

REQUEST FOR PROPOSALS FOR PURCHASE OF REAL PROPERTY



OVERVIEW

The City of Jamestown is seeking proposals for the purchase and rehabilitation of the following described real property in the City of Jamestown, Stutsman County, North Dakota.

- A. Harold P. Bensch Addition, Block 2, Lot 1. 402 11th Ave S.E., Jamestown, ND 58401
- B. Harold P. Bensch Addition, Block 1, Lot 2. 401 11th Ave S.E., Jamestown, ND 58401
- C. Harold P. Bensch Addition, Block 1, Lot 1. 301 11th Ave S.E., Jamestown, ND 58401

PROPOSAL REQUIREMENTS

Proposals must address each of the following criteria set forth below.

1. Information describing yourself and your business associates related to this project.
2. Provide a description of the intended use of the property, including the type of activity proposed.
3. Provide a development plan for the project. NOTE: If development does not occur within 30 months of the date of purchase, the purchaser, or purchaser's heirs or assigns, agrees to sell the property back to the seller for the original actual purchase price.
4. Include information on past projects completed in Jamestown, in Stutsman County, and/or other communities.
5. Provide a pro forma budget as it relates to construction and operational costs, and an estimated construction timeline.
6. Include a letter of credit from a participating lender institution or other similar evidence showing sufficient capital to construct and operate the proposed activity.
7. Provide a clear and concise rationale of the community benefits by the selection of your proposal.
8. The *minimal* price acceptable for each of the properties is as follows:
 - A. \$2.00 per square foot for Block 2, Lot 1, 402 11th Ave S.E.
 - B. \$2.00 per square foot for Block 1, Lot 2, 401 11th Ave S.E.
 - C. \$2.50 per square foot for Block 1, Lot 1, 301 11th Ave S.E.

EVALUATION CRITERIA

Include, but are not limited to:

1. Conformity to RFP.
2. Offer of Purchase Price.
3. Proposed development plan, description of intended use of the property, and how it benefits the community.
4. Experience level in construction, business, and finance as it relates to the proposed project.
5. Familiarity with the area.
6. Knowledge and experience with local government.

The selection process will be conducted by the City of Jamestown City Council. Once selected, the City of Jamestown will work with the selected Respondent towards purchase and closure of sale of the real property.

TIMELINE

RFP Advertised: November 19, 2024, and subsequent dates
Application Due Date: December 27, 2024, 5:00 PM CST
Selection Date: January 6, 2025, or as City Council determines
Selection Notice: January 7, 2025, or as City Council determines

QUESTIONS RELATING TO THE RFP

All questions pertaining to this RFP can be directed to:
Sarah Hellekson, City Administrator / City Auditor
701-252-5900 shellekson@JamestownND.gov

INSTRUCTIONS / NOTIFICATIONS

Respondents are notified that the City of Jamestown as owner has applied for a zoning map amendment on all three lots to be zoned from M-2 General Industrial and Manufacturing District to a C-2 General Commercial District, effective upon approval. The matter will be determined at the December 9, 2024, Planning Commission, then the February 3, 2025, City Council.

Respondents are notified if development does not occur within 30 months of the date of purchase, the purchaser, or purchaser's heirs or assigns, agrees to sell the property back to the seller for the original actual purchase price.

All proposals and submittals immediately become the property of the City of Jamestown. Proposals and related documents are subject to North Dakota Open Records laws per N.D.C.C.

The City of Jamestown is not responsible for any costs incurred by Respondents which may result from preparation or submission of application to this RFP.

Respondents are notified of the Notice of Soil Status Document # X184325 recorded 8-22-2008 at Stutsman County.

Respondents are expected to examine the property, the entire RFP; including all specifications, requirements, documents related to the properties and instructions. Failure to do so will be at the Respondent's risk.

The City of Jamestown reserves the right to accept or deny any or all proposals or parts of the proposal, and to waive informalities.

INSTRUCTIONS FOR SUBMITTING RFP

Proposals must be received in the office no later than: 5:00 PM CST on Tuesday, December 27, 2024. Proposals must be submitted as a complete document.

Submit the application to the City of Jamestown at shellekson@JamestownND.gov with PROPOSAL in the subject line of the email, or

Mail or Deliver in Person to:

City Auditor's Office - PROPOSAL
City Hall, 102 3rd Ave SE, Jamestown, ND 58401