

TENTATIVE AGENDA

REGULAR CITY COUNCIL MEETING
CITY HALL VIA ZOOM VIDEO CONFERENCING

Wednesday, January 13, 2021
Noon

“Meeting shall be convened with Council members participating via videoconference.
Public may view meeting via Facebook Live on the City’s Facebook page.”

- I. CALL TO ORDER
- II. RECORD OF ATTENDANCE
- III. OPENING PRAYER
- IV. PLEDGE OF ALLEGIANCE
- V. ITEMS OF BUSINESS
 - A. Authorize Release of RFP #21-14: Purchase, Renovation and Reuse of Stallcup Building
 - B. Other Items As May Be Determined During the Course of the Meeting
- VI. ADJOURNMENT

Dated this 12th day of January 2021

Rhonda Council

Rhonda Council, City Clerk

The City of Sikeston complies with ADA guidelines. Notify Rhonda Council at 471-2512 (TDD Available) to notify the City of any reasonable accommodation needed to participate in the City Council's Meeting.

Council Letter

Date of Meeting: January 13, 2020

Originating Department: City Manager

To the Mayor and City Council:

Subject: RFP #21-14: Purchase, Renovation and Reuse of Stallcup Building

Attachment(s):

1. RFP #21-14: Purchase, Renovation and Reuse of Stallcup Building

Action Options:

1. Authorize release of RFP #21-14
2. Other Action Council May Deem Necessary

Background:

Vacation of the Stallcup Building (104 E Front St) was ordered in November 2017, due to the unsafe condition of the north exterior wall of the building. The 2 story, load bearing, 3 course unreinforced brick wall was leaning outward, was losing bricks from the 2nd story and was in danger of imminent collapse.

In January 2018, The City purchased the building from its previous owners for the purpose of stabilizing the structure and attracting new private owners who will renovate and use the building in a manner that will positively contribute to historic downtown Sikeston. The City completed temporary emergency shoring of the 1st and 2nd floors and roof structure immediately. In January 2018 construction of a new north wall was completed by the City's contractor, Hickman Construction. Further work on a damaged truss and replacement of the roof has been contemplated but not completed to date.

At this time, the City is ready to begin entertaining offers on the building. Staff seeks Council direction regarding the attached draft Request for Proposals. There are at least two major issues that warrant discussion:

1. Deadline for proposals to be received. The deadline given in the draft for submitting proposals is Wednesday, February 17, which would be five weeks from the day it is released if the Council authorizes its release today. This deadline should give sufficient time for proposals to be reviewed, a selection to be made, and the deal closed before April.

However, the crucial question is whether that gives enough time for developers/investors to put together proposals.

2. Consideration of a “clawback provision.” The building was purchased and stabilized by the City in order to provide enough predictability for private investors to be comfortable redeveloping the building and putting it back into use in a way that positively contributes to downtown. If the building is purchased and a new owner does not make adequate progress within a reasonable time frame, is it desirable to include some kind of “clawback provision” where ownership of the building would transfer back to the City? If so, what would be the milestones the developer has to meet, and when? Would the developer receive their money back if they didn’t meet the milestones? What if the value of the building has fallen by then? If the developer wouldn’t receive their money back, would any developer be willing to take on the project? Due to the difficulty in answering these questions, staff has not at this time included any kind of clawback provision. Instead, the RFP requests information regarding the financial and business wherewithal of the proposers as a protection against the building continuing to sit unrepaired and unoccupied.

Request for Proposals # 21-14: Purchase, Renovation and Reuse of Stallcup Building (104 E Front St, Sikeston, MO 63801)

RFP RESPONSE DEADLINE: 4:00 p.m. Wednesday, February 17, 2021.

BUILDING WALKTHROUGHS OR INSPECTIONS: Contact Jonathan Douglass, City Manager, at (573) 475-3708 to arrange walkthroughs or inspections of the property.

SUBMIT RFP RESPONSES TO:

Jonathan Douglass
City of Sikeston
105 E Center St
Sikeston, MO 63801



Present Condition of Stallcup Building. Photo by Robert Murphy, Architect.

OVERVIEW

The City of Sikeston is accepting proposals for the purchase, renovation and reuse of the Stallcup Building, located at 104 E Front St, Sikeston, MO 63801. The building is being sold in “as is” condition. The City purchased the building from its previous owners for the purpose of stabilizing the structure and attracting new private owners who will renovate and use the building in a manner that will positively contribute to historic downtown Sikeston.

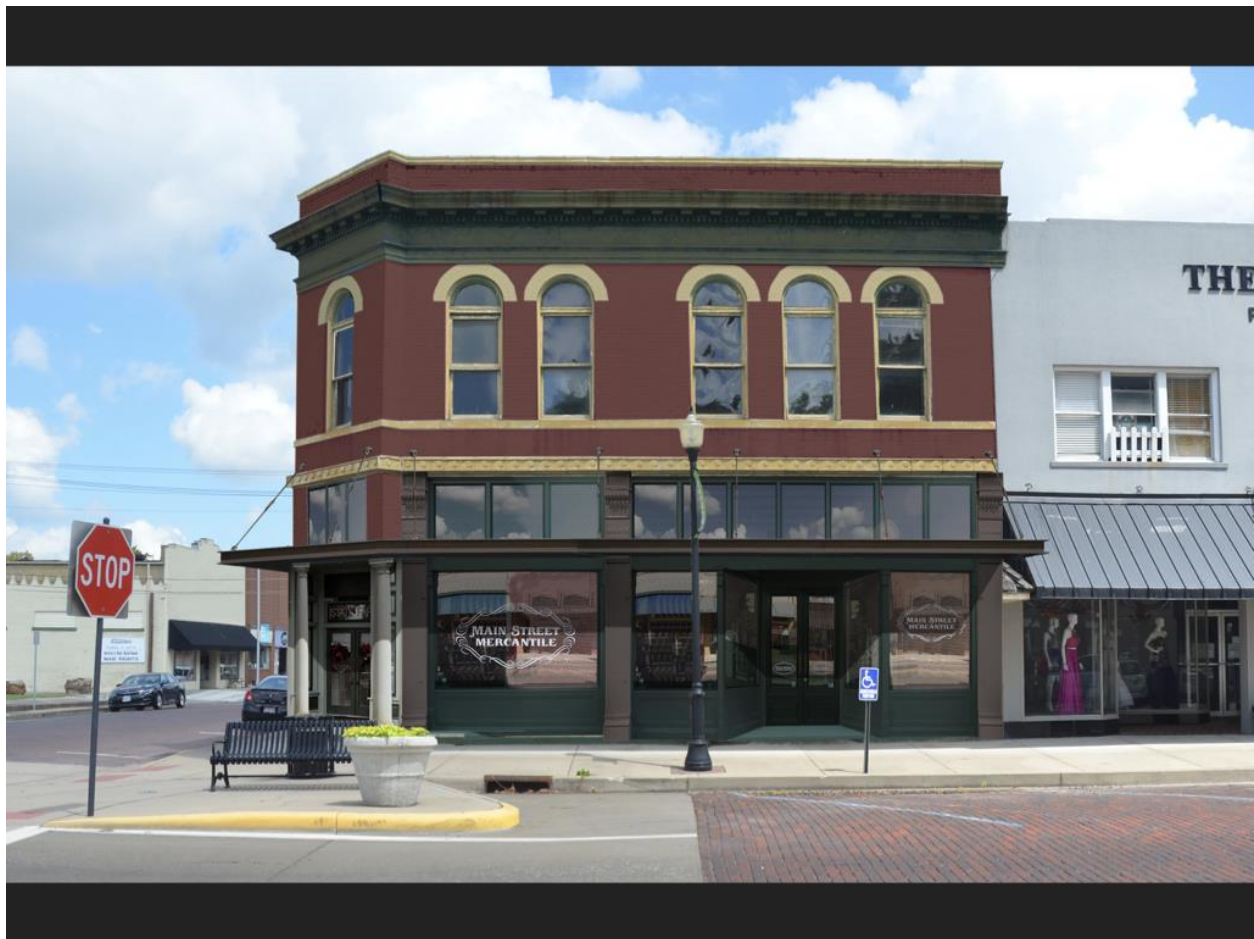
Vacation of the building was ordered in November 2017, due to the unsafe condition of the north exterior wall of the building. The 2 story, load bearing, 3 course unreinforced brick wall was leaning outward, was losing bricks from the 2nd story and was in danger of imminent collapse. In January 2018, the City purchased the building and commenced emergency shoring of the 1st and 2nd floors and roof structure. In January 2018 construction of a new north wall was completed by the City’s contractor, Hickman Construction. The City has obtained a quote from Boulder Construction (attached) to replace a

fire damaged truss in the roof structure of the building, but has not entered into a contract to complete that work. This repair needs to be completed before a new roof is put on the building.

PROJECT GOALS AND OBJECTIVES:

The City has several goals for the purchase, renovation and reuse of the Stallcup Building, which are summarized below:

- A. Timely structural repairs to the building ensuring its long-term survival and use.
- B. Timely aesthetic improvements to the interior and exterior of the building in keeping with the historic nature of the building and the surrounding properties.
- C. Consideration of a lease to the City a portion of the building for use as a public restroom facility.
- D. New uses of the building that contribute to the health and vitality of historic downtown Sikeston, with retail or restaurant uses on the first floor favored.
- E. Financial benefit to the City, including proposed purchase price of the building.



Rendering of a renovated Stallcup Building by Main Street Missouri.

PROPERTY DESCRIPTION *(Excerpted from Building Assessment Report by Robert Murphy)*

The Stallcup Building is the oldest existing brick building in historic downtown Sikeston and can be dated to 1895 by historic records. It is two stories in height with approximately 9,750 gross square feet (4,875 sq ft per floor). The second floor is served by a six foot wide +/- stairwell which can be entered through a

pair of storefront doors on New Madrid Street. The building appears to have been built in two major phases, which are separated by a three course thick (13 inches +/-) brick wall. From historic records it is believed that the front portion was constructed prior to 1895 and the remainder was constructed between 1901 and 1910.

The Stallcup Building was built in the Romanesque Revival style popular from 1840-1900 and is the only building in downtown Sikeston built in this style. It has housed many occupants over the years, including Citizens Bank, Sikeston Trust Company, the city's telegraph office, Hoosier Land Company, Buckner Ragsdale clothing store, Kendall Opera House, a barber shop, law offices, doctors' and dentists' offices, insurance offices, Mid South Cotton Growers Association offices, and a Falkoff's clothing store, among others.

It is believed that with minor alterations to the first floor street façade, the building could fit the criteria to be placed on the National Historic Register, and could be eligible for federal funds for historic preservation. More details regarding the history, architecture, structural system, and floor plans can be found in the attached Building Assessment Report prepared by Robert Murphy, Architect.



First floor interior, facing the southwest corner of the building.



Portion of the first floor interior, taken from near the southeast corner facing north.

CITY INVESTMENT TO DATE

The City of Sikeston has made the following cash investments in the Stallcup Building to date. These numbers do not include the value of in-kind work performed by city employees to clean out the building and construct temporary shoring.

Purchase Price of Stallcup Building	\$50,000.00
Temporary Shoring Materials (In-House)	\$5,928.30
Architecture Fees (Murphy Design)	\$11,187.50
Engineering Fees (KPFF)	\$1,520.00
Wall Repair Project (Hickman Construction)	<u>\$109,744.90</u>

TOTAL TO DATE	\$178,380.70
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EVALUATION CRITERIA:

Consistent with the Project Goals and Objectives listed in this RFP, the City Council will select a proposal based on several factors, including:

- Intended use of the building.
- Experience completing similar projects.
- Financial capacity of the proposer to complete the project.

- Proposed timeline for improvements to the property and occupancy of the building.
- Intended exterior finish of the building.
- Proposed purchase price to acquire the building.
- Completeness and details of the proposal.

OTHER DISCLOSURES, DISPOSITION TERMS AND CONDITIONS:

Purchase Agreement: The City intends to enter into a Purchase Agreement with the selected proposer consistent with the terms of this RFP.

Use of the Property: Any uses of the property must comply with City of Sikeston zoning and any other applicable regulations.

Permits and Approvals: When development of the property proceeds, the purchaser shall be solely responsible for identifying and securing building permits or other approvals that may be necessary. Acceptance of a proposal by the City does not constitute permit approvals. No special consideration or permit fee waivers will be granted.

Building Codes: Redevelopment of this property will be required to comply with the International Existing Building Code (IEBC).

Project Financing: The purchaser shall be solely responsible for identifying and securing all necessary financing for the proposed project.

“As Is” Sale: The property will be sold in its existing condition. The purchaser shall assume all responsibility and liability for any required property maintenance or building code compliance, environmental remediation, accessibility upgrades and for any other defects in the property.

Asbestos and Lead Paint: The City makes no warranties or representations regarding the extent of asbestos-containing materials or lead paint within the Stallcup Building. Proposers will be permitted to undertake their own non-invasive investigations prior to submitting written proposals and the selected proposer will be permitted to undertake more thorough asbestos and lead paint inspections by coordinating with the Lorenzo Ware, the City’s Community Development Director.

Methamphetamine: The City has no knowledge as to whether the property was ever used as a site for methamphetamine/controlled substances production.

Right to Request Clarification: The City of Sikeston reserves the right to request clarification and/or further information on any aspect of any proposal.

Right to Reject All Proposals: The City of Sikeston reserves the right to reject all proposals and/or market the property for sale via other methods or means.

SUBMISSION REQUIREMENTS

All proposals must be received by the City no later than 4:00 p.m. Wednesday, February 17, 2021, in an envelope clearly marked “Stallcup Building Proposal.” One (1) unbound copy of the written submission

(including all plans, schematics, renderings, etc.) and one (1) electronic copy of the same on a USB thumb drive, are required. Responses should be mailed or hand-delivered to the following address:

Jonathan Douglass
City of Sikeston
105 E Center St
Sikeston, MO 63801

Proposals must contain the elements below, and may contain other information at the discretion of the proposer:

1. Contact information: Name, address, telephone and email address of the representative authorized to act and speak for the proposer.
2. Proposal Narrative and Project Description: Narrative that describes the proposed project and its compliance with the guidelines and evaluation criteria set forth in this RFP. Proposers shall provide written responses to the following, and may provide supporting plans, renderings, or other information as desired by the proposer:
 - Intended use of the building.
 - Intended tenants for the building, if determined.
 - Description of planned physical improvements to the interior and exterior of the building.
 - Rendering or detailed written description of intended exterior finish of the building.
3. Experience, Financial Qualifications and References: Provide a description of similar projects which have been undertaken by the proposer. Include project and banking references for previous projects and indication of financial commitment or capacity to finance the proposed project. Provide other relevant qualifications and experience of the proposer and/or development team to complete this project.
4. Proposed Timeline for Closing the Sale: Proposers must provide their anticipated timeline for closing on the sale of the property.
5. Proposed Timeline for Design, Construction and Occupancy: Proposers must provide a timeline for design, construction, and occupancy of the project, including information on phasing of the project, if applicable.
6. Contingencies, Requests and Conditions: List any applicable contingencies, requests, or conditions.
7. Price Proposal: Proposed purchase price for the property.

SUPPLEMENTARY INFORMATION ATTACHED

The following documents are attached to this RFP as supplementary information:

- Existing Floor Plan
- Conceptual Floor Plans for Building Redevelopment
- Plans for Completed Repairs to North Wall
- Truss Repair Quote from Boulder Construction
- Building Assessment Report by Robert Murphy, Architect