



## PLANNING AND DEVELOPMENT

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### Memorandum

**To:** Housing Rehabilitation Review Board  
**From:** Caroline Gregerson  
**Date:** 08/2017  
**Re:** 17-1034 Action on 6<sup>th</sup> Street Requests for Proposals (

**Proposal Process Background:** City Staff sent out a request for proposals for development on a parcel containing six (6) dilapidated single family and duplexes, all which were formerly rental properties. The City mailed the application to potential developers, advertised it on the La Crosse Builders Exchange and with the La Crosse Area Builders Association, advertised in legal ads, had the proposal out on the website, and personally reached out to several developers.

While the initial proposal was due in December, the City extended the deadline to January 31, 2017 in hopes of receiving additional proposals. Spies Construction submitted a complete proposal with two options 6 twindos or 4 single family homes and stated their preference was 4 single family homes. Impact 7/Cinnaire submitted an incomplete proposal for twindos.

The Housing Rehabilitation Committee voted to “Refer the item for 60 days, obtain architectural concept plans with the Staff's direction, consult with Spies as necessary and conduct a new RFP including the concept plans.” In March, Staff recommended that a new RFP should not be sent out, but rather Staff should work with Spies to provide architectural plans and move forward with the selection of Spies Construction. In April, City Staff heard from the LNDC that they would like the 6<sup>th</sup> street area to be their first project as an organization.

The architectural concept plans have now been received for the 6<sup>th</sup> street area and the house is now vacant and ready for demolition.

### Committee Action.

1. Would the Committee like the property to be re-bid out with the architectural plans attached? Or shall Staff begin negotiations with the previous responsive applicant Spies Construction with the architectural plans attached?
2. Would they like us to require 6 twindos or 4 single family homes or leave it up to the developer?

**Considerations:** If Committee would like to see development begin this year and construction to happen through the winter, the best option is to begin negotiations with previous responsive applicant. If the construction start date can wait, then this could be re-bid out or re-advertised with other methods.

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