



NOTICE OF AWARD

DATE: December 28, 2021

BID: RFP 21-006

PROJECT NAME: Development of the North Ridgewood Dr. Site
and Former Nancesowee Hotel

CONTRACTOR: Short Pants Development, LLC

The proposal was accepted by the CRA Board and approved for disposition by the City Council on December 21, 2021 (see attached).

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CITY OF SEBRING
AGENDA ITEM SUMMARY

MEETING DATE: December 21, 2021

PRESENTER: David Leidel

AGENDA ITEM: 10 H – CRA Property Disposition – 139 North Ridgewood Drive

BACKGROUND: The Downtown Sebring Community Redevelopment Agency (CRA) was gifted the property located at 139 North Ridgewood Drive that was previously home to the Nancesowee Hotel. The CRA issued RFP 21-006 *'Development of the North Ridgewood Drive Site and Former Nancesowee Hotel'* on February 9, 2021 with responses due by 3 pm on March 12, 2021.

The CRA received (2) responses to the solicitation, and the CRA's selection committee met on March 25, 2021 and April 29, 2021 to review and rank the proposals received. The selection committee unanimously chose the proposal submitted by Philip Springer to construct a (50) unit multi-family housing development on the vacant lot. The CRA board approved of the selection committee's recommendation of the proposal received from Mr. Springer at their May 10, 2021 meeting, and subsequently approved of the land agreement with the proposer at their September 13, 2021 meeting.

The intent of the RFP was to solicit proposals for the redevelopment of the now vacant lot in the heart of the core downtown to provide new, market rate apartments to help augment the economic development of the downtown district. The proposal is to transfer the property ownership to the prospective owner upon execution of the agreement, and the subsequent closing on the property, at no cost, subject to certain terms and conditions as outlined in the agreement approved by the CRA board. The agreement for this property disposition is attached for reference. The CRA intends to dispose of the real property to Short Pants Development, LLC.

Due to the fact that the property is being disposed for less than market value, the City Council needs to approve of the disposition to finalize the process, and a public hearing must be held in conjunction with the meeting. The CRA advertised for the required public hearing to take place at this Council meeting.

The CRA is requesting the Council's approval of the property disposition per the agreed upon terms contained in the land agreement with Short Pants Development, LLC as presented.

STAFF RECOMMENDATION: None.

RECOMMENDED ACTION: Approve of the disposition of the CRA owned property at 139 North Ridgewood Drive to Short Pants Development, LLC as presented.

COUNCIL ACTION:

____ APPROVED

____ DENIED

____ TABLED TO: _____

Moved by: _____; Seconded by: _____

Bishop ___ Carlisle ___ Dettman ___ Stewart ___ Lowrance ___

____ OTHER