

RESOLUTION NO. OB 14-12

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FIREBAUGH REDEVELOPMENT AGENCY APPROVING THE ISSUANCE OF A REQUEST FOR PROPOSALS

WHEREAS, the Oversight Board to the Successor Agency to the Firebaugh Redevelopment Agency ("Oversight Board") has been established to direct the Successor Agency to the Firebaugh Redevelopment Agency ("Successor Agency") to take certain actions to wind down the affairs of the Redevelopment Agency in accordance with the California Health and Safety Code; and

WHEREAS, among the duties of successor agencies under the Dissolution Act is the preparation of a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency for consideration by a local oversight board and California Department of Finance ("DOF"); and

WHEREAS, the Long-Range Property Management Plan for the Firebaugh Successor Agency was approved by the Oversight Board on September 19, 2013 and by DOF on February 10, 2014; and

WHEREAS, the Long-Range Property Management Plan identified two commercial properties located on "N" Street known as Assessor Parcel Numbers 008-080-42 and 008-140-35 (collectively the "N Street Properties") as assets of the Successor Agency that the Successor Agency wishes to sell; and

WHEREAS, the Successor Agency desires to issue a Request for Proposals ("RFP") to solicit offers and plans for the disposition and development of the N Street Properties; and

WHEREAS, Successor Agency Staff drafted the RFP (included herewith as Exhibit A) using the Property Disposition Procedures adopted by the Successor Agency Board and Oversight Board as a guide; and

WHEREAS, the Oversight Board desires to approve the RFP and authorize the Successor Agency to post the RFP on the City's website, send it directly to interested parties, and take any other necessary actions to publicize the RFP.

NOW, THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE FIREBAUGH REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. In order to progress with selling the N Street Properties, the Successor Agency wishes to issue a Request for Proposals.

SECTION 3. The Oversight Board hereby approves the Request for Proposals in substantially the form included hereto at Exhibit A.

SECTION 4. The Oversight Board hereby authorizes the Successor Agency to post the Request for Proposals on the City's website, transmit it directly to interested parties, and take any other necessary actions to publicize the document.

SECTION 5. The Oversight Board Secretary shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED at a special meeting of the Oversight Board to the Successor Agency to the City of Firebaugh Redevelopment Agency held this 31th day of July, 2014 by the following vote, to wit:

AYES: Stoppenbrink, Freitas, McDonald, Lopez, Cline

NOES:

ABSENT: Knight, Minnite

ABSTAIN:



Chairperson Oversight Board

ATTEST:

Oversight Board Secretary

EXHIBIT A

REQUEST FOR PROPOSALS FOR N STREET PROPERTIES

REQUEST FOR PROPOSALS

FIREBAUGH PROPERTY PURCHASE AND REDEVELOPMENT

1284 AND 1320 N STREET

SUCCESSOR AGENCY
CITY OF FIREBAUGH
1133 "P" ST.
FIREBAUGH, CA 93622

CONTACT:
KENNETH MCDONALD
CITY MANAGER
PHONE: (559) 659-2043
EMAIL: CITYMANAGER@CI.FIREBAUGH.CA.US

1284 AND 1320 N STREET RFP

INTRODUCTION

The Firebaugh Successor Agency ("Agency") is inviting proposals from a qualified Bidder(s) ("Bidder") to purchase and redevelop two properties located in the City of Firebaugh on the corner of N Street and 13th Street ("Sites") (shown in Exhibit 1 on following page). Site 1 is located at 1284 N Street and is approximately 0.44 acres ("Site 1"). Site 2 is located at 1320 N Street and is approximately 0.45 acres ("Site 2"). The Agency will accept proposals from qualified Bidders that include purchase and redevelopment of either one or both of the Sites.

The former Redevelopment Agency of the City of Firebaugh owned the properties until the Redevelopment Agency was dissolved pursuant to Assembly Billx1 26 (ABx1 26"). The Agency is now responsible for disposing of the properties, which were included in the Agency's Long Range Property Management Plan ("LRPMP").

DUE DATE

PROPOSALS (1 COPY – MAILED OR EMAILED) ARE DUE BY MONDAY, SEPTEMBER 8, 2014 AT 5 PM

ALL PROPOSALS SHALL BE ADDRESSED TO:

Kenneth McDonald
City Manager
City of Firebaugh
1133 "P" St.
Firebaugh, CA 93622
Email: citymanager@ci.firebaugh.ca.us

QUESTIONS

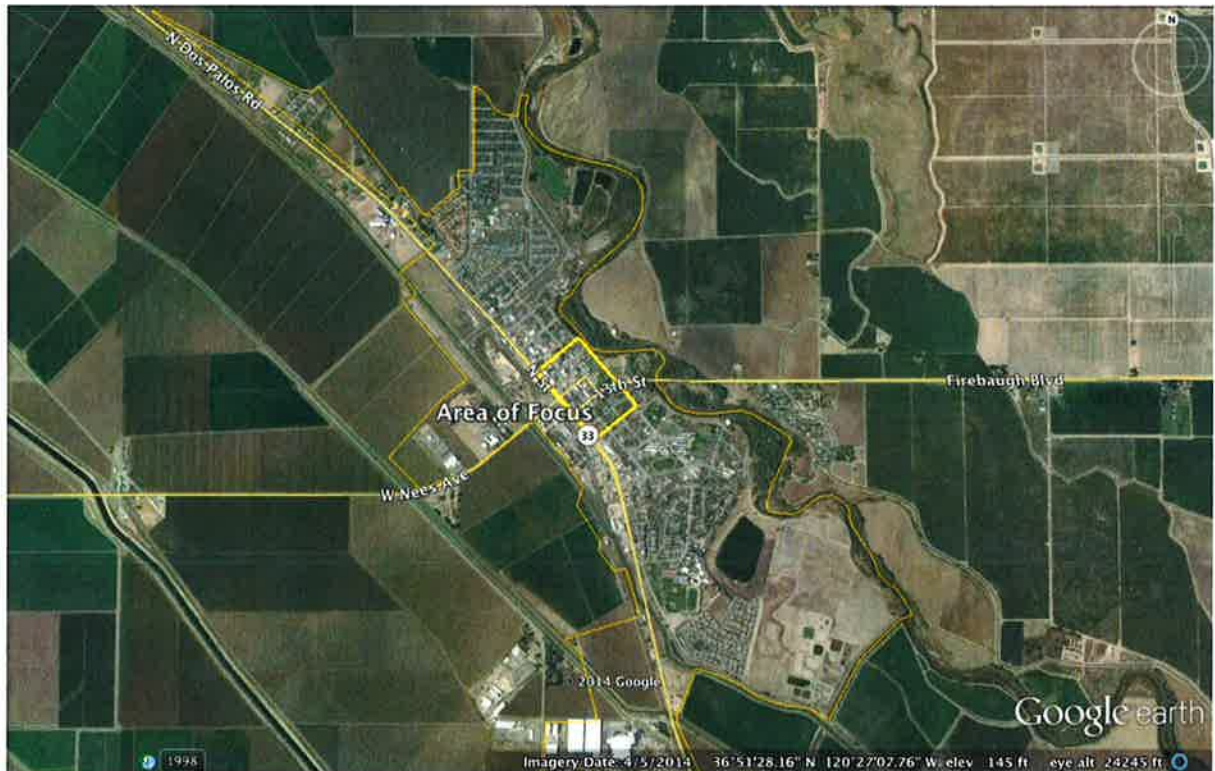
Questions regarding this RFP and/or the improvements shall be submitted in writing to:

Tara Matthews
Successor Agency Consultant
Rosenow Spevacek Group Inc.
309 West 4th St
Santa Ana, CA 92701
Phone: 714-316-2111
Email: tmatthews@webrsg.com

EXHIBIT 1
Project Sites



Location Map



PROJECT REQUIREMENTS

The Agency is seeking proposals to from Bidders to purchase and redevelop either one or both Sites into a project that ideally satisfies the following criteria (not listed in any particular order):

- 1) Provides an economic benefit to the City, Taxing Entities, and the Community;
- 2) Conforms with the City's 2030 General Plan;
- 3) Demonstrates good quality design and project concept;
- 4) Generates employment opportunities;
- 5) Demonstrates a high probably of completion in a expeditious timeframe; and
- 6) Has a minimal environmental impact.

BACKGROUND

Located in Fresno County, Firebaugh is a small, agricultural town approximately 43 miles west of the City of Fresno off Highway 33 and 18 miles east of Interstate 5. It is approximately 150 miles southeast of San Francisco and 305 miles north of Los Angeles. According to State Department of Finance ("DOF") estimates, the City had a total of 7,777 residents and 1,768 housing units as of January 1, 2013.

The City is a general law city incorporated on December 17, 1914 and has grown from ferry crossing to a small agriculture based city. Before the railroad, the San Joaquin River was the major thoroughfare to upstream communities. The San Joaquin River played a major role in the settling of the Central Valley and Firebaugh is one of the oldest historical towns on the west side.

The Sites are located within the former Firebaugh Redevelopment Project Area and were owned by the Redevelopment Agency. ABx1 26 amended by AB 1484 (collectively the "Dissolution Law") and codified in the California Health & Safety Code ("H&SC") dissolved redevelopment agencies in California as of February 1, 2012. Pursuant to Dissolution Law, all non-housing properties owned by the Redevelopment Agency transferred to the Successor Agency. The Successor Agency addressed the disposition of the subject properties in its LRPMP, which was approved by DOF on February 10, 2014. The Successor Agency is now seeking a qualified Bidder to purchase and redevelop either one or both Sites. This should be done expeditiously and in a manner aimed at maximizing the value for the taxing entities, the Agency, and the City.

The former Redevelopment Agency purchased both properties on March 28, 2011. Site 1 consists of Assessor Parcel Number 008-080-42 and Site 2 consists of Assessor Parcel Number 008-140-35. As detailed in a Memorandum of Understanding executed by the former Redevelopment Agency on March 15, 2012, the Sites were both purchased "for the purpose of establishing one or more retail outlets located on "N"

street in the City of Firebaugh, for the purpose of creating jobs, enhancing economic development, enhancing sales tax growth, and eliminating blighting influences...”. The Redevelopment Agency planned to consolidate the two Sites, eliminate the right-of-way between them, and attract a national retailer to the centralized location.

Site 1 currently contains a small commercial building that is being leased by a restaurant tenant. If you would like more information about the current tenant or lease, please contact Tara Matthews at 714-316-2111. Site 2 contains a small vacant commercial building. Given the central location and frontage along the main thoroughfare through the City, the properties are currently underutilized. An ideal proposal would redevelop the site(s) and maximize its/their potential.

The Sites are both zoned “Service Commercial”, which allows for a mix of retail and service-oriented commercial uses. New development is required to connect to City water, sewer and storm drain facilities. Should the City Engineer deem it necessary, a new development could be required to install paved streets, curbs, gutters, sidewalks, street lamps and other facilities as needed. Development designated as Service Commercial should have landscaping, off-street parking, all visible equipment and storage areas must be fenced and screened from public view, signs will be regulated and new uses or extensive expansion of existing uses will require site plan review or a conditional use permit.

Please see the table below for a summary of site characteristics:

SITE 1		SITE 2	
Address	1284 N Street	Address	1320 N Street
APN	008-080-42	APN	008-140-35
Land Area	0.44 Acres	Land Area	0.45 Acres
Zoning	Service Commercial	Zoning	Service Commercial
Current Occupancy	Leased by a restaurant	Current Occupancy	Vacant

MATERIALS TO SUBMIT

The prospective Bidder shall submit 1 mailed or emailed copy of their Proposal to the Agency.

Kenneth McDonald
 City Manager
 City of Firebaugh
 1133 "P" St.
 Firebaugh, CA 93622
 Email: citymanager@ci.firebaugh.ca.us

The Agency reserves the right to reject any and all Proposals.

All submittals must include the following sections in the order enumerated below:

1. DESCRIPTION OF THE PROPOSED PROJECT

The Bidder shall provide the following information:

- a. Provide a description of proposed use(s) for either site or both Sites, including a general description of the overall design concept.
- b. Identify your vision for the Site(s) and why it would be a good fit in the City of Firebaugh.
- c. Identify the desired tenant(s) for the Project (ie. small commercial tenants, large national retailer, etc).
- d. Identify any potentially significant environmental impacts that might be expected from construction of the Project, or that the completed Project would have on the surrounding community.
- e. Provide a description of how the Project conforms to the requirements, intent, goals and objectives of the City's General Plan, zoning, and other applicable federal, state and local laws, codes and regulations.

2. PURCHASE PRICE AND FINANCIAL ASSISTANCE

The Bidder shall provide the following information:

- a. A purchase price offer and information supporting the offer.
Note: Per Dissolution Law, the property must be sold for fair market value.
- b. Identify the Bidder's financial capacity to undertake the project and ability to obtain financing both construction and permanent, and readiness to proceed.
- c. The estimated cost, if any, of City financial involvement, including the provision of City public services, subsidies, or public improvements required if the proposal is accepted.

3. TIMEFRAME

Completing the property sale and seeing the proposed Project come to fruition in a timely manner is especially important to the Agency. The Bidder shall provide the following information:

- a. Any proposed alterations to the terms and conditions of sale, including the timeframe for closing.
- b. The schedule for completion of the Project.

4. EXPLANATION OF ECONOMIC BENEFITS

Submittals to this RFP must demonstrate that the proposed Project will provide economic benefits to the City, the taxing entities, and the community in the short-term and long-term. The Bidder shall provide the following information:

- a. An estimate or explanation of the short-term and long-term economic benefits to the City, the taxing entities, and the community that can be reasonably expected to be achieved should the Project be selected.
- b. The employment opportunities that can be reasonably expected to result from the implementation of the proposal.

SELECTION PROCESS

All statements submitted in response to this RFP will be reviewed and evaluated by Agency Staff, the Agency Board, and the Oversight Board. Agency Staff and the Agency Board can make proposal recommendations to the Oversight Board. After Oversight Board approval, DOF must also approve the sale of the subject property prior to property disposition.

The selection process and Oversight Board approval is expected to take approximately three to four months as outlined below. DOF will also need time for review following Oversight Board approval. Please note the schedule may be altered at the Agency's discretion.

Activity	Date
RFP Issued	August 1, 2014
Submittals Due	September 8, 2014
Review of Submittals	September 2014
Oversight Board Approval	October 2014

SELECTION CRITERIA

Proposals will be evaluated on completeness, the proposed Project, the purchase price and need for financial assistance, timeframe for purchase and Project completion, conformity with the General Plan, and the economic benefits. The evaluation criteria and point scale are as follows:

Item	Criteria	Points
1	Completeness and conformity to the Request for Proposals (RFP)	5
2	The Proposed Project	20

	<ul style="list-style-type: none"> Proposed use and overall design concept Good fit for City End-user for the project Environmental impacts How well the Project conforms to the City's General Plan, zoning, and other applicable federal, state and local laws, codes and regulations. 	
3	Purchase Price and Financial Assistance: <ul style="list-style-type: none"> Purchase price Financial capacity of Bidder City financial involvement 	30
4	Timeframe: <ul style="list-style-type: none"> Timeframe for closing The schedule for completion 	15
6	Economic Benefits: <ul style="list-style-type: none"> Short-term and long-term economic benefits to the City, the taxing entities, and the community. Employment opportunities generated 	30
	TOTAL POINTS	100

SCOPE OF WORK & BIDDER RESPONSIBILITIES

Once approved by the Oversight Board and DOF, the Bidder will be responsible for purchasing the Site and implementing their proposed Project. A general description of the Bidder's responsibilities includes, but is not limited to, the list below:

- *Enter into Purchase and Sale Agreement.* Bidder will work with Agency and City staff and advisors to agree upon a final purchase price and define the terms and conditions of the sale and enter into a Purchase and Sale Agreement.

- *Refine Project.* Bidder will work with City and Agency staff to refine the proposed Project to ensure it meets the City and Agency's standards and expectations.
- *Construct Development.* The Bidder will construct the approved Project detailed in the Purchase and Sale Agreement. The selected Bidder will be required to comply with the California Government Code and all City codes, permits, and fees and all Federal and State requirements.

AGENCY RIGHTS AND OPTIONS

This solicitation does not commit the Agency to award a contract, to pay any cost incurred with preparation of the proposal, or to procure or contract for services or supplies. The Agency reserves the right to accept or reject any or all submittals received in response to this request, to negotiate with any qualified source, request additional documentation, or cancel in whole or part this process in its sole and absolute discretion. Subsequent to negotiations, prospective consultants may be required to submit revisions to their proposals. All person or entities responding to the Request for Proposals should note that any contract pursuant to this solicitation is dependent upon the recommendation of the Agency Board and approval by the Oversight Board and DOF.

The Agency reserves the right to postpone selection for its own convenience, to withdraw this Request for Proposals at any time, and to reject any and all submittals without indicating any reason for such rejection. As a function of the Request for Proposals process, the Agency reserves the right to remedy any technical errors in the response to the Request for Proposals and modify the published scope of services. The Agency reserves the right to request that specific personnel with specific expertise be added to the team, if the Agency determines that specific expertise is lacking in the project team. Proposals and other information will not be returned.

The Agency reserves the right to abandon the Request for Proposals process and/or change its procurement process for the contract at any time if it is determined that abandonment and/or change would be in the Agency's best interest.

The Agency will not be liable to any contractor for any costs or damage arising out of its response to the Request for Proposals.