

REQUEST FOR APPLICATIONS

From the
City of Columbus Land Bank

For the purchase and renovation of:
1059 Say Ave./ 010-029838
Columbus, Ohio 43201



APPLICATIONS ARE DUE NO LATER THAN:

Friday May 23, 2014
4:00 P.M. E.S.T.

DELIVER APPLICATIONS TO:
Land Redevelopment Office
50 West Gay Street (Beacon Building)
Columbus, Ohio 43215
ATTENTION: Melissa Ray

General questions about the structure and application process may be directed to:

Dan Headapohl, Real Estate Asset Manager
(614) 645-6430
DCHeadapohl@columbus.gov

General Information:

A request for applications for the purchase and redevelopment is being offered by the City of Columbus Land Bank for the property located at:

**1059 Say Ave./ 010-029838
Columbus, Ohio 43201**

The property will be sold “as is, where is” with no warranty of condition. This is a two story residential building of frame construction. The 1,706 single family dwelling consists of: 3 bedrooms & 1 bath(s). Suggested purchase price is **\$39,000**. The applicant can choose to offer a price higher or lower than the suggested price. The applicant who proposes the best rehabilitation plan for this site, based on the criteria below, will be selected.

The house has significant structural damage and will require an extensive renovation. The floors on the first floor slope significantly and indicate a need for repairs to the foundation and/or floor structure. City may consider a partial or complete reconstruction, such as the demolition and reconstruction of the rear addition. The property is located within the Italian Village Commission. The project will require the submittal of an application to the Commission for review and the issuance of a Certificate of Appropriateness.

There will be two open houses to view the property:

- Thursday, May 8th, 1:00pm-3:00pm
- Tuesday, May 13, 10:00am-12:00pm

General provisions:**A. Development Options**

All proposed projects must comply with zoning and building code requirements. The Land Redevelopment Office is interested in applications that will redevelop the property to a condition suited for residential use and in keeping with the Italian Village Guidelines for Rehabilitation and New Construction ([Italian Village Guidelines](#)) for exterior improvements. Interested applicants are welcomed to consult with the Columbus Historic Preservation Office Staff regarding these Guidelines and Commission procedures.

B. Due Date and Time for Applications

Sealed proposals must be received no later than the date and time listed on the cover page.

C. Application Requirements

All respondents to this request must submit a completed Land Bank Application Packet ([Land Bank Application](#)) containing all supporting documentation. Documentation should include (but is not limited to) the following:

- Purchase price
- Line-item project budget, including detailed timeline for completion
- Description, with sufficient detail, of the scope, level, and degree of the rehabilitation work proposed (which references the line-item project budget)
- Documentation of the applicant's ability to fund, complete and manage the project

D. Selection Criteria

In addition to the threshold criteria listed in the Land Bank Application, a review team will evaluate the applications using the following criteria:

1. Quality of the proposed rehabilitation, specifically, the extent and detail to which the building will be redeveloped;
2. Total project cost/total investment and financial capacity of applicant;
3. Applicant's (and/or their contractors) applicable past experience completing similar projects;
4. If the project will result in owner occupancy;
5. The projects consistency with the Italian Village Guidelines;
6. Purchase price offered by the applicant above the suggested price in combination with the value of the rehabilitation proposed.

E. Right to Reject Proposals

The City reserves the absolute right to accept or reject any and all land use/development proposals and offers for purchase.

F. Right to Inspect Work Including Final Inspection

A final inspection will be conducted for compliance with the terms of the development agreement. Further, applicant must provide photographic records of all renovations. Specifically, any structural and mechanical components that are subsequently covered by any building finishes should be evidenced in the record.



