



PO Box 366

Langley, WA

DRAFT Request for Proposal Acquisition of the “Fire Hall” Property 179 2nd Street, Langley, Washington

Introduction:

The City of Langley is accepting submissions from individuals or businesses interested in acquiring the property known as the “Fire Hall,” located at 179 2nd Street in Langley. The subject property consists of Lots 13 and 14, Block 11 of the Plat of Langley, as recorded in Volume 2 of Plats, page 15, records of Island County, Washington. The sale includes the land and improvements thereon, subject to any existing easements, restrictions, and reservations of record. The City wishes to convey the property to an individual or an organization committed to maintaining and expanding the local tourist base.

Conditions of Sale:

The City of Langley offers the property for sale subject to the following conditions:

1. The purchaser shall honor in all respects the current lease that binds the property, including any lease extensions available to the current lessee. Said lease is attached hereto as “Exhibit A.”
2. The purchaser shall commence a full-time retail or tourism-related business within the existing building within ten (10) days of expiration of the current lease of the property, including any lease extensions available to the current lessee.
3. The purchase shall be subject to a perpetual easement to be granted to the City of Langley for the rear portion of the property (formerly Lot 13) for the purpose of establishing and maintaining public parking.
4. The proposed purchaser shall permit the City of Langley, or its designee, the temporary and occasional use of the area located within the northern portion of Lot 14 for public purposes including, but not limited to, the seasonal placement of a Farmer’s Market. The form of this permission shall be negotiated between the parties, and may take the form of a public easement

Selection process:

1. The Mayor of the City of Langley, and/or his designee, shall review all proposals received.

2. Using the criteria set forth in this Request for Proposal, the Mayor shall make recommendation to the City Council with regard to the disposition of the subject property.
3. The Langley City Council will have the final decision making authority on the disposition of the property, including the option to reject all proposals.

Selection Criteria:

1. (40% selection weight) The offering price for the property.
2. (40% selection weight) The type of business proposed to locate on the property.
3. (20%) selection weight) The ability of the purchaser to locate and start the proposed business within ten (10) days of expiration of the existing lease.

Submittal Requirements:

1. All submittals shall be received at Langley City Hall not later than 12:00 p.m. on _____, 2015. Applications shall be sent to the City of Langley, Attention: Michael Davolio, Director of Community Planning, PO Box 366, Langley, Washington, 98260 or hand delivered to Langley City Hall, 112 Second Street, Langley. No digital or fax submissions will be accepted. No postmarks will be accepted.
2. Prospective purchasers shall submit detailed plans of the proposed business, including hours of operation and the potential of the proposed business to attract tourists to the community.
3. Prospective purchasers shall submit a time line indicating the proposed date of occupancy of the property.
4. Prospective purchasers shall submit a binding offer price for the property.

Terms:

1. All proposals submitted shall become the property of the City of Langley, and are subject to review under the Freedom of Information Act.
2. The City of Langley shall reserve the right to reject any or all proposals submitted.