


# CITY COMMISSION POLICY

<b>GRAND RAPIDS</b>  <b>MICHIGAN</b>	<b>NUMBER:</b> 900-25	<b>HISTORY</b>	
	<b>DATE:</b> 11/2/82	<b>FILE #</b>	<b>DATE</b>
	<b>FILE NUMBER:</b> 41054		
	<b>DEPARTMENT:</b> Development Division		

*\*replaced Policy #900-20 Vacant Lot Sales, last revised 1/12/88*

**SUBJECT: DISPOSITION OF LAND IN URBAN RENEWAL PROJECT -  
CAMP AU II**

**PURPOSE:** To provide a policy for guiding City decisions relative to the resale of property in the Campau II Project to users who will, to the extent possible, insure the creation of jobs and the employment of low and moderate-income persons, females, minorities, and area residents.

**POLICY:**

It will be the goal of the City to dispose of the Campau II property in such a manner as to meet the rules and regulations of the Department of Housing and Urban Development (HUD) and the best interest of the City and its citizens. It will be the City's policy to dispose of project property in a manner that will create the largest number of jobs possible, in as short a time as is possible.

Objectives.

The objectives of this property disposal policy will be as follows:

1. Create as many jobs as possible in as short a time as possible.
2. Provide to the extent possible, job opportunities for low- and moderate- income persons, females, minorities, and project area residents.
3. Retain and create job opportunities in labor intensive, light industrial companies.
4. Create tax base; real property, personal property, and income.
5. Avoid adverse environmental impact.

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## Criteria

In the administration of this policy, as it relates to the review of offers to purchase, the following criteria will be applied. All offers to purchase must meet the following five criteria:

1. Offer to purchase price must be equal to or higher than the reuse appraisal price determined by the City.
2. The proposer must agree to conform to the Campau II Urban Renewal Plan of December 1977, as revised July 1978.
3. The proposer must conform to all City codes and ordinances.
4. The proposer must agree to enter into a Letter of Understanding with the City as such Letter of Understanding is approved by the City Commission and as it is amended from time to time. Said letter shall relate the use of employment and training for new hires.
5. The proposer must be on the City list of certified contractors or must become a certified contractor before the date of closing.

In addition to the required criteria set for above, proposals to purchase will be compared one against the other based on the following evaluative criteria listed in the order of importance to the City.

- a. Level of labor intensity. The City shall consider the number of jobs to be created per acre proposed to be purchased.
- b. Demonstrated success in affirmative action. The City shall consider the existence of minorities and females in the current work force in the following job categories: officials and managers, professionals, technical (semi-professional), sales workers, forepersons/supervisors, skilled craft workers, office and clerical, operatives (semi-skilled), and laborers/service workers (unskilled).
- c. Prospects for employment in jobs to be created within a definite period of time. The City shall consider proposer's plans with respect to the number proposed to be filled by minorities, number proposed to be filled by females, and number proposed to be filled by project area residents.
- d. Prospects for company growth. The City shall consider the immediate past growth of the proposer (five years) in terms of sales and employment, and the projected growth of the company (two years) in terms of sales and employment.

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- e. Taxes to be created. The City shall consider real property taxes and personal property taxes generated by the proposed development and the projected income taxes generated.
- f. Bid for land purchase. The City shall consider the amount proposed to be paid above the reuse appraisal.

In implementing this policy, the City will reserve unto itself the final decision as to which proposal, if accepted, is in the best interest of the City and reserves unto itself the right to reject any and all proposals.