



COUNTY ADMINISTRATOR
220 NORTH MAIN STREET, P.O. BOX 8645
ANN ARBOR, MICHIGAN, 48107-8645
(734) 222-6850
FAX (734) 222-6715

TO: Felicia Brabec, Chair
Ways & Means Committee

FROM: Gregory Dill
County Administrator

DATE: June 7, 2017

SUBJECT: Platt Road Proposals – Next Steps

BOARD ACTION REQUESTED:

It is requested that the Board of Commissioners authorize the recommended next steps regarding the Platt Road proposals including interviews in moving towards the selection of a development partner.

BACKGROUND:

On September 18, 2013 the Washtenaw County Board of Commissioners (BOC) established the membership of the Platt Road Site Community Advisory Committee (CAC) to bring recommendations to the BOC toward disposition of the county owned Platt Road site. On February 19, 2014 the BOC accepted by resolution a set of recommendations from the CAC that identified a number of needs and uses for the site, as well as guiding principles that were intended to leverage the site as an asset to further community goals and values for the benefit of the community. In addition the CAC's recommendation suggested using a community design process to define specific direction for the potential use of the site.

On May 20, 2015 the BOC resolved to explore strategies to cause the property to be developed in a manner similar to the design and principles that were developed and/or affirmed through the charrette process including: integration with neighborhood, Mixed-income development, including affordable and moderately-priced housing including non-residential uses that would be accessory and supportive to the neighborhood; Varied types and forms of housing for people of different ages; Use green technologies and sustainable design (stormwater management, green energy, limiting use of impervious surface); Reduced auto-dependency, embrace alternative transportation (walking, biking, transit), and promote a pedestrian-oriented development pattern.

On May 20, 2015, the BOC directed county staff to develop recommended strategies, and Corporation counsel to provide written advice. The BOC indicated their desire to proceed with the realization of some number of affordable housing units on the said 13.59 acres of parcel 81-12-03-100-001 formerly addressed at 2260 and 2270 Platt Road in a manner that is consistent with County policies and adopted goals.

During the summer of 2016, an RFP was established and issued for a period of 90-days, with a closing date of December 1, 2016. Six proposals were received as part of the RFP process.

DISCUSSION:

County staff presented a summary of the Platt Road proposals at the May 4, 2017 Working Session, and recommendations for next steps in selecting a development partner.

As a follow up to that meeting, and based on both the BOC’s desire to fully utilize the site and the minimum threshold of 50 units of affordable housing required of bidders in the BOC-approved RFP, staff are recommending that only three of the six proposals move forward to the interview stage of the selection process. Please see the table below for those recommendations.

	Utilize Full Site?	Number of Affordable Units at or below 60% AMI?	Total Units Proposed	Interview?
TWG	YES	161 units at 60% AMI	238	YES
Burton-Katzman	YES	67 units at 60% AMI	204	YES
Veridian	YES	25 units at 30% 25 units at 60% AMI	125-150	YES
<i>Archinvest</i>	<i>YES</i>	<i>42 at 60% AMI</i>	<i>220-350</i>	<i>NO</i>
<i>Avalon</i>	<i>NO</i>	<i>25 at 30% and 25 at 60% AMI</i>	<i>50</i>	<i>NO</i>
<i>Robertson Homes</i>	<i>YES</i>	<i>None</i>	<i>122</i>	<i>NO</i>

Further, in order to accommodate the significant public interest in the development of the site, staff are also recommending a special meeting be set to conduct interviews, potentially at a location closer to the development site.

A 3-hour meeting is suggested, with the following interview format for each proposal:

- Development team provides an overview and presentation of their project (10 min)
- Development team responds to specific prepared questions related to their proposal (30 min)

- Commissioner follow-up (15 min)

Staff will begin to develop general interview questions to be asked of all interviewees, as well as project-specific questions, in order to ensure the BOC fully understands the specific details of each proposal. Input from Commissioners into the questions asked of the developers will be solicited prior to the interviews.

In order to move this process forward, the following actions are recommended for consideration:

1. Selection of the three recommended proposals to advance for interviews during a special meeting to be held prior to August 31, 2017; and
2. Delegation of responsibility to staff to develop, with Commissioner input, a fair and transparent interview process for the selected developers.

It is important to note, pursuant to County Purchasing policies, that although the field of proposals will be narrowed for the interview process, no bidder will be officially eliminated by County Purchasing until an award has been made.

Further, until the contract is awarded, the process undertaken to make a selection should continue to be consistent with standard purchasing policies insofar as the process needs to be structured and fair to all bidders, with formal communication from the County to bidders occurring through the Purchasing Department.

IMPACT ON HUMAN RESOURCES

None

IMPACT ON BUDGET

None

IMPACT ON INDIRECT COSTS:

None

IMPACT ON OTHER COUNTY DEPARTMENTS OR OUTSIDE AGENCIES:

None

CONFORMITY TO COUNTY POLICIES

This request is in conformance with County policies.

A RESOLUTION AUTHORIZING THE RECOMMENDED NEXT STEPS REGARDING THE PLATT ROAD PROPOSALS INCLUDING INTERVIEWS IN MOVING TOWARDS THE SELECTION OF A DEVELOPMENT PARTNER

WASHTENAW COUNTY BOARD OF COMMISSIONERS

June 7, 2017

WHEREAS, on September 18, 2013 the Washtenaw County Board of Commissioners (BOC) established the membership of the Platt Road Site Community Advisory Committee (CAC) to bring recommendations to the BOC toward disposition of the county owned Platt Road site; and

WHEREAS, on February 19, 2014 the BOC accepted by resolution a set of recommendations from the CAC that identified a number of needs and uses for the site, as well as guiding principles that were intended to leverage the site as an asset to further community goals and values for the benefit of the community. In addition the CAC's recommendation suggested using a community design process to define specific direction for the potential use of the site; and

WHEREAS, on May 20, 2015 the BOC resolved to explore strategies to cause the property to be developed in a manner similar to the design and principles that were developed and/or affirmed through the charrette process including: integration with neighborhood, Mixed-income development, including affordable and moderately-priced housing including non-residential uses that would be accessory and supportive to the neighborhood; Varied types and forms of housing for people of different ages; Use green technologies and sustainable design (stormwater management, green energy, limiting use of impervious surface); Reduced auto-dependency, embrace alternative transportation (walking, biking, transit), and promote a pedestrian-oriented development pattern; and

WHEREAS, on May 20, 2015, the BOC directed county staff to develop recommended strategies, and Corporation counsel to provide written advice. The BOC indicated their desire to proceed with the realization of some number of affordable housing units on the said 13.59 acres of parcel 81-12-03-100-001 formerly addressed at 2260 and 2270 Platt Road in a manner that is consistent with County policies and adopted goals; and

WHEREAS, during the summer of 2016, an RFP was established and issued for a period of 90-days, with a closing date of December 1, 2016. Six proposals were received as part of the RFP process; and

WHEREAS, County staff presented a summary of the Platt Road proposals at the May 4th Working Session, and recommendations for next steps in selecting a development partner; and

WHEREAS, as a follow up to that meeting, and based on both the BOC’s desire to fully utilize the site and the minimum threshold of 50 units of affordable housing required of bidders in the BOC-approved RFP, staff are recommending that only three of the six proposals move forward to the interview stage of the selection process as follows:

	Utilize Full Site?	Number of Affordable Units at or below 60% AMI?	Total Units Proposed	Interview?
TWG	YES	161 units at 60% AMI	238	YES
Burton-Katzman	YES	67 units at 60% AMI	204	YES
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<i>Robertson Homes</i>	<i>YES</i>	<i>None</i>	<i>122</i>	<i>NO</i>

WHEREAS, staff recommend that interviews be conducted with the following interview format for each proposal:

- Development team provides an overview and presentation of their project (10 min)
- Development team responds to specific prepared questions related to their proposal (30 min)
- Commissioner follow-up (15 min)

WHEREAS, this matter has been reviewed by Corporation Counsel, the Finance Department, Human Resources, the County Administrator’s Office, and the Ways and Means Committee.

NOW THEREFORE BE IT RESOLVED that the Washtenaw County Board of Commissioners hereby authorizes:

- Selection of the three recommended proposals to advance for interviews during a special meeting to be held prior to August 31, 2017; and
- Delegation of responsibility to staff to develop, with Commissioner input, a fair and transparent interview process for the selected developers.

BE IT FURTHER RESOLVED that pursuant to County Purchasing policies, that although the field of proposals will be narrowed for the interview process, no bidder will be officially eliminated by County Purchasing until an award has been made.

BE IT FURTHER RESOLVED that until the contract is awarded, the process undertaken to make a selection should continue to be consistent with standard purchasing policies insofar as the process needs to be structured and fair to all

bidders, with formal communication from the County to bidders occurring through the Purchasing Department.