

3rd October, 2019.

**To: The Cathaoirleach and Each Member of the Municipal District of
Adare-Rathkeale**

**Disposal of Property at Galvone Industrial Estate.
1.06 acres of land at Galvone Industrial Estate**

A Chomhairleoir, a chara,

It is intended that the following proposed disposal of land will be included on the Agenda for the November Council Meeting:

Disposal of 1.06 acres of land at Galvone Industrial Estate for €102,000 to Limerick City Build (Regen) Ltd (Raymond and Bartholomew O' Halloran).

The Expression of Interest for the land was widely advertised. A signboard was placed on the property. Adverts were placed on the Power Property website, daft and my home.ie. An advert was placed in the Limerick Leader and in the Irish Independent in January, 2019. A final date for receipt of submissions was set for 25th January, 2019.

An email was sent to all Members on the 30th November, 2018 advising them in relation to the Expression of Interest process for this land.

The following information is relevant to the land:

Date of Acquisition:	Different acquisitions between 1973 -2001
Cost when Acquired:	Part of a larger Acquisition.
Funding:	Own Resources.
Valuation:	€25,000-€35,000
Zoning:	Light Industrial.
Current Use:	Vacant.

Two No. Expressions of Interest were received.

The applications were assessed by the Evaluation Committee on the 5th February, 2019 and again on the 12th April, 2019.

The Expressions of Interest received were analysed based on the following criteria:

No.	Description	Scoring %
1.0	Financial Bid	40%
2.0	Staffing/Training	20%
3.0	Timeframe for Development and occupation	20%
4.0	Support of the Limerick Regeneration Framework Implementation Plan	20%

The results of the process were that both applicants scored equal points. In this regard, it was decided to invite both parties to submit their best and final bids for the land by 21st June, 2019 and that the decision would now be made on the best financial offer.

Two bids were received and opened on Monday 24th June, 2019:

The highest bid was received from Limerick City Build (Regen) Ltd.

The proposed plan, as outlined in the Expression of Interest document as submitted by Limerick City Build (Regen) Ltd is to create a Box Park, which will incorporate shipping containers providing a blank canvas for a business to adapt and expand. The shipping

container design and conversion process; once windows and external doors are cut out and fitted, the works typically follow that of first fit of a building. The proposed box park model is cost effective and can be installed in a short period of time. The modular nature of the units allow greater flexibility in the capacity to expand gradually as demand increases.

Year 1-Installation of a box park amenity to provide training for marginalised communities. Creation of a start-up enterprise space where trainees can progress to running their own small business.

The Box Park model is based on addressing the needs of the local community using trades as the pathway for engaging with the long term unemployed.

The proposed training and enterprise approach as outlined in the submitted Expression of Interest is as follows:

- **Year 1** -15 Trainees and 2 start-up enterprises.
- **Year 2** -20 Trainees and 4 start-up enterprises.
- **Year 3** -25 Trainees and 6 enterprises.

Galvone Industrial Estate has been highlighted on numerous occasions in surveys undertaken by Irish Business Against Litter (IBAL) and, in particular, the end part of the estate where this building is located is quite seriously littered and is subjected to excessive illegal dumping. The redevelopment of this section of the estate would greatly enhance the overall appearance of the estate and hopefully attract further re-investment and redevelopment. The overall improvement in this estate would significantly contribute to the overall objectives of the Limerick City and County Development Plan and Limerick Regeneration Plan.

The proposal before the Members is to dispose of 1.06 acres of land adjacent to the Advanced Heating and Plumbing building to Limerick City Build (Regen) Ltd (Raymond and Bartholomew O' Halloran) in the sum of €102,000.



Jayne Leahy,
Head of Property Services.

