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AS AMENDED ON JULY 8, 2013
RESOLUTION NO. 2295

A RESOLUTION OF THE CITY OF SALISBURY FOR THE PURPOSE OF ACCEPTING THE PROPOSAL SUBMISSION OF RFP 10-13 FROM G PLUS PROPERTIES, LLC FOR AWARD FOR THE REDEVELOPMENT OF THE OLD FIRESTATION #16 AFTER A DISPOSITION AGREEMENT HAS BEEN ~~NEGOTIATED~~ EXECUTED.

WHEREAS the City of Salisbury declared the Old Fire Station #16 as surplus property on April 09, 2007; and

WHEREAS the City of Salisbury advertised for proposals for the redevelopment purchase of the Old Fire Station #16 three times from December 6th, 2012 to December 20, 2012 pursuant to SC16-8 et seq. and Chapter 2.36 of the City Code, and proposals were received on April 15, 2013; and

WHEREAS the City of Salisbury received one (1) proposal for the redevelopment purchase of The Old Fire Station #16; and

WHEREAS the City of Salisbury is now, therefore, selecting the G Plus Properties, LLC's proposal as the winning proposal; and

WHEREAS the City of Salisbury is in agreement to sell Old Fire Station #16 for \$85,000.00 to G Plus Properties, LLC with Settlement of a Disposition Agreement on or before August 31st, 2013,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SALISBURY, in regular session on the 8th day of July, 2013, that the proposal submitted by G Plus Properties, LLC dated April 15th, 2013, for the City of Salisbury Old Fire Station #16 redevelopment is selected as the winning proposal and the parties hereby agree to the negotiation period of on or before August 31st, 2013, for a Disposition Agreement for a purchase price of \$85,000.00-, and

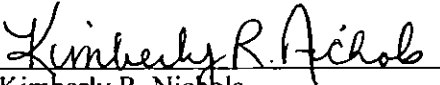
BE IT FURTHER ENACTED AND RESOLVED that the award does not include any portion of the street or any adjacent open space parcels, and

BE IT FURTHER ENACTED AND RESOLVED that this Resolution does not create a Disposition Agreement, and that the award would shall be conditional upon the successful execution ~~negotiation~~ of a disposition agreement.

AND BE IT FURTHER ENACTED AND RESOLVED that this Resolution will take effect from and after its passage.

This resolution was introduced and duly passed at a meeting of the Council of the City of Salisbury, Maryland held on this 8th day of July, 2013, and is to become effective immediately upon adoption.

ATTEST:



Kimberly R. Nichols
CITY CLERK



Jacob R. Day, President
SALISBURY CITY COUNCIL

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APPROVED by me this 15th

day of July, 2013.

James Irton, Jr.
James Irton, Jr., Mayor
CITY OF SALISBURY

Memorandum

To: Council Members
CC: Mayor, James Ireton, Jr., Acting City Administrator, Tom Stevenson,
Assistant City Administrator, Dr. Loré Chambers
From: Catrice Parsons
Date: 7/3/2013
Re: Resolution for RFP 10-13 Old Fire Station #16

Attached is a copy of a proposed Resolution for the award of RFP 10-13 Old Fire Station #16 for the purchase price of \$85,000.00 contingent upon the successful negotiation of a Disposition Agreement on or before August 31, 2013.

Under RFP 10-13, the Procurement Department requested proposals for the disposition of the old fire station as part of the City's Downtown Revitalization efforts. One organization, G Plus Properties, LLC ("G Plus"), submitted a bid proposal by the due date and time of Monday, April 15th, at 2:30 p.m.

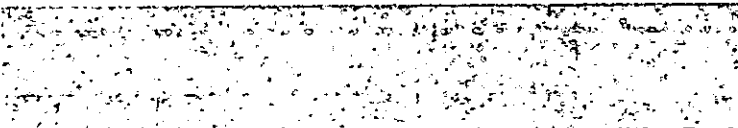
The Downtown Revitalization Review Committee ("Committee") met on April 17, 2013 to review the proposal submitted by G Plus. The review resulted in the creation of a list of questions to be responded to by the vendor. On May 3, 2013 a meeting was held with the Committee and the vendor to discuss the proposal and have the additional questions responded to along with financial information.

The Committee decided the proposal submitted by G Plus was a viable proposal to be forwarded to the Mayor. The Mayor then reviewed the proposal and forwarded it to Council for a closed door discussion, which was held on Monday, June 03, 2013.

Upon discussion between the Mayor, Council, and City Administration it was decided that more negotiations needed to take place prior to considering the award of the aforementioned RFP. As such, the Procurement Department negotiated with G Plus and came to a mutual consensus on the below offer;

- \$85,000 purchase price
- Settlement on or before 8/31/2013
- No additional restrictions on use
- 2-way traffic on Market Street

Therefore, the Procurement Department is recommending that the City approve the above offer as we believe this is a win for the City based on the reasons listed below;



- \$10,000.00 above the original offering price
- Stimulation of Downtown Salisbury's economy by providing four apartments as well as foot traffic from the not-for-profit and/or for-profit venue space
- Removing the additional restrictions of keeping the first floor as not-for-profit and/or profit venue space for a pre-determined time, as established by the City, will not obligate the City to take back ownership of the building if G Plus did not adhere to the pre-determined time frame. This would mean the City would have to purchase the building back at a large expense due to the rehabilitation of the building and the City would then have to manage the apartments, if the additional restrictions were put in place
- Convert a vacant building in the City's Downtown core to an occupied building
- Puts the unoccupied building back on the tax rolls for the City

The Procurement Department requests Council's approval to award RFP 10-13 to G Plus in the amount of \$85,000.00 by Resolution.