

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4f
	Title:	Consideration to Conduct a Feasibility Study for the Downtown Riverfront Property and Evaluation of Existing Proposals	
	Presenter:	Derek Conley, Economic Development Director	
Meeting: Planning & Development Committee		Date: December 12, 2022	
Proposed Cost: \$	Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>	
<p>Executive Summary <i>(if not budgeted please explain):</i></p> <p>On March 15, 2022, the City received four proposals from four development firms. For the past 8 months City staff and City Council have evaluated the four proposals, ultimately narrowing the field down to Frontier Development and Murphy Development Group.</p> <p>On November 1, 2022, the Mayor issued a press release announcing the City would revisit the process in the Spring. The decision was based on City Council members voicing concerns regarding feasibility of the proposed projects and feedback from the community. After a request by Ald. Payleitner at the November 21 City Council Meeting, the Mayor directed staff to add these items for discussion.</p> <p>City staff has proposed the idea of hiring a planning firm to comprehensively evaluate the downtown riverfront property, including but not limited to traffic impacts, environmental considerations, engineering concerns, utility relocations, etc. After discussion, staff recommends issuing an RFP for a single firm to ensure the site is reviewed comprehensively for all issues. Given the budget implications, staff would suggest issuing an RFP and making an award May 1, 2023. We anticipate this evaluation would take 4-6 months.</p> <p>At the November 21st Council meeting, Ald. Payleitner also requested a vote be added to the agenda for disposition of the existing proposals with an invitation to resubmit, along with any other new proposals, once new guidelines on feasibility have been developed. As a result, staff is also seeking direction on whether or not City Council should take action regarding the existing proposals.</p> <p>All proposals are currently available for review at https://www.stcharlesil.gov/projects/request-concepts-downtown-riverfront-property</p>			
<p>Attachments <i>(please list):</i></p> <p>None</p>			
<p>Recommendation/Suggested Action <i>(briefly explain):</i></p> <p>City is seeking direction on the following two items:</p> <ol style="list-style-type: none"> 1. Issue a Request for Proposals to hire a planning firm to conduct a feasibility study for the Downtown Riverfront Property 2. Whether or not City Council should take action regarding the existing proposals. 			