



**City of Sedalia / Sedalia Redevelopment Corporation  
Request for Proposals**

**Residential Redevelopment Project  
4<sup>th</sup> to 5<sup>th</sup> Streets Between New York and Emmet Avenues  
And Potentially 5<sup>th</sup> Street Between Center and New York Avenues**

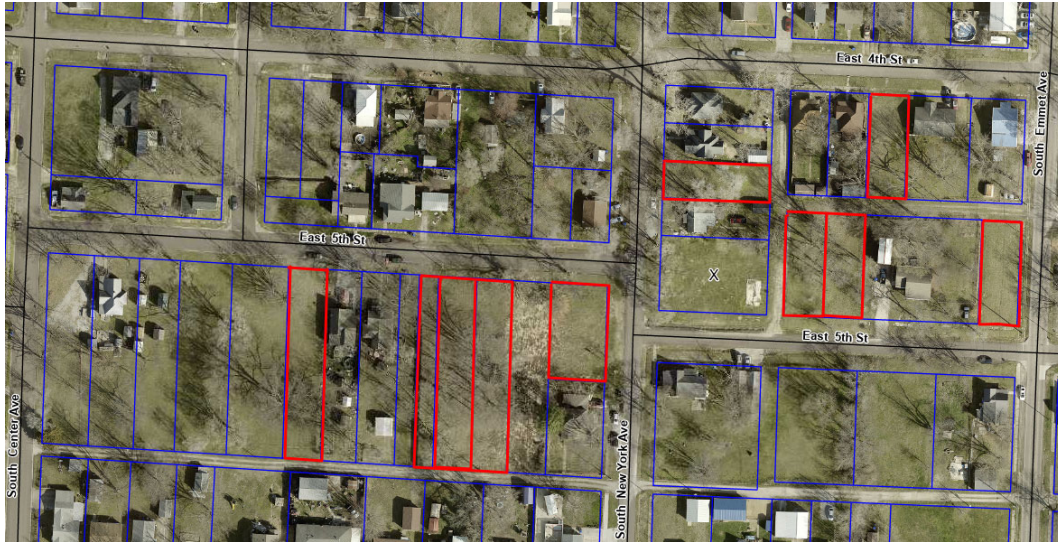
**INTRODUCTION**

The City of Sedalia, Missouri, through its Sedalia Redevelopment Corporation (SRC), is seeking proposals for the residential redevelopment of five (5) properties owned by the City or SRC in the block of 4<sup>th</sup> Street to 5<sup>th</sup> Street from New York Avenue to Emmet Avenue. Also the City is interested in expanding this project to include an additional five (5) properties in the adjacent block, along 5<sup>th</sup> Street between New York Avenue and Center Avenue.

These blocks were identified as part of a redevelopment project organized under chapter 353 of the state statutes. Therefore, incentives such as tax abatements or other gap fill assistance may be made available depending on the proposal accepted. In conjunction with the redevelopment of these properties, sidewalks, curbing, and street resurfacing is planned to enhance the area. The redevelopment of the properties anticipates affordable housing that fits with the surrounding area. Pursuant to this goal, the SRC engaged an architect and has developed plans for houses to meet this criteria. These plans are available for review to potential respondents to this request for proposals, and will be licensed to the developer for the use in the proposal accepted. The City will be responsible for ensuring the plans meet its adopted building codes. The developer will be responsible for obtaining applicable building permits and comply with inspection requirements to ensure all structures, as built, adhere to such plans and thereby, adopted building codes.

The following table and graphic provides a summary of the properties and more information is available by contacting Jason Myers in writing at [jmyers@sedalia.com](mailto:jmyers@sedalia.com)

Addr #	Street	Lot Size	Clean Title
1615	E. 5th	45 X 120	Yes
1631	E. 5th	45 X 120	Yes
411	S. New York	43 X 120	In Process
1619	E. 5th	45 X 120	In Process
1614	E. 4th	45 X 120	In Process
Potential Expansion			
1504	E. 5th	45 X 220	Not Started
1516	E. 5th	22.5 X 220	Not Started
1522	E. 5th	45 X 220	Not Started
1526	E. 5th	41 X 220	Not Started
1532	E. 5th	65 X 110	Yes



The properties are all zoned appropriately for the anticipated development, as either R-1 Single Family or R-2 Two Family Residential. Three (3) of the properties have a clear title and would thereby be available to start development on immediately. The remaining titles are in the process of quiet title action and clear title will be made available as soon as practical (we anticipate approximately September time frame). The properties are anticipated to be transferred pursuant to this project by special warranty deed to the developer, or directly to the end purchaser. The City expects to recover \$3,000.00 per lot to offset a portion of the costs to clean the titles. Payment and transfer of title timing is negotiable and should be spelled out in the developers proposal.

The City desires to locate a partner to redevelop these properties. Bottom line, to have properties ready, the plans ready, and the infrastructure improvements in process, provides an excellent opportunity to improve the entire area and thereby making the project as a whole feasible where individual infill housing, with only private investment, has not been in the past.

### **Proposal Submission**

Through this process the City encourages, developers to put forth a proposal, or proposals with varied options, that encompasses a vision to redevelop the area with affordable housing. The proposal should include the following:

- A narrative explaining the developers vision and approach to the project.
  - Include in this section any options being proposed, such as if the proposal only includes the first block of five properties, or if it includes the potential expansion identified.
  - Proposals that include plans to improve any other properties in this area will be given preference, whether that includes remodeling existing homes or purchase of other vacant lots for additional new housing.
- Options that will be built into the designed houses, if any. For example, white boxing certain areas for later finish by a new owner, or basement included, or garage.
- The anticipated price point for each house to be built and sold, including the cost of the lot. Alternatively, if the developer proposes to hold the properties and rent, then the anticipated rental rate.
- An estimated time line (weather dependent).
- Evidence of financial backing necessary to complete the project.

- Identify key personnel that will be involved in carrying out the development.
- Include contact information for at least two references of individuals and / or businesses that are familiar with developer's and key personnel capabilities to execute this project.
- Any requests for incentives to fill gaps in the feasibility of the project.
  - Potential incentives include:
    - Real Estate Ad Valorem Tax abatement up to 10 years after transfer of property, and up to an additional 15 years at 50%.
    - Sale price support to ensure a reasonable rate of return.
    - Remodel assistance on other properties.
  - Please clearly spell out what the gap is and what is causing the gap.
  - In connection with any request for incentives, evidence of a reasonable rate of return will be necessary.

## **TERMS AND CONDITIONS**

1. The City reserves the right to award the project to the best proposal, reject any and all proposals, or enter additional negotiations with any of the developers, all in their sole discretion. Upon acceptance of a proposal, the City will negotiate agreements based on the details of the proposal.
2. The City may, at its option, interview respondents as part of this selection process. However, selection may take place without such interviews. Therefore, applicants are urged to present proposals that are as complete as possible upon initial submission.
3. The City of Sedalia may terminate the request for proposal (RFP) process at any time for any reason.
4. The issuance of the RFP does not obligate the City of Sedalia to select a proposal and/or enter into any agreement. Any submission does not constitute business terms or agreement.
5. This RFP does not in any way commit the City of Sedalia to reimburse respondents for any costs associated with the preparation and submission of proposals.
6. Applicant agrees that all proposals made are irrevocable for a period of ninety (90) calendar days from date proposals are opened and agrees to such as a condition of bidding.
7. All materials submitted as response to this Request for Proposals shall become the property of the City of Sedalia.
8. The City of Sedalia reserves the right to use any and all information presented in any response to the Request for Proposals. Acceptance or rejection of the proposal does not affect this right.

## **EVALUATIONS**

Evaluation of the proposals is expected to be completed within 21 calendar days after the stated closing date of the request. The City's project team will evaluate proposals on a variety of quantitative and qualitative criteria.

The proposal selected shall be the proposal deemed to be in the best overall interest of the City. The best prices or dollar values in the proposal will not necessarily be the one selected.

The City reserves the right to request clarification or explanation on any proposal submitted. The City further reserves the right to excuse defects in a proposal when, in its sole discretion, such excuse is in the best interest of the City. The City further reserves the right to further

negotiate with any proposer on specific terms of the arrangement.

### **DUE DILIGENCE**

Upon selection of the successful proposal, the developer will have a 30 day due diligence period to formalize a contract with the City. If an agreement is not reached, the City may move to the next best proposal, start the process over, or end the process. The City reserves the right to further negotiate terms of any submitted proposal.

### **DEADLINE**

Proposal Submittal Deadline: **2:00 p.m., Monday, June 16, 2025.**

Submit all required information to:

Jason Myers, City Clerk  
Email: [JMyers@Sedalia.com](mailto:JMyers@Sedalia.com)  
Or Mail to:  
City of Sedalia  
200 South Osage  
Sedalia, Missouri 65301

Proposals received by the City after the time specified for receipt will not be considered. Applicants shall assume full responsibility for timely delivery of the proposals to the location designated for receipt of proposals. The City of Sedalia is not responsible for the U.S. Mail or private couriers in regard to mail being delivered by the specified time so that a proposal can be considered.

### **QUESTIONS AND INFORMATION**

Please direct all questions regarding this Request for Proposals in writing to:

Jason Myers, City Clerk at:  
[jmyers@sedalia.com](mailto:jmyers@sedalia.com) or  
200 S. Osage, Sedalia, MO 65301