REQUEST FOR BIDS
2318 St. Stephens Road Mobile AL 36617

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Proposals due April 8, 2020
OVERVIEW

<table>
<thead>
<tr>
<th>Offering Summary</th>
<th>The City of Mobile (City) owns a parcel of real property improved with a vacant 17,741 ± square ft. masonry building located on a 75,316± square ft. parcel.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Location</td>
<td>The subject property is located at 2318 St. Stephens Rd, at the convergence of St. Stephens Rd. (US Hwy. 45), S. Craft Hwy., and Dr. Martin Luther King Jr. Blvd, SE of Wilson Ave. S., and 3-4 miles NW of the Central Business District, in the City of Mobile.</td>
</tr>
</tbody>
</table>
| Site / Zoning | 75,316 ± square feet of land / Currently zoned B-3 (community business). 17,741 ± square feet masonry building situated on parcel.  
Adjacent properties are also zoned B-3.  
Subject property is not within a flood zone. |
| Utilities | All major utilities can be made available to the subject property. Respondents will be responsible for verifying available utilities and their locations. |
| Pricing | The subject property is to be sold “as is, where is.” Bids are currently being accepted by submitting the response form attached. The bid period extends 30 days, from March 5, 2020 until April 8, 2020. Bids will be accepted until 12:00 pm Noon (CST) in the City Clerk’s office on April 8, 2020. Offer to be in a closed envelope labeled “SEALED BID”.  
The property is appraised for $403,000. The State of Alabama requires that public properties be sold at Fair Market Value. An award may be made to the highest responsible and responsive bidder. The City of Mobile reserves the right to reject any and all bids. All closing costs are the responsibility of the purchaser. |

<table>
<thead>
<tr>
<th>Existing Survey</th>
<th>Deed Restrictions</th>
<th>Utilities to Site</th>
<th>Floodplain</th>
<th>ROW/Traffic</th>
<th>Environmental</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes, cross parking access</td>
<td>Yes</td>
<td>None</td>
<td>May limit curb cuts</td>
<td>No reports available.</td>
</tr>
</tbody>
</table>
SUBJECT PROPERTY
CITY OBJECTIVES
The City of Mobile intends to select a purchaser of the subject property to accomplish the following objectives:

- Return the property back to active and productive use as soon as possible;
- Return the property to the tax rolls.

SUBJECT PROPERTY
LOCATION: 2318 St. Stephens Rd.

LEGAL DESCRIPTION: COMG NW COR LOT 1 BLK 2 WILSONS 3RD ADD DBK 102/449 TH SELY ALG E/L ST STEPHENS RD 275 FT S TO POB TH NELY 292 S TH NLY 292 FT S TH WLY 185 FT S TH SLY 412 FT S TH SWLY 60 FT S TH SLY 70 FT S TO POB EXEMPT CITY OF MOBILE #SEC 44 T4S R1W #MP29 02 44 0 023. CONTAINING 75,346 SQ. FT. OR 1.7297 ACRES.
SITE INFORMATION:
The Site has a 17,741 ± square feet masonry building and 75,316 ± square feet of land / Currently zoned B-3 (community business).

The Site was previously occupied by the Toulminville Library, then subsequently storage.

The redevelopment of the Site shall comply with all City of Mobile Planning/Zoning, Engineering/ Right of Way, Permitting/Building Code and other requirements.

PRESENT CONDITION OF THE PROPERTY:
The information below is for informational purposes only and in no way should be used, without further inspection, to construct a response to this RFB.

- The Site is being sold “as-is, where-is”. No warranties or representations of any kind are being made by the City of Mobile, its agents, or assigns.
- The Site is not within a flood zone.
- All major public utilities are available to the subject property.
- It is possible that there may be hazardous materials present at the Site. Respondents will be responsible for conducting their own environmental assessment and testing. If any remediation is required it is the sole responsibility of the Respondent.

BIDS, ELIGIBILITY, AND SELECTION

BIDS
In addition to meeting the above threshold requirements, the Respondent must submit a complete response to this Request for Bids. The Response must contain the following information:

- The price the Respondent is willing to pay for the Site in its “as-is” condition. The City is required to obtain at least Fair Market Value for the sale of its real property. The minimum bid is $403,000;
- Identify and describe in detail future occupancy plans for the Site including any re-zoning or conditional use permits that would be required.
- Respondent to provide a Proof of Funds letter or a pre-qualification letter for financing.
- Place offer is closed enveloped labeled “SEALED BID”.

All questions must be sent in writing by mail or email to cityclerk@cityofmobile.org / REAL ESTATE DEPARTMENT at the address listed under “Bid Submission” below. Questions must be received no later than three (3) business days prior to the date for receipt of Bids. All responses will be in writing in the form of an Addendum to the Request for Bids.

PRE-BID MEETING AND INSPECTION: Any and all interested parties are encouraged to attend a pre-bid meeting and inspection of the subject property on March 25, 2020. This Open house will take place from 7:00 am until 9:00 am.
RESPONDENT ELIGIBILITY

Selection will be based on the highest responsible and responsive bid that best satisfies the objectives of the City for the development of this Site. Respondent must meet the following threshold requirements in order to be eligible to respond to this RFB:

- The Respondent or a related entity 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 Respondent may not own any real property within the City of Mobile, Mobile County, or the State of Alabama that is tax delinquent or has been transferred to the State Land Commissioner as a result of tax delinquency.

PURCHASE AGREEMENT

Following selection, the selected Respondent will be required to enter into a Purchase Agreement with the City. Respondent will be responsible for the cost of the preparation of the deed and title insurance. All other closing costs as well as the costs for additional surveys or inspections shall be the responsibility of the selected purchaser.

The selected Respondent will have thirty (30) days from selection to execute a Purchase Agreement with the City.

BID SUBMISSION

RESPONSES DUE: Responses must be received on or before April 8, 2020, at 12:00 p.m. Noon (CST)

All Bids shall be submitted on the Bid Form provided with this Request. Bids may be delivered, mailed, or emailed to the following:

Physical Address: City of Mobile
City Clerk’s Office – 9th Floor
RE: Sealed Bid for 2318 St. Stephens Rd.
Government Plaza, 9th Floor, South Tower
205 Government Street
Mobile, AL 36633

Mailing Address: City of Mobile
City Clerk’s Office – 9th Floor
City of Mobile
RE: Sealed Bid for 2318 St. Stephens Rd.
P.O. Box 1827
Mobile, AL 36633

Email Address: cityclerk@cityofmobile.org
BID OPENING and SELECTION

Bids will be opened at 9:00 am on April 9, 2020, in the City Clerk’s Office on the 9th Floor of the South Tower at 205 Government Plaza. All responsible and responsive Bids will be forwarded to the Real Estate Committee for review and recommendation for award.

The City reserves the right to reject any or all Bids and/or may make award to the highest, most responsible, and responsive Bidder. In determining the most responsive Bid the City shall take into consideration the Respondent’s bid and the following factors:

- The price the Respondent is willing to pay for the parcel;
- The proposed use;
- The proposed schedule for development; and
- Proof of funds from banking institution or pre-qualification letter from lender.

RESERVATION OF RIGHTS

The City reserves the right to:

- Amend, modify, or withdraw this RFB;
- Revise any requirements under this RFB;
- Accept any bid deemed to be in the best interests of the City and to reject any and all proposals;
- Require supplemental or clarifying information from any responding party without having been deemed to have changed the terms of the RFB;
- Extend the deadline for submissions of responses; and
- Negotiate or hold discussions with any Respondent to supplement responses.

Additionally:

The City may exercise any and all rights at any time without notice and without liability for expenses incurred in responding to any changes in the RFB. Responses are prepared at the sole cost and expense of the Respondent. Responses are submitted for the benefit of the party identified on the Response Form and are non-assignable.

Nothing stated at any time by any City agent or representative will effect a change or addition to the RFB, unless confirmed in writing by the City and distributed to all responders.

All information submitted in response to this RFB shall become the property of the City, and as such, may be subject to public review as public records. Any responder who submits records of sensitive internal business affairs, proprietary information, or information that could potentially be used by competitors to achieve an unfair business advantage must identify the information as confidential at the time it is submitted to the City. The City will not release appropriately designated confidential information. If the City finds that the information is not confidential for purposes of the Alabama Open Records Act, it will consult with the responder before releasing it to the public.

Respondents acknowledge and agree that the City will not be liable for any costs, expenses, losses, damages (including damages for loss of anticipated profit) or liability incurred by the Respondent as a result of, or arising out of, responding to this RFB.

This proposal uses the gender-neutral words “it” and “its” in place of “he” and “she” and “his” and “her, etc., merely for the sake of brevity or to include the possibility that a consulting firm might submit a proposal.

DISCLAIMERS

The Property is being sold “as-is, where-is.”
RESPONSE FORM

RESPONDENT hereby bids the lump sum of [_____________________] and 00/100 Dollars ($_________00) for the purchase of the City-owned property described in the Request for Bids, 2318 St. Stephens Road, Mobile, AL. The lump sum entered above does not include closing costs and other costs of the sale.

CERTIFICATION
I hereby certify that this bid is made without prior understanding, agreement or connection with any corporation, firm or person submitting a bid for this property and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this Response Form for the Respondent. I further certify that I have read and understand all the response specifications and conditions. I agree to all terms, conditions and provisions that pertain to the sale of the specified property.

BIDDER NAME

AUTHORIZED SIGNATURE

BIDDER MAILING ADDRESS

PRINT AUTHORIZED NAME

CITY       STATE       ZIP CODE       TITLE

AREA CODE/TELEPHONE NUMBER

EMAIL ADDRESS