



West Walnut Manor Redevelopment Project

Overview

The following information is for the guidance of developers who are preparing a development proposal. This is not all-inclusive, and developers should be familiar with West Walnut Manor (“Area”) and should investigate all matters which they take into consideration in preparing a development proposal.

The Developer's Guidelines details items which developers must submit and which the City of Jennings (“City”) will need to enable it to evaluate each proposal.

Development proposals are to be in accordance with all relevant federal, state and local laws and regulations, including the City zoning ordinances and building codes, and must be compatible with the Area.

Description of the Project

The redevelopment project will take place from the 5200-5700 blocks of Hamilton Avenue, 5300-5800 blocks of Helen Ave, and 5400 block of Janet. To ensure that each property is redeveloped, all engaged parties shall express their interest in participating in this program and will then be invited to tour the properties. One week following that, developers interested in continuing in the program will turn in completed “Developer Statement” and provide a ranked list of the houses based on their preferences. Based on the developer statements, City staff will contact developers with the house that they’re being offered. At that time, if the developer chooses to continue in the program, they will pay \$5,000 for the house. All houses will cost the same amount. This program’s goal is to stabilize the West Walnut Manor (“WWM”) neighborhood by targeting available houses for redevelopment to make them fit for occupancy.

Project Overview

To be involved in the WWM Redevelopment Program, the developer must first express interest to the City through our interest form, which can be found on the website or picked up at City Hall. The City will review all interest forms and ensure that the developer is eligible to be engaged in the program (see interest form contents on next page).

All eligible interested parties will have the opportunity to tour each house on the list, prior to submitting proposals. To have access to the tour, the developer must have received confirmation of their participation from the City, which will include the schedule of the tours. Developers must sign a Hold-Harmless Agreement to enter the house(s). Developers are not required to tour the houses.

One week following the tours, developers may begin submitting their development applications to the City. Details on what the development proposals must contain is included in this packet.



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There is no guarantee that developers will be offered the house that is their first, second, or third choice.

Developers are expected to complete renovations and be issued an occupancy permit within 18 months of the deed transfer.

Interest Form Contents

To be involved in this project, developers must express interest and provide their:

1. Company Name
2. Company Address
3. Owner Name
4. Owner Address
5. Reason for Expressing Interest
6. Evidence of Good Standing
7. Consent to be Involved in the Project

The City will review all interest forms to ensure that:

1. The developer, and all associated subsidiaries, is a duly established partnership or corporation in good standing in Missouri and (where applicable) registered to do business in Missouri.
2. The developer, and all associated subsidiaries, is up-to-date on taxes and all related fines and fees.
3. The reason for interest is an appropriate fit with the goals of this redevelopment plan.

Upon review, the City will notify the interested party to inform them of the status of their interest form. If approved, they will be informed of the details of the property tours and next steps.

Financing of the Project

The developer is responsible for funding this project.

Non-Collusive Affidavit

Each developer submitting a proposal to the City shall execute an affidavit in the form herein provided stating that the developer has not colluded with any other person, firm or corporation in regard to any proposal submitted. After execution, one copy shall be submitted.

Knowledge of the Area and Proposal Documents

Each potential developer should visit the Area and become fully acquainted and informed regarding the existing conditions, difficulties, if any, and restrictions affecting development of the Areas. The developer should thoroughly examine and become familiar with all parts of the proposal documents and Plan. The developer, by execution of the development agreement, shall in no way be relieved of any responsibility for existing conditions in the Areas. The City may reject any claim based on facts which the developer should have noted or of which the developer has become aware



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Proposal Contents

Each developer must submit to the City, one week following the house tours, one copy of a complete and acceptable Developer Application. In addition, the developer shall furnish the City with all information and data relating to the developer's ability to perform under the development agreement, as the City may request. If the development entity is to be other than individuals, the developer must show proof that the corporation, partnership or joint venture, and all related subsidiaries, has been duly formed and is in good standing with the State of Missouri. Please see the form "Developer Application".

Proposal Review

Objective:

The objective of this ranking system is to prioritize developers for the purchase of houses based on their qualifications, experience, financial capabilities, and their potential to contribute positively to the local community.

Components of the Ranking System:

Qualifications and Experience (35%):

1. Property development skills and background.
2. Years of experience in property development.
3. Successful completion of past projects.

Financial Capability (25%):

1. Total assets and liquidity.
2. Creditworthiness and financial history.
3. Ability to secure financing for the purchase.

Community Impact (20%):

1. Proposed use of the property: Points for projects that align with community needs and development goals.
2. Commitment to local hiring and subcontracting.
3. Sustainability and environmental impact of the proposed project.

Local Involvement (20%):

1. Past involvement in the local community or development projects.
2. Support for local charities or community initiatives.
3. Collaboration with local businesses and organizations.

Scoring and Ranking:



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Each developer is scored on each of the four components, and the scores are weighted according to their importance. The total score is used to rank developers.

Acceptance of Proposals

The City may not accept a development proposal from the developer until:

- 1) City's receipt of evidence documenting that the developer, and all associated subsidiaries, is a duly established partnership or corporation in good standing in Missouri and (where applicable) registered to do business in Missouri; and
- 2) Payment by the developer of all applicable developer fees and the advertising cost.

Property Allocation

Once a developer has been offered a property, they will pay the fee for the program and complete the paperwork required for the deed transfer within three business days. The City will provide one exterior inspection and give developers recommendations based on that. In addition, developers will be required to provide the City with the "Construction Timeline & Feasibility" form to provide the City with a plan on the property's development.

Required Permits

Prior to beginning work, the developer must follow the required development steps and get all necessary permits. This includes: electrical permits, mechanical permits, and building permits, if applicable. The City will waive the occupancy inspection fees for the homes that are a part of this project.

Quiet Title Notice

All properties purchased through this program must have a quiet title suit performed by an attorney or other qualified person. The City is conveying its interest in the property via Quit Claim Deed.

Conveyance of Property Remedies

In the event of default or breach by the Grantee with respect to improvements, the Grantor may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, including, but not limited to failing to comply with the 18-month development stipulation of property rehabilitation or City of Jennings Ordinance PM 400.4. Failure to comply with the rules of this ordinance or development plan shall in turn revert ownership of this property back to the City of Jennings.