

**Memorandum
Community & Economic Development Department**



To: Thomas E. Thomas, City Manager
Subject: Sale of 1730 8th Avenue
Date: April 16, 2014

ARC of the Quad Cities (ARC) is interested in purchasing the property at 1730 8th Avenue. The vacant lot is 106' x 130' or 14,170 sq. ft. and is located on the southwest corner of 8th Avenue and 19th Street in the Broadway Historic District. The parcel was donated to the City in 1975 and has been vacant for 39 years. A February 2014 appraisal valued the vacant land at \$14,000.

Based on existing property disposition policies and state statues, the City Council passed a Resolution at the March 12, 2014, meeting that was published in the paper for three consecutive weeks. The Resolution outlined the requirements for the bid process to purchase the property. The deadline to receive bids for the property was April 7, 2014.

One bid was received from ARC by the deadline date. It was opened at the April 14, 2014, City Council meeting and referred to staff for review. The ARC bid totaled \$12,500. Their plan is to construct a 3,000 sq. ft., single story residential building at a cost of \$750,000. Please refer to the provided documents for information on the presented bid and for renderings of the proposed structure.

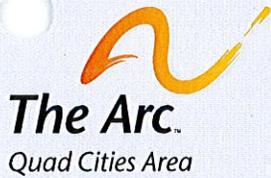
Staff has reviewed the bid proposal and found that it meets the required criteria as presented in the Resolution. Due to the property's historic district location, the Rock Island Historic Preservation Commission will review and comment on the architectural design of the proposed building and be asked to issue a Certificate of Appropriateness.

Recommendation:

The CED Department recommends that the City Council accept the \$12,500 bid plus closing costs from ARC to purchase the city property at 1730 8th Avenue, pending a review by the Historic Preservation Commission, authorize the City Manager to execute the contract documents, and refer to the City Attorney for an ordinance.

Submitted by: Jeffery A. Eder, Assistant City Manager/CED Director
Mary Chappell, Development Programs Manager

Approved by: Thomas Thomas, City Manager



Sealed Bid Offer to Purchase

April 7, 2014

City of Rock Island
Community and Economic Development Department
Second Floor, City Hall
1528 3rd Avenue
Rock Island, IL 61201

RE: Sealed Bid - Offer to Purchase lot at 1730 8th Avenue, Rock Island

To whom it may concern:

I am writing to submit a formal Sealed Bid Offer to Purchase the lot at 1730 8th Avenue, Rock Island, Illinois. The Arc of the Quad Cities Area makes a cash bid of \$12,500.00 with a contingent bid of \$500.00 above any other sealed bid received by the City of Rock Island up to a maximum bid of \$25,000.

Attached you will find the required items specified in the Bid Notice.

Please contact me should you have any questions or need additional information in regard to this offer. Please advise me of the timeline for decision in regard to this matter.

Thank you very much.

Sincerely,

A handwritten signature in black ink that reads 'Kyle R. Rick'.

Kyle R. Rick
Executive Director
KRR/lmd

CC: Honorable Dennis Pauley
Mayor of Rock Island
1528 3rd Avenue
Rock Island, IL 61201

Cindy Ferguson
President, Board of Directors

Achieve with us.

The Arc of the Quad Cities Area is
an equal opportunity employer.

The Arc of the Quad Cities Area • 4016 9th Street • Rock Island IL 61201

309-786-6474



www.arcqca.org

The Arc of the Quad Cities Area Sealed Bid Information Page

In addition to the purchase price, this bid includes the following information as requested:

- **A written statement describing the proposed use for the property.**

The property is to be used for future construction of a residential home for up to eight (8) individuals or fewer with intellectual disabilities and will be a Department of Human Services approved Community Integrated Living Arrangement residence in a family-like atmosphere.

- **Any structure included with the proposed use must be architecturally compatible with the neighborhood.**

The home will be designed by Gere/Dismer Architects to comply with any architectural compatibility requirements established by the State of Illinois for the historic district.

- **A drawing of the proposed structure must be submitted with the proposal.**

See attached site plan, floor plan and renderings.

- **Applicable building and zoning guidelines must apply.**

The proposed property will conform to building and zoning guidelines and proper permits will be acquired from the city. See attached letter from City of Rock Island Urban Planner, Alan Fries.

- **A time frame for the project must be submitted with the proposal.**

The Arc has a construction goal for the final home to be completed by the end of 2016.

The construction on this site is part of a larger project of multiple homes and this location is now the last of the properties to be acquired.

- **An outline of how the project will be financed must be included with bid.**

Funding will be provided from multiple sources including:

- a major state grant (awarded);
- a grant from the Federal Home Loan Bank (pending);
- an Endowment award (awarded);
- a grant from the Illinois Attorney General's Foreclosure Settlement (awarded).

- **Bidder shall submit relevant information regarding experience with similar projects.**

The Arc of the Quad Cities Area currently owns 11 CILA homes in the Illinois Quad Cities and has 62 years of experience supporting individuals with intellectual and developmental disabilities. We have constructed four (4) homes and renovated the remaining seven (7) homes. All homes have been approved for operations by DHS following their first walk-through. We are fully CARF accredited and we have a management team with more than 80 years of combined experience and expertise. Additionally, we have engaged a well-respected, local architect, Gere/Dismer, (see attached statement of qualification and selected projects) with experience with infill projects and remodeling in the Broadway District. The Rock Island City Council should be assured that a quality residence will be developed at 1720 8th Avenue, Rock Island, Illinois.

