

## **PASCAGOULA REDEVELOPMENT AUTHORITY REQUEST FOR PROPOSALS**

In Accordance with the Pascagoula Urban Renewal Property Disposition Plan, the Pascagoula Redevelopment Authority will accept sealed proposals from qualified individuals or firms for the purpose of purchasing the properties located at 505 Railroad Avenue, Pascagoula, Mississippi and 303 Delmas Avenue, Pascagoula, Mississippi. The Property commonly known as the “Pascagoula Train Depot” (505 Railroad Avenue) is located near the intersection of Magnolia Street and Railroad Avenue and is approximately .40 acres. Additionally, the property commonly known as “Anchor Square” (303 Delmas Avenue) is located near the intersection of Frederic Street and Delmas Avenue and is approximately 1.3 acres.

All proposals for such property must meet the following minimum requirements:

The enterprise must meet the Pascagoula Redevelopment Authority’s (PRA) goal of increasing economic activity within the City’s Urban Renewal Area, which includes Railroad Avenue and Delmas Avenue. Businesses which would meet this goal would include various types of commercial and retail ventures, including hotels, shops, restaurants, or mixed use residential/commercial. The final purchase price of the properties shall meet the fair market value of \$140,000.00 for both properties.

Proposals for this project will be rated according to the following criteria:

1. **EXPERIENCE** of the development, ownership and management team(s); including other similar facilities.
2. **QUALIFICATIONS** of the enterprise, including but not limited to, the financial capacity and legal ability to develop the property to meet to the minimum requirements as described above;
3. **CONTRIBUTION** to the economic vitality of the surrounding neighborhood; including increased or diversified volume of business which would support the area (Type of Development).
4. **SMALL BUSINESSES** with less than 100 employees.

All proposals will be rated on the following system to determine the best offer: Description and maximum points: Qualifications 25 ; Experience - 25; Contribution – 25; Small Businesses—25 Total: 100 Points.

All proposals shall be submitted in a sealed envelope labeled with NAME OF FIRM OR INDIVIDUAL: TRAIN DEPOT AND ANCHOR SQUARE PROPOSAL. Said Proposals shall include the following:

1. Detailed description of the development including cost estimates.
2. Schematic drawing of improvements.
3. Site plan.
4. Documentation indicating financial and legal ability to undertake the development.
5. Bid price—must be at a minimum fair market value. In determining the fair value of real property for uses in accordance with the urban renewal plan, the PRA shall take into account and give consideration to the uses provided in such plan; the restrictions upon, and

- the covenants, conditions and obligations assumed by the purchaser or lessee or by the PRA retaining the property; and the objectives of such plan for the prevention of the recurrence of slum or blighted areas. The PRA in any instrument of conveyance to a private purchaser or lessee may provide that such purchaser or lessee shall be without power to sell, lease, or otherwise transfer the real property without the prior written consent of the PRA until he has completed the construction of any or all improvements which he has obligated himself to construct thereon. Miss. Code. Ann. § 43-35-19 (West)
6. Any other relevant information which the bidder believes should be considered.
  7. Intended use.

If a proposal is submitted by mail, the post office address of the Pascagoula Redevelopment Authority is P.O. Drawer 908, Pascagoula, Mississippi 39568-0908. If a proposal is hand-delivered, the street address of the Pascagoula Redevelopment Authority is 603 Watts Avenue, Pascagoula, Mississippi 39568. Proposals must be submitted no later than 5:00 P.M. on Friday, December 17<sup>th</sup>, which is more than 30 days since the date of the request for proposal was published. Following the submission on December 17<sup>th</sup>, the sealed proposals will be opened by the PRA Executive Director.

Questions may be referred to Michael Silverman, located at 603 Watts Avenue, Pascagoula, MS or reached at 228-938-6614.