

Mayor Jordan,

RFP No. MUD22-01 (Gravlee and Ice Plant sites) received only one entry from an interested development group. The development group that submitted a document did not submit five of the six required documents in order for us to properly review their proposal. We do not feel that we have enough information to evaluate the proposal due to the fact that we only received a site plan and no other documents requested in the RFP process.

The group that submitted did not attend the pre-submittal conference that would allow them to ask specific questions or get further information. The one document that was submitted by this group did not indicate that this project would be compliant with our MUD design guidelines nor did it address an emphasis on a “pedestrian friendly area that encourages outdoor gatherings”. The other five documents that were missing were:

- 1) Letter of interest with a purchase offer
- 2) List of previously completed projects of similar size and scope
- 3) Statement of proposer’s capacity to finance the purchase and development of property
- 4) Project timeline, preliminary engineering and statement of readiness

With these items missing and the lack of attendance at the pre-submittal conference, we do not feel that we could enter into negotiations with this group with confidence that we would get a project that would meet the city’s expectations. We recommend meeting with this group and explaining what was missing from their proposal and declining their proposal.

We would like to take some time and reevaluate the use of this space for short term and long-term use. This would also give us some time to get feedback from local banks and developers about timing and how to attract more attention for proposals.

Respectfully,

Neal

Jenny

Lucia

McCoy

Savely

Randle