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COMMISSION MEMORANDUM

TO: Honorable Mayor Dan Gelber and Members of the City Commission

FROM: Alina T. Hudak, City Manager

DATE: September 14, 2022

SUBJECT: **REFERRAL TO THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE TO DISCUSS ISSUING A REQUEST FOR PROPOSALS (RFP) FOR THE LOTS ON COLLINS AVENUE BETWEEN 75TH AND 76TH STREETS**

BACKGROUND

On May 21, 2021, the Finance and Economic Resiliency Committee ("FERC") discussed the potential sale of the North Shore Regional Library and adjacent parking lots ("North Shore Library Site"). The North Shore Library Site is comprised of five (5) parcels (folio numbers: 02-3202-004-0400, 02-3202-004-0390, 02-3202-004-0360, 02-3202-004-0370, and 02-3202-004-0380). The North Shore Library is slated to be relocated as a new facility as part of the 72nd Street Community Complex project.

The North Shore Library Site had been identified as a potential revenue source to maximize value of city assets and to supplement funding for certain projects. At its May 21, 2021 meeting, the FERC deliberated on the viability of selling some or all the parcels and directed Administration to acquire two (2) appraisals for the parcels.

Consequently, on July 23, 2021, the FERC recommended that the City issue a Request for Proposal (RFP) for the sale and redevelopment of up to five (5) parcels. On July 28, 2021, the Mayor and City Commission adopted Resolution No. 2021-31826 authorizing the Administration to develop and issue an RFP for the potential sale and redevelopment of the parcels comprising the City-owned North Shore Library Site.

At the September 17, 2021 City Commission meeting, Request for Proposal (RFP) 2021-350-KB for the development and sale of the North Shore Library Site was presented. The Mayor and City Commission did not approve the item and directed the Administration to conduct a community input process before resubmitting the RFP back to Commission for approval and issuance.

Thereafter, on January 22, 2022, the Mayor and City Commission approved Resolution No. 2022-32012 which directed Administration, as part of the RFP for the sale and lease of the North Shore Library Site, to specify in the RFP that all five parcels remain unified and shall not be subdivided for purposes of sale or lease thereof: and accordingly, subject to voter referendum.

ANALYSIS

The Administration retained City-approved architectural and engineering firm Shulman + Associates to gather feedback from the community. On March 16-17, 2022, two (2) public noticed meetings were held. Subsequently on May 12, 2022, Shulman + Associates published a report gathering the findings of the charettes. The purpose of this referral to the Finance and Economic Resiliency Committee is to discuss the results of the public meetings and confirm the interest in moving forward with the sale and/or redevelopment of the North Shore Library Site.