identified by the Douglas County Assessor as parcel number 0239900000 (Key # 3990-0000-02). A legal description of the property is included in Appendix A of this RFP.

The property consists of an approximately 15.7 acre, roughly square-shaped, vacant tract divided diagonally from southwest to northeast in two parcels by Forest Lawn Avenue. The site is currently zoned R6. There is only one point of entry to the property.

The surrounding somewhat rural, rugged terrain and poor street access have impeded development despite the site’s proximity to Sorensen Parkway, but have helped maintain the distinctive character of the general area. The site’s topography complicates development and street connectivity to the north and west. There is over 45 feet of elevation change at this site.

Myott Park is located to the north of the site. It is not part of this offering.

Purpose and Purchase Price
The City of Omaha is soliciting responses to this Request for Proposals for the development of this property. Development of the site should be compatible with surrounding land uses, increase connectivity in the
neighborhood, and be economically and environmentally sustainable. This RFP is made pursuant to Nebraska Community Development Law provisions that provide for the disposition and redevelopment of the property.

The purchase price will be dependent upon the proposed use of the property and the degree to which the proposal furthers the City’s community development objectives. The appraised value of the property is at one hundred sixty-five thousand and 00/100 dollars ($165,000). The appraised value assumed R5 zoning. The appraisal report shall be shared upon request.

Additional City Resources
The City does not offer any financial incentives for the redevelopment of the site. However, once a winning proposal is selected by the City, the developer may apply for Tax Increment Financing, Community Development Block Grant, or Home Investment Partnership funding to support development. Selection of a proposal does not guarantee commitment of funding sources by the City.

Development Requirements
The primary objectives of the City of Omaha’s Master Plan and Community Development Program are to encourage additional investment and development within inner-city neighborhoods and to eliminate conditions that are detrimental to public health, safety and welfare by developing underutilized property within these neighborhoods. In seeking proposals for the redevelopment of the property, the City of Omaha wishes to encourage development that is compatible with the neighborhood context and that may enhance opportunities for future development and to reinforce and enhance the unique setting and context of the surrounding area.

The reuse of the Property must comply with City land use regulations, building codes and other appropriate local regulations.

The City will not support industrial or multi-family uses at this site. Multiple single-family attached or detached residential uses are permissible.

Increased street and sidewalk connectivity to the surrounding neighborhood will be required to support any proposed residential development. The means of doing so is left to the applicant. At a minimum, at least one additional street connection must be made, most likely to the north or northwest of the site. Indicating proposed connections is sufficient for the proposal. The final route of the street and sidewalk connections must be approved by Omaha Public Works and Planning Department. Property within Myott Park cannot be used to provide street access to the site.

The City anticipates zoning to be changed to R5 Urban Family Residential. The property is currently zoned R6 Low-Density Multi-family Residential. The R5 zoning is intended to provide medium-density residential neighborhoods with single-family characteristics while allowing considerable latitude in the physical design of the housing. This zoning permits single-family, duplexes, and townhouses. The City is willing to evaluate other zoning requests that will support the development of the site.
Roles of the City and the Developer

The City intends to encourage reuse of the Property and will be responsible for the following:

1. Transferring the property by special warranty deed subject to the following restrictions:
   a. The City has first right of refusal if the property is subsequently sold.
2. Review and approve all project plans.
   a. Residential or Development Reserve zoning are allowed uses only.
3. Approve a street layout and construction to provide access to the Property from roughly the north and/or west.

The Developer will be responsible for the following:

1. Accept title to the property that will be transferred by Special Warranty Deed.
2. Grant the City of Omaha final approval of any changes to the site plan and architecture of the structures.
3. Begin development on the site within one year of execution of closing on the purchase and transfer of the property to you or your organization.
4. Construct a street to city standards along a route that provides access to the Property from the north and/or west. A minimum of one street connection to the west (Mary Street) or to the north (North 50th Avenue) will be strongly encouraged, and possibly required to be constructed.
5. The final route of the street must be approved by the City of Omaha Public Works Department, Planning Department.
   a. Property within Myott Park cannot be used to provide street access to the site.

Content of the Proposal

To facilitate review by the City, proposals must be submitted in accordance with the following format:

Cover Letter
Please include a Cover Letter of no more than one page, indicating the name of the purchaser and a brief description of the project and proposed use of the Property.

Developer Information
In the proposal, please provide the following information about the purchaser:

1. Name (full legal name), address and telephone number of the purchaser.
2. Name, title and telephone number of the authorized representative of the purchaser, if applicable.
3. Year development entity formed, if applicable.
4. Brief description of any projects carried out by the purchaser that are relevant to the project proposed, if applicable.
5. Brief description of your ownership and organizational structure.
6. Attach Corporate Articles and By-laws or Partnership Agreements, if applicable.
7. Attach a list of your current Board of Directors, if applicable.
8. Attach IRS determination letter granting organization exemption under Section 501(c)(3) and public charity status under Section 509(a) of the Internal Revenue Code, if applicable.
9. Attach a brief description of your experience or of the backgrounds of staff members, architects, engineers, contractors or others who would be most involved in this project.

10. Attach a personal financial statement or an audited financial statement for corporations, partnerships, or limited liability companies for the most recent full calendar year. The financial statement will be kept confidential.

**Project Description**

In this section, please provide detailed information for the proposed project.

1. Describe the development/project in detail. Describe how the development/project you propose will be compatible with context and surrounding neighborhood.

2. Provide preliminary building and site plans (include proposed street access to the site).

3. Provide a list of proposed site improvements with cost estimates. The proposal should provide a concise source and use of funds budget, however, a detailed budget is not required, at this time. It is acceptable to identify City or TIF funds in the budget, but **the proposal is in no way considered an application for those funds. Selection of a proposal is not a guarantee of City financial assistance**.

4. Provide a schedule of the construction timing and expected date of completion of the project/development.

5. Identify the members of the project development team and what specific tasks each member will carry out. Who will be responsible for coordinating the work of the team?

6. Who will own the property? If you propose a rental project, who will manage or operate this project once it is completed? Who will occupy the property?

7. Briefly describe the experience of the developer in implementing similar projects. If the project is a new venture for the applicant, please provide evidence that it can be effectively implemented.

**Project Budget & Financing**

In this section, provide information on the project budget (sources and uses of funds), adequacy of funding, and other sources of support.

1. Provide a development budget for this project, which includes all major cost items required for its implementation and identifies all sources of funds.

2. If your proposal is for a rental project, provide operating pro-formas for the development for the first three (3) years of project operations, showing sources and uses of funds. Also include a description of your assumptions and the sources of information used in developing the pro-forma.

3. Indicate what funds (loans, equity investments, or personal funds) have been committed to date. Describe the source (including name of organization, bank, etc.), and list any applicable terms and conditions with respect to the use of funds. Attach letters or contracts that evidence the commitments, if applicable.

4. Indicate what additional funds need to be raised for this project, identify the anticipated sources of those funds, and describe your plans for obtaining them. What is the status of outstanding requests for funds? When will decisions be made?

5. State the amount you offer for the purchase of the property and describe the terms and conditions of your offer, if any. The appraised value of the property is $165,000, assuming R5 Zoning.
Procedures for Submittal of Proposals

The proposal must be signed by the purchaser, if individual, or by an official of the corporation, partnership, or entity authorized to bind the proposer.

The proposal shall contain the full legal name of the person, firm, or corporation submitting the proposal and the address of the person, firm or president of the corporation if not the owner or developer.

The proposal must contain a statement to the effect that the proposal is firm for a period of not less than 90 days after the closing date of this request.

The proposal must contain a statement to the effect that the developer agrees to accept immediate responsibility for the security and maintenance of the site upon transfer of ownership.

Each proposer which is a foreign corporation, that is, a corporation not incorporated in Nebraska but licensed to do business in Nebraska, is required to submit with his proposal an affidavit duly executed by the President, Vice-President or General Manager of the Corporation, stating in said affidavit, that said foreign corporation has, in accordance with the provision of the statutes of the State of Nebraska, obtained a certificate authorizing it to do business in the State of Nebraska.

No officer, member, employee, or other person holding any position with the City of Omaha, Nebraska, either appointed or elected, shall be or become interested directly or indirectly with the person, firm or corporation submitting a proposal or in any portion of the profits derived by the selected proposer from this project. This exclusion does not pertain to persons who are appointed to State-created authorities. These authorities include the Omaha Airport Authority, the Omaha Housing Authority, and the Metropolitan Area Transit Authority.

The proposal must be submitted as follows:

- 1 - Hard Copy
- 1 - Electronic Copy (CD, USB Drive, or some other agreed upon file sharing means)

Sealed written proposals in an approximate format of 8-1/2” x 11” will be received by the Planning Department of the City of Omaha, Omaha/Douglas Civic Center, 1819 Farnam Street, Omaha, Nebraska 68183 on or before August 31 September 30, 2020 at 4 PM. Please identify as “The Wintergreen Proposal” on the exterior of the sealed envelope. Electronic copies are subject to the same deadline.

Evaluation of Proposals

A selection committee consisting of the Directors, or their designee, of the City of Omaha’s Planning Department, Parks Department, Omaha Public Works, and the Mayor’s Office, will review all proposals within a four-week period in a fair, equitable, and objective manner. If necessary, after this review, individual interviews may be scheduled. The committee will select the best proposal.

Evaluation and recommendations of the committee will be based primarily on:

1. The extent to which the proposal appears to implement the City’s aims and objectives;
2. The qualifications and financial responsibility of the purchaser;
3. The degree of financial commitment for the proposer(s) and associated lenders of the project;
4. The proposed purchase price;
5. The quality of the proposed project/development;
6. The amount of investment in the project/development;
7. The conditions, if any, attached to the proposal.

The recommendations of the committee shall be transmitted in writing to the Mayor and City Council.

Award
The Mayor, with the concurrence of the City Council, shall make the final selection of a developer from those recommended by the selection committee. The selection will be made on the basis of the following:

1. The best proposal as defined above.
2. That a satisfactory agreement between the developer and the City can be prepared.

The City reserves the right to reject any and all proposals and to advertise for new proposals. Title to the properties shall be conveyed by a special warranty deed with appropriate restrictions, as established by the Development Agreement. No representation or warranty is made by the City concerning the state or condition of the property. The property shall be accepted by the purchaser in its condition at time of title conveyance.

Additional Information
Site Access
The vacant land does not have secured access or screening that impede viewing the site. Please contact the Planning Department if there is interest in accessing the site for more detailed investigation of the property.

Contact Information
Questions regarding this request for proposals should be addressed to Autumn Evans, Property Acquisition/Disposition Planner, Planning Department, 1819 Farnam Street, Room 1111, Omaha/Douglas Civic Center, Omaha, Nebraska, 68183. (402) 444-5150 Ext. 2023.

Authority
Authority for the sale of the property is found in the Nebraska Revised Statutes §14-101(3) which states that the City shall have power “to sell, exchange, lease, and convey any real or personal estate owned by the city, in such manner and upon such terms as may be the best interests to the city.”, “Nebraska Community Development Law 18-2101 to 18-2144”, specifically Section 18-2118, and City of Omaha Charter Section 5.20 – Disposal of Real Property, Chapter 27, Article III., Sec. 27-53.-Appraised value to be a minimum price.