

REQUEST FOR PROPOSALS
PURCHASE AND PROPOSED USE OF
40 SOUTH SPRIGG STREET – OLD POLICE STATION
CAPE GIRARDEAU, MISSOURI

INTRODUCTION

The City of Cape Girardeau is soliciting proposals for the purchase of City Owned Property at 40 South Sprigg Street in Cape Girardeau.

PARCEL DETAILS – 40 South Sprigg Street

Parcel Numbers:	211070031012000000
Area:	Approximately 1.83 Acres
Zoning:	Central Business District (CBD) with partial Downtown Commercial Corridor (DCC) overlay
Access:	Frontage on South Sprigg, Merriwether, and South Frederick Streets
Flood Zone:	Property is not in a flood zone.
Water:	On-Site
Sanitary Sewer:	On-Site
Electric:	On-Site

Other Information: The property is generally a rectangular shaped property with 232.27 feet of frontage along S. Sprigg Street; 270.44 feet of frontage along Merriwether Street, and 187 feet of frontage on Frederick Street containing approximately 1.83 acres.

The property is improved with a square two-story 13,804 square foot old police station building with a partial unfinished basement of 2,966 square feet, approximately 20,500 square feet of concrete paved sidewalks, driveways, and parking spaces, and approximately 500 linear feet of 6" chain link fencing topped with three-strand barbed wire. There is also approximately 15,000 square feet of crushed stone driveways and parking areas. In addition, a small single-family home (25 S. Frederick) is on the property and was previously used for storage of impounded property. A city-maintained alleyway runs north/south through the property.

A modular building located on the property next to the old police station building will be removed prior to closing. A generator on the property will also be removed and is not part of the sale.

The City currently has a radio tower and related equipment on site which must remain in place until the City's new radio system is constructed within the next 12-18 months. City personnel must have access to this tower and equipment 24 hours day/7 days a week for emergency repairs and routine maintenance.

The property collectively appraised for \$376,000 in late 2018. A copy of the appraisal report is available at City Hall.

OVERVIEW OF CAPE GIRARDEAU

Cape Girardeau is approximately 29 square miles in land area and has over 38,000 residents. It has evolved from a nineteenth century river town to a regional center for education, health care, and business. The city is home to Southeast Missouri State University, Saint Francis Medical Center, Southeast Hospital, a United States district court, and an Isle of Capri casino, as well as numerous businesses and non-profit organizations. The City of Cape Girardeau is a council-manager form of government. The City's park system includes over 26 public parks and over 11 miles of multi-purpose paved trails. The City operates several recreation and event facilities year round. Cape Girardeau has excellent access to multi-modal transportation, including Interstate 55, U.S. Highway 61, Missouri State Highway 74, the Cape Girardeau Regional Airport, and the Mississippi River.

QUALIFICATION AND SUBMISSION REQUIREMENTS

Proposals shall consist of the following:

1. Cover letter with bidder background, mailing address, email, and phone number
2. Proposed use of the property
3. Impact of proposed use to the community
4. Purchase offer
5. Certified or cashier's check in the amount of 10% of the bid price

Proposals must be received by the City on or before **10:00 a.m. Central Time on Tuesday, March 26, 2019**. A total of **two (2) copies** of the proposal must be submitted. Proposals must be addressed and delivered to:

City of Cape Girardeau
Development Services
401 Independence Street
Cape Girardeau, Missouri 63703

Please mark the outside of the envelope with the bidder's name and "**The Sale of Real Estate**".

Late submissions will not be accepted and will be returned unopened. The City reserves the right to reject any or all submissions, or any part thereof. The City also reserves the right to base selection on combination of purchase offer, proposed use, and impact to the community.

SELECTION PROCESS

Proposals will be presented by staff to the City Council in closed session for consideration. If an offer is accepted, the City Council will pass an ordinance authorizing the City Manager to execute a purchase contract.

SCHEDULE

Bidders must be able to accommodate the following tentative schedule:

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| • Proposals due by 10:00 a.m. | March 26, 2019 |
| • Proposals considered by City Council | April 1, 2019 |
| • Bidders notified by | April 5, 2019 |
| • First reading of ordinance | April 15, 2019 |
| • Second and Third readings of ordinance | May 6, 2019 |
| • Contract executed by | May 17, 2019 |

SITE TOUR

A tour of the property for bidders only will be held on-site on Tuesday March 19, 2019 2:00 P.M. to 4:00 P.M. Please meet at 40 South Sprigg in the parking lot.

QUESTIONS

Questions concerning this Request for Proposals must be submitted in writing to Loretta Kincaid, Acquisition Agent no later than 12:00 p.m. (noon) Central Time on Wednesday, March 20, 2019.

Mail: Loretta Kincaid, Acquisition Agent
City of Cape Girardeau
401 Independence Street
Cape Girardeau, Missouri 63703
Fax: (573) 339-6303
Email: **lkincaid@cityofcape.org**