

March 30, 2007

TO: Mayor MacLean and City Councilors

FR: Jeff Kobrock

RE: 4 Beech Street

Enclosed is background concerning the 4 Beech Street process.

Prior to Council Order 07-02 being adopted unanimously on February 7, 2007 directing me to solicit proposals for redevelopment/reuse of the property, we reviewed a history of code violations/noncompliance dating to the mid 1980's and took a virtual tour of the building to view actual conditions. You will recall that we adopted the proposal approach because:

- The property was judged to represent a liability, not an opportunity, due to the existing conditions.
- We wanted to retain control over the property to assure ourselves that after decades of attempting to resolve the problems this property represents to the neighborhood, that such a resolution becomes reality.

The request for proposals that resulted from the Council Order was in the February 16, 2007 Council Packet. That process was advertised four times in the Kennebec Journal and a notice placed on the City's website. An inspection of the property for interested parties was held February 28 and four proposals were received March 12.

The scoresheet that was used to rank proposals in relation to criteria defined in the RFP, the RFP itself and Order 07-02 is enclosed.