

City of Niles, Ohio

SPONSORED BY: COM. DEV. AND NEIGHBORHOOD STAB. DRAFT NO. 48-24
AUTHORIZED BY: ALL MEMBERS

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE REQUEST FOR PROPOSAL PRESENTED BY THE COMMUNITY IMPROVEMENT CORPORATION OF NILES (CIC) FOR DEVELOPMENT OF CERTAIN VACANT PROPERTY ON THIRD STREET; AND, DECLARING AN EMERGENCY

WHEREAS, the City of Niles transferred vacant property to the CIC for development,

WHEREAS, the transfer was conditioned on the City retaining ultimate approval of development of the property,

WHEREAS, the Council desires to authorize the CIC to advertise the attached RFP,

WHEREAS, Council desires to authorize up to \$5000.00 from previously budgeted monies for advertising the property.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NILES, STATE OF OHIO:

SECTION 1: Council hereby authorizes the CIC to advertise the attached RFP.

SECTION 2: Council hereby authorizes up to \$5000.00 of previously budgeted monies for advertisement of the property.

SECTION 3: Council authorizes the City to continue maintenance of the property until such time as final disposition of the property is determined and approved by City Council.

SECTION 4: Council authorizes the finalization of the deed to formally transfer the property to the CIC.

SECTION 5: This Ordinance is hereby declared to be an emergency measure in the interest of the public health, safety, and welfare for the reason that delays in development of the property are detrimental to the revitalization of the downtown. As such an emergency measure, this Ordinance shall take effect immediately upon passage by Council and approval by the Mayor.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

Filed with the Mayor of the City of Niles, Ohio on the ____ day of _____, 2024 and signed by me as such Mayor on this ____ day of _____, 2024.

MAYOR



City of Niles - Third St. Property RFP

02.04.24

—

Corner Lot
Rt 46 & Third St
2.13 Acres
Parcel ID 25.900944

RFP Overview

For your consideration,

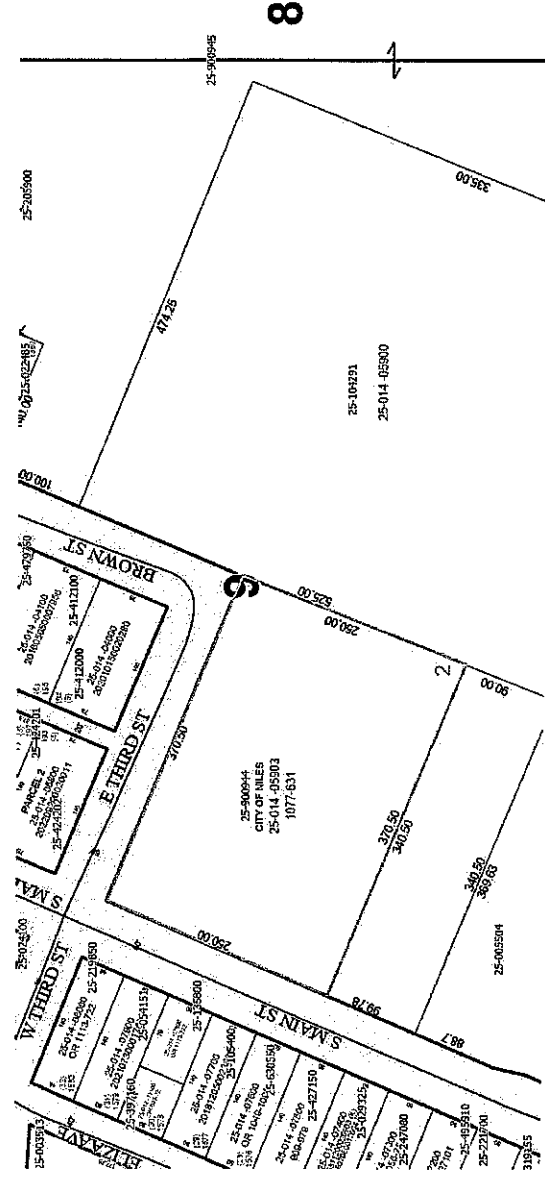
This corner lot with over two acres of land is a prime candidate to show travelers coming and going into downtown Niles the rich history the city has to offer.

Community Development and Neighborhood Stabilization Committee, in conjunction with The Community Improvement Corporation, view this vacant greenspace as an important piece to further showcase the turn of the century styling this neighborhood exemplifies.

Redevelopment Goals

1. Property redevelopment to benefit The City of Niles' vision for neighborhood growth
2. Property will be a showcase due to main thoroughfare (State Route 46) into the downtown district
3. Future use of this property must build upon the history of its direct property neighbors while adding curb appeal
4. Vision for use includes residential housing, commercial, community/gathering space that are complementary to surrounding assets
5. Reference the City of Niles Comprehensive Plan
6. Although the City of Niles Comprehensive Plan calls out desired uses, the City of Niles CIC reserves the right to consider any and all applicants with various end uses otherwise not spelled out in the Comprehensive Plan.

Map



Heavily traveled corridor... xxxxx cars per day

Traffic controlled intersection

Proximity

Mckinley Memorial

Sparkle (grocery)
Home Federal (banking)
Ward Thomas House (Niles Historical Society)
Niles Middle School
Farmers (banking)
US Post Office
Police and Fire
Kayak launch
Bike Trailhead
Eastwood
Highways... interstate 80, Route 11 and Route 82

Easements

All applicants are required to account for and include easements on the application and in the final project for the existing signage for the Ward Thomas House and Niles Middle School as well as the existing walking path along the south side of the parcel. This is extremely important to all applications.

City Utilities

City of Niles provides Electric / Water / Sewer all in one stop. With professional crews always available, the city can provide services unlike other communities.

With these services offered in-house we have the unique ability to keep our costs well below our neighbors. Lower utility costs have been a badge of honor for the city and its residents for years. We look forward to serving your needs for your development project.

"Niles City maintains and re-distributes power through purchasing from AMP Ohio. As a partner in this project Niles is able to reduce rates to its end users.

While Niles maintains and re-distributes power to its businesses and residents this means less downtime for its end users when a power issue occurs. We Do this by servicing our customers with our own local crew."

Submission Requirements

Applicant is strongly encouraged to reference the City of Niles Comprehensive Plan as part of due diligence in submitting a proposal

In order to facilitate a review and evaluation by the City of Niles CIC, all applicants is requested to structure a submission based on the outline herein:

- 1 Statement A detailed statement that explains your interest and the applicants specific abilities to complete the project
- 2 Conceptual Plan The applicant must provide a full and detailed site plan along with plans of any and all structures as well as appurtenances to support said development. Site plan to be completed in conformance with the City of Niles Planning Commission guidelines
- 3 Applicant qualifications Provide a detailed list of any and all individuals, companies and entities involved in the proposal. Included but not limited to names, addresses, phone numbers and email addresses.
- 4 Portfolio An applicant with 10+ years of development experience will be highly regarded in the review process. This experience being closely tied to the desired end use and or the alternative use provided in the developer submittal is of major significance. Please include a brief description of previous projects along with a detailed concept, construction costs, timeline and if any government subsidy was involved.
- 5 Applicant references A list of whom is willing to be called upon as references to discuss the applicant performance.
- 6 Financial capability Applicant must show financial ability to execute the proposal. The applicant may be asked to disclose the following
 - Audited financial reports
 - Financial references
 - Source of equity, financing
 - Other evidence of financial capability as deemed necessary by city of Niles CIC
- 7 Other information Any additional information that the applicant considers relevant is encouraged to be attached and referenced in this section
- 8 Deadline All submissions are to be sent to the City of Niles Mayoral office at 34 W State St Niles OH 44446

Incentives and zoning

Zoning district Commercial

CIC incentives

Evaluation Criteria

Proposals can be emailed, mailed or dropped off at the City of Niles, Mayoral office. All files must be complete and in one package in order for review. The developer will be responsible to verify the proposal is submitted and received.

Qualifications

Although not necessary it is highly recommended for the applicant to have had previous development experience. Applicant to illustrate previous completed projects and supply letters of support based on previous projects. Applicant to provide 3 credit references as part of application of which to be verified through the review process. Financial wherewithal is essential to the success of the proposal as well as timelines for completion. Applicant to identify means of financing and provide detailed documentation as well as an engineers costs estimate to support the proposal. Along with the aforementioned information a basic timeline for completion of said project with the application is to accompany the submission.

Disclaimer

The submission of a project based on this RFP does not commit The City of Niles CIC to award contract or to pay any costs incurred in the preparation and submission of a proposal. Any and all submissions are at the submitters sole investment and part of their due diligence. The City of Niles CIC reserves the right to reject any proposals submitted in response to this opportunity and or negotiate with any vendors or other firms in a manner deemed to be in the best interest in the City of Niles CIC. This RFP may be amended at any time by th City of Niles CIC to best adapt to changes in determined highest and best. There is no requirement of timeline placed on the City of Niles CIC to to at any time be required to accept or agree to an RFP submittal for any reason deemed necessary by the City of Niles CIC. Although the City of Niles Comprehensive Plan calls out desired uses, the City of Niles CIC reserves the right to consider any and all applicants with various end uses otherwise not spelled out in the Comprehensive Plan.

City of Niles, Ohio

SPONSORED BY: PUBLIC GROUNDS
AUTHORIZED BY: ALL MEMBERS

DRAFT NO. 49-24

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE SERVICE DIRECTOR TO ENTER INTO A CONTRACT WITH FOUST CONSTRUCTION FOR THE 2022/2023 CDBG SHERMAN AVE SIDEWALK REPLACEMENT PROJECT; AND DECLARING AN EMERGENCY.

WHEREAS, formal council authorization was not obtained prior to advertising for the bids; however, all other formal requirements of competitive bidding were met with respect to this project;

WHEREAS, the project was advertised for bid in compliance with Ohio Revised Code 735.05 on January 20, 2024 and January 26, 2024.

WHEREAS, a formal bid opening was conducted on the 7th of February.

WHEREAS, Foust was determined to be the lowest and best bidder.

WHEREAS, Council desires to ratify the advertisement for bids and accept Foust as the lowest and best bidder for this project.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NILES, STATE OF OHIO:

SECTION 1: That the approval to advertise for bids is hereby authorized post advertisement.

SECTION 2: That the Service Director is hereby authorized to enter a contract with Foust Construction for the 2022/2023 CDBG Sherman Ave Sidewalk Replacement in the amount of Ninety-Three Thousand Sixty-Two dollars and 50/100 cent. (\$93,062.50).

SECTION 3: That this Ordinance is hereby declared to be an emergency measure in the interest of the public health, safety, and welfare to allow engagement to begin as soon as possible. As such an emergency measure, this Ordinance shall take effect upon passage by Council and approval by the Mayor. If not so passed as an emergency measure, it shall become effective at the earliest date allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____

CLERK OF COUNCIL

Filed with the Mayor of the City of Niles, Ohio on the _____ day of _____, 2024 and signed by me as such Mayor this _____ day of _____, 2024.

MAYOR

City of Niles, Ohio

SPONSORED BY: SAFETY AND FINANCE
AUTHORIZED BY: ALL MEMBERS

DRAFT NO: 50-24

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE SAFETY DIRECTOR and/or FIRE CHIEF TO PREPARE AND SUBMIT AN APPLICATION AND ENTER INTO AGREEMENTS FOR GRANT MONEY TO ASSIST WITH PURCHASE OF HOODS AND GLOVES FOR THE NILES FIRE DEPARTMENT; AND, DECLARING AN EMERGENCY

WHEREAS, grant funds are available through the Ohio Bureau of Worker's Compensation (BWC) in the amount of approximately Seventeen Thousand Dollars and 00/100 (\$17,000.00) and

WHEREAS, council will approve the matching of funds in the amount of approximately Three Thousand Five Hundred Dollars and 00/100 (\$3,500.00), if said grant is approved;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NILES, STATE OF OHIO:

SECTION 1: That Fire Chief and/or Safety Director is hereby authorized to apply for grant funding through the Ohio Bureau of Worker's Compensation Grant, for the purchase of hoods and gloves for the Niles Fire Department.

SECTION 2: That the Fire Chief and/or Safety Director is authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance.

SECTION 3: This Resolution is declared an emergency measure in the interest of the public health, safety and welfare, and to allow for the requirements of the grant process to be completed as soon as possible. As such an emergency measure, this Resolution shall take effect upon passage by Council and approval by the Mayor.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

Filed with the Mayor of the City of Niles, Ohio on the ____ day of _____, 2024 and signed by me as such Mayor on this ____ day of _____, 2024.

MAYOR

City of Niles, Ohio

SPONSORED BY: SAFETY and FINANCE
AUTHORIZED BY: ALL MEMBERS

DRAFT NO. 51-24

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE DONATIONS FROM THE VETERANS OF FOREIGN WARS (VFW) POST 2074 TO THE POLICE DEPARTMENT AND FIRE DEPARTMENT FOR THE PURPOSE OF PURCHASING EQUIPMENT; APPROPRIATING THE FUNDS; AND, DECLARING AN EMERGENCY

WHEREAS, VFW Post 2074 donated Five Thousand dollars and 00/100 cents (\$5,000.00) to the Niles Police Department for the purpose of purchasing equipment; and,

WHEREAS, VFW Post 2074 donated Five Thousand dollars and 00/100 cents (\$5,000.00) to the Niles Fire Department for the purpose of purchasing equipment; and,

WHEREAS, Council desires to accept the donations and appropriate the funds to the necessary accounts in order to purchase the equipment.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NILES, STATE OF OHIO:

SECTION ONE: Council hereby accepts from the VFW Post 2074 the Five Thousand dollar and 00/100 cents (\$5,000.00) donation to the Police Department for purposes of purchasing equipment;

SECTION TWO: Council hereby accepts from the VFW Post 2074 the Five Thousand dollar and 00/100 cents (\$5,000.00) donation to the Fire Department for purposes of purchasing equipment;

SECTION THREE: Council authorizes appropriation from the Unappropriated Police and Fire 1% Fund 217 to the Equipment Purchases account 217-1710-56300 in the total amount of Ten Thousand Dollars and 00/100 cent (\$10,000.00):

APPROPRIATION FROM UNAPPROPRIATED FUNDS			
FUND	ACCOUNT NUMBER	DESCRIPTION	Appropriation
217 - Police & Fire 1%	217-1710-56300	Equipment Purchases	\$5,000.00
217 - Police & Fire 1%	217-1715-56300	Equipment Purchases	\$5,000.00
Total Appropriation			\$10,000.00

SECTION FOUR: This ordinance is hereby declared to be an emergency measure in the interests of the public health, safety, and welfare, and to assure that this donation can be utilized at the earliest possible date. As such an emergency measure, this ordinance shall take effect upon passage by Council and approval by the Mayor.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____

CLERK OF COUNCIL

Filed with the Mayor of the City of Niles, Ohio on the _____ day of _____, 2024 and signed by me as such Mayor this _____ day of _____, 2024.

MAYOR