



**HOUSING &
PLANNING**

URB Property Background

February 8, 2021

Content

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Property Disposition



Property Disposition

- Under Chapter 374, TX Local Government Code, the Urban Renewal Board may transfer property one of two ways:
 1. Unsolicited Proposal - without conducting a competitive bid process.
 2. Request for Proposal (RFP) – the sale must be conducted through a competitive sealed bid process.
- Both processes include a scoring process and a requirement for the developer to submit financials which are reviewed by a 3rd party.

Source: [URB Policy on Property Disposition Briefing, October 15, 2018](#)



Past Processes

- The Urban Renewal Agency has used both processes in the past
- In 2011, a RFP for Block 16 was released
- In 2013, the URA accepted an unsolicited proposal from the ARA for the Agency properties along the North side of Block 17 (behind the Street-Jones and Snell buildings) for the development of townhomes.
- Also, in 2013, a RFP process was used to sell two tracts of Agency owned properties on East 12th Street.

Source: [URB Policy on Property Disposition Briefing, October 15, 2018](#)



Disposition of Block 16 & 18

- City Council has indicated their desire to dispose of City-owned properties using the RFP process to demonstrate highest and best use of the property.
- The Board has previously decided to move forward with an RFP process.

Source: [URB Policy on Property Disposition Briefing, October 15, 2018](#)

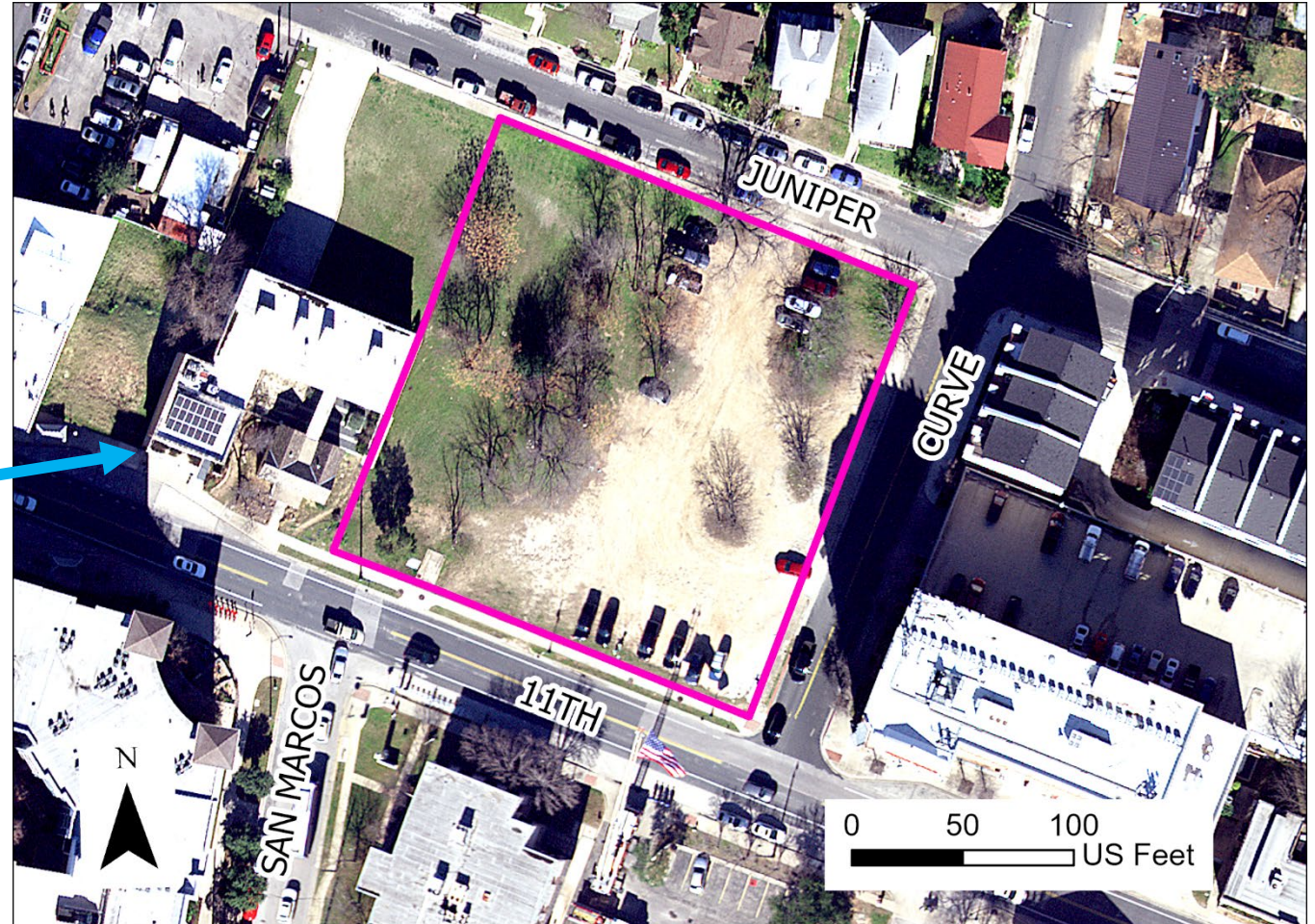


Block 16 & Block 18



Block 16

- 0.96 acres
- Located in NCCD Subdistrict 1 & 2
- Adjacent to African American Cultural & Heritage Center and Dedrick-Hamilton House





Block 16 – Potential Development

- 3 floors of multifamily over retail & commercial facing 11th street (potentially could include another floor)
- 3 stories facing Juniper street
- Floor area shown: 55,200 sf



Source: [McCann Adams Studios](#)



Block 18

- 1.09 acres
- Located in NCCD Subdistrict 1 facing 11th St & Subdistrict 2 facing Juniper
- Surrounds the Historic Victory Grill





Block 18 – Potential Development

- 4 floors of multifamily with a lower floor-to-ceiling height over retail & commercial facing 11th street
- 3 stories facing Juniper street
- Plaza next to Victory Grill
- Underground parking shown taking advantage of the site slope
- Floor area shown: 91,600 sf.

Source: [McCann Adams Studios](#)





RFPs



RFP Elements

- Common RFP elements include:
 - Priorities and Objectives
 - Submission Requirements
 - Description of Solicitation Process/Timeline
 - Evaluation Criteria



Draft Development Priorities

- In January 2019 URB received public input and began identifying development priorities to serve as a starting point for evaluation and discussion.
- These priorities included:
 - Project Creativity and Need
 - Additional Affordable Housing
 - Community Parking
 - Incorporation of the African American Cultural & Heritage Facility or the Historic Victory Grill
 - Minority and Women Owned Business
 - Green Building
 - Other Public Benefits (affordable creative or commercial space, public plaza, etc.)

Source: Draft [Block 16](#) & [Block 18](#) Community Benefits, January 14, 2019



Proposed Solicitation Timeline

- February to May 2021:
 - Public and Stakeholder Engagement
 - Finalize Development Priorities
 - Property Appraisal
 - Draft & Finalize RFP
- May to July 2021
 - Release RFP following City Council adoption of Plan & NCCD amendments
 - RFP open for two months



Proposed Solicitation Timeline

- July to August 2021:
 - Proposal evaluation and scoring
 - URB selects Proposal to recommend to City Council
- September 2021
 - City Council selects winning Proposal and directs staff to negotiate and execute a development agreement
- October to December 2021
 - Staff negotiates development agreement and brings back to City Council for adoption
- December 2021 to 2024
 - Permitting & development is completed



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Questions