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File #:	11-0414	Version: 1	Name:	4/4/11 Library Lot Resolution
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Title:	Resolution Rejecting the Letter of Intent and Concluding the Selection Process for RFP #743 for Development of City-Owned Property at 319 S. Fifth Avenue (the "Library Lot")			
Sponsors:	John Hieftje , Stephen Rapundalo , Christopher Taylor , Sandi Smith , Sabra Briere			

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Title

Resolution Rejecting the Letter of Intent and Concluding the Selection Process for RFP #743 for Development of City-Owned Property at 319 S. Fifth Avenue (the "Library Lot")

Body

Whereas, The City of Ann Arbor issued Request for Proposals #743 for development of City-owned property on top of the new parking structure at 319 S. Fifth Avenue in August of 2009;

Whereas, The RFP called for proposals that would include a beneficial use of the site such as a public plaza, provide a positive financial return to the city while demonstrating a clear benefit to the community, and be consistent with recommendations of the Downtown Plan and A2D2 Initiative towards enhancing the downtown;

Whereas, Proposals were submitted and interviews were held in the intervening months, and the proposal for a hotel and conference center by Valiant Partners LLC emerged from the process for further consideration;

Whereas, An RFP Advisory Committee of representatives from the City Council, City Planning Commission, Downtown Development Authority and Parks Commission discussed the proposals and recommended that the Valiant proposal be selected, and the framework for the development be provided in a Letter of Intent;

Whereas, The Mayor and City Council thank Valiant and the other submitters for their responses to the RFP, their participation in the process and interest in working with the City of Ann Arbor; and

Whereas, The Mayor and City Council thank the Library Lot RFP Review Advisory Committee for their participation in the review process;

RESOLVED, That after serious consideration over many months City Council questions the viability of the Valiant proposal for a hotel and conference center, and more importantly, the level of risk that the City would encumber particularly in the absence of a full financial and legal analysis, and thus does not agree to the terms of the proposal nor the proposed Letter of Intent;



RESOLVED, That City Council has decided not to select any of the proposals made in response to RFP #743, and that the RFP review process for the building site on top of the new parking structure at 319 S. Fifth Avenue that began in August of 2009 is hereby concluded; and

RESOLVED, That future planning and proposals for this site shall include a robust public process; and

RESOLVED, That future planning and proposals for this site shall recognize that this is a valuable, one of a kind parcel, and that whatever future project is contemplated for this site shall compensate the city with fair market value and a positive financial return, contribute to the tax base by paying property taxes, add vitality and density to Downtown and provide appropriate open space for public use.

Sponsored by: Mayor Hieftje, Councilmembers Taylor, Rapundalo, Smith and Briere