SUBJECT: Disposition of City-Owned Property: 1850 N. Main St., RE Parcel #071810-0000

BID #: ESC-0373-16 **OPEN DATE:** 3/16/2016

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT: One-Time Sales Agreement

AGENCY: Office of Economic Development

BASIS OF AWARD: Highest Scoring Responsive, Responsible Bidder Based on the Evaluation Criteria

NUMBER OF BIDS INVITED: (45) NUMBER RECEIVED: (1) OTHER: (0)

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
Recommend approval of award to the highest ranked vendor and sole bidder, Adeeb's Food Services, Inc., as a result of negotiations and the terms and conditions outlined in the attached memo for the purchase of city-owned property: 1850 N. Main St., RE Parcel #071810-0000.

Attachments: Recommendation Memo, Tabulation and Evaluation Matrix and Scoring Sheet

ANALYST: _____ RESPECTFULLY SUBMITTED _____
ANNETTE L. BURNEY GREGORY PEASE, CHIEF
PROCUREMENT DIVISION

CONCURRENCE BY: Paul Crawford, Deputy Director, Office of Economic Development

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF CSPEC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING _____ MEMBERS DISAPPROVING _____ DATE: _____

_____ _____ OTHER: _____

_____ _____

_____ _____

_____ _____

_____ _____

ACTION OF AWARDING AUTHORITY DATE _____

APPROVED _____ DISAPPROVED _____

OTHER _____

SIGNATURE OF AUTHENTICATION _____

OFFICE OF ECONOMIC DEVELOPMENT
CITY OF JACKSONVILLE, FL

MEMORANDUM

TO: **Gregory Pease, Chief**
Procurement Division

FROM: **Paul Crawford, Deputy Director**
Karen Nasrallah, Redevelopment Manager
Office of Economic Development

SUBJECT: **EDC-0373-16 (Disposition of 9th and Main Property)**

DATE: **April 6, 2017**

On April 7, 2016, the Competitive Sealed Proposal Evaluation Committee (CSPEC) approved a request from the Office of Economic Development (OED) to enter into negotiations with the sole respondent to the Request for Proposals (RFP) for the disposition of the city-owned property located at 1850 North Main Street, Jacksonville, FL 32206, RE Parcel #071810-0000. The OED has concluded its negotiations and would like to request that the CSPEC consider the terms and conditions presented below. Once approved it is our desire to proceed with a Purchase and Sale Agreement for City Council consideration and approval.

Terms and Conditions are as follows:

- The proposal was submitted by Charles "Scott" Adeeb, President of Adeeb Food Services, Inc. The Purchase and Sale Agreement will be between the City and Adeeb Properties, LLC.
- He has 30 years in the restaurant and bar industries with 20 years of ownership experience. He proposes a restaurant and Strings Brewpub, which he will own and operate.
- Mr. Adeeb has proposed a purchase price of $1,000 plus payment of all back taxes approximated at $90,000, which will be paid to the City at closing.
- The site has been identified as needing environmental remediation through a Phase I and Phase II assessment. Mr. Adeeb has budgeted $100,000 for the environmental clean-up. He understands the environmental issues with the property. The property was determined to be eligible for state funded remediation assistance.
- Total project costs estimated at $595,958 and will require a three month construction schedule.

It is the goal of the City to execute policies and projects that result in sustainable economic growth, rising personal incomes for residents, added amenities and higher quality of life, and generation of new tax revenue with well-planned redevelopment projects. We feel this project meets the goals and objectives of our policy and would benefit the Springfield community.

BID TABULATION SHEET

TITLE: DISPOSITION OF CITY OWNED PROPERTY 1850 N MAIN ST. RE PARCEL #071810-000 BID NO.: ESC-0373-16 OPEN DATE: MARCH 16, 2016 @ 2:00 P.M. BUYER: ANNETTE BURNEY, ANALYST No. Invited: (45) No. Received (1) No Bids: (0) Recorded By: Gail Sampson Announcer: Marsha Williams	Adeeb's Food Services, Inc.		
PRICE:	$1,000.00 + BACK TAXES		
MINIMUM REQUIREMENTS:	Y		
BID FORM:	Y		
CONFLICT OF INTEREST:	Y		
ADDENDUMS(1-3)	Y		

Evaluation Matrix

EVALUATION SCALE

1----------10

QUALIFIED — EXTREMELY QUALIFIED

PROJECT NO. ESC-0373-16

PROJECT TITLE: Disposition 9th and Main

FIRM	Management Capacity, Qualifications, Experience of Developer (10)	FINANCIAL CAPACITY (10)	PURCHASE PRICE (10)	DEVELOPMENT SCHEDULE (10)	COMMUNITY AND ECONOMIC IMPACT (20)	CURRENT VOLUME OF DEVELOPMENT (10)	PROXIMITY TO PROJECT (10)	VOLUME OF CURRENT AND PRIOR WORK FOR USING AGENCIES (10)	Commitment to Small /Minority Businesses & Contributions Toward A Diverse Market Place (10)		OVERALL
Adeeb Food Service, Inc.	10	10	6	9	10	10	10	10	8		83

K. Nasrallah

Evaluation Matrix

EVALUATION SCALE

1 10

QUALIFIED — EXTREMELY QUALIFIED

PROJECT NO. ESC-0373-16

PROJECT TITLE Disposition of 9th and Main

FIRM	Management Capacity, Qualifications, Experience of Developer (10)	FINANCIAL CAPACITY (10)	PURCHASE PRICE (10)	DEVELOPMENT SCHEDULE (10)	COMMUNITY AND ECONOMIC IMPACT (20)	CURRENT VOLUME OF DEVELOPMENT (10)	PROXIMITY TO PROJECT (10)	VOLUME OF CURRENT AND PRIOR WORK FOR USING AGENCIES (10)	Commitment to Small /Minority Businesses & Contributions Toward A Diverse Market Place (10)		OVERALL
Adcock Ford Service Inc	10	9	5	10	20	8	10	10	6		88

SUBJECT: Disposition of City-Owned Property: 1850 N. Main St., RE Parcel #071810-0000

BID #: ESC-0373-16 **OPEN DATE:**
3/16/2016

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT: One-Time Sales Agreement

AGENCY: Office of Economic Development

BASIS OF AWARD: Highest Scoring Responsive, Responsible Bidder Based on the Evaluation Criteria

NUMBER OF BIDS INVITED: (45) NUMBER RECEIVED: (1) OTHER: (0)

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
Recommend approval to enter into negotiations with the sole bidder, Adeeb's Food Services, Inc. The results of the negotiations will be documented and brought before the CSPEC Committee for approval.

Attachments: Recommendation Memo, Tabulation and Evaluation Matrix and Scoring Sheet

ANALYST: _____ RESPECTFULLY SUBMITTED _____
ANNETTE L. BURNEY GREGORY PEASE, CHIEF
PROCUREMENT DIVISION

CONCURRENCE BY: Kirk Wendland, Executive Director, Office of Economic Development

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF CSPEC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 5 MEMBERS DISAPPROVING ____ DATE: 4/7/16

_____ _____ OTHER: _____

Teresa R. Eidson _____

_____ _____

James R. McGill _____

David Pauda _____

ACTION OF AWARDING AUTHORITY DATE 4/07/16

APPROVED ✓ DISAPPROVED _____

Sam E. Mousa
Chief Administrative Officer
For: Mayor Lenny Curry
Under Authority of:
Executive Order No. 2015-05

OTHER _____

SIGNATURE OF AUTHENTICATION _____