

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
APRIL 19, 2011 AGENDA**

Subject:	Type:	Submitted By:
CONSULTANT SELECTION — 84 TH STREET BLIGHT & SUBSTANDARD STUDY	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A resolution has been prepared authorizing the selection of a consultant and the negotiation of a contract for the preparation of a determination of blighted and substandard conditions for the 84th Street Redevelopment Study Area in an amount not to exceed \$12,000.00.

FISCAL IMPACT

The FY 10/11 Capital Improvement Program contains funding for this project. If the area qualifies to be designated, the FY 10/11 Capital Improvement Program contains funding for the preparation of a redevelopment plan.

RECOMMENDATION

Approval.

BACKGROUND

On March 1, 2011, the City Council approved Resolution No. 11-024 authorizing the advertisement for bids for the preparation of a determination of blighted and substandard conditions for the 84th Street Redevelopment Study Area. The advertisement was published and mailed to various consulting firms on March 9th and proposals were due by March 25th. The City received three proposals ranging in price from \$12,000 to \$17,600. One of the proposals included a second phase of services for the redevelopment plan if the area qualifies as blighted and substandard. This second phase of services will be listed as an alternate in the contract. A three-member staff committee reviewed the proposals.

The committee has recommended the selection of the firm Hanna:Keelan Associates, P.C., from Lincoln, Nebraska, based on their experience with similar studies – 146 blight and substandard studies were identified in their proposal, and three of those projects were reviewed in detail. Their proposal also included an option for the preparation of a redevelopment plan if the area qualifies to be designated. Nebraska Community Development Law requires this second step in the planning process in order to utilize tax increment financing for a redevelopment project.

A draft contract from Hanna:Keelan has been submitted and is under review. The attached resolution authorizes the selection of Hanna:Keelan as the consulting firm and authorizes the City Administrator to negotiate a contract in an amount not to exceed \$12,000 for the determination of blighted and substandard conditions, and if the area qualifies to be designated, \$6,000 for the preparation of a redevelopment plan.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE SELECTION OF AND NEGOTIATION OF A CONTRACT WITH HANNA:KEELAN ASSOCIATES, P.C. LINCOLN, NEBRASKA, FOR THE PREPARATION OF A DETERMINATION OF BLIGHTED AND SUBSTANDARD CONDITIONS FOR THE 84TH STREET REDEVELOPMENT STUDY AREA IN AN AMOUNT NOT TO EXCEED \$12,000.00.

WHEREAS, the City Council of the City of La Vista has determined that the preparation of a determination of blighted and substandard conditions for the 84th Street Redevelopment Study Area is necessary; and

WHEREAS, the FY 2010/11 Capital Improvement Program contains funding for this project; and

WHEREAS, the FY 2010/11 Capital Improvement Program contains funding for the preparation of a redevelopment plan; and

WHEREAS, proposals were received on March 25, 2011; and

WHEREAS, a three-member staff committee has reviewed the proposals and recommends the selection of the firm Hanna:Keelan Associates, P.C., Lincoln, Nebraska, as the most qualified bidder; and

WHEREAS, Subsection (C) (9) of Section 31.23 of the La Vista Municipal Code requires that the City Administrator secure council approval prior to authorizing any purchases over \$5,000.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of La Vista, Nebraska, authorizing the selection of and the negotiation of a contract with Hanna: Kellan Associates, P.C., Lincoln, Nebraska in a form satisfactory to the City Administrator and City Attorney, for the preparation of a determination of blighted and substandard conditions for the 84th Street Redevelopment Study Area in an amount not to exceed \$12,000.00, and that the Mayor is hereby authorized to execute said contract and the City Clerk is further directed to attest to the same.

PASSED AND APPROVED THIS 19TH DAY OF APRIL 2011.

CITY OF LA VISTA

ATTEST:

Douglas Kindig, Mayor

Pamela A. Buethe, CMC
City Clerk