

Request for Proposal Purchase and Development of  
City-Owned Property at Blinn Street  
May 6, 2021 (Amended June 8, 2021)

RFP No. 2021001



Blinn Street Allotment  
City of Akron, Office of Integrated Development  
166 S. High Street, Rm 202  
Akron, OH 44308  
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# REQUEST FOR PROPOSAL FOR SALE AND DEVELOPMENT OF REAL ESTATE BLINN STREET, AKRON, OHIO

## INTRODUCTION

The City seeks the development of a residential community that is in the southeast section of the North Hill area of Akron.

## OVERVIEW

The City of Akron by this RFP intends to sell city-owned land totaling approximately 3 acres for the purpose of residential development. Information contained in the RFP is believed to be accurate; however, interested parties should rely on their own experts.

### I. **Statement of Development Objectives to be Achieved by the Project**

#### A. Land Use Objectives

1. Create an attractive residential development that complements existing land uses
2. Create a mix of residential housing types and choices for Akron residents.
3. Preserve open space. The entire site should provide some open space, not including drives and parking. Garages are to be setback and close to the rear of the homes. Garages can be attached or detached.

#### B. Environmental Objectives

1. Improve the physical condition of the area.
2. Develop an attractive and visually improved environment to complement existing land uses in the surrounding area.
3. Preserve open space within the redevelopment area.

C. Economic Objectives

1. Promote new housing construction to revitalize the area and provide new housing opportunities for Akron residents.
2. Encourage continuing private sector investment in a former Neighborhood Development Area.

## **PROPERTY DESCRIPTION**

Blinn Street Allotment is an approximate 3 acre site in close proximity to the egress and ingress at State Route 8. The site is bordered by Dan Street to the west. On the east side of the site is Damon Street. Evans Avenue is to the north and Hollibaugh is to the south. Forest Hill CLC is one block north of the area.

The Blinn Allotment has access to water, electric, sewer, and gas. Exhibit A shows the utilities at the site. The lots have been surveyed and given parcel numbers.

## **ZONING**

Zoning for the allotment is U1, H1, A1, single family residence. The city anticipates the proposals may request rezoning of the project. The respondent will advise the formality of the zoning for the project.

## **PREFERRED PROPOSAL**

- This development should be directed to the median income residential market with minimum housing prices of \$80,000.00+ for owner occupied structures.
- Multi-family housing is acceptable.
- Density of the residential area shall be up to 10 units per acre. A variety of single-family detached owner-occupied housing can be considered. Two-car garage parking shall be provided for all housing that shall be detached and attached in the rear of the house.
- The entire site should provide some open space, not including drives and parking. This can be achieved through normal setbacks or a combination of setbacks and consolidated open space.

## **Purchase Price**

The city is prepared to sell the properties for no less than \$65,340.00. The respondent should state the cost they are willing to pay and it should be a minimum of \$65,340.00.

## **Incentives**

City of Akron's Property Tax Abatement Program. The City offers a 15 year tax abatement for new construction.

## **Housing Standards**

Single Family Homes constructed under this RFP must adhere to the Housing Standards attached in Exhibit F.

## **Submission Requirements and Format**

1. Cover Letter. The cover letter should provide a summary of your proposal. This includes the following information: The Developers name, mailing address, contact numbers and email address, number of units, unit sizes and the price offered to purchase the property.
2. The Development Proposal. A narrative of your proposal which includes the following: Conceptual Site Plan and Color Building Elevations.
3. The proposed project timeline and land transfer structure.
4. Proposed project budget. This will include the sources and uses of funds.
5. Project Partners and Team. Summarize the qualifications of partners working with the project. This includes experience applicable to the project.
6. Financial Capacity. Summarize the anticipated financing for the project. Include the following detail:
  - a. Estimated cost of project
  - b. Statement of Developer's financial ability and resources
  - c. Target market and how the project will be marketed
7. Discuss your experience in developing properties related to our proposal.

8. Any assistance requested by the respondent from the City of Akron.
9. Respondents must submit five (5) hard copies of their complete development proposal along with a digital form of the submittal.
10. The proposal should not exceed ten (10) pages. Respondents may submit up to five (5) pages of exhibits and attachments.

## **SELECTION PROCESS**

The Planning Department will review and evaluate the RFP. During this process, the City may seek additional information for the responders. In addition, the City may request the responders to make a presentation of their proposal.

The Planning Department will review proposals received by the due date. Subsequent to the review the Planning Department will make its recommendation to the Mayor and City Council.

## **Response Timeframes**

The following schedule represents the anticipated timeline for the selections of the RFP. If the need arises, the schedule may be altered by the City of Akron. During this process, the City may seek additional information from the responders.

RFP Distribution	May 6, 2021 (Amended June 8, 2021)
Proposals Submitted	July 30, 2021
Review of Proposals	August 23 - 27, 2021
Recommendation to Planning Commission	September 17, 2021
Recommendation to Council	October, 2021

The proposals will be submitted on **July 30, 2021** to:

Office of Integrated Development  
Development Services  
Attn: Abraham L. Wescott, Jr.  
166 S. High Street, Room 202  
Akron, OH 44308

Please submit five (5) copies of the proposal and one (1) electronic copy on flash drive, jump drive or on CD in PDF format.

The proposal must be submitted no later than 3:00 p.m. on **July 30, 2021**. Proposal to be *“marked”* **“Proposal for Blinn Allotment”**.

## **Proposal Evaluation**

The City shall consider the following information when evaluating submitted proposals to determine which proposal is in the best interest of the City:

- Qualifications of the Respondents
- Financial benefit to the City of Akron, with consideration to purchase price offered
- Development and Team ability to fulfill the commitments in the proposals. This includes the Team financial capacity to meet the development proposal
- Design of the homes
- Timeframe for completion

## **Certification of Respondents**

- Respondent certifies they are not delinquent in the payment of real estate taxes or personal property taxes, or City of Akron income tax

## **City Reservations**

The City of Akron reserves the right to:

- Modify, waive or vary terms of the RFP at any time, including and not limited to submission deadlines, and proposal requirements
- Select more than one proposal to develop the entire site or a portion
- Reject any or all proposals
- Cancel or withdraw the RFP at any time
- Accept the proposal which best serves the interest of the City

## **Exhibits**

- A. Sewer and Water
- B. List of Lots
- C. Aerial Map of Blinn Allotment
- D. Topography Map
- E. Zoning Map
- F. Housing Standards

Exhibit B

<b>Parcel Number</b>	<b>Owner</b>	<b>Dimensions</b>	<b>Frontage</b>	<b>Depth</b>	<b>Area (sq. ft.)</b>
6763060	City of Akron	75 x 106	75	106	7,950
6763061	City of Akron	70 x 107	70	107	7,490
6763062	City of Akron	70 x 107	70	107	7,490
6763063	City of Akron	70 x 107	70	107	7,490
6763064	City of Akron	70 x 107	70	107	7,490
6763065	City of Akron	70 x 106	70	106	7,420
6763066	City of Akron	70 x 106	70	106	7,420
6763067	City of Akron	105 x 139	105	139	14,595
6763068	City of Akron	106 x 103	106	103	10,918
6763069	City of Akron	70 x 106	70	106	7,420
6763070	City of Akron	70 x 106	70	106	7,420
6763071	City of Akron	70 x 107	70	107	7,490
6763072	City of Akron	70 x 107	70	107	7,490
6763073	City of Akron	70 x 107	70	107	7,490
6763074	City of Akron	70 x 107	70	107	7,490
6763075	City of Akron	70 x 107	70	107	7,490
6763076	City of Akron	75 x 106	75	106	7,950