

CITY OF VALDEZ, ALASKA

RESOLUTION #23-44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, DIRECTING THE CITY MANAGER TO PREPARE A REQUEST FOR PROPOSALS FOR THE LEASE OR NEGOTIATED SALE AND DEVELOPMENT OF LOTS 4A, 6-7, AND 9B, BLOCK 33, MINERAL CREEK SUBDIVISION

WHEREAS, the City of Valdez is the owner of the following real property described as Lots 4A, 6-7, and 9B, Block 33, Mineral Creek Subdivision (or 120, 128 and 142 Egan Dr.;) and

WHEREAS, the Economic Diversification Commission voted to recommend the posting of a Request for Proposal for the sale of said parcels at their regular meeting on September 21, 2022; and

WHEREAS, the City Council seeks to encourage development within downtown Valdez through the negotiated sale or lease of said parcels, as discussed at their regular meetings on June 6, 2023, and July 18, 2023; and

WHEREAS, the parcels are zoned General Commercial on the official zoning map of Valdez; and

WHEREAS, the 2021 Valdez Comprehensive Plan (Plan Valdez) shows the parcels as within the Town Center place type, which is intended to blend commercial, multi-family residential, cultural, institutional, and entertainment uses with an environment centered on walkability and strong connections to live, work, play destinations; and

WHEREAS, Plan Valdez describes the Town Center place type as encouraging compatible mixed-use buildings with retail/commercial on the ground floor and residential above with building frontages and entrances oriented to the street; and

WHEREAS, the Town Center place type encourages shared parking, located near the rear and side lots of buildings.

WHEREAS, special consideration may be given to development proposals that provide solutions for City Council priorities of housing and/or childcare; and

WHEREAS, projects including long-term dwelling units as a component of the development may be eligible for the City of Valdez Housing Incentive Program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, that:

Section 1. The City Council has found that it is not in the public interest to offer Lots 4A, 6-7, & 9B, Block 33, Mineral Creek Subdivision at public sale.

Section 2. The City Council has found that it is in conformance with the 2021 Valdez Comprehensive Plan to develop this land in accordance with the uses described in the Town Center place type.

Section 3. The City Manager, or their designee, is hereby authorized to prepare a request for proposals (RFP) for the negotiated lease or sale of said parcels.

Section 4. The RFP for the parcels shall require proposals to include the following items:

- Proposed Business Development Plan
- Reasonable Timeline of Project Phases
- Summary of Benefits to the Valdez public
- Detailed Master Plan
- Details of Financial Capability and Sustainability
- Description of Alignment with the 2021 Valdez Comprehensive Plan (Plan Valdez)
- Proposed Purchase Price or Lease Terms

Section 5. The City of Valdez reserves the right to accept or reject any or all proposals received during the RFP process.

Section 6. Upon acceptance of a proposal, the City Council may direct the City Manager or designee to negotiate a sale price for the land. Such terms and agreement shall establish development requirements and a timeline and shall require subsequent approval by the City Council by resolution passed by not less than six affirmative votes, pursuant to VMC 4.04.070.

Section 7. Approval of this resolution shall require not less than six affirmative votes of the city council.

Section 8. Following passage by the city council this resolution shall be posted on the official city bulletin board for a period of not less than 30 days.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this _____ day of _____, 2023.

CITY OF VALDEZ, ALASKA

Sharon Scheidt, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk