

MACON BIBB COUNTY URBAN REDEVELOPMENT AGENCY

# Request for Proposals

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Redevelopment of Three East Macon Properties

3/9/2017

## **Summary**

The Macon Bibb County Commission, in its capacity as the urban redevelopment agent for Macon-Bibb County, is seeking proposal for the redevelopment of three properties in the East Macon area as part of its effort to mitigate blight in furtherance of its Urban Redevelopment Plan. The commission is looking for qualified purchasers and developers to restore the properties to use as single-family dwellings. The properties are located near several community amenities and job-centers including Ocmulgee National Monument, Rosa Jackson Community Center, Fort Hawkins, Regency Hospital, Coliseum Medical Center, the Marriott City Center Hotel, and the Macon Centreplex. The area is currently engaging in a cultural plan centered on the Mill Hill Arts District and is included in the Macon Action Plan area. Properties are convenient to downtown Macon and the Gray Highway and Shurling Drive shopping areas.

Bids will be evaluated based on quality of development plan, experience of developer, price, and timeline. Proposals must include a redevelopment plan; properties will not be sold for immediate resale.

Properties included: 463 Fort Hill Street, 510 Fort Hill Street, and 506/508 Willingham Court

## **Purchase Price**

All proposals must include a purchase price for the properties that will be considered as part of the overall proposal.

## **General Information**

### **463 Fort Hill St:**

**Year Built:** 1907

**Acreage:** 0.24

**Building Square Footage:** 1444

**Zoning Classification:** R-2

**Permitted Uses:** Single family dwellings, accessory buildings to the main structure, fallout shelters, home swimming pools, and home occupations, provided the requirements of 23.01 are met.

Conditional Uses include places of worship, kindergartens, play schools and daycares.

**Access and Frontage:** 59' of Frontage on Fort Hill St.

**Soil Conditions:** Appears to be adequate for most types of construction.

**Drainage:** Appears to be adequate.

**Utilities:** Natural gas, electricity, city water and sewage are all available to the site.

### **510 Fort Hill St:**

**Year Built:** 1870

**Acreage:** 0.12

**Building Square Footage:** 2059

**Zoning Classification:** R-2

**Permitted Uses:** Single family dwellings, accessory buildings to the main structure, fallout shelters, home swimming pools, and home occupations, provided the requirements of 23.01 are met.

Conditional Uses include places of worship, kindergartens, play schools and daycares.

**Access and Frontage:** 53' of Frontage on Fort Hill St.

**Soil Conditions:** Appears to be adequate for most types of construction.

**Drainage:** Appears to be adequate.

**Utilities:** Natural gas, electricity, city water and sewage are all available to the site.

**506/508 Willingham Ct:**

**Year Built:** 1971

**Acreage:** 0.3

**Building Square Footage:** 1300

**Zoning Classification:** R-2

**Permitted Uses:** Single family dwellings, accessory buildings to the main structure, fallout shelters, home swimming pools, and home occupations, provided the requirements of 23.01 are met.

Conditional Uses include places of worship, kindergartens, play schools and daycares.

**Access and Frontage:** 74' of Frontage on Willingham CT.

**Soil Conditions:** Appears to be adequate for most types of construction.

**Drainage:** Appears to be adequate.

**Utilities:** Natural gas, electricity, city water and sewage are all available to the site.

**Development Objectives**

Macon-Bibb is seeking a developer for three properties in East Macon to remediate blight and provide affordable housing. The goal is to create a critical mass of redeveloped houses in an economically challenged area to accelerate community redevelopment. To this end, Macon-Bibb will prioritize projects that are economically viable and will move quickly to redevelop the properties. The selected developer will be expected to use licensed contractors and bring the structures fully up to code. All testing and remediation along with the redevelopment costs will be the responsibility of the winning bidder.

**Site Visit**

The houses will be open for interested applicants to walk through on two days:

- March 20 at 10am
- March 27 at 4pm

**Transaction Structure**

The winning bidder will negotiate a final purchase contract with Macon-Bibb and will enter into a development agreement with the redevelopment agency for the rehabilitation of the homes. Each property will be deeded to the winning bidder with a reversionary interest and covenants in favor of Macon-Bibb for redevelopment to ensure the project is completed in a timely and thorough manner. The winning bidder will assume all costs for engineering and construction and will be required to begin work within six months of property transfer and be substantially complete within 18 months. Proof of insurance will be required for all properties at time of transaction. The Macon-Bibb County Economic and Community Development Department (ECDD) will do monitoring and will receive monthly reports from the chosen developer.

**Submission Deadline**

Three copies of the proposal must be delivered to ECDD at 200 Cherry St, STE 300 Macon, GA 31201 in a sealed envelope with all required submittals by 12 Noon on April 6<sup>th</sup>, 2017. Envelopes should be labeled as responses to URA East Macon Housing Rehabilitation Attn: Alex Morrison, Assistant Manager ECDD. If you have any questions, please contact us at 478-751-7190.

## **Guidelines for Evaluation of Redevelopment or Rehabilitation Proposals**

Evaluation of the submittal will focus on the capability of the respondent and strength of the proposal. Each submittal **must** contain all the following information and included in the packets submitted to ECD.

### **Cover Letter**

Provide a summary describing why the respondent is qualified to undertake the proposed redevelopment, with names and titles of the responsible officers and other principals, if any.

### **Developer Qualifications**

Describe similar projects undertaken by the respondent. Include the rehabilitation scope, financial structure and management of the rehabilitation/development process.

### **Rehabilitation and Development Concept**

1. Describe the proposed rehabilitation plan
2. Discuss proposed use for the building. Any graphics such as a site plan, floor plan or elevations that convey the plan are encouraged. Preference will be given to proposals and developers that engage the surrounding neighborhood.
3. Proposed project schedule timetable outlining milestones for all proposed redevelopment activities, projects must be started within six months and substantially completed within 18 months.

### **Financial Capacity (Confidential)**

1. Provide a current real estate portfolio of properties either owned or managed by the respondent. Please include at least one detailed example of a similar rehabilitation project (include photographs, time line, financing, etc.)
2. List and describe the respondent's current and upcoming projects, including status, development schedule and financial commitments.
3. Describe the current relationship with lenders and ability to obtain necessary financing for the project. Outline sources of funds and methods of financing that will be used,
4. Provide an estimated project budget that includes: acquisition, proposed rehabilitation and soft costs.
5. Proposals without financial projections will not be considered.

### **Additional Notes**

Is there any additional information that the review committee should consider about your proposal?

### **Evaluation**

The following evaluation factors will be used to evaluate proposals and are listed in order of importance:

Developer Qualifications

Rehabilitation and Development Concept

Financial Capacity

**Scoring:** (total possible number of points = 100)

Experience – Maximum 20 points

Project Approach – Maximum 10 Points

Project Timeline – Maximum 30 Points

Price – Maximum 40 Points

Project approach refers to the appropriateness of the proposal to the surrounding neighborhood. Scoring will be performed by a review committee within ECDD.

**Recommendation and Approval**

Upon review of the proposals received, the Committee will recommend a preferred Proposal to the Macon Bibb County Urban Redevelopment Agency (Macon-Bibb Commission). Following review and approval of that selection, the URA will negotiate a development agreement with the selected Developer. In such instance where a development agreement, acceptable to the URA, cannot be negotiated, the URA may, in its sole and absolute discretion, terminate negotiations and undertake negotiations with the next best-qualified Developer until an acceptable development agreement is concluded and executed. Development agreement negotiations will include discussions related to fees and other charges, budget, insurance requirements and any other negotiable terms and conditions of a definitive contract.



## Summary

Parcel Number S0710670EU123C  
 Location Address 510 FORT HILL ST  
 Legal Description WOOLFOLK  
 (Note: Not to be used on legal documents)  
 Class R3-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning R-2  
 Tax District MACON-BIBB (District 11)  
 Millage Rate 32.597  
 Acres 0.13  
 Neighborhood 7230 (7230)  
 Homestead Exemption No (\$0)  
 Landlot/District N/A / MRE

[View Map](#)



## Owner

MACON-BIBB COUNTY LAND BANK  
 682 CHERRY STREET SUITE 300  
 MACON, GA 31201

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	7230 -FF / 50 FF	Front Feet	0	53	110	0.13	0

## Residential Improvement Information

Style One Family  
 Heated Square Feet 2059  
 Interior Walls Plaster  
 Exterior Walls Wood/Shingle-Frame  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1870  
 Roof Type Asphalt Shingles  
 Flooring Type Softwood  
 Heating Type No Heat  
 Number Of Rooms 0  
 Number Of Bedrooms 3  
 Number Of Full Bathrooms 0  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 0  
 Value \$4,195  
 Condition Poor  
 Fireplaces/Appliances Fireplace N. V. 2

## Permits

Permit Date	Permit Number	Type	Description
10/19/2012	99999	Condemnations	
10/19/2012	99999	Condemnations	
10/18/2006	03433R	NEW CONSTRUCT	GEN CONTRACT07/RK08/20092010 / 2011

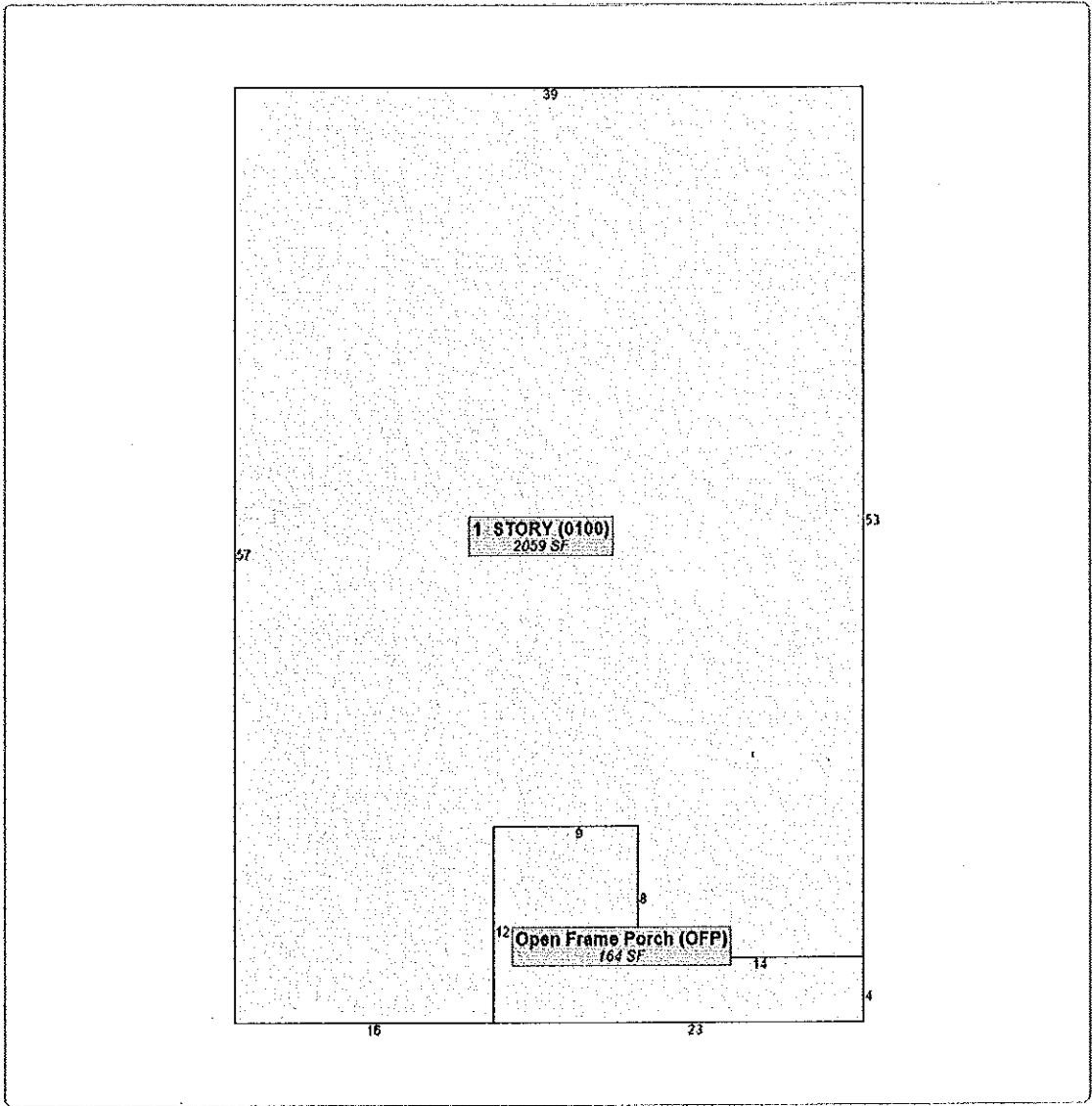
## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/6/2016	9807 361	MM 703	\$9,097	Sheriffs Tax Deed	SPRAUVE MELVIN R &	MACON-BIBB COUNTY LAND BANK AUTHORITY
6/1/2012	8754 183	mm 703	\$201	Quit-Claim Deed	STONECREST INCOME AND OPPORT	SPRAUVE MELVIN R &
12/29/2009	8482 135	MM 703	\$0	CORPORATE TO CORPORATE	REO PROPERTY COMPANY LP	STONECREST INCOME & OPPORTUNITY FUND
8/4/2009	8162 260	MM 703	\$37,300	Foreclosure	WHALEY CHARLIE J	REO PROPERTY COMPANY LP
5/5/2006	0705700112		\$2,500	Un-qualified		
6/8/2005	0665700191		\$1	Un-qualified		
6/8/2005	0665700184		\$1	Un-qualified		
5/8/2005	0705700142		\$15,000	Fair Market - Improved		WHALEY CHARLES

**Valuation**

	2016	2015	2014
Previous Value	\$5,958	\$7,396	\$7,396
Land Value	\$1,763	\$1,763	\$1,880
+ Improvement Value	\$4,195	\$4,195	\$5,516
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$5,958	\$5,958	\$7,396

**Photos****Sketches**



No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes.

The Bibb County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Last Data Upload: 3/2/2017 12:45:14 AM



Developed by  
The Schneider  
Corporation





## Summary

**Parcel Number** S0710439EU14 2B  
**Location Address** 463 FORT HILL ST  
**Legal Description** WOOLFOLK  
 (Note: Not to be used on legal documents)  
**Class** E1-Exempt  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** R-2  
**Tax District** MACON-BIBB (District 11)  
**Millage Rate** 32.597  
**Acres** 0.24  
**Neighborhood** 7230 (7230)  
**Homestead Exemption** No (\$0)  
**Landlot/District** 60 / MRW

[View Map](#)



## Owner

MACON-BIBB CO LAND BANK AUTH  
 P O BOX 4928  
 MACON, GA 31208

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	7230 -FF/ 50 FF	Front Feet	10,620	59	180	0.24	0

## Residential Improvement Information

**Style** One Family  
**Heated Square Feet** 1444  
**Interior Walls** Plaster  
**Exterior Walls** Frame/Vinyl Siding  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1907  
**Roof Type** Asphalt Shingles  
**Flooring Type** Softwood  
**Heating Type** Fir/Wall Furn  
**Number Of Rooms** 0  
**Number Of Bedrooms** 2  
**Number Of Full Bathrooms** 1  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 0  
**Value** \$17,321  
**Condition** Fair  
**Fireplaces/Appliances** Fireplace 1

## Permits

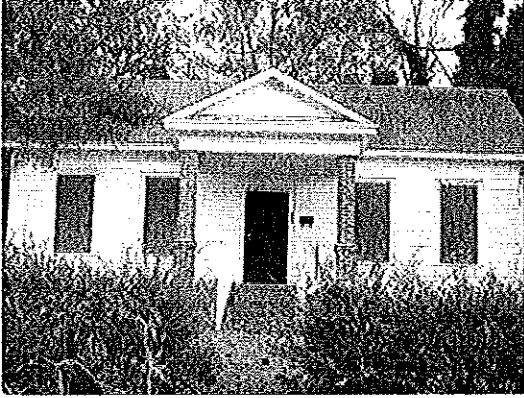
Permit Date	Permit Number	Type	Description
10/24/2005	03666	NEW CONSTRUCT	GEN CONTRACT 2006

## Sales

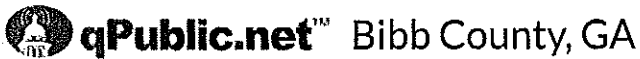
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/3/2016	9721 42	61 51	\$7,603	Sheriffs Tax Deed	BONDS RONALD D	MACON-BIBB COUNTY LAND BANK AUTHORITY
3/23/2009	8056 138	60 676	\$6,000	Bank Sale	AURORA LOAN SERVICES LLC	BONDS RONALD D
1/6/2009	8028 139	60 676	\$23,980	Foreclosure	MCGHEE TRACEY O BY ATTY	AURORA LOAN SERVICES LLC
2/1/2006	0695100269		\$69,000	Sale Outliers		MCGHEE TRACEY O
10/18/2005	0682400202		\$25,000	Un-qualified		
10/18/2005	0682400199		\$19,000	Un-qualified		
10/18/2005	0682400196		\$16,800	Un-qualified		

**Valuation**

	2016	2015	2014
Previous Value	\$19,693	\$24,182	\$24,182
Land Value	\$2,372	\$2,372	\$2,530
+ Improvement Value	\$17,321	\$17,321	\$21,652
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$19,693	\$19,693	\$24,182

**Photos****Sketches**

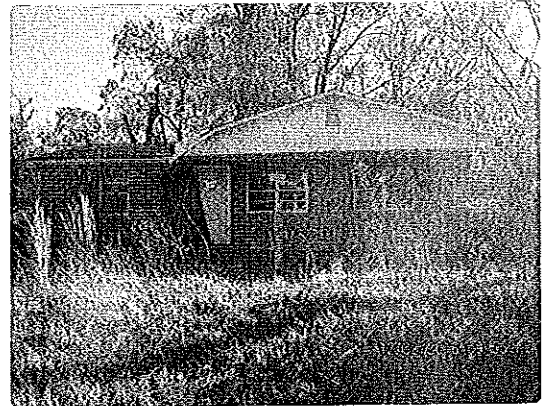




## Summary

**Parcel Number** R0720574EU11 3A  
**Location Address** 506 WILLINGHAM CT  
**Legal Description** TABITHA WRIGHT  
 (Note: Not to be used on legal documents)  
**Class** E1-Exempt  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** R-2  
**Tax District** MACON-BIBB (District 11)  
**Millage Rate** 32.597  
**Acres** 0.3  
**Neighborhood** 7230 (7230)  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A

[View Map](#)



## Owner

MACON-BIBB COUNTY LAND BANK  
 682 CHERRY STREET SUITE 300  
 MACON, GA 31201

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
RES	7230 -FF / 50 FF	Front Feet	13,050	75	174	0.3	0

## Residential Improvement Information

**Style** Two Family  
**Heated Square Feet** 1300  
**Interior Walls** Drywall  
**Exterior Walls** Brick Veneer  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1971  
**Roof Type** Asphalt Shingles  
**Flooring Type** Unknown  
**Heating Type** Cent Heat  
**Number Of Rooms** 0  
**Number Of Bedrooms** 4  
**Number Of Full Bathrooms** 2  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 3  
**Value** \$18,475  
**Condition** Fair

**Style** Two Family  
**Heated Square Feet** 1300  
**Interior Walls** Drywall  
**Exterior Walls** Brick Veneer  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1971  
**Roof Type** Asphalt Shingles  
**Flooring Type** Unknown  
**Heating Type** Cent Heat  
**Number Of Rooms** 0  
**Number Of Bedrooms** 4  
**Number Of Full Bathrooms** 2  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 5  
**Value** \$14,773  
**Condition** Poor

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/6/2016	9807 344		\$8,516	Sheriffs Tax Deed	SMITH MARY KATRINA	MACON-BIBB COUNTY LAND BANK AUTHORITY
4/30/2002	0530200313		\$70,000	Fair Market - Improved	SMITH MARY KATRINA	SMITH MARY KATRINA

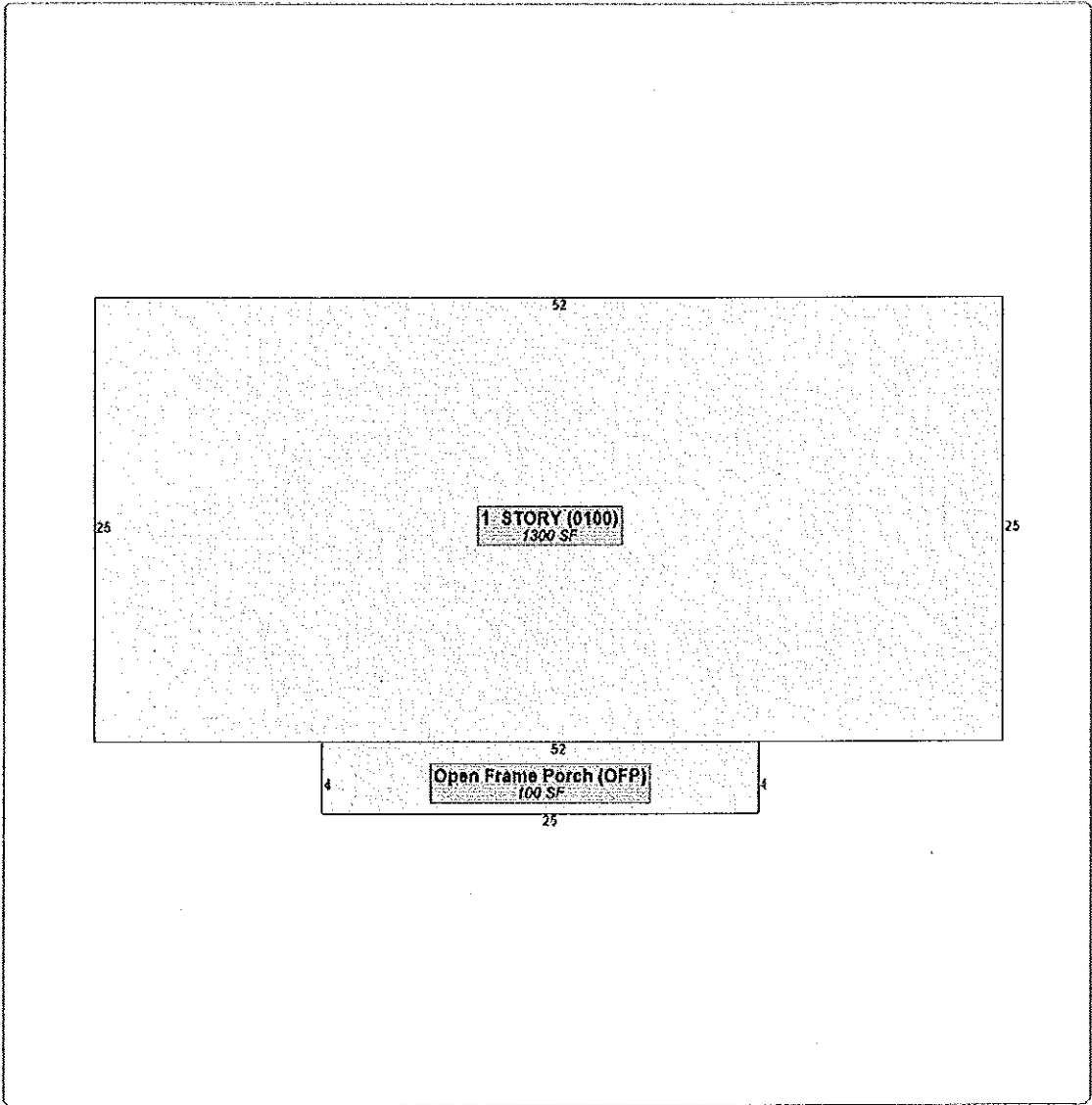
### Valuation

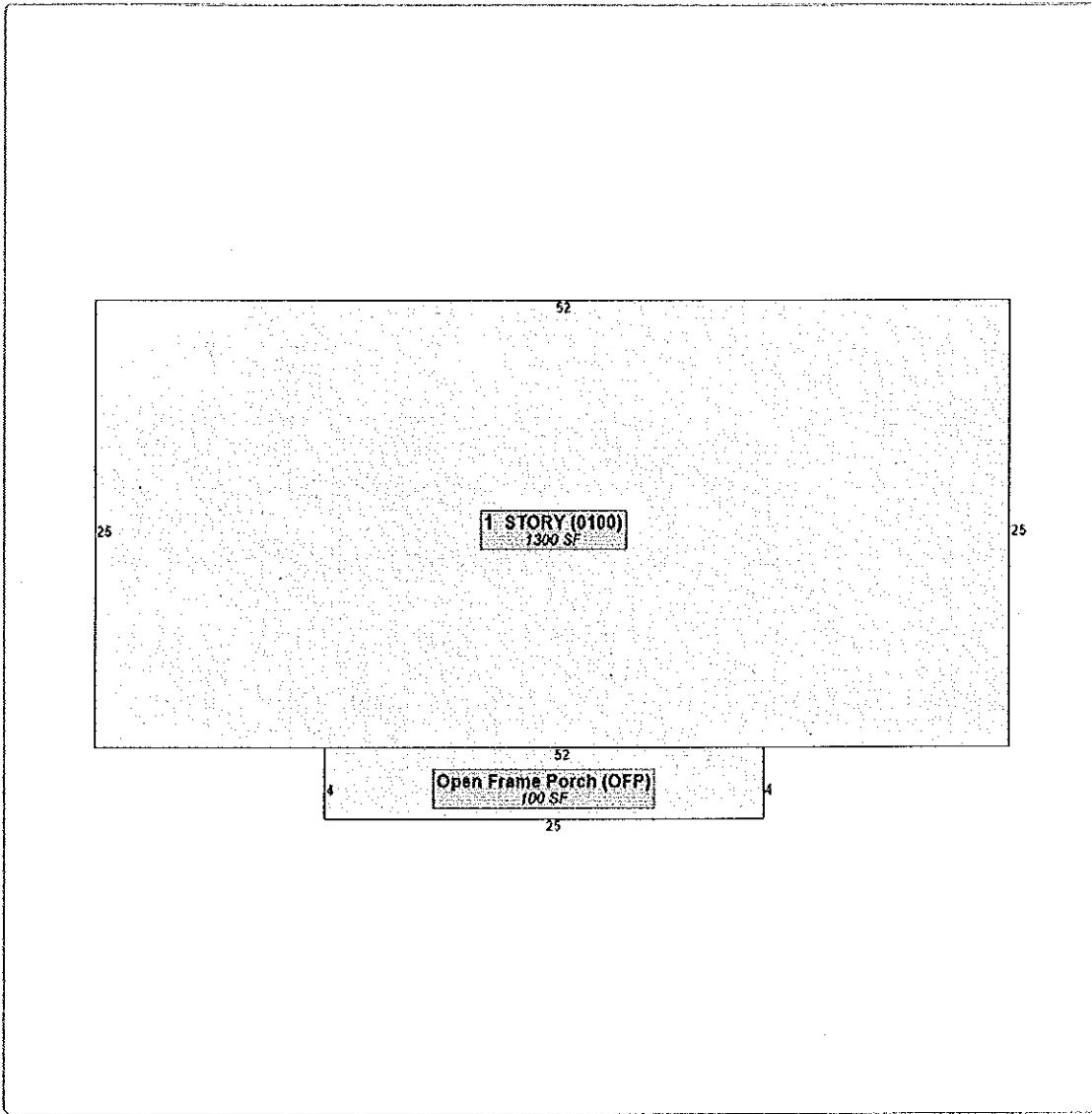
	2016	2015	2014
Previous Value	\$36,223	\$44,733	\$44,733
Land Value	\$2,975	\$2,975	\$3,173
+ Improvement Value	\$33,248	\$33,248	\$41,560
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$36,223	\$36,223	\$44,733

### Photos



### Sketches





No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits.

The Bibb County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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