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MEMORANDUM

Date: 5/16/2024

TO: Town of Beloit Board of Supervisors
FROM: Tim Kienbaum, Community Development Director and Tim Wellnitz, Administrator
RE: Discussion and possible action on responses to Blackhawk Run RFP

SUMMARY

Two developers have responded to the RFP for the town-owned R-4 parcels on Coopers Hawk Dr in the Blackhawk Run subdivision. Both proposals are included with this memo.

STAFF RECOMMENDATION

The RFP yielded 2 solid proposals and the staff believes that either would be beneficial to the area and community. Staff is split on our recommendation.

RECOMMENDED MOTION

I make a motion to proceed with the proposal from LookAbel Construction.

or

I make a motion to proceed with the proposal from Next Generation.

BACKGROUND

The original Blackhawk Run development plan included Coopers Hawk Drive which included duplex and 4-family buildings. That area has generated interest and several inquiries from developers looking to acquire the parcel for development. A request for proposals (RFP) was published and two responses were received. Both responses have been reviewed by staff and we feel that either proposal would work in that location.

The proposal from LookAbel Construction Co. includes 76 total units (19 buildings for 4 units each) along with 2 amenity areas. One would include a pavilion for gatherings and the other would be a fenced dog run. The proposed purchase price is \$147,750. Estimated total value at completion would be approximately \$20,000,000.

The proposal from Next Generation includes 36 condominium units (12 duplex and 12 single family units) along with a recreational area including a pickleball court, gazebo or pergola and a community garden. The target demographic for the development would be 55+ and would include collaboration with Willowick Senior Living to provide additional optional benefits for residents. The proposed purchase price is \$200,000. Estimated total value at completion would be approximately \$12,000,000.

CC: Tim Wellnitz, Town Administrator
Karry DeVault, Town Clerk