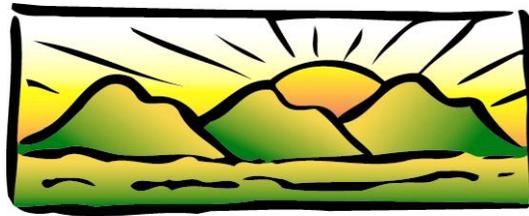


CITY OF KING

DISPOSITION OF PARCEL 026-351-030

REQUEST FOR PROPOSALS



KING CITY
C A L I F O R N I A

DUE DATE: 5:00 P.M. TUESDAY, JANUARY 8, 2019

I. PURPOSE

The City of King, California is accepting proposals for disposition of Assessor's Parcel No. 026-351-030 for non-cannabis related uses.

II. BACKGROUND

The City of King is a full-service charter city located on Highway 101 in the Salinas Valley, 155 miles south of San Francisco and 277 miles north of Los Angeles. Parcel Number 026-351-030-000 is a 2.98 acre property owned by the City, which is located at 1051 Industrial Way. Industrial Way is zoned M-3, which provides for heavy industrial development wherein manufacturing and assembly processes can locate and operate. The land is adjacent to the Mesa Del Rey Airport, which may involve airport related restrictions on proposed uses.

The land has been leased for an industrial use since 1989. The City has not identified any future municipal use for the property and determined it would be in its financial best interests to sell. At the December 11, 2018 meeting, the City Council declared the parcel as surplus property.

The requested sale price for the property is \$900,000, which is based on a recent appraisal. The City is interested in maintaining a diverse economic base of employers in its industrial area. Therefore, the City is limiting proposals to non-cannabis related businesses. The Request for Proposal (RFP) enables the City to evaluate the overall economic benefits of the proposal in addition to price when making a decision on the sale.

III. PROPOSAL FORMAT

Submittals shall include the following information:

- A. A cover letter explaining the background of the business purchasing and proposing to operate on the property.
- B. Proposed price and terms of the proposed purchase.
- C. A detailed description of the proposed business on the property.
- D. A summary of the number and types of proposed jobs at the business.
- E. Projected City revenues to be generated from the business.

- F. A proposed schedule for development.
- G. A statement regarding financial ability of the buyer to complete purchase and support business.

IV. SUBMITTAL

Submit four (4) copies of the proposal **by 5:00 p.m. on Tuesday, January 8, 2019** to:

Steven Adams
City Manager
King City
212 South Vanderhurst Avenue
King City, CA 93930

Responses should be thorough, but concise. Please direct any questions to Steven Adams at (831)386-5917.

V. SELECTION PROCESS

A City staff review committee shall evaluate each proposal based on selection criteria and may request interviews with selected finalists. The City staff review committee will provide a recommendation to the City Council, who will make the decision to select a final proposal to enter into exclusive negotiations. City representatives will then enter into negotiations for a final purchase and sale agreement to present to the City Council for approval. If final agreement is not reached on the purchase with the selected proposer, the City may enter into negotiations with another proposer or solicit new proposals.

VI. SELECTION CRITERIA

Proposals will be evaluated based upon the following criteria:

1. Price and terms of sale;
2. Proposed and potential job creation;
3. Projected City revenues;
4. Overall benefits to the local economy;
5. Demonstration of business' ability to achieve long-term success; and
6. Overall benefits in meeting needs of the community.

VII. RFP SCHEDULE

The following schedule is anticipated:

Proposals Due	January 8, 2019
Selection Committee Recommendation	January 22, 2019
Selection of Proposal for Exclusive Negotiations	February 12, 2019
Approval of Purchase and Sale Agreement	March 12, 2019

The City retains the right to reject any and all proposals.