

REQUEST FOR APPLICATIONS

From the
City of Columbus Land Bank

For the purchases and renovations of:
**289-293 S. Champion Avenue / 010-009100 &
295-297 S. Champion Avenue / 010-009101
Columbus, Ohio 43205**



APPLICATIONS ARE DUE NO LATER THAN:

**Friday August 15, 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:

Frank Kownacki, Real Estate Asset Manager
(614) 645-3896
fpkownacki@columbus.gov

General Information:

A request for applications for the purchases and redevelopments is being offered by the City of Columbus Land Bank for the properties located at:

289-293 S. Champion Avenue / 010-009100
&
295-297 S. Champion Avenue / 010-009101

- The properties will be sold “as is, where is” with no warranty of condition.
- Both properties have been recently renovated with roof replacements, gutter/downspout replacements, and drainage systems.
- They are both two story residential buildings of brick construction.
 - 289-293 S. Champion Avenue is a 3,129 square foot four-family dwelling.
 - 285-297 S. Champion Avenue is a 3,126 square foot two-family dwelling consisting of: 3 bedrooms & 1 bath(s).

Suggested Purchase Price:

- The City of Columbus Land Bank is looking for a buyer that will purchase both properties as a package to renovate simultaneously.
 - Suggested purchase price of each property is **\$23,000** for a combined suggested purchase price of **\$46,000.**
 - The applicant can choose to offer a price higher or lower than the suggested price for either property. The applicant who proposes the best rehabilitation plan for these sites, based on the criteria below, will be selected.

General Provisions:

A. Showings

OPEN HOUSE(S):
Tuesday, August 5, 2014 from 9:30-11:00 A.M.

Monday, August 11, 2014 from 9:30-11:00 A.M.

- Additional showings may be arranged by calling the contact on the front page. Applicants must walk-thru the property prior to the submittal of an application.

B. Development Options

- The Land Redevelopment Office is also interested in applications that will redevelop either property into a one or two-family dwelling.
- 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 Historic Resources Commission’s [Guidelines for Maintenance, Design, and New Construction](#) for exterior improvements. Interested applicants are encouraged to consult with the Columbus Historic Preservation Office Staff regarding these Guidelines and Commission procedures.
- The Near East Area Commission’s (NEAC) requirements for redevelopment are outlined in the Near East Area Plan (adopted in 2005). You will need to present your project to the NEAC if your application is selected by the City.

C. Due Date and Time for Applications

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

D. 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 for **both properties**:

- 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

E. 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(s) 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. Purchase price offered by the applicant above the suggested price in combination with the value of the rehabilitation proposed.

F. 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.

G. 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.