

CITY OF RICHLAND CENTER

AGENDA ITEM DATA SHEET

Agenda Item: Discussion & possible action regarding conceptual plans and next steps in the process for Stori Field development

Meeting Date: 1/18/2023

Requested by: Jasen Glasbrenner, Economic Development Director and Ashley Oliphant, City Administrator

Presented to: Planning Commission 1/18/2023. Planning Commission on 1/4/2023.

Background:

- On 10/4/2022 the contract for conceptual planning and engineering was awarded by City Council to Vierbicher Engineering.
- On 1/4/2023 conceptual plans were presented and discussed at Planning Commission and minor revisions were requested.
 - The conceptual plan showed infrastructure and 7 or 8 duplexes.
 - The estimated per living unit cost for infrastructure was approximately \$40,000. Total Cost was estimated at ~ \$700,000
 - Indications are that the City is likely to have to participate in the development costs in order for the development to be economically feasible for a developer.

Financial Impact:

- Request for allocation of an additional \$5,000
- On 10/4/2022 City Council authorized spending of up to \$15,000

Funding Source: Defederalized Economic Development Business RLF Fund

Discussion for this meeting:

- Review of revised conceptual plans
- Possible increase in number of units; consider green space requirements, recreation impact, possible two story construction, water service capacity, or other
- Potential for significant financial involvement by the City as a result of high development costs
- Land valuation by appraisal – Staff recommendation to forgo
- Is there additional public awareness needed through news release or a project open house? Official public hearing for land split or rezoning will be late in the process.
 - Process for identifying a developer – Staff recommendation to use networking and direct contact meetings vs an official RFQ process.
 - Additional funds needed for consultation with Vierbicher throughout the process

Requested Action:

Planning Commission Motion: Recommend to Finance and City Council to authorize the Economic Development Director and City Administrator to engage with the public to solicit input on the project by way of _____ and to pursue potential developers for Stori Field housing with an additional spending authorization of up to \$5,000 from the Business RLF Fund for the purpose of professional consulting services and related project costs needed to execute the process.