



### **REQUEST FOR SEALED PROPOSALS (RFP# 1-2017)**

The City of Albuquerque is requesting sealed proposals for the sale or lease of the following described real property located within Bernalillo County subject to all exceptions to title, reservations, restrictions, encumbrances, options and easements of record, zoning, subdivision and other land use regulations. The property shall be sold AS IS, and in accordance with Section 3-60A-12, NMSA 1978, which requires, among other items, the purchasers or lessees and their successors and assigns to devote the real property only to the uses specified in the metropolitan redevelopment plan and requires that the real property or interest shall be sold, leased, otherwise transferred or retained at not less than its fair value for uses in accordance with Redevelopment Law.

**BERNALILLO COUNTY - VACANT LAND:**  
002MAP 37 TRACT 197A, Zoned M-1 Industrial-Wholesale-  
Manufacturing.  
Site Address: 102 Lomas Blvd, NE

The described real property falls within the Railroad Metropolitan Redevelopment Area. The intent of the Railroad Metropolitan Redevelopment Plan ("Railroad Plan"), which can be found at <https://tinyurl.com/gpz7zle>, is to diversify the economic base of the City's downtown and provide a magnet to draw people downtown for shopping and entertainment, especially during evenings and weekends. It is believed that these developments will have the effect of promoting Albuquerque as a center of regional economic activity, improving the City's attractiveness to tourism, and providing an atmosphere in which more downtown and near-downtown residential development will occur.

The Metropolitan Redevelopment Agency (MRA) shall consider all proposals submitted in accordance with the public notice and shall only accept proposals it deems in the public interest and meeting the objectives of the Railroad Plan. Specifically, the MRA will evaluate each proposal based on: if the type of development, redevelopment or use proposed meets the intent of the Railroad Plan and the City's current regulatory requirements for the site (50 points); the ability of the proposer to implement the plan within a reasonable time period (25 points); and the financial offer to the City for the real

property (25 points). A recent appraisal for the real property can be found at <https://tinyurl.com/z8ghtzd>.

Proposals shall be submitted as an original and two hard copies formatted on 8-1/2" x 11" loose leaf paper. Proposals shall not exceed eight pages. Each proposal must include: 1) the name, title, address, telephone number and email of individuals with authority to contractually bind the proposer; 2) a narrative and site plan of the redevelopment proposal for the real property; 3) a description of how the redevelopment proposal meets the intent of the Railroad Plan and the City's current regulatory requirements; 4) an explanation of how the proposer has the financial ability and experience to implement the redevelopment proposal within a reasonable time period; and 5) the proposer's financial offer to the City for the real property.

The City reserves the right to reject any and all proposals. The City will not provide a survey of the property. Within the proposal, each proposer shall represent that they have inspected and examined the property and will purchase the property AS IS and that the City of Albuquerque makes no representations, statements, or warranties, expressed or implied, concerning title, merchantability, quality, quantity or zoning, land use and subdivisions regulations applicable to the property, or to access to public right-of-way or to public utility connection on or to the property.

In order to be considered, proposals shall be delivered by 3:00 P.M. on Friday, March 3, 2017 to:

Mr. Gabriel Rivera, Senior Planner  
Plaza Del Sol/Planning Department  
600 2<sup>nd</sup> St. NW  
3<sup>rd</sup> Floor  
Albuquerque, New Mexico 87102

All sealed proposals received are of public record and will be publicly opened on Friday, March 3, 2017 at 3:15 p.m., Basement, Room 120, 600 2<sup>nd</sup> Street NW. If there are questions about this process, please contact Mr. Gabriel Rivera by email at [jgrivera@cabq.gov](mailto:jgrivera@cabq.gov).