



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final

Economic Diversification Commission

Wednesday, May 18, 2022

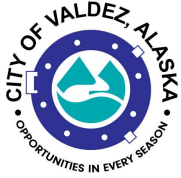
6:00 PM

Council Chambers

Work Session - Downtown Development

WORK SESSION AGENDA - 6:00 pm

1. [Work Session: Topic - Development of Request for Proposal \(RFP\) for Negotiated Land Sale of Landshark and Pipeline Properties](#)



Legislation Text

File #: 22-0229, **Version:** 1

ITEM TITLE:

Development of RFP for purpose of negotiated land sale

SUBMITTED BY: Martha Barberio, Economic Development Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive & File

SUMMARY STATEMENT:

Mayor Scheidt, Council Member Devens and Council Member Moore met with the Assistant City Manager and City Manager to discuss tasks/goals for Economic Diversification Commission related to housing and downtown development. At the February 1, 2022 City Council meeting, council approved the goals/tasks for the commission to work on. These are also a part of the goals that the commission worked on last year for themselves.

The group came up with 3 tasks/goals for the Economic Diversification Commission.

Provide recommendation on housing incentive plan **COMPLETED**

Provide recommendation on development of former Landshark and Pipeline properties, including development of RFP for purpose of negotiated land sale. The development of RFPs for the Landshark and Pipeline properties shall be completed within a six -month period. The goal of the EDC in the creation of the RFP for both properties should be to contribute to the overall economic development of the community. Proposals should reflect an overall plan for the properties (as contemplated by Valdez City Ordinance 4.04.70-Sale by Negotiation). Attached is the RFP that we would like to work on this evening. **TONIGHT'S WORK SESSION ITEM**

Long term goal of the EDC will be studying and making recommendations on housing affordability in Valdez. All topics related to City incentives for affordable housing need more in-depth study, including development of City owned land (including construction of infrastructure), developer incentives, utilization of special improvement districts, and pursuit of Alaska Housing Finance Corporation grant funding. **FUTURE**

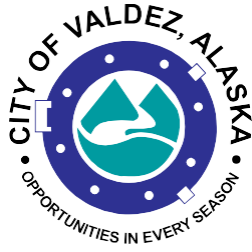
Nathan Duval, Assistant City Manager & Capital Facilities Director has provided an update on the two properties we are discussing tonight:

Pipeline club property

- Complete hazmat remediation
- utilities capped
- structure removed.
- All fuel tanks removed (**NO** contamination)
- There is a remaining foundation that was discovered late in the process and was not removed for budgetary reasons. The remaining foundation doesn't have any utilities connected to it.
- Did not backfill foundation - financial constraints
- We ran out of space in snow lots this winter and there are still some snow remnants from City authorized snow storage as well as snow from Prospector & Downtown B&B
- **Status:** ready for future development
- **Recommendation:** Consider using a portion of the property for a downtown snow lot

Land Sharks

- Building Demolished and Remediated
- Removed fuel tanks
- Remediated & disposed of over 100 cubic yards of contaminated soil
- Utilities cut and capped
- Did no backfill foundation
- Soil drill and environmental inspector on site **May 21st** for further evaluation of contamination
- Working with DEC on spill remediation plan
- **Status:** On Hold for contamination evaluation
- **Recommendation:** Delay development until site is fully remediated.



**DRAFT City of Valdez, Alaska
Request for Proposals
Negotiated Land Sale**

**Land Proposed For Development:
142 Eagan Drive
Valdez, Alaska 99686
(Formerly known as the Pipeline Club)**

INTRODUCTION

The City of Valdez (City) seeks proposal for negotiated land sale with an individual/organization to purchased and develop City owned land for the purpose of revitalizing and creating a land use that benefits the Valdez community. The City invites individuals/organization to submit written proposals to develop the property at 142 Eagan Drive Valdez, Alaska 99686. The property has existing road access and utilities to the property line.

The property is a vacant lot and surrounded by Commercial property. The City is interested in obtaining development proposals for all or a portion of this property that will also help with housing needs and increase the city's tax base.

Detailed property descriptions, maps, reports, and other relevant data are attached to this solicitation in Appendix 'A'.

PROPERTY LOCATION

The property identified as 142 Eagan Drive, Lots 6, 7, and 9B Block 33 Mineral Creek.

PROPERTY ZONING

The property is zoned Central Business District (CBD) use, which allows the Valdez City Council to consider all potential valid uses within such zone.

SOIL CONDITIONS

Soil analysis and a Phase I Environmental survey have not been conducted for the subject property. All known fuel tanks have been removed from the site and no contamination was discovered during demolition process. Soils in Valdez are generally medium dense to very dense silty sand and gravel. Significant silt lenses can be found around Valdez. Ground water can vary in depth from a few feet to greater than 25 feet below the surface. The sites have been used as snow lots and is anticipated the overburden contains a layer of sand and silts above native soils. The exact subsurface conditions are unknown and will need to be evaluated prior to development. No listed contaminated soil sites are within the immediate (400' radius) vicinity of the subject property. A site visit is highly encouraged.

PREFERRED PROPERTY USE

The City has not identified a specific uses for the property. The town center future land use designation allows

REQUIRED PROPOSAL ELEMENTS

The proposal must at a minimum address the following items:

- **Proposed individual/business name.**
- **Previous experience and qualifications.**
- **Summary overview of the proposed business development, the outcomes, and the short term and long term benefits to the community.**
- **Proposed purchase price, including terms and conditions for all or a portion of the property of interest.**
- **Project and Financial References of at least three of the projects identified above.**
- **Detailed Master Plan, including**
 - 1. Rough Order of Magnitude Construction Cost Estimate**
 - 2. Project Schedule beginning with signed land contract through final construction**
 - 3. Site Preparation.**
 - 4. Site Plan.**
 - 5. Describe any proposed phases and the basis or time line for implementing subsequent phases.**
 - 6. Any proposed incentives or assistance that the developer would request from the City of Valdez as part of the development. Please specify type, duration, and yearly amount of incentive or assistance proposed as part of the development.**

EVALUATION AND SELECTION PROCESS

Proposals will be evaluated and ranked and top candidates will be selected by the Economic Diversification Commission. The City Council may interview the candidates. The selection will be based on a combination of the criteria included in the Required Proposal Elements section of this RFP and interviews and/or presentations. The City Council may request top candidates to make a public presentation to the community. The City intends to negotiate a contract with the firm it solely determines will provide the best overall value and expertise on this project. Following the contract negotiation, the City will issue an Intent to Award letter to all proposers.

TENTATIVE SELECTION SCHEDULE

- **Request for proposals posted**
 - **Proposals due by**
 - **Proposals reviewed**
 - **Interviews, if conducted, will occur on**
 - **Recommendation to City Council will be presented on**
 - **City Council considers final proposal on**
- (Timeline is subject to change depending on responses.)

SUBMITTAL REQUIREMENTS

Developers/contractors interested in submitting a proposal to acquire and develop this site shall submit a response to the RFP by 5 p.m. A.D.T, on November 4, 2022. The proposals may be delivered electronically to the Capital Facilities Director (E-mail: NDuval@Valdezak.gov) with “Valdez Downtown Development Proposal” listed in the subject line. One hard copy along with the electronic copy for proper formatting and print effects must also be furnished. The hard copy can arrive within a week of the deadline inasmuch as the electronic version is received prior to the submission deadline.

If the document is exceedingly large, please contact the Capital Facilities Director to establish an alternative means to submit the document (via Dropbox or other similar system). Proposals can also be submitted by mail to the address below. If mailed, please mail one hard copy and one digital version in a sealed envelope bearing the caption on the envelope, “Valdez Housing Development Proposal” to:

ADDITIONAL SUBMITTAL INFORMATION

- All questions regarding the property and this solicitation must be reduced to writing by, and e-mailed to mbarberio@valdezak.gov. Staff will respond as quickly as possible and post on the City "bids" website. To receive solicitation updates please complete the request for plan holders form and return to the e-mail above with a CC to bskilbred@valdezak.gov.
- Any costs incurred in responding to this request are at the proposer's sole risk and will not be reimbursed by the City. This RFP does not in any way commit the City to reimburse recipients of this RFP for any of the costs of preparing and submitting a proposal for these services. Furthermore, this RFP does not obligate the City to accept or contract for any services expressed or implied.
- The City reserves the right to: (1) Modify or otherwise alter any or all of the requirements herein. In the event of any modifications, all selected respondents will be given an equal opportunity to modify their proposals in the specific areas that are requested. (2) Reject any proposal not adhering to any and all requirements set forth in this RFP. (3) Reject any or all responses received. The City reserves the right to terminate this RFP at any time.
- The City reserves the right to waive informalities, and to make a selection as deemed in its own best interest. The City reserves the right to reject any and/or all proposals which they deem to be not in the best interests of the City and to proceed with the next proposer or to utilize an entirely different process.
- All proposals and other materials become the property of the City and may be returned only at the option of the City. Detailed costs, price, and financial reference information provided will be held confidential.