



Agenda Statement

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File created: 5/10/2022 **In control:** Economic Diversification Commission
On agenda: 5/18/2022 **Final action:** 5/18/2022
Title: Work Session: Topic - Development of Request for Proposal (RFP) for Negotiated Land Sale of Landshark and Pipeline Properties

Sponsors:

Indexes:

Code sections:

Attachments: 1. RFP Downtown Development District

Date	Ver.	Action By	Action	Result
5/18/2022	1	Economic Diversification Commission	received and filed	

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.