



## REQUEST FOR PROPOSALS

The City of Wahoo is requesting proposals for the redevelopment of the following property:

### **Block 2 and Block 5, Dickenson's Subdivision to the City of Wahoo, Saunders County, Nebraska**

This property is located at the northeast corner of 12<sup>th</sup> & Locust Streets and encompasses approximately 1.4 acres and currently includes a lighted, concrete basketball court and a 3-story dormitory building (built in 1955) that need to be redeveloped to provide additional residential development to the community.

This property was originally declared blighted and substandard in 2000 which was reconfirmed by action of the Council in 2018 and is eligible for redevelopment assistance (TIF).

- **BLOCK 2, DICKENSON'S SUBDIVISION:** In 2021 the City of Wahoo was able to obtain clear title to the north property through a foreclosure process and court issued title, and this property contains a building that was used as a dormitory building of the former JFK/Kennedy College facility. The last known use of the building was in the mid-1990's when the facility was used briefly as a boys' home for troubled youth. This building is often referenced as the "Camel Center" or "South Hall" or the "Girl's Dorm". (NOTE: There is a drive that has often been considered a public alley to the north of this property, but it is a private drive owned by the property owner to the north.)
- **BLOCK 5, DICKENSON'S SUBDIVISION:** The park space, commonly known as "JFK Park", has been owned and operated by the City of Wahoo since 1975. It was developed as a single-court tennis court with perimeter fencing and lighting. In approximately 2010 the tennis court was converted to a basketball court and the fencing was removed.

The declaration of this property as blighted and substandard does make this entire property eligible for the use of tax increment financing (TIF) to assist in the redevelopment of the property. The City of Wahoo is committed to the redevelopment of these parcels to be productive tax-producing property that serves needs of the community.

This property is currently zoned R-3 Residential, and the City remains committed to this use for the redevelopment of the property. This residential district (R-3) is intended to provide for medium density residential uses and development of residential dwellings. This district allows for the following permitted uses that the City of Wahoo will consider for the redevelopment of the property.

- Single family dwellings
- Two family dwellings
- Townhouses
- Condominiums
- Multi-family dwellings
- Public parks, playgrounds, buildings, and grounds

While there are other uses that are listed in the City's zoning regulations as either permitted or conditional uses in R-3, it is the City's desire to have this property converted or used to provide needed housing to the community. In addition, a portion of the property must be developed as a public

recreation amenity that is complementary to the targeted population of the residential development and which will serve an identified need in the community. Parking for the residential development and the recreation amenity must be considered as well and must meet the City's requirements defined in the City's Zoning Regulations, specifically Section 7.01-7.05.

Tax increment financing is an attractive development tool that is available to the City of Wahoo for use in projects such as this. There are several eligible expenses that can be covered through TIF, but the City's priorities for the use of TIF for this project are as follows:

- Demolition expenses
- Abatement of asbestos (some previous removal has been done in the building, but a full inspection would need to be completed before removal or remodel)
- Utility extension or upgrades as needed for the redevelopment (does not include connection fees)
- Development of public recreation amenity and necessary parking required
- Property acquisition
- Landscaping of public rights-of-way

Developers interested in submitting a proposal should provide their name and contact information to the City Administrator, Melissa Harrell, via contact information listed below. Site visits will be scheduled as needed, including access to the interior of the building if desired. Entrance into the building will be limited and safety gear will be required where needed. In addition, existing infrastructure information, property pins, and zoning requirements (setbacks, height limitations, parking, etc.) will be provided as requested.

Developers should also reach out to the City's Park and Recreation Director, Kevin Stuhr, for further understanding of the goals and needs to be accomplished with the public recreation amenity desired of this project. He can be reached via email at [stuhr@wahoo.ne.us](mailto:stuhr@wahoo.ne.us) or by phone at 402-443-4174.

Proposals for the redevelopment of this project will be received until April 1, 2022, at 5:00 p.m. The city desires to have all proposals reviewed at a public meeting of the City Council which is tentatively scheduled for April 12, 2022 at 7:00 p.m. Proposals should include information on the following items, which will be used as criteria for selection of the successful proposal:

- Housing provided - how it fulfills needs of the community, and fits into the neighborhood
- Recreation amenity provided – how it serves the residents of the proposing housing project as well as identified needs of the community
- Experience of the developer
- Timeline for development
- Fair offer for the purchase of the property from the City of Wahoo
- Amount and term of tax increment financing needed (number of years)

Developers should submit two (2) hard copies of their proposal in a format that is easily reproduceable, as well as submitted electronically in a pdf.

Melissa Harrell, City Administrator  
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