

**CITY OF MOBILE
NEIGHBORHOOD RENEWAL PROGRAM**

NRP APPLICATION FORM

Ala. Code § 11-70-1 permits the City of Mobile to acquire and quiet title to tax-delinquent, abandoned property. Pursuant to the policies and procedures of the Neighborhood Renewal Program, adopted by City Council Resolution No. 40-713, this application is for individuals, companies or non-profit organizations seeking to enter into an Option and Development Agreement to purchase tax-delinquent, abandoned property and subsequently redevelop or rehabilitate the property.

<u>Applicant Name:</u>
<u>Corporation (if applicable):</u>
<u>Mailing Address:</u>
<u>Applicant's Email:</u>
<u>Phone:</u>

ELIGIBILITY: Applicants/Bidders must meet the following threshold requirements in order to be eligible to purchase property:

- A) The Bidder may not own any real property within the City of Mobile, Mobile County or the State of Alabama that is tax delinquent.
- B) The Bidder must not have been the prior owner of any real property in the City of Mobile that was transferred to the State Land Commissioner as a result of tax delinquency.
- C) The Bidder may not own any real property within the City of Mobile that has any unresolved citation or violation of any local codes and/or ordinances.

The City will not evaluate or consider responses received from Applicants deemed ineligible according to the above criteria.

In addition to meeting the above threshold requirements, the Applicant must submit a complete response to the information requested below.

NRP PROPERTY INFORMATION

<u>Property Address:</u>	
<u>Key Number:</u>	
<u>Property Status:</u>	<input type="checkbox"/> Improved <input type="checkbox"/> Unimproved
<u>Zoning:</u>	<input type="checkbox"/> R-1 <input type="checkbox"/> R-2 or R-3 <input type="checkbox"/> Commercial
<u>Declared Nuisance:</u>	<input type="checkbox"/> Yes; if yes, date Lis Pendens was filed: _____ <input type="checkbox"/> No

REQUIRED ATTACHMENTS

- 1) Copy of driver’s license;
- 2) This Neighborhood Renewal Program Application form (completed)
- 3) A Narrative describing, in detail:
 - a) the future use and plans for the property;
 - (1) The proposed use must be consistent with current zoning or present a detailed explanation for why rezoning is necessary;
 - (2) Additionally, the use must comply with the recommendations found in the New Plan for Mobile;
 - (3) potential Developers are advised to meet with and receive a letter of comment from the appropriate neighborhood group or community association.
 - b) the public benefit the future plans for the property will provide.
 - (1) The development, redevelopment or rehabilitation of the property must achieve one or more of the following public purposes:
 - Blight remediation;
 - Creation of affordable housing;
 - Creation of employment opportunities;
 - Neighborhood stabilization and revitalization;
 - Historic preservation;
 - Increase the tax rolls;
 - Community improvement or beautification.
- 4) Construction specifications;

- a) For new construction, a draft site plan, general construction specifications, including square footage and exterior construction materials, and an elevation rendering or scaled drawing of the proposed development (drawing may be prototypical or from a prior project).
 - b) For rehabilitation projects, a scope of work, including necessary work to bring the property to code and a site plan if significant site alterations are anticipated.
- 5) Detailed project budget and timeline for substantial completion.
 - 6) Evidence of the financial capacity to undertake the proposed development by submitting:
 - a) a pre-qualification or proof of funds letter from a financial institution; and,
 - b) the most recent financial statement of the Bidder.
 - 7) Examples of similar developments undertaken within the last five years;
 - 8) Signed certification (below).

APPLICATION CERTIFICATION

All applicants certify that the information in this application and response is correct. All applicants agree to submit reports, financial records and/or any additional information that the City may need to adequately review your application. All applicants understand that the application will be reviewed by City Staff to ensure compliance with all applicable ordinances, laws, neighborhood plans, and policies and procedures of NRP. Furthermore, all applicants agree that if this application is approved, the applicant will enter into an Option and Development Agreement to develop the property.

Applicant Signature