



Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: November 8, 2018
Subject: Old Jail RFP

Summary

Approval of an RFP for sale and development of the Old Jail.

Background

This item was last discussed by the City during the October Administration Committee meeting and prior to that meeting at the October 9th City Council meeting. At the City Council meeting, the City Council directed staff to move towards sale of the building. At the following week's Administration Committee meeting, the committee reviewed some proposed terms for an RFP for sale of the building, and directed staff to finish the RFP for approval at a future City Council meeting. That draft RFP is attached.

I did not prepare a track changes version of this document (comparing it to the previously drafted RFI) because there were too many changes by too many parties to make the track changes understandable. The anecdotal changes to the agreement are as follows:

- 1) Document changed from a request for information, to a more actionable request for proposals.
- 2) A narrative of City Council goals and preferences for redevelopment of the building, based on feedback from the City Council and information from the City's various planning initiatives. This section includes the offer from the City to entertain tear-down proposals of the building, but only as a last resort.
- 3) A reorientation of the proposal requirements to be more concrete and less abstract. We want to see information about what will be done to the property, the experience of the project team, and whether the City will be receiving any proceeds from the buyer for sale of the building.
- 4) Significant narrative/background sections are now included, including an addendum narrative of the building, complete with current pictures of the building, that was provided by Johanna Byrum, Valerie Burd, and Lisa Wolancevich of the save-the-jail group and Lisa DiChiera of Landmarks Illinois.
- 5) An overview of state, federal, and local level programs and incentives available to potential developers.
- 6) A brief overview of zoning, parking, and comprehensive plan information on the building and property

7) A ~120 day proposal response period.

This RFP has been run through the normal staff review and development process, but Lisa DiChiera of Landmarks Illinois and Lisa Wolancevich, Robyn Sutcliff, Valerie Burd, and Johanna Byrum of the preservation group have contributed significantly. Lisa DiChiera has reviewed the document multiple times and put forth dozens of hours of effort into this document. We thank her and her group publicly for their efforts and expertise. She has continued to offer support to market the property to potential developers after the document is approved. Lisa Wolancevich and Robyn Sutcliff, and others within the group have continued to monitor the building and have had conversations with roof companies to make some minor patchwork on the building to get it through the winter. They have authorized partial use of their funds for some repair work (utilizing historical jail funds for the remainder), and we are coordinating with them to schedule the work in the near future. We thank them publicly for their efforts, most done after their lease proposal was reviewed by the City Council.

Recommendation

Staff recommends approval of the attached RFP.