

# RESOLUTIONS OF THE CITY OF HELENA, MONTANA

## RESOLUTION NO. 20571

### A RESOLUTION DECLARING THE KCAP PARK OWNED BY THE CITY OF HELENA SURPLUS REAL PROPERTY AND AUTHORIZING DISPOSAL BY SOLICITING REQUESTS FOR PROPOSALS FOR ITS REDEVELOPMENT

**WHEREAS**, Section 1-4-17 of the Helena City Code governs the sale, disposal, or lease of real property owned by the City;

**WHEREAS**, the City of Helena owns a 2,809 square-foot parcel of real property generally located at the northwest corner of Broadway Street and Cruse Avenue, known as KCAP Park, which is legally described as follows:

Parcel 68 in the Third Subdivision of the Last Chance Revision of a Portion of the Original Townsite of Helena, Montana, in the City of Helena, as shown on the Certificate of Survey No. 263163, which is attached hereto as Exhibit "A";

**WHEREAS**, the KCAP Park has been maintained as open space by the City's Parks and Recreation Department since 1975 when the City acquired the property;

**WHEREAS**, the small size of the property has limited current and future recreational potential;

**WHEREAS**, pursuant to Resolution No. 20508, which previously declared KCAP Park surplus property and authorized disposal through auction to the highest bidder, the City entered into an Agreement to Sell and Purchase KCAP Park for \$30,500;

# RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Resol. 20571

**WHEREAS**, the buyer was unable to timely complete closing;

**WHEREAS**, it appears to be in the best interests of the City of Helena and the inhabitants thereof that the above described property be declared surplus and disposed of through a Request for Proposals process rather than auction to the highest bidder;

**WHEREAS**, a Request for Proposals process for disposal of the Property will assure that any redevelopment will be consistent with the goals and vision of the 2011 City of Helena Growth Policy Downtown Neighborhood Plan ("Neighborhood Plan");

**WHEREAS**, a public hearing was held on this matter at the regular City Commission meeting at 6:00 p.m. on August 26, 2019, in the Commission Chambers in the City-County Building, 316 North Park Avenue; and

**WHEREAS**, it appears to be in the best interests of the City of Helena and the inhabitants thereof that the above-described property be declared surplus and disposed of through a Request for Proposals process.

**NOW, THEREFORE, BE IT NOW RESOLVED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA:**

**Section 1.** The following-described real property is

# RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Resol. 20571

hereby declared surplus to the needs of the City, and the City Manager is hereby authorized to dispose of the property by soliciting Request for Proposals ("RFP") for its redevelopment.

Parcel 68 in the Third Subdivision of the Last Chance Revision of a Portion of the Original Townsite of Helena, Montana, in the City of Helena, as shown on the Certificate of Survey No. 263163, which is attached hereto as Exhibit "A."

**Section 2.** The review criteria for the responses to the RFP must include, but is not limited to:

- A. downtown impact;
- B. if the proposal includes a housing component, the proposal must provide for mixed-income housing;
- C. inclusion of mixed-use commercial space on the ground floor;
- D. community benefit;
- E. consistency with the goals and vision of the Neighborhood Plan; and
- F. capacity of the applicant to complete the proposal.

**Section 3.** A selection committee, as determined by the City Manager, will evaluate submitted proposals and will recommend up to three proposals for the City Commission's consideration. The

# RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Resol. 20571

City Commission will make the final selection of the winning proposal.

PASSED AND EFFECTIVE BY THE COMMISSION OF THE CITY OF HELENA,  
MONTANA, THIS 26<sup>TH</sup> DAY OF AUGUST, 2019.

/S/ WILMOT J. COLLINS  
MAYOR

ATTEST:

/S/ DEBBIE HAVENS  
CLERK OF THE COMMISSION