



Board of Aldermen Request for Action

MEETING DATE: 5/21/2024

DEPARTMENT: Administration

AGENDA ITEM: Resolution 1360, Awarding Bid No. 24-12, Sale of City Property on the Southside of Church Street to 110 Smithville, LLC

REQUESTED BOARD ACTION:

A motion to approve Res Resolution 1360, Awarding Bid No. 24-12, Sale of City Property on the Southside of Church Street to 110 Smithville, LLC.

BACKGROUND:

RFP #24-12 Sale of City-Owned Property in Downtown District – Southside of Church Street ("RFP #24-12") includes the parcel of land northeast of the old Smithville Hospital on the southside of Church Street that is legally described in RFP #24-12 attached hereto (the "Property"). The Property is included within a redevelopment area created pursuant to the 110 Smithville Tax Increment Financing Plan. The Property is currently being used as a public parking lot.

RFP #24-12 included the requirement that the City intended to the sell the Property with a restriction that the Property was to remain available for use as a parking lot and for constructing buildings on portions of the Property in conformance with the 110 Smithville Tax Increment Financing Plan. Further, if a parking lot was not operated as such, ownership of the Property would revert back to the City.

The City received two responses: one from the Herzog Foundation and one from 110 Smithville, LLC.

The Herzog Foundation response included the following:

1. Bidder is prepared to adhere to any stipulations of the City and in accordance with the existing 110 Smithville Tax Increment Financing Plan.
2. Bidder intends to implement a payment system for patrons to pay by the hour or by the day.
3. Bidder intends to implement safety measures.
4. Purchase Price: \$188,000

The 110 Smithville, LLC response included an alternative proposal as follows:

1. Bidder intends to use the property as private parking.
2. In exchange for removing the reversion language included in RFP #24-12, the bidder will pave and restripe the undeveloped west half of the City-owned property at the corner of Mill and Meadow (west half of parcel, excluding the existing

parking lot) to create approximately 39 new public parking spaces, with the City to retain ownership and maintenance.

3. Bidder intends to create up to 23 new street parking spaces on the east side of Mill and the South side of Church. Total number of spaces will be determined through the plan review process. Project completion date is August 1, 2026.
4. Bidder will comply with the Minimum Parking Lot Requirements to the extent they apply to private parking lots.
5. With respect to the EV-Ready/EV-Capable sports, agreed to comply with them provided that there is an appropriate power source and that the City will collaborate on completing this requirement. Bidder will explore options, including collaboration with third-party charging vendors and does not promise that the EV-charging stations will be free or that the City will be able to control the price of charging.
6. Purchase Price:
 - a. \$15,054 – cash offer for property
 - b. \$294,000 – bidder estimated value of the Donated Improvements
 - c. \$195,000 – bidder estimated value of the New Street Parking
 - d. Total value of bid: \$504,054

Staff has reviewed and agrees with the current estimated value of bidder improvements.

City staff approximates that between the new street parking and the donated parking improvements, there is the potential to add up to 30 new public parking spaces downtown.

Staff recommends award of Bid No. 24-12 to 110 Smithville, LLC as the highest and best total bid.

The City will need to negotiate and enter into a real estate contract with 110 Smithville, LLC. That real estate contract and associated ordinance will be brought forward to the Board to approve at a later date.

PREVIOUS ACTION:

No prior Board of Aldermen action.

POLICY ISSUE:

The sale of land complies with the Comprehensive Plan and is in conformance with the 110 Smithville Tax Increment Financing Plan previously approved by the City.

FINANCIAL CONSIDERATIONS:

None anticipated.

ATTACHMENTS:

- ☐ Ordinance
- ☒ Resolution

- ☐ Contract
- ☐ Plans

☐ Staff Report

☐ Minutes

☒ Other: [RFP #24-12](#)

[Herzog Foundation Response](#)

[110 Smithville, LLC Response](#)

RESOLUTION 1360

A RESOLUTION AWARDING BID 24-12, SALE OF CITY PROPERTY ON THE SOUTHSIDE OF CHURCH STREET TO 110 SMITHVILLE, LLC

WHEREAS, bids were solicited and responses due March 8, 2024; and

WHEREAS, two bids were received; and

WHEREAS, following review the bid from 110 Smithville, LLC has been deemed the most responsive, with the total value of the bid of \$504,054, comprised of \$15,054 cash, \$294,000 in donated improvements and \$195,000 in new street parking.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI, AS FOLLOWS:

Award Bid 24-12, Sale of City Property on the Southside of Church Street to 110 Smithville, LLC.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 21st day of May, 2024.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk