

**CITY OF SOMERTON
REQUEST FOR
PROPOSALS (*RFP*)**

#2018-001

**FOR
SALE OF PROPERTY
CITY OF SOMERTON
SWC STATE AVE & MAIN ST
Parcel: 752-06-010
SOMERTON, ARIZONA**

FIRST PROPOSAL SUBMISSION DEADLINE:

OPEN UNTIL A PROPOSAL IS SELECTED

**Submittals to Somerton City Hall located at 143 N. State Ave. Somerton AZ. 85350
Or mailed to P.O. Box 638.**

**Questions may be directed to Hector Tapia, AICP
PH: 928-722-7390**

Email: HectorTapia@somertonaz.gov

**Advertised: March 26, 2018 at City's Website, Yuma Daily Sun May 6, 7, 8,
and 9, 2018. Now open until a proposal is selected.**

**SALE OF REAL
PROPERTY OFFER
TO PURCHASE**

143 N. STATE AVENUE, SOMERTON, ARIZONA

I. REQUEST FOR PROPOSAL

A. Request:

Proposals are being accepted by the City of Somerton Municipal Property Corporation and the City of Somerton for the sale of property located at the southwest corner of Main Street and State Avenue, Somerton, Arizona.

Respondents to this Request for Proposals shall submit to the City of Somerton a proposal(s), which will address the various components as set forth in this Request for Proposal.

B. Obtaining a Request for Proposal with Offer to Purchase Forms:

This document is available to all Bidders that request a copy up to the closing date/hour of submission.

Copies of this RFP can be obtained from the City of Somerton, Economic Development office, 143 North State Ave, Somerton, AZ 85350, or by calling (928) 722-7390. Also at <http://www.cityofsomerton.com/bid-opportunities.html>. For further information, contact Hector Tapia, Economic Development Director at HectorTapia@somertonaz.gov

II. PROPERTY INFORMATION

The City of Somerton is interested in selling a property located at the southwest corner of Main Street and State Avenue (see Exhibit A).

It is the City's intention for the Developer/Buyer(s) to add value to this property located at the central retail core of Downtown Somerton. Based on the City's Redevelopment Plan, this property may be ideal for a restaurant/retail related opportunity. The Downtown Main Street Redesign Project construction drawings were completed on May 2017. This concept design that includes wider sidewalks, outdoor dining venues, and new street layout may be integrated in the Developer/Buyer's land development proposal. The sale shall be conditioned upon the offer, use of the property, proposed improvements, timetable for making improvements, the number of job opportunities created and the Bidders' business and financial plans.

Buyer(s) will be required to submit design drawings prepared by an Arizona registrant (for example an architect) to the City's Community Development Department. Any new work will need a building permit and must be performed and completed by a licensed contractor.

Depending on the proposed land use, the Buyer would be required to meet the City Code and Zoning Ordinance requirements for the proposed land development. The City offers to hold a pre-development meeting for those interested in developing the subject parcels, where additional questions can be addressed.

Property Description:

The subject property (land) consists of one parcel containing an unimproved parking lot. The parcel has a total size of 7,500 square feet. The property is located at the southwest corner of State Avenue and Main Street (Highway 95), Somerton, Yuma County, Arizona.

Parking for the subject property is available in several areas including street parking and various municipal parking lots located proximate to the vacant parcel. Property uses adjacent to the subject property include government and quasi-government uses to the north, commercial uses to the east and west.

III. PROPERTY INFORMATION

A. Legal Description:

Lot 1, Block 2, First Ingraham Addition to Somerton, Yuma County, Arizona.

OWNERSHIP: City of Somerton

TAX PARCEL NUMBERS: 752-06-010

Land and Size:

7,500 square feet. The subject site is rectangular with approximately 50 feet of frontage on Main Street (also known as Highway 95 and County 16th Street) and 149 long on State Avenue. The topography is level. State Avenue is a two-lane, asphalt-paved roadway. Main Street is a two-lane, asphalt-paved roadway with a center turn lane, concrete curbs, and streetlights at the subject property. The intersection of State Avenue and Main Street has marked crosswalks but is not signalized. See Exhibit A and B.

ZONING:

MSC (Main Street Corridor, parking is not required under this zoning category in the downtown area) - see Exhibit A.

IV. CONDITIONS GOVERNING DISPOSITION OF SAID PROPERTY

A. Offer:

Interested parties can purchase the property in total or submit an offer for a carry-back proposal. All bidders must complete and submit the Offer to Purchase (Attachment A) indicating amount offered for Property. The Property Narrative response must contain detailed information for each category listed. All offers submitted shall remain valid for a period of 90 calendar days from the opening date of the RFP and Seller reserves the right to formally accept any offer within that time period.

B. Purchase Price:

Purchase price must be paid by certified or cashier's check payable to the City of Somerton and must include a cash component. Terms and conditions may be part of offer the City of Somerton may wish to consider.

C. Title and Escrow Costs:

Seller agrees to provide Buyer with a standard owner's title policy for the property in the escrow agent's standard coverage form and to pay the cost to record a deed in favor of Buyer. Buyer shall pay for any extended form of title insurance coverage as determined and requested by Buyer. All other escrow and collection costs will be paid by Buyer.

D. Commission:

Any commission to be paid to an agent or broker shall be paid by the Buyer.

E. Earnest Deposit:

Sealed proposals must include a minimum earnest deposit of two thousand dollars (\$2,000), in the form of a certified or cashier's check, payable to the City of Somerton, and must be submitted together with the signed Offer to Purchase (Attachment A) and the Property Narrative(s) (Attachments B) attached hereto. The earnest deposit will be returned to all unsuccessful Bidder(s) within ninety (90) days of proposal selection. If the Bidder's proposal is accepted, the earnest deposit will be applied to the purchase cost. Should any Bidder(s) withdraw the offer to purchase at any time after fourteen (14) calendar days of the RFP opening, Seller reserves the right to retain the earnest deposit.

F. Submission of Proposal:

To receive consideration, an original (signed in blue ink) proposal, if mailed, must be received at Somerton City Hall, P.O. Box 638, Somerton, AZ 85350, or hand delivered to City of Somerton, 143 N. State Ave., Somerton AZ. The time/date recorder located at City Hall will be used to record the official time of receipt. The outside of the envelope

shall be marked "SALE OF REAL PROPERTY "RFP No. 2018-001. Late submittals will not be considered unless the RFP deadline is open.

G. Award:

Award for property will be based on proposals submitted on the City's form of Offer to Purchase (Attachment A), Property Narrative (Attachments B) including any supporting documentation, and will be subject to the highest acceptable offer received that adds value to the property and is determined to be in the best interests of the Seller. The sale is subject to final approval of the City of Somerton City Council, which shall be the sole determinant of the offer in the best interests of Seller. The Seller reserves the right to reject any or all offers.

I. Schedule:

The projected tentative schedule for award of bid and opening escrow is:

Bid opening:	Open
Bid Award by City Council:	<u>Date to be schedule after selection</u>
Open Escrow:	30 days after award

This schedule is subject to change.

J. Exceptions to this Request for Proposal:

Any exceptions from the provisions of this Request for Proposals, which are desired by the Bidder, shall be specifically noted in the proposal submitted, including additional requirements and/or requests. **The exceptions are to be listed on Attachment B.**

V. **QUESTIONS:**

Questions regarding this Request for Proposal, or need for additional data or information should be submitted in writing by email to HectorTapia@somertonaz.gov at least seven (7) calendar days prior to opening date. It is the responsibility of the person or firm submitting for additional information to confirm arrival of request. It is recommended that all interested parties visit the property site prior to submitting a proposal.

VI. **CONFLICT OF INTEREST INFORMATION**

Information on possible conflicts of interest should be provided in the proposal. Such information will be considered in making a decision on the selection of the Bidder to acquire the subject property.

Should a conflict arise during preparations for or while undertaking the purchase agreement, the Bidder shall immediately advise the City of such conflict.

ATTACHMENT A

SALE OF REAL PROPERTY OFFER TO PURCHASE (1 OF 2)

herein called the Buyer, hereby offer(s) and agree(s) to purchase from the City of Somerton Municipal Property Corporation and the City of Somerton, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, see attachment (s), and easements, encumbrances, and other matters of record, and to all zoning, or other Laws or Ordinances, the following described property.

The following legal description is written to precisely define the property:

LEGAL DESCRIPTION:

Lot 1, Block 2, First Ingraham Addition to Somerton, Yuma County, Arizona.

OWNERSHIP: City of Somerton

TAX PARCEL NUMBERS: 752-06-010

The entire parcels described above contain 7,500 square feet of land. Possession shall be given upon closing. Escrow agent shall be Pioneer Title. Transfer of property shall be by the City form of deed. The City shall transfer the entire parcels as described above to the party signing the Offer to Purchase. All terms, covenants, and provisions of this instrument shall survive closing of title and delivery of the quitclaim deed.

Closing shall be within ninety (90) days of acceptance of this agreement, unless otherwise agreed to by the parties. This sale is subject to approval by the City of Somerton Municipal Property Corporation and the Somerton City Council, and the City reserves the right to reject any and all offers.

SUBMITTAL: To ensure proper identification and handling, submit offer in a sealed envelope. This may be hand-delivered or mailed, and must be delivered by the date and time due to:

City of Somerton 143 N. State Avenue or by mail at PO Box 638

Somerton, AZ. 85350

Timely delivery of the offer shall be the sole responsibility of the Bidder. Late offers, as determined by the City's time/date recorder, will not be accepted. All offers submitted shall remain valid for a period of 90 calendar days from the opening date of the RFP.

The successful Bidder will be determined by Seller to be in Seller's best interest and Seller reserves the right to reject any or all offers.

OFFER TO PURCHASE (2 OF 2)

1. Southwest Corner of Main St & State Ave (Parcels: 752-06-010) \$_____

TOTAL \$_____

Method of Payment:

_____ A. Certified Check

_____ B. Cashier's Check

_____ C. Other (specify) __

If a Note is to be carried back, the terms of said Note including interest rate and term must be specified, with a Mortgagee policy showing Seller as first lienholder on Deed of Trust. *Personal guarantee(s) from responsible individual(s) may be required if Buyer is an entity which has an inadequate financial history.

Total amount offered \$_____

Earnest Deposit: \$_____

Balance due on or before closing \$_____ (Certified or Cashier's Check)

ATTACH CERTIFIED OR CASHIER'S CHECK EARNEST DEPOSIT

Print or Type Name of Buyer(s):

Address (Street, City, State and Zip Code):

Telephone Number:

Signature of Buyer(s):

Date:

Agent (if applicable):

Address (Street, City, State and Zip Code):

Area Code and Telephone Number:

ATTACHMENT B PROPERTY NARRATIVE (1 OF 2)

PROPOSAL RESPONSE FORM

Southwest Corner Main St and State Ave Site

Print or Type Name of Buyer(s)

Address (Street / City, State and Zip Code)

Area Code and Telephone Number

CATEGORIES (1 thru 7)

1.) Proposed Use of Property:

(Use additional sheets, if necessary)

2.) Proposed Property Improvements:

(Use additional sheets, if necessary)

3.) Timetable for Making Improvements:

(Use additional sheets, if necessary)

4.) Proposed Job Creation:

PROPERTY NARRATIVE (2 OF 2)

(Use additional sheets, if necessary)

5.) Business Plan:

(Use additional sheets and/or provide supporting documentation, if necessary)

6.) Financial Plan:

(Use additional sheets and/or provide supporting documentation, if necessary)

7.) Exceptions to Request for Proposal:

(Use additional sheets, if necessary)

Signature of Buyer(s), Date