

Staff Summary Report



Council Meeting Date: October 2, 2008

Agenda Item Number: _____

SUBJECT: Request approval of a resolution authorizing negotiation of a development and disposition agreement with Habitat Metro, LLC, regarding property located at 1389 and 1395 E. Apache Boulevard.

DOCUMENT NAME: 20081002cdls01 **COMMUNITY DEVELOPMENT/REDEVELOPMENT ADM**
(0403-01) RESOLUTION NO. 2008.83

SUPPORTING DOCS: Yes

COMMENTS: This Development of City /Federal Transit Administration (FTA) owned and funded property consists of approximately .67 acres.

PREPARED BY: Heidi Graham, Senior Planner (x8528)

REVIEWED BY: Chris Salomone, Community Development Manager (x8294)

LEGAL REVIEW BY: Cynthia McCoy, Assistant City Attorney (x2187)

FISCAL NOTE: Financial details of this agreement will be determined through negotiation of a development and disposition agreement and subject to Council approval.

RECOMMENDATION: Approval of Resolution 2008.83 as presented.

ADDITIONAL INFO: On July 16, 2008 the City of Tempe issued a Request for Proposals for the redevelopment of the property. One response was received for this Request. The proposal was reviewed by a selection committee representing Community Development, Development Services and Public Works Departments. The selection committee recommends the award of the RFP to Habitat Metro, LLC. The proposed development is a phased mixed-use development consisting of a four-story, 135-room Holiday Inn Express Hotel, and an additional five-story retail/residential building along Apache Boulevard with a total of 120 residential units with approximately 26,880 square feet of retail space at the ground floor. The sale of the RFP property is subject to FTA concurrence.

RESOLUTION NO. 2008.83

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, SELECTING HABITAT METRO, LLC AS PRIME DEVELOPER OF CERTAIN REAL PROPERTY IN TEMPE, ARIZONA.

WHEREAS, on July 16, 2008 the City of Tempe issued a Request for Proposals (RFP), for the redevelopment of certain real property generally depicted on the attached Exhibit "A" (the "Property"); and

WHEREAS, Habitat Metro, LLC submitted a development proposal, acceptable to the City Council, for the redevelopment of the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1: That, Habitat Metro, LLC be selected as prime developer of the Property, substantially as proposed in their development proposal submitted in response to the City of Tempe's Request for Proposals, subject to the City of Tempe's normal development approvals. Further, that Habitat Metro, LLC be given a 120-day exclusive negotiation period in which to negotiate a Development and Disposition Agreement with the City of Tempe for the development of the Property.

Section 2: That the sale of the property is subject to the concurrence from the Federal Transit Administration.

Section 3: That the City Staff be and hereby is authorized and directed to negotiate a Development and Disposition Agreement with Habitat Metro, LLC for the redevelopment of the Property.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____, 2008.

Hugh Hallman, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Exhibit "A"

Approximately .67 acres of land (29,306 gross square feet) consisting of two parcels located at 1389 and 1395 East Apache Boulevard, in the City of Tempe.