



# City of Grand Island

Tuesday, February 12, 2002

Council Session

## Item G9

### #2002-42 - Approving Proposal to Develop Community Development Property

#### **BACKGROUND**

*On January 18, 2002, the Community Projects Department, Community Development Division, received proposals from developers to build three single-family dwellings for resale under the Homeownership Opportunity Program. The homes are to be built on the vacant lots located at 1115 East 9th, 1119 East 9th, and 1122 East 9th Street.*

*Specifications were written for each house independently. The sets of specifications called for three 3-bedroom houses with unfinished basements and single car attached garages. The developers were asked to submit a price for the resale of the homes, as well as the purchase of the lots.*

#### **DISCUSSION**

*Six proposals were received for the property at 1115 East 9th Street (lot 9).*

#### *Developer House Price Lot Price*

*Star Homes \$62,969.37 \$1*

*Galvan Construction \$62,500 \$100*

*Dan Kunze \$62,500 \$10*

*Upright Construction \$65,300 \$150*

*Custom Construction \$77,280 \$3,376*

*Shafer Development \$68,900 \$100*

*Six proposals were received for the property at 1119 East 9th Street (lot 8).*

#### *Developer House Price Lot Price*

*Star Homes \$61,119.31 \$1*

*Galvan Construction \$62,500 \$100*

*Dan Kunze \$69,500 \$10*

*Upright Construction \$63,400 \$150*

*Custom Construction \$71,280 \$1,715*

*Shafer Development \$67,900 \$100*

*Six proposals were received for the property at 1122 East 9th Street (lot 7).*

#### *Developer House Price Lot Price*

*Star Homes \$60,264.67 \$1.00*

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*Galvan Construction \$62,500 \$100*  
*Dan Kunze Construction \$63,000 \$10*  
*Upright Construction \$65,900 \$150*  
*Custom Construction \$71,280 \$2,380*  
*Shafer Development \$67,900 \$100*

*The City will sell the dwellings, upon completion, for the developer under the Homeownership Opportunity Program. The City will provide down-payment assistance to qualified low-to-moderate income homebuyers.*

**RECOMMENDATION**

*The Community Development Advisory Board recommended that the lot at 1122 East 9th Street be sold to Star Homes in the amount of \$1 and the house be resold for \$60,264.67; the lot at 1119 East 9th Street be sold to Star Homes in the amount of \$1 and the house be resold for \$61,119.31; and the lot at 1115 East 9th Street be sold to Galvan Construction in the amount of \$100 and the house resold for \$62,500. The properties will be conveyed for resale to qualified low-to-moderate income homebuyers.*

**Staff Contact:**

RESOLUTION 2002-42

WHEREAS, the City of Grand Island invited proposals for the construction of three single family, 3-bedroom houses with unfinished basements and single car attached garages to be built on vacant lots at 1115 East 9<sup>th</sup> Street, 1119 East 9<sup>th</sup> Street and 1122 East 9<sup>th</sup> Street for the Community Development Division of the Community Projects Department, according to the City's Request for Proposals on file with the Community Development Division; and

WHEREAS, proposals were due on January 18, 2002; and

WHEREAS, Galvan Construction of Grand Island, Nebraska, submitted a proposal in accordance with the terms of the advertisement for proposals and all other statutory requirements contained therein; such proposal being to purchase the property for \$100 to construct a home at 1115 East 9<sup>th</sup> Street with a resale value of \$62,500; and

WHEREAS, Star Homes of Grand Island, Nebraska, submitted a proposal in accordance with the terms of the advertisement for proposals and all other statutory requirements contained therein; such proposal being to purchase the property at 1122 East 9<sup>th</sup> Street for \$1.00 to construct a home with a resale value of \$60,264.67; and

WHEREAS, Star Homes of Grand Island, Nebraska, submitted a proposal in accordance with the terms of the advertisement for proposals and all other statutory requirements contained therein; such proposal being to purchase the property at 1119 East 9<sup>th</sup> Street for \$1.00 to construct a home with a resale value of \$61,119.31; and

WHEREAS, upon completion of the construction of the homes, they will be sold for the developer under the Homeownership Opportunity Program in which the City will provide down-payment assistance to qualified low-to-moderate income homebuyers.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the proposal of Galvan Construction of Grand Island, Nebraska, for the purchase of the property at 1115 East 9<sup>th</sup> Street for \$100 to construct a 3-bedroom house with an unfinished basement and a single car attached garage with a resale value of \$62,500 is hereby approved as the best proposal received for that address; and that a Contract Agreement between such parties be entered into for such project, and that the Mayor is hereby authorized and directed to execute such Contract Agreement on behalf of the City of Grand Island.

BE IT FURTHER RESOLVED, that the proposal of Star Homes of Grand Island, Nebraska, for the purchase of the property at 1122 East 9<sup>th</sup> Street for \$1.00 to construct a 3-bedroom house with an unfinished basement and a single car attached garage with a resale value of \$60,264.67 is hereby approved as the best proposal received for that address; and that a Contract Agreement between such parties be entered into for such project, and that the Mayor is hereby authorized and directed to execute such Contract Agreement on behalf of the City of Grand Island.



BE IT FURTHER RESOLVED, that the proposal of Star Homes of Grand Island, Nebraska, for the purchase of the property at 1119 East 9<sup>th</sup> Street for \$1.00 to construct a 3-bedroom house with an unfinished basement and a single car attached garage with a resale value of \$61,119.31 is hereby approved as the best proposal received for that address; and that a Contract Agreement between such parties be entered into for such project, and that the Mayor is hereby authorized and directed to execute such Contract Agreement on behalf of the City of Grand Island.

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Adopted by the City Council of the City of Grand Island, Nebraska on February 12, 2002.

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RaNae Edwards, City Clerk