



CITY COUNCIL AGENDA SUBMISSION
February 12, 2019

Agenda Item:

RESOLUTION #2019-165 – A RESOLUTION AUTHORIZING THE PUBLICATION OF REQUEST FOR PROPOSALS FOR THE EPSTEIN HEBREW ACADEMY.

Description:

The Council is asked to review and authorize publication a Request for Proposals (RFP) which seeks proposals to redevelop the 8.1 acres along Warson Road (containing the Epstein Hebrew Academy). This property is currently for sale. If approved the RFP would be made public the next day and proposals will be accepted until March 14, 2019 at 2pm.

Recommended Action:

MOTION TO APPROVE RESOLUTION #2019-164 – 165 – A RESOLUTION AUTHORIZING THE PUBLICATION OF REQUEST FOR PROPOSALS FOR THE EPSTEIN HEBREW ACADEMY.

Attachments:

Resolution and RFP

Funding Request:

Submitted by:

Barbara Sondag
City Manager

RESOLUTION #2019-165

A RESOLUTION AUTHORIZING THE PUBLICATION OF A REQUEST FOR PROPOSALS FOR THE EPSTEIN HEBREW ACADEMY.

WHEREAS, the City of Olivette, Missouri (the “City”) desires to solicit proposals for the redevelopment of approximately 8.1 acres of property generally located along the east side of Warson Road north of Grandview and south of Bauer in the City (the “Property”), to be known as the Epstein Hebrew Academy Redevelopment Project; and

WHEREAS, the City anticipates that due to certain physical conditions of the Property, a responding developer may request public fiscal incentives for a proposed redevelopment, including tax increment financing as allowed by the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), and the redevelopment of the Property may qualify for the use of such public incentive; and

WHEREAS, the Project Area is located in a designated Opportunity Zone. Accordingly, investment in the Project Area may qualify for certain favorable federal tax benefits; and

WHEREAS, pursuant to Resolution No. 2015-105 passed by the City Council on October 27, 2015, the City established written procedures relating to bids and proposals for the implementation of such redevelopment projects as required by Section 99.820.1 of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OLIVETTE, MISSOURI, AS FOLLOWS:

Section 1.

The Request for Proposal for the City Center Redevelopment Project, attached as **Exhibit A** hereto and fully incorporated herein by this reference, is hereby approved. The City Clerk is hereby ordered and instructed to mail the Request for Proposal to those persons or firms which the City Manager or the City’s planning consultant determines might be interested in submitting a bid, and shall publish the Request for Proposal in a newspaper of general circulation in the City all in accordance with this Resolution and Resolution No. 2015-105.

Section 2.

This Resolution shall be in full force and effect from and after its passage. PASSED THIS 12th DAY OF FEBRUARY, 2019.

(SEAL)

Mayor Maxine Weil

ATTEST:

Denise Mandle, Acting City Clerk

EXHIBIT A

**REQUEST FOR PROPOSAL FOR THE
EPSTEIN HEBREW ACADEMY REDEVELOPMENT PROJECT**