

**CEDAR CITY CORPORATION
REQUEST FOR PROPOSALS
TO PURCHASE CITY PROPERTY
LOCATED AT APPROXIMATELY 2250 WEST 1600 SOUTH
(IN THE VICINITY SOUTH OF HOME DEPOT)
Part of PARCEL #s: B-1459-0000-0000 and B-1460-0000-0000
IN CEDAR CITY, UTAH
APPROXIMATELY 1.86 ACRES
DATE OF PUBLICATION – JUNE 26, 2024**

Cedar City Corporation
Request for Proposals
to purchase City property
located at approximately 2250 West 1600 South
(in the vicinity south of Home Depot)
Approximately 1.86 acres

Summary Sheet

Project: Cedar City is requesting proposals for the purchase of city property located in Parcel Nos. B-1459-0000-0000 and B-1460-0000-0000 at approximately 2250 West 1600 South. This property is located south of Home Depot. The area is approximately 1.86 acres.

Requested Proposal: The City Planning Commission and City Council have approved the disposal of the referenced property. Any proposal shall include the following: anticipated use, description of improvements and modifications, anticipated economic benefit to the City, anticipated start and completion date of the proposed use, demonstrate the ability of proponent to complete the project, amount offered for the property, timing of payment, applicant's ability to cover closing costs, applicant's ability to cover appraisal costs, any other terms that will be requested by the proponent. Closing within 90 days of City Council approved.

Proposal Due-Time: 5:00 p.m., Mountain Daylight Savings Time, on the 10th day of July 2024.

Place: Offices of the Cedar City Attorney, 10 North Main Street, Cedar City, UT 84720.

Complete information packet: This is a summary of the project for advertising only. For a complete packet containing requirements for preparing the proposal contact the Cedar City Attorney at (435) 586-2953.

Cedar City Corporation
Request for Proposals
to purchase City property
located at approximately 2250 West 1600 South
(in the vicinity south of Home Depot)
Approximately 1.86 acres

Introduction

Cedar City Corporation is selling approximately 1.86 acres of property.

The property is located in a portion of Parcel No. B-1459-0000-0000 and B-1460-0000-000 at approximately 2250 West 1600 South, in the vicinity south of Home Depot in Cedar City, UT 84720. The City is interested in a use that would complement the location, enhance the economic development of the City, is not speculative in nature, and complies with the objectives and characteristics of the City's zoning ordinance.

Both parcels are zoned Residential / Agricultural (RA). The General Plan calls for both parcels to be Low Density Residential.

The City has received an appraisal showing the fair market value of the property to be \$121,000.00. This appraisal shall serve as the baseline price. A copy of the appraisal is available upon request.

Proposal Deadlines

Proposals shall be delivered to the Office of the Cedar City Attorney no later than 5:00 p.m., Mountain Daylight Savings Time, on the 10th day of July 2024.

Number of Proposal Copies and Point of Delivery

Eight (8) copies of the proposals shall be delivered to the Cedar City Attorney, 10 North Main, Cedar City, UT 84720. Proposals may be sent via email to randallm@cedarcityut.gov. Please indicate in the subject line of the email that this is a proposal to purchase the above referenced property.

Proposal Evaluation Procedures

The proposal shall be evaluated by the Cedar City Mayor, City Council, and Staff as assigned and selected and in accordance with the criteria described in "Guidelines for Preparing Proposals".

Cedar City Contact

The Cedar City Attorney may be contacted for any questions or clarification on the Proposals. He can be reached at (435) 586-2953.

Disposition of Proposals

Proposals become the property of Cedar City Corporation, are treated as privileged documents, and are disposed of according to City policies. The proposal of the successful proponent shall be open to public inspection for a period of 90 days after approval of the sale. If the successful proponent has required in writing the non-disclosure of trade secrets and other proprietary data, the City shall examine the request in the proposal to determine its validity prior to awarding the sale. If the parties do not agree as to the disclosure of data in the contract, the City shall inform the proponent in writing what portion of the proposal will be disclosed and, unless the proponent withdraws the proposal, it will be disclosed.

Incomplete or Late Proposals

Proposals that do not specifically address each item on the evaluation criteria, or that are turned in after the deadline may be rejected.

Disclaimer

The City reserves the right to reject any and all proposals and not dispose of the property. The City also reserves the right to waive any or all informalities in proposals. Cedar City reserves the right to negotiate a final sales agreement for the property. The proponent is purchasing the property in an "as is" condition and is responsible for conducting its own investigation into the condition of the land and the title.

REQUIREMENTS FOR PREPARING PROPOSALS

INTRODUCTION

These requirements were developed to standardize the preparation of proposals for the purchase of City Property.

The proposal shall contain the following information in the order listed:

1. Introductory letter;
2. Portion of the property the proponent is seeking to purchase;
3. Anticipated use of the property;
4. Description of the improvements and modifications to the property;
5. Anticipated economic benefit to the City;
6. Anticipated commencement and completion date of the proposed use;
7. Ability of proponent to complete the project;
8. Amount and timing of payment, ability to cover closing costs.

It is very important that the proposals submitted be clear and concise and in the recommended format so the City may evaluate them objectively. The various sections in the submitted proposals should be tabbed for easy reference.

DETAILS AND EVALUATION CRITERIA

1. **Introductory Letter - 5 points.** - The introductory letter should be addressed to:
The Honorable Garth O. Green
Cedar City Mayor
10 North Main Street
Cedar City, UT 84720
 - This letter shall contain an expression of the proponent's interest in the property, statement regarding the qualifications of the proponent to purchase the property, and any summary information on the proponent's project that may be useful or informative to the City.
2. **Portion of the property proponent is seeking to purchase – 5 points.**
 - The City is willing to dispose of the entire property in one sale to a single buyer. Please include a contact person and number if the City has questions.
3. **Anticipated use of the property - 10 points**
 - This evaluation will consider the proposed use of the property. The City is interested in a use that will complement the location and comply with the objectives and characteristics of the underlying zone.
4. **Description of the improvements and modification to the property - 5 points**
 - This evaluation will be based on your description of the proposed improvements and modifications to the property.
 - A tentative conceptual drawing of buildings and modifications.
 - A component of this criteria will be how the proposed improvements complement the development of the nearby properties.
5. **Anticipated economic benefit to the City - 20 points**
 - Include a description of the project's projected economic impact on Cedar City.
 - Include a description of the anticipated taxable value of the anticipated use.
 - Include a statement of how many jobs will be supported by the anticipated use. Be sure to distinguish between jobs that will be involved in the construction of

the use and how many employees will be employed once the use is built. Please include information related to typical anticipated monthly payroll the facility will pay.

6. **Anticipated commencement and completion date - 10 points**

- This section of the evaluation will focus on how soon the improvements can reasonably be expected to commence and be completed. The City may reject bids that leave an open-ended start and finish date for the property.
- Describe the work plan schedule to be used to complete the project. Be specific, concise, and complete.
- Suggest an anticipated date the proposed use will begin.

7. **Ability of proponent to complete the project - 5 points**

- This evaluation will focus on the applicant's prior work history related to completion of similar projects.
- List current references that can confirm your ability for timely project completion.

8. **Timing and Amount of payment, ability to cover closing costs - 40 points**

- Describe in detail other similar developments and how long the project took from the commencement of construction to commencement of operations.
- This evaluation will be based on the proposed purchase price, the proposed timing of payment and the ability of the proponent to cover the closing costs.
- Please include any requested closing terms.

SUMMARY

The Proposal should be clear, concise, and detailed. The Proposal shall not exceed eight (8) pages for sections 1 through 10.

NOTE: A page is defined as an 8 ½" by 11" or 11" by 17" sheet which contains text, pictures, graphs, charts, plan sheets or any other graphics. There is a limit of three 11" by 17" sheets which should be used in conjunction with pictures, graphs, charts, plans or any other graphics. If 11" by 17" sheets contain text only, they will be counted as two pages each.