

needs and the final design of the Police Station addition. The site is approximately 11,700 square feet.

The site is generally level. It is served by a developed street at the south (front) and a developed alley at the north (rear). Water, sewer, electric and stormwater facilities are available in the general vicinity.

Background

Situated on the U.S.-Canadian border, the City of Blaine is located along the I-5 corridor in northern Whatcom County. With a growing population (current population is approximately 5,300). Blaine is experiencing a housing shortage like many other cities in Whatcom County. The City and County Comprehensive Plans include projected growth that will bring the City's population to 9,600 residents by 2036. With a growing population we are also experiencing a resurgence of downtown activity, and opportunities exist for new retail, entertainment and food and beverage businesses.

Blaine offers a beautiful setting, a mild coastal climate, and easy access to Vancouver, British Columbia and Seattle, Washington. The city has exceptional access to nearly unlimited outdoor recreation, with the inland marine waters of Puget Sound and Georgia Straight for boating, fishing, and day trips to the San Juan Islands. The Cascade Mountains are less than an hour's drive, offering hiking, skiing, camping, hunting and fishing. Three institutes of higher education are located within 20 miles. These attributes, combined with the ongoing development activity, and the City's development friendly government, make this property a strong development opportunity.

The property is the former site of Blaine City Hall. After the purchase of a new City Hall building in 2012, the City utilized the space for archiving, storage and training for several years. The City no longer needs the property and is making it available for development. The site is zoned CB-M (Central Business-Market), allowing for commercial development or mixed-use multi-family over commercial with a maximum height of 48 feet and no density limits.

There are three other structures on nearby City owned property; the Police Station (Parcel "E"), Library (Parcel "A"), and the skate park (Parcel "C"). The Police Station will remain and be used for police services after the removal of old City Hall. The Library is located on the northwest part of the site. While the land and building are owned by the City, the Whatcom County Library system has an agreement with the City that allows the indefinite use of the building. Like the Police Station, the Library building is not only expected to remain on that site, it is also expected that the building will be expanded to the west to accommodate a growing customer base.

The skate park site and the property adjacent to the west is zoned CB-T (Central Business-Town Portal) allowing mixed use or multi-family residential, with a maximum height of 60 feet and no density limits. Currently, the skate park site is under consideration for redevelopment; however, this is pending a decision to relocate the skate park. The property adjacent to the skate park may be available as parking for the selected proposal subject to a negotiated sale.

Submitting Proposals

Responses should be limited to twelve (12) pages. One (1) unbound original and seven (7) bound copies must be submitted. All materials must be received by 4:30 pm on December 16, 2019 at:

City of Blaine - Cashier's Office
435 Martin Street, #3000
Blaine, WA 98230

Late proposals will not be accepted. Receipt of proposals by the US Mail or carrier service does not constitute receipt by the City. The City will not accept facsimile or email submittals.

All submittals become the property of the City, and are subject to public records disclosure.

Incurred Costs

The City is not liable for any costs incurred by Developers in responding to this RFP.

Proposal Format

These requirements are designed to establish the Developer's overall capacity to complete this development project in a timely manner and to maximize the benefit of the project.

I. Project Narrative

- a. Clearly indicate in your cover letter and in your proposal which option(s) – you are proposing: “City Hall Revitalization Option” or “Redevelopment Option”. Individuals or teams may independently submit one proposal for each option if they desire.
- b. Provide a description of the development plan detailing the proposed use(s) and including metrics such as number of residential units, square footage of commercial space, and public use (if any). If you seek additional land for parking, please indicate that in the proposal (all or part of “Parcel B” may be available for parking at an additional cost.)
- c. Explanation of ownership entity (single ownership, LLC, partnership, condominium, etc.).
- d. Prospective development timeline including major milestones such as completion of due diligence, submittal of building plans, groundbreaking, and completion/occupancy.

II. Relevant Development Experience

- a. Brief bios of the key individuals and/or the firm(s) involved in the project.
- b. Description of other similar projects completed or under development
- c. References – Strong references include banks, tenants, co-developers, or municipal entities.

III. Financial Capacity

- a. Detailed description of ability to finance the costs of the project.
- b. Identify the people or entities in the development team and their respective percentage interest in financing and ownership.

- c. The amount from unidentified, future investor(s) should be clearly identified, if applicable.

IV. Budget

Preliminary development budget listing proposed sources and uses, including acquisition costs and indicate gaps, if any.

V. Acquisition Price

Include proposed acquisition price, conditions of closing and proposed timing for closing. See Attachment B for a recent property appraisal.

Minimum Offer Price: \$400,000

VI. Other Assurances to Complete Development

Include proposed mechanisms to assure enforceability of completion timing, which may include right of City to re-purchase at original purchase price, performance bond, delayed closing to completion, or other measures of assurance. The methods of assurance will be a contractual obligation included as part of any final PDA.

Selection Process

Selection Committee

The selection committee will be composed of members appointed by the City Council. The team is composed of three Council members, one Planning Commissioner, and two representatives of the development community. Developers may not contact members of the evaluation committee except at the request of the City. The City Manager is the sole point of contact for the selection committee. A recommendation of the committee will be provided to the City Council for final approval.

Timeline

RFP Released	August 23, 2019
Submittal Deadline	December 16, 2019
Submittal Verification	December 20, 2019
Committee Review	January 2020
Committee Recommendation	Early February 2020 (Date TBD)
City Council Review and Selection	Late February 2020 (Date TBD)

(Dates, other than submittal deadline, subject to change)

Pre-Proposal Meeting: A group pre-proposal meeting will not be scheduled; however, the City staff may meet with potential responders upon request.

Presentations: The selection committee may request to meet with some or all responders for the purpose of receiving a presentation of the proposal.

Evaluation Criteria

In general, proposals will be evaluated based on the proposed future use(s) of the property, the proposed purchase price and the willingness of the proposer to work with the City and to have a firm and enforceable commitment to complete the Property Project in accordance with an agreed upon timeframe. The proposed future uses of the property will also be evaluated based on their ability to further the community revitalization and economic development goals of the City.

Proposals will be given consideration for achieving some or all of the following goals (no order of preference). The city may include other criteria as determined applicable.

- Incorporating high traffic tourism and entertainment oriented use(s). Uses such as galleries, restaurants/pubs, and theatres that are intended to generate and capture visitor traffic.
- Incorporating community use of the site/building, such as meeting rooms available to the public, or space dedicated to a partner providing a community use such as a museum, community center, or public gathering space.
- Redevelopment of the site with a use(s) that can be expected to drive investment to the H Street corridor will be given greater consideration.
- Retaining and revitalizing the Old City Hall façade, or incorporating design elements in a new structure that gives recognition to the former use.
- Incorporating multi-family housing. Projects that add housing will receive greater consideration. Higher unit count is desirable.
- Incorporating housing where at least twenty percent of the units are permanently affordable for households with incomes at or below eighty percent of the adjusted median family income for the county, wherein monthly rents, fees and utilities do not exceed 30-percent of the family income. Projects with more than twenty percent of affordable units are desirable.
- Incorporating design that will result in LEED Certification (Silver or above).

Proposals will also be given consideration based on the following:

1. Developer's past experience with projects of similar scale and complexity.
2. Developer's financial capacity to undertake the project.
3. The proposed timeline to construct and occupy the site.
4. Assurances provided for completion of project.
5. Proposed purchase price for the property and building.
6. Time for closing.
7. Developer conditions for closing.

Right to Reject Proposals

The City reserves the right to reject any and all proposals in full and/or in part, waive any informality, issue subsequent RFP's, cancel the entire RFP, remedy technical errors in the RFP process, and seek assistance in the evaluation process. Scoring of the proposals is not anticipated, but may occur.

Should contract negotiation prove unsuccessful, the City reserves the right to select no Developer, select another Developer previously responding to this RFP, or offer a new RFP.

Negotiation and Approval of Purchase and Development Agreement (PDA) Terms

By submitting a Proposal, Proposer agrees to enter into and accept as appropriate the following agreements and documents with and from the City of Blaine. Following the selection of the highest ranking proposal, the City and the selected Proposer shall negotiate mutually agreeable terms to the agreements:

1. Exclusive Negotiating Rights Agreement (“ENR” or “ENRA”). To be provided upon selection. (See below).
2. Purchase and Development Agreement (“PDA”). To be negotiated during the term of the ENRA . (See Below).
3. Quit Claim Deed.
4. Closing instructions.

If Proposer is unwilling or unable to honor the requirements of this RFP or its Proposal, or negotiations otherwise fail, the City will retain the right to suspend or cancel negotiations with the highest-ranked Proposer and proceed to negotiations with the next ranked Proposer.

All terms and conditions of any proposal are subject to final negotiation by the City. No agreement shall be binding on the City unless approved by the City Council in an open public meeting.

Exclusive Negotiating Rights Agreement

Upon selection of a developer, the City will execute an Exclusive Negotiating Rights Agreement (ENRA) in a form approved by the City Attorney and City Council, during which time the City will commit to only negotiate with the selected developer. If a Purchase and Development Agreement (PDA) cannot be negotiated during the ENR period, the City may proceed and enter into an ENRA with a different responder. An ENRA is anticipated to have the following terms:

1. A 120-day term;
2. Proposer granted the right to inspect and evaluate the property for its intended purposes and use; and
3. Proposer acknowledging all testing and inspections are conducted at their own expense and risk.

Purchase and Development Agreement (PDA)

Upon selection, the Proposer agrees to execute a Purchase and Development Agreement (PDA) that will be prepared by the City and provided after the ENR term if negotiations are successful.

By submitting its Proposal, Proposer agrees to (at the expiration of the ENRA term) execute a PDA, which shall include, but is not limited to, the following requirements:

1. Contingent upon City Council Approval. The Sale of the Property must be duly approved by the Blaine City Council prior to Closing. If Blaine City Council approval is not obtained, the PDA will terminate, and all documents and other funds will be returned to the Proposer, and neither party will have any further rights, obligations, or remedies under the PDA.
2. Closing. Closing shall occur no later than sixty (60) calendar days from the City Council's approval of the Sale. Proposer is responsible for paying all closing costs, including all recording, lender, brokerage services and title insurance costs and fees as applicable.
3. "As Is". Proposer acknowledges that the Property will be purchased under the PDA in an "as is" condition. No warranties as to the condition of the Property shall be given or implied.
4. Title Conveyance. The City shall convey title to the Property via Quit Claim Deed. No warranties as to the Title of the Property shall be given or implied.
5. Taxes. The Developer will be responsible for real estate and transfer taxes associated with the property transaction.
6. Risk of Loss. The City makes no claims as to the condition of the building and property and will transfer the property in an "as is" condition.
7. Zoning and Permitting. The Developer is responsible for completing due diligence and to understand the zoning, building and development requirements that regulate the property. The City makes no representations as to whether the building is compliant with zoning, building, or fire standards. No Assurance of permits or entitlements. The City makes no claim in regard to permits and entitlements that may be needed to execute a proposal. Selection of a proposal does not imply any right to a permit or land use entitlement.
8. Inspection and Due Diligence. The City will make the property available for inspection. The Developer is responsible for conducting due diligence and determining the suitability of the property for the proposal.

Once the ENR term is complete and Proposer has executed the PDA, City staff will recommend approval to the Blaine City Council. If Blaine City Council approval is not obtained, the PDA will terminate, and all documents and other funds will be returned to the Proposer, and neither Party will have any further rights, obligations, or remedies under the PDA.

Following City Council Approval, the City and the Proposer will execute all additional necessary agreements and documentation and will work to 'Close' the sale as soon as possible--no later than sixty (60) days from Council Approval.

Contact Information

All inquiries concerning this solicitation should be addressed to:

Michael Jones
City of Blaine, City Manager
435 Martin St. Suite 3000, Blaine, WA 98230
360-543-9981
mjones@cityofblaine.com
<https://www.cityofblaine.com>

2019-0200709

RECORD OF SURVEY



SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 01 WEST & A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 01 EAST, W.M., CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON

PACIFIC SURVEY & ENGINEERING INC
909 SQUALICUM WAY SUITE 111 BELLINGHAM, WA 98225
PHONE: 360.671.7387 FAX: 360.671.4685
EMAIL: info@psurvey.com WWW.PSURVEY.COM

SURVEY NOTES

- 1) DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN OCTOBER 2018.
- 2) EQUIPMENT USED: THEOMAT 00'01.5" EDM: ± 2 PPM, ± 3 MM
- 3) MONUMENTS VISITED IN OCTOBER 2018, SET IN JANUARY 2019.
- 4) BASIS OF BEARINGS: MONUMENTED CENTERLINE OF 'H' STREET BETWEEN THIRD AND FOURTH STREET AS DEPICTED ON THAT RECORD OF SURVEY RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 930108148. BEARING BEING NORTH 88°29'53" WEST.
- 5) OCCUPATIONAL INDICATOR NOTE:
IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09 AND ADMINISTRATIVE CODE CHAPTER 332-130, THIS RECORD OF SURVEY MAY NOT DEPICT OCCUPATIONAL INDICATORS, SUCH AS FENCES, BUILDINGS AND UTILITIES. THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT RESOLVE ANY OF THE LEGAL OWNERSHIP ISSUES THAT MAY ARISE FROM THESE UNWRITTEN TITLE CLAIMS.
- 6) THIS MAP WAS PREPARED WITH THE BENEFIT OF A TITLE GUARANTEE PREPARED BY WHATCOM LAND TITLE COMPANY UNDER GUARANTEE NO. 81030-215232132 (ORDER NO. W-151279) DATED OCTOBER 11, 2018.

SUBJECT PROPERTY DESCRIPTION

SUBJECT PROPERTY DESCRIPTIONS PER TITLE GUARANTEE PREPARED BY WHATCOM LAND TITLE COMPANY UNDER GUARANTEE NO. 81030-215232132 (ORDER NO. W-151279) DATED OCTOBER 11, 2018.

PARCEL A
LOTS 1 TO 5, INCLUSIVE, BLOCK 32, PLAT OF CITY OF BLAINE, WHATCOM COUNTY, W.T., 1884, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 35, RECORDS OF WHATCOM COUNTY, WASHINGTON.

PARCEL B
LOTS 6, 7, 8, 9 AND THE WEST HALF OF LOT 10, BLOCK 32, MAP OF THE CITY OF BLAINE, WHATCOM COUNTY, W.T., 1884, AS PER THE MAP THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 35, IN THE AUDITOR'S OFFICE OF WHATCOM COUNTY, WASHINGTON.

PARCEL C
THE EAST HALF OF LOT 10, AND ALL OF LOTS 11, 12, 13 AND 14, BLOCK 32, PLAT OF CITY OF BLAINE, WHATCOM COUNTY, W.T., 1884, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 35, RECORDS OF WHATCOM COUNTY, WASHINGTON.

PARCEL D
LOTS 20 TO 24, INCLUSIVE, BLOCK 32, PLAT OF CITY OF BLAINE, WHATCOM COUNTY, W.T., 1884, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 35, RECORDS OF WHATCOM COUNTY, WASHINGTON.

PARCEL E
LOTS 25 TO 28, INCLUSIVE, BLOCK 32, PLAT OF CITY OF BLAINE, WHATCOM COUNTY, W.T., 1884, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 35, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE

Filed for record this 11 day of Feb, 2019 at 10:22 AM
in book _____ of surveys at page _____ at the request of
Debbie Adelstein by **Kehli Nictmor**
County Auditor
AUDITOR'S FILE NO.: 2019-0200709

EXISTING SYMBOL LEGEND

- = EXISTING MONUMENT, AS NOTED
- = SET REBAR AND CAP PLS#41962
- = SET NAIL/FLASHER PLS#41962
- = EXISTING REBAR AND CAP PLS#13138
- = EXISTING REBAR AND CAP PLS#21520
- = EXISTING IRON PIPE PLS#13138

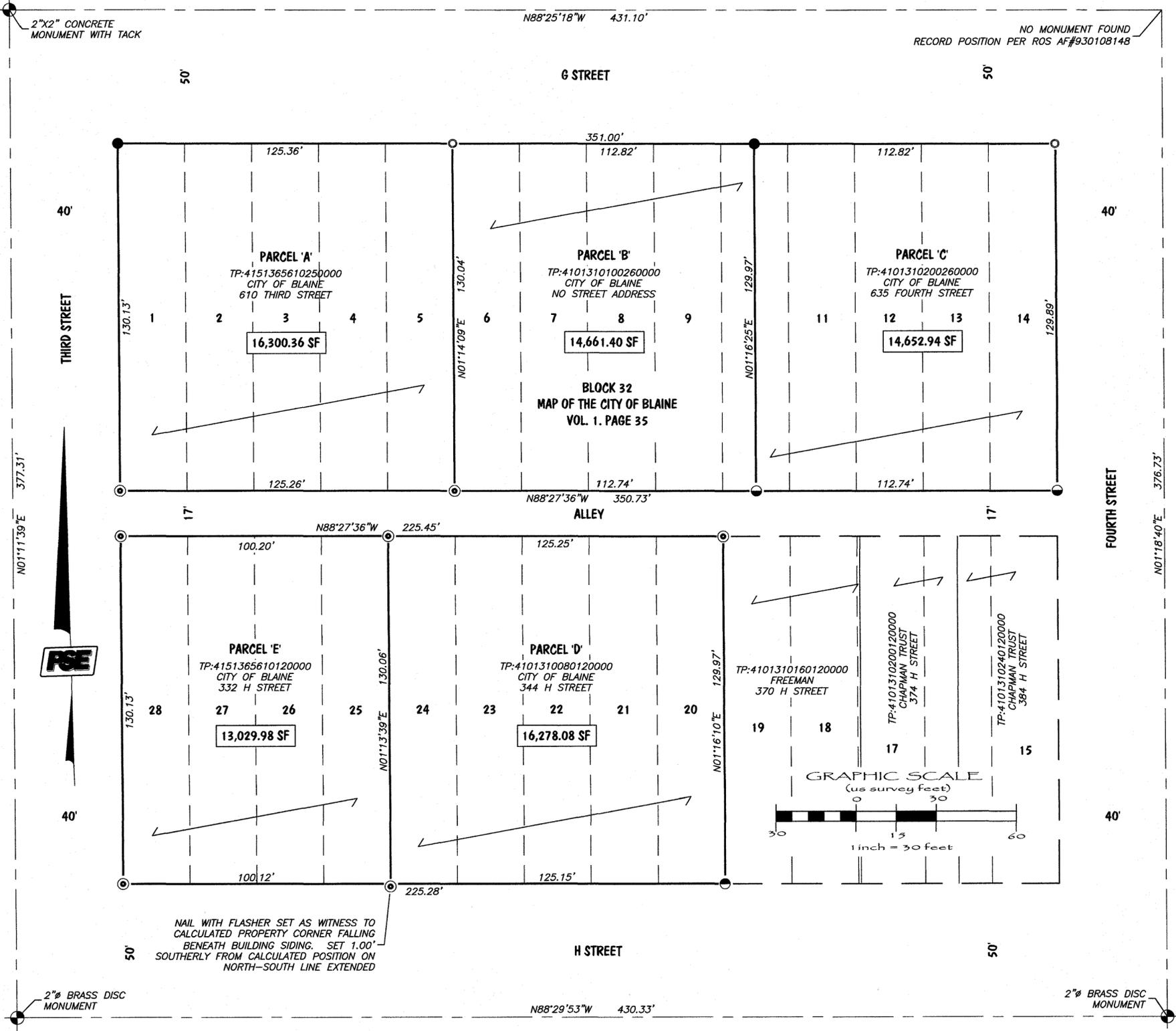
RECORD OF SURVEY

CITY OF BLAINE
1200 YEW AVENUE
BLAINE, WA 98230

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of CITY OF BLAINE in JANUARY of 2019.

[Signature]
Certificate No.: 41962 Date: 2/5/19





Wm. T. Follis, LLC, REALTORS

"ACROSS FROM THE MUSEUM"

APPRAISALS
Residential
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108 PROSPECT STREET
BELLINGHAM, WA 98225
(360) 734-5850
(360) 734-5894 FAX
E-Mail:
appraisals@follisrealtors.com

October 9, 2018
RE: File No. 18-331

City of Blaine
Attn: Michael Jones, City Manager
435 Martin St, Suite 3000
Blaine, WA 98230

Dear Mr. Jones,

In conformance with your request for an appraisal report relating to four parcels of property owned by the City of Blaine in the central core area of the City of Blaine, I submit the following report.

Based upon an investigation into the marketplace, including the City of Blaine, as well as other competing small incorporated communities in Whatcom County, it is my opinion that the market value of the four parcels as of the date of inspection are:

Parcel A (Old City Hall)
SIX HUNDRED FIFTY THOUSAND DOLLARS
\$650,000

Parcel B (Blaine Public Library)
EIGHT HUNDRED SEVENTY-FIVE THOUSAND DOLLARS
\$875,000

Parcel C (Skateboard Park)
TWO HUNDRED NINETY-TWO THOUSAND FIVE HUNDRED DOLLARS
\$292,500

Parcel D (Parking Lot)
TWO HUNDRED NINETY-TWO THOUSAND FIVE HUNDRED DOLLARS
\$292,500

Should you have any further questions regarding this appraisal or matters pertaining thereto, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Thomas Follis". The signature is fluid and cursive, with a large initial "W" and a long, sweeping underline.

W. Thomas Follis, GAA/MSA, Member
Wm. T. Follis, LLC, Realtors®
WTF:bw/mew/sns

EXECUTIVE SUMMARY – PARCEL A

<u>LOCATION:</u>	344 H St, Blaine, WA
<u>TYPE OF PROPERTY:</u>	Older, two-story masonry structure that was formerly the City Hall of the City of Blaine.
<u>BUILDING SIZE:</u>	City Hall portion: 5,100 sf Old Fire Station portion: 2,501 sf 2 nd Story Storage: 5,100 sf (not valued)
<u>LAND AREA:</u>	16,250 sf
<u>CURRENT USE:</u>	Vacant municipal building currently used for storage.
<u>WHOLE PROPERTY VALUATION:</u>	
Cost Approach:	N/A
Sales Comparison Approach:	\$650,000
Income Approach:	N/A
<u>FINAL VALUE ESTIMATE:</u>	\$650,000
<u>INTEREST BEING EVALUATED:</u>	100% Fee Simple
<u>DATE OF VALUE:</u>	September 7, 2018
<u>DATE OF REPORT:</u>	October 2, 2018

EXECUTIVE SUMMARY – PARCEL B

<u>LOCATION:</u>	610 3 rd St, Blaine, WA
<u>TYPE OF PROPERTY:</u>	One unit commercial grade building currently utilized as the Blaine Public Library – special use property.
<u>BUILDING SIZE:</u>	5,494 sf
<u>LAND AREA:</u>	16,250 sf
<u>CURRENT USE:</u>	Public Library
<u>LAND VALUE:</u>	\$455,000
<u>WHOLE PROPERTY VALUATION:</u>	
Cost Approach:	\$982,000
Sales Comparison Approach:	\$851,600
Income Approach:	N/A
<u>FINAL VALUE ESTIMATE:</u>	\$875,000
<u>INTEREST BEING EVALUATED:</u>	100% Fee Simple
<u>DATE OF VALUE:</u>	September 7, 2018
<u>DATE OF REPORT:</u>	October 2, 2018

EXECUTIVE SUMMARY – PARCEL C

<u>LOCATION:</u>	Corner of 4 th and G Streets, Blaine, WA
<u>TYPE OF PROPERTY:</u>	Recreational Skateboard Park
<u>LAND AREA:</u>	14,625 sf
<u>IMPROVEMENTS:</u>	Skateboard Ramps and Jumps
<u>CURRENT USE:</u>	Skateboard Park
<u>LAND VALUE ESTIMATE:</u>	\$292,500
<u>INTEREST BEING EVALUATED:</u>	100% Fee Simple
<u>DATE OF VALUE:</u>	September 7, 2018
<u>DATE OF REPORT:</u>	October 2, 2018

EXECUTIVE SUMMARY – PARCEL D

<u>LOCATION:</u>	North side of G St between 3 rd and 4 th , Blaine, WA
<u>TYPE OF PROPERTY:</u>	Parking Lot
<u>IMPROVEMENTS:</u>	Asphalt Parking Area
<u>LAND AREA:</u>	14,625 sf
<u>LAND VALUE ESTIMATE:</u>	\$292,500
<u>INTEREST BEING EVALUATED:</u>	100% Fee Simple
<u>DATE OF VALUE:</u>	September 7, 2018
<u>DATE OF REPORT:</u>	October 2, 2018