City of Mobile, Alabama

REQUEST FOR BIDS
1350 MONTLIMAR DR. MOBILE, AL 36609

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www.cityofmobile.org/real-estate-listings

PROPOSALS DUE APRIL 8, 2020

Diagram 1
Diagram 2

ZONE B-3
APPROX. 2.97 ACRES

ZONE R-1
APPROX. 7.14 ACRES

0.244 ACRES FROM STATE
0.333 ACRES FROM STATE
**OVERVIEW**

| Offering Summary | The City of Mobile (City) owns two (2) parcels of real property to be sold together. The properties are currently vacant. Lot 1: Parcel No.: R022807362000067. Key No.: 00570322. Lot 2: Parcel No.: R022807362000067.011. Key No.: 02513097. The City of Mobile seeks bids to purchase the site. |
| Property Location | 1350 W. Montlimar Dr. at the corner of Montlimar Drive and Pleasant Valley with two (2) parcels totaling +/- 9.96 acres. |
| Site / Zoning | Some acreage contains wetlands on these parcels. The small areas that front Montlimar that were deeded to City from the State were “left overs” from the previous street widening. These cannot be used for private use. Please see Diagrams 1 and 2 above. Lot 1 West Montlimar Subdivision is +/- 2.97 acres and zoned B-3 Community Business. Lot 2 of West Montlimar Subdivision is +/- 7.14 acres and is zoned R-1 Single Family Residence. The purchaser shall rezone as needed. |
| Utilities | All major utilities can be made available to the site. Respondents will be responsible for verifying available utilities and their locations. |
| Pricing | The property is to be sold “as is, where is”. Bids are currently being accepted. The bid period extends 30 days, from March 5, 2020 until April 8, 2020. Bids will be accepted until 12:00 pm Noon (CST). The property is appraised for $390,000. The State of Alabama requires that public properties be sold at Fair Market Value as determined by an appraisal. 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>No</td>
<td>Yes</td>
<td>None</td>
<td>May limit curb cuts</td>
<td>No reports available.</td>
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CITY OBJECTIVES
The City of Mobile intends to select a purchaser to purchase the Site to accomplish the following objectives:

- Return the property back to active and productive use as soon as possible;
- Create commercial and/or Multi-Family or Single-Family Residential use at this site; and
- Return the property to the tax rolls.

SUBJECT PROPERTY
LOCATION: 1350 Montlimar Dr.

LEGAL DESCRIPTION:
Lots 1 and 2, West Montlimar subdivision, MB 60, Pg 103, Mobile County Probate Records.
SITE INFORMATION:

The Site is at the corner of Montlimar Drive and Pleasant Valley with two (2) parcels totaling +/- 9.96 acres. Some wetlands exist. The small areas that front Montlimar that were deeded to City from the State were “left overs” from the previous street widening. These cannot be used for private use. Please see Diagrams 1 and 2 above. Street view is in Diagram 3 below.
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 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 $390,000;
- 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.

All questions must be sent in writing by mail or email to the City Clerk’s Office 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.

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.
- The Respondent 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.
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
205 Government Street
Mobile, AL 36633

Mailing Address:
City of Mobile
City Clerk’s Office, 9th Floor
P.O. Box 1827
Mobile, AL 36633

Email: cityclerk@cityofmobile.org

BID OPENING and SELECTION

Bids will be opened at 9:00 am on April 9, 2020. 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 may take into consideration the Respondent’s proposal and the following factors;

- The price the Respondent is willing to pay for the parcel;
- The proposed use; and
- The proposed schedule for development
- 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 proposal 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 Proposal 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 Proposals at 1350 Montlimar Dr., 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.

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<th>BIDDER NAME</th>
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<tr>
<th>BIDDER MAILING ADDRESS</th>
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