

INVITATION TO BID SALE OF DOWNTOWN VACANT LOTS

The City of Pittsburg, Texas wishes to sell a portion of the property located at 140, 144, and 146 Quitman St downtown and is requesting written bids for the gift of said land.

CONDITIONS FOR BIDS

Submittal Information: Bid responses must be received in the Economic Development office, at City Hall or emailed.

Send to:	Economic Development Department City of Pittsburg
Mailing address	200 Rusk St Pittsburg, Texas 75686
Email address	jrowan@pittsburgtexas.com

EVALUATION AND SELECTION PROCEDURES

Evaluation of Bids: Bid responses will be reviewed by City Staff and/or members of the Economic Development Corporation and/or City Council. Bids will be evaluated on resume/previous projects, proposed use of lots, development schedule, financial capacity, and business plan as well as for the potential of other development in the City. The City reserves the right to reject any contingencies as they pertain to any purchase offer for the property.

Interview: The top bidders may be invited to make an oral presentation to the City of Pittsburg Staff, Pittsburg Economic Development Corporation and/or to the City Council.

Discussion: The City may have discussions with any or all bidders. These discussions may include, but are not limited to, requests for additional information and modifications or revisions to the original Invitation to Bid as allowed by law.

Selection Approval: The Pittsburg City Council must approve the final selection. The City intends to enter into an agreement with the bidder whose bid is deemed most advantageous to the City.

City's Right to Reject Bids: The City of Pittsburg reserves the right to reject any and all bids received as a result of this Invitation to Bid, to waive any minor irregularities or technicalities, to agree to modifications allowed by law, and to accept any response deemed to be in the City's best interest. The City further reserves the right to reject a response if more than one response is received from an individual/entity, and/or if it is

determined that collusion exists among bidders. Incomplete bids may not be considered.

BID CONTENT

Bid response shall contain all of the terms, expectations and conditions as requested by the bidder. The bids shall, at a minimum, include the following information:

1. Business Plan with proposed use(s) and expected lease rate or rates;
2. Proposed improvements and budget;
3. Redevelopment schedule within 24 months of purchase;
4. Proposed financing/financial statements of company/developer;
5. Previous/current experience in redevelopment projects;
6. Financial capacity to complete the project;
7. A description of the number of jobs which would be created

The City of Pittsburg intends to give the property to the individual or entity which provides the best overall plan for development (such as a mixed-use with three stories-first story retail and top two stories apartments/off-site dormitories) establishment within 24 months of purchase.

GENERAL INFORMATION

Inspection of the property may be scheduled by contacting [JD McElhaney at 903.856.3621](mailto:JD_McElhaney_at_903.856.3621) or jdmecehaney@pittsburgtexas.com between the hours of 8 a.m. and 4 p.m., Monday through Friday.

No oral guarantee or assurance concerning the property has been made and no City employee is authorized to make any guarantee or assurance.

No Public Official, employee, or agent of the City shall have any interest in this property that violates federal, state or local law, including without limitation the provisions of Texas Local Government Code Chapter 171.

The bidder agrees to and shall indemnify and hold harmless City, its officers, agents, employees, and elected officials from and against any and all claims, losses, damages, causes of action, suits, and liability of every kind including, but not limited to, expenses of litigation, court costs, and attorney's fees, for injury to or death of any person, or damage to any property, arising out of or in connection with the acts and/or omissions of bidder.

Any interpretations, corrections or changes to this Invitation to Bid must be made by addenda. Sole issuing authority of addenda shall be vested in City of Pittsburg's Economic Development Corporation.

Bidder shall provide all documentation required by this Invitation to Bid with the sealed bid response. Failure to provide information specifically requested may result in rejection of bid.

Any notice provided by this Invitation to Bid (or required by law) to be given to the successful bidder by the City shall be conclusively deemed to have been given and received on the next day after such written notice has been deposited in the mail in Pittsburg, Texas, with sufficient postage affixed thereto, addressed to the successful bidder at the address provided; provided that this provision shall not be construed to prevent the giving of actual notice in any other manner.

The successful bidder shall not sell, assign, transfer or convey the bid or any resulting contract, in whole or in part, without the prior written consent of the City of Pittsburg.

LEGAL DESCRIPTION AND INFORMATION FOR PROPERTY

1. 140, 144, and 146 Quitman St, (Lot 02 Blk 05, Lot 03 blk 03, and lot 02 wpt 03 ept blk 05) according to map or deed recorded at camp county appraisal district.
2. The property is empty and contains approximately 7,500 square feet.
3. Property is currently zoned for Local Business District (B-1).
4. Water and wastewater service is available from City of Pittsburg. However, no wastewater or water connection currently exists at the location.
5. Electric service is available from City of Pittsburg.

CONDITIONS OF SALE

The new property owner must go through with proposed plans discussed and signed with the Pittsburg Economic Development Corporation or has to give the property back to the City of Pittsburg. These plans will be written up and signed together on a development project. These lots are to be given to a new property owner as an incentive for development.

BID DOCUMENTS

Bidder shall use the attached Bid Form to submit the bid.

Bidder shall complete and sign the Bidder Information Form.

Bidder shall complete and sign the Certification of No Debts Owed to the City. If bidder owes debts or other obligations to the City, or if there are any outstanding claims or disputes between bidder and the City, the bidder shall disclose that information.

BID FORM

Name

Association

--	--

Exhibit A - Proposed use(s) [If mixed use, provide a breakdown by percentage or square footage] and expected lease rate or rates

Exhibit B - Proposed improvements and budget, including any additional redevelopment proposed for Pittsburgh

Exhibit C - Redevelopment schedule within 24 months of purchase

Exhibit D - Proposed financing

Exhibit E - Previous/current experience in renovation or redevelopment projects

Exhibit F - Financial capacity to complete the project

Exhibit G - Properties bidder owns in the City of Pittsburgh

Exhibit H - Business plan detailing intended use of this site

BIDDER INFORMATION FORM

The undersigned certifies that the bid price contained in this bid has been carefully reviewed and is submitted as correct and final. Bidder acknowledges that the City will rely on the information provided with the bid. Bidder represents and warrants that all information submitted with the bid is true, correct and accurate.

I hereby certify that the foregoing bid has not been prepared in collusion with any other bidder or other person(s) engaged in same line of business prior to the official opening of responses to this Invitation to Bid.

Name of Bidder: _____

Address of Bidder: _____

Telephone Number: _____ Fax: _____

E-mail address: _____

By: _____
(print name)

Title: _____

Signature: _____

Date: _____

CERTIFICATION OF NO DEBTS OWED TO THE CITY

I hereby certify that:

- 1) Bidder owes no debts or other obligations to the City of Pittsburg other than:

- 2) There are no outstanding claims or other disputes between bidder and the City other than:

Name of Bidder: _____

Address of Bidder: _____

By: _____
(print name)

Title: _____

Signature: _____

Date: _____

Proposed Rendering A



Proposed Rendering B

