



REQUEST FOR PROPOSALS (RFP) CITY-OWNED PROPERTY FOR SALE



**33 S. SAN GORGONIO AVENUE
BANNING, CA 92220**

ISSUED:

5:00 P.M. on Friday, March 31, 2023

SUBMITTAL DEADLINE:

5:00 P.M. on Friday, April 28, 2023

Contact:

Marisol Lopez,
Economic Development Manager
Tel: 951.922.3181
Email: Marisol.Lopez@banningca.gov

PROPERTY SUMMARY

The City of Banning (referred to hereafter as "the City") is accepting proposals for a city-owned commercial property located at 33 S. San Gorgonio Avenue, Banning, CA 92220. Otherwise known as Riverside County, CA APN 540-204-009. The property is within the Downtown Commercial Zone and the existing 1,920 s.f. the structure was built in 1932. The City is interested in proposals that include active use of the property, generate tax revenue for the City, and promote a vibrant downtown atmosphere.



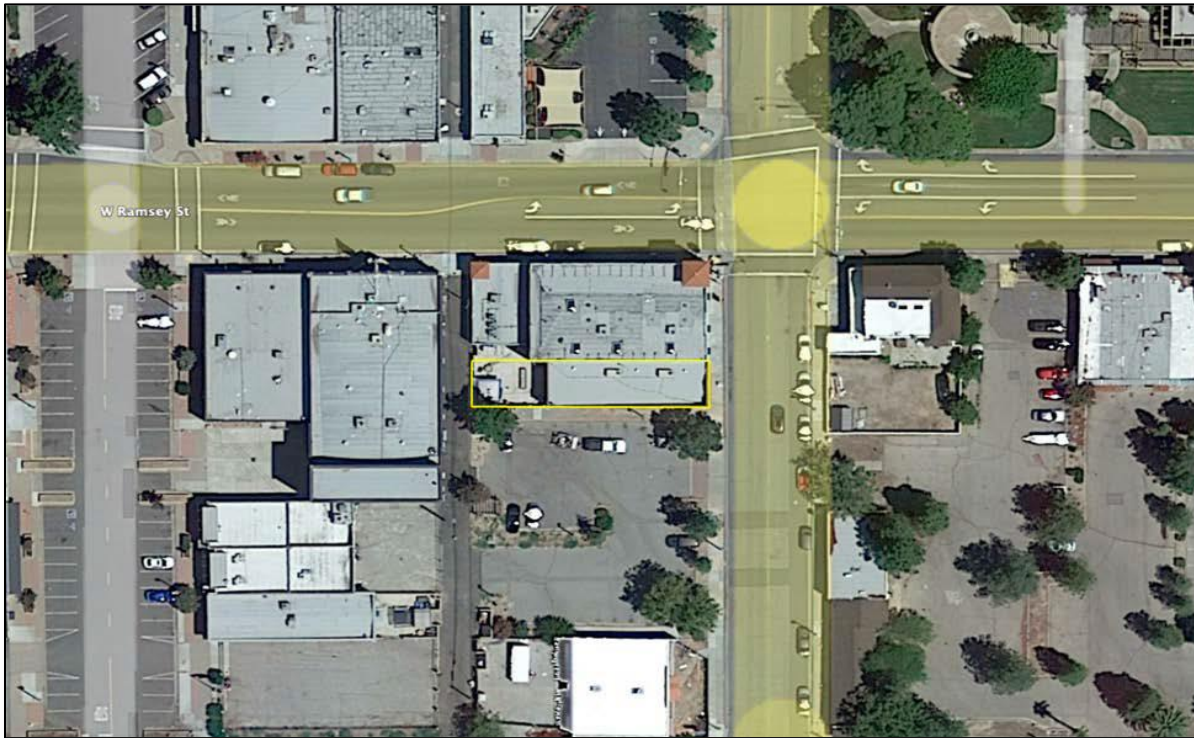
The subject property is a ±3,049-ft² site located on the west side of S San Gorgonio Avenue, south of Ramsey Street, in Banning, CA. The commercial site is improved with a single-story, ±1,920-ft² single-tenant commercial building originally constructed in 1932 with limited remodeling occurring over the years. The single-story block/brick/wood frame and the stucco-sided building has concrete floors and exposed brick and drywall interior walls. In addition, the building includes a single bathroom, office and small mezzanine area located in the western portion of the building.

Access to the property is from the west side of San Gorgonio Avenue. The property is northerly adjacent to public parking and with some street parking available. The property is considered to be in fair to average condition.

DEVELOPMENT VISION

The vision for the retail properties is still emerging. As such, while the bid price is a key factor in determining which proposal is selected, the primary objective of the City is to see the property repurposed in a manner that will have a significant impact in bringing people into the downtown area and stimulating additional business development. The City will review proposals and prioritize them according to job creation potential, market demand,

and the highest economic financial benefit to the City. Note: all land use changes require Planning Commission and City Council approval.



PROJECT COMMENTS & STANDARD CONDITIONS OF APPROVAL

The intended outcome of this Request for Proposals (“RFP”) process is the development of an Exclusive Right to Negotiate agreement (“ERN”) that will establish terms and conditions and further define the scope, design, overall use and RETAIL development of the project upon which the selected proposal can purchase and develop the preferred retail project on the City Parcel.

During the RFP period, Developers and their employees, agents, or representatives shall have the right of reasonable access to the City Parcel during open house hours listed below on (page 5) in the RFP to view the City Parcel and otherwise conduct due diligence to ensure that the City Parcel is suitable for proposal intended use. Notwithstanding anything else in this Request for Proposals, Developer shall defend, indemnify, and hold the City, its employees, officers, and agents, harmless from any injury, property damage or liability arising out of the exercise by the submitter of this right of access, other than injury, property damage, or liability relating to the negligence or willful misconduct of the City or its officers, agents, or employees.

The City also submits general comments / standard conditions that Developers should be mindful of as proposals are prepared.

SUBMITTAL REQUIREMENTS

To evaluate the alternatives and select the appropriate Proposal, the City requests Retail Business Proposals to help the City finalize its vision and move ahead with the retail property disposition and development. **Proposals MUST respond** to the following questions. All responses must be made in writing and include the name, address, telephone number, and email. All submissions should be specific, (not to exceed ten pages) and include the following:

- Description of the benefit(s) your proposed project brings to the City, including:
 - Retail property sale price offer to purchase the site
 - Projected sales tax and other revenues from the project (if applicable)
 - Projected number of direct jobs, full-time and part-time
 - Other benefits to the City

- Explanation of the role the submitters organization will play in the proposed project and a list of other partners and their roles (if any), including financial sources.

- The proposed general timeframe for completion of the proposed project. If multiple components or phases are planned, what the scheduled timeline is.

- Submit document(s) providing evidence of financial capacity to complete the purchase and to successfully execute the development plan and business plan.

- Description of the submitters experience developing or operating the proposed type of retail business elsewhere:
 - Name and location of project(s)
 - Description of project(s)
 - Completion date of project(s)
 - Experience in dealing with other City projects and/or experience in purchasing government property for private retail businesses

***** FAILURE TO RESPOND TO ALL ITEMS REQUESTED IN PROPOSAL
WILL RESULT IN DISQUALIFICATION. *****

***** *The City of Banning reserves the right to refuse all proposals.* *****

SUBMITTAL LOCATION AND DEADLINE

Interested firms should submit either:

One (1) electronic copy of their proposal in PDF format via Email to:

Marisol Lopez, Economic Development Manager

Marisol.Lopez@banningca.gov

NO LATER THAN 5:00 p.m. on Friday, April 28, 2023.

OR

One (1) hardcopy of their proposal via U.S. mail or courier to:

City of Banning

ATTN: Marisol Lopez, Economic Development Manager

99 E Ramsey St.

PO Box 998

Banning, CA 92220-0998

OPEN HOUSE – Dates & Times to Tour 33 S San Gorgonio Ave

Thursday, April 6, 2023

10:00 AM - 11:00 AM

Thursday, April 13, 2023

4:00 PM - 5:00 PM

Monday, April 24, 2023

4:00 PM - 5:00 PM

ANTICIPATED PROCESS TIMELINE

Release Request for Proposals

March 31, 2023

Deadline for Submittal of Proposals

April 28, 2023, at 5:00 p.m.

Evaluation of Submission by City

May 5, 2023

Preliminary Presentations to City Council

TBD

PREDEVELOPMENT COSTS

The selected Submitter shall bear all predevelopment costs relating to this project. All fees or expenses of engineers, architects, financial consultants, attorneys, planning or other consultants or contractors retained by submitter for any study, analysis, evaluation, report, schedule, estimate, environmental review, surveys, planning and/or design activities, drawings, specifications or other activity or matter relating to the Project shall be the sole responsibility of and undertaken at the sole cost and expense of submitter and no such activity or matter shall be deemed to be undertaken for the benefit of, at the expense of, or in reliance upon the City.

LEGISLATIVE ACTION

City and Developer acknowledge that the City must exercise its independent legislative authority in making any and all findings and determinations required of it by law concerning the City Parcels. Developer selection does not restrict the legislative authority of the City in any manner whatsoever and does not obligate the City to enter into the Exclusive Right to Negotiate Agreement or to take any course of action with respect to the Project.

PROPOSAL INSTRUCTIONS

A complete, concise and professional response to this RFP will enable the City to identify the Proposal who will provide the highest benefit to the City and will be indicative of the level of the Proposals experience and commitment to the proposed project. Proposals must demonstrate that the approach, schedule timeline, design, and financing plan for the proposed project will allow the project's successful development and delivery.

The RFP requested information should be provided in proposal and will be utilized in evaluating each proposal submitted. To expedite the evaluation of proposals, submittals should be no more than (10 pages).

The City will not be liable for any expenses incurred by submitter responding to this solicitation. All material submitted will be kept by the City.

STANDARD TERMS AND CONDITIONS

The City has the sole authority to select the proposal for this project and reserves the right to reject any and all proposals and to waive any informality or minor defects in proposals received.

The City reserves the right to retain all proposals submitted and to use any ideas in a proposal, regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the proposing of the conditions contained in this Request for Proposals, unless clearly and specifically noted. The City will not pay for any information requested, nor is it liable for any costs incurred by the submitters in preparing and submitting proposals.

PUBLIC RECORD

Proposals received will become the property of the City. All proposals, evaluation documents, and any subsequent contracts will be subject to public disclosure per the "California Public Records Act," California Government Code, sections 6250 – 6270. All documents related to this solicitation will become public records once discussions and negotiations with proposers have been fully completed and an award has been announced.

Appropriately identified trade secrets will be kept confidential to the extent permitted by law. Any proposal section alleged to contain proprietary information will be identified by the proposer in boldface text at the top and bottom as "PROPRIETARY." Designating the entire proposal as proprietary is not acceptable and will not be honored. Submission of a proposal will constitute an agreement to this provision for public records. Pricing information is not considered proprietary information.

RFP ADDENDA

The City of Banning may determine it is necessary to revise any part of this solicitation. Revisions will be made by written addenda and it is the Submitters responsibility to understand and comply with any addenda to this solicitation. Addenda may be posted on the City's website, <https://tinyurl.com/CityofBanningLandRFP>, under Bids / RFPs or vendors may contact Economic Development Manager:

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