

# REQUEST FOR PROPOSALS

City of Palm Springs acting as  
Housing Successor Agency to the Former  
Palm Springs Redevelopment Agency

Sale of Real Property Located at  
Southeast Corner Indian Canyon Drive and San Rafael Road  
Palm Springs, CA 92262

APN 501-031-028: 3.62 acres of vacant land

Proposals due by 5:00 p.m., December 7, 2017

## **I. INTRODUCTION**

This is a Request for Proposals (RFP) by the Housing Successor Agency to the Redevelopment Agency of the City of Palm Springs (“Housing Successor Agency”) inviting proposals from qualified Proposers to purchase property located in the City of Palm Springs at the southeast corner of North Indian Canyon Drive and San Rafael Road, Assessor Parcel Number 501-031-028 (Property).

The former Redevelopment Agency of the City of Palm Springs owned the Property until the Redevelopment Agency was dissolved pursuant to ABX1 26 amended by AB 1484 and SB 107 (collectively the “Dissolution Law”) and codified in the California Health and Safety Code dissolved redevelopment agencies in California as of February 1, 2012. The Housing Successor Agency is now responsible for disposing of the Property, which was originally purchased with the intent of developing the property for residential use that would be affordable to low to moderate income families.

## **II. DUE DATE AND TIME**

Proposals are due **THURSDAY DECEMBER 7, 2017, by 5:00 P.M.**

## **III. BACKGROUND**

The City of Palm Springs is a Charter City and was incorporated in 1938. Palm Springs is nestled at the base of the San Jacinto and Santa Rosa Mountains, approximately 60 miles east of Riverside. The City is a well-known resort destination with a year round population of approximately 46,600 and a seasonal population that nearly doubles. Palm Springs not only prides itself on its resort amenities, but also on the village character it has been able to maintain. At the same time, Palm Springs has many major amenities typically found in cities with much larger populations, such as the Palm Springs International Airport, Convention Center, Palm Springs Art Museum, Aerial Tramway, Desert Regional Medical Center, a broad range of public services, and diverse residential neighborhoods. Open space and mountainous areas comprise almost half of the City’s total area and provide treasured natural recreation opportunities and habitat areas.

The City of Palm Springs is seeking interested parties to purchase the 3.62 acre vacant property located at the southeast corner of Indian Canyon Drive and San Rafael Road, in the North Palm Springs area of Palm Springs, California (see Attachment A with map, legal description, and photographs). The Property is located just outside the former Palm Springs Redevelopment Project Area and was purchased by the former Redevelopment Agency in 2001 from an affordable apartment developer in order to build affordable multiple-family housing. The former Redevelopment Agency attempted to enter into development agreements for affordable housing projects twice between 2001 and 2011, but neither project came to fruition. The property was purchased using low to moderate income housing funds.

The Property is surrounded by primarily residential uses and is located in the Racquet Club Estates neighborhood. Adjacent property uses are Palermo, a planned residential development to the north, a planned residential development to the south, and existing single-family residences to the east and vacant residential land to the west.

#### **IV. PROPOSAL REQUIREMENTS**

The Housing Successor Agency is seeking proposals from qualified Proposers to purchase the Property at not less than fair market value. The property was originally purchased by the Palm Springs Community Redevelopment Agency in October 2001 at a price of \$500,000. An appraisal completed in May 2017, estimated the Property to be worth \$1,262,000.

Completing sale of the Property in a timely manner is especially important to the Housing Successor Agency and the City Council.

Closing shall be on an all cash basis (i.e. if money is borrowed, based on established credit via credit line on another property or personal line of credit), not later than one hundred eighty (180) days following approval of the Proposer's offer by the City Council.

Sale of the Property is to be done expeditiously and in a manner aimed at maximizing the value to the Housing Successor Agency's low to moderate income housing fund.

No warranty, express or implied, other than clean title will be provided by Seller.

Proposals are required to meet the requirements of this RFP.

#### **V. PROPERTY DATA**

The Property is located at the southeast corner of North Indian Canyon Drive and San Rafael Road in the North Palm Springs area of Palm Springs, California, 92262.

The Property consists of Assessor Parcel Number 501-031-028 and is approximately 3.62 acres in size. The parcel is rectangular in shape. The assessor's parcel map indicates that the property has approximately 598.5 feet of frontage along North Indian Canyon Drive to the West, approximately 263.5 feet of frontage along San Rafael Road to the north and approximately 263.5 feet of frontage along East Simms Road to the south.

The Property is zoned PD (Planned Development), a designation that is left over from a previous specific plan which was never developed. The underlying zoning is R-2 which is suitable for medium-density multiple-family residential uses. Proposers shall familiarize themselves with all City of Palm Springs' zoning and entitlement issues relating to the Property, and make an independent determination of whether the Property can be developed for the purpose intended by the Proposer.

Zoning and Planning Ordinances can be found in the Palm Springs Municipal Code and which, along with the General Plan may be accessed using the following links:

<http://www.palmspringsca.gov/government/departments/planning/zoning-code-and-zoning-map>

<http://www.palmspringsca.gov/government/departments/planning/general-plan>

## VI. MATERIALS REQUIRED TO BE SUBMITTED

The prospective Proposer shall:

- Submit one (1) original mailed or delivered Proposal together with the attached original Cashier's Check for the Deposit (described below) to:

Office of Procurement and Contracting  
City of Palm Springs  
3200 E. Tahquitz Canyon Way  
P. O. Box 2743  
Palm Springs, CA 92263-2743

### **AND the prospective Proposer shall also:**

- Simultaneously submit an emailed copy of the Proposal with a copy of the Cashier's Check for the Initial Deposit as follows:
  - To David Ready, City Manager at [david.ready@palmspringsca.gov](mailto:david.ready@palmspringsca.gov) with copy to [cindy.cairns@palmspringsca.gov](mailto:cindy.cairns@palmspringsca.gov) AND
  - To Jay Virata, Director of Community and Economic Development at [jay.virata@palmspringsca.gov](mailto:jay.virata@palmspringsca.gov) with copy to Diana Shay, Redevelopment Coordinator at [Diana.shay@palmspringsca.gov](mailto:Diana.shay@palmspringsca.gov)

In order to be considered responsive, the mailed and/or delivered copy and check and the emailed copies must all be received by **5:00 P.M. Local Time, THURSDAY, DECEMBER 7, 2017**, at which time they will be publicly opened and read aloud. **Offers shall be clearly marked as "Offer for Purchase of 3.62 acres of vacant land at SE Corner of North Indian Canyon Drive and San Rafael Road"**. It is the responsibility of the Proposer to see that any offer sent through the mail, or via any other method, shall have sufficient time to be received by this specified date and time. No Proposal will be considered unless it is properly executed, enclosed in a sealed envelope bearing the name of the Proposer, Proposal due date and Proposal title. The receiving time in the Procurement Office will be the governing time for acceptability of Proposals. Telegraphic, telephonic, faxed or emailed Proposals will not be accepted. Late Proposals will be returned unopened.

### **All Proposals should include the following sections in the order enumerated below:**

#### 1. PURCHASE PRICE AND FINANCIAL CAPACITY

The Proposal shall include the following information:

- a. An all cash purchase price offer and information supporting the offer.
- b. Proof of the Proposer's financial capacity to purchase the property and readiness to proceed.

c. Proposer Information

- Name, address, phone and fax numbers for the lead Purchasing Entity (e.g., corporation, joint venture, limited partnership, etc.) and date of legal establishment.
- Name, title address, phone and fax numbers, and email address of the person designated as the Primary Contact for the Purchasing Entity.
- Other relevant information responsive to this RFP.

2. TERMS AND CONDITIONS

The Proposal shall include:

- a. Acceptance of the requirements and the terms and conditions of sale set forth in this RFP.
- b. Deposit: A deposit of fifty thousand dollars (\$50,000.00) in the form of a Cashiers' Check made out to "Orange Coast Title Company" shall be attached to the written offer. Orange Coast Title shall be the escrow company for the sale and shall hold the \$50,000 for the benefit of Seller. No other form of a deposit will be accepted. Only the Successful Proposer's check will be deposited with Orange Coast Title. All other Deposit Checks will be returned to the respective Proposer un-cashed.
- c. Within ten (10) days of approval by the Oversight Board, the Successful Proposer shall execute a Purchase and Sale Agreement for the Property reflecting the terms approved by the Oversight Board. The Purchase and Sale Agreement shall provide for a ninety (90) day Due Diligence Period. The Due Diligence Period shall commence upon full execution of the Purchase and Sale Agreement by the parties.
- d. The Deposit shall be refunded upon notification by the Successful Proposer within the ninety (90) days of the Due Diligence Period that it is cancelling the contract.
- e. Upon release of the Due Diligence Contingency, if the Successful Proposer has not cancelled the contract by that date, the DEPOSIT shall be non-refundable. If the Purchase and Sale Agreement is not cancelled by the Successful Proposer, the Proposer will be responsible for purchasing the Property on an all cash basis with closing to occur not later than one hundred eighty (180) days following approval of the Proposer's offer by the Oversight Board.

**NOTE:** Proposals may include a proposal for the sharing of Broker's Fees between the Housing Successor Agency and the Successful Proposer (Buyer). Any potential sharing will be solely between the Successful Proposer and the Housing Successor Agency as approved by the City Council. There is not and will not be any privity of contract between the Housing Successor Agency and any broker.

## VII. SELECTION CRITERIA

All statements and numbers submitted in response to this RFP will be reviewed and evaluated by the Housing Successor Agency and approved by the City Council. It is anticipated that the City Council will make its determination as to the Successful Proposer within forty-five (45) days after the proposals are received.

Proposals for this Site will be evaluated on completeness, the purchase price, and whether they meet the requirements set forth in this RFP.

## VIII. RIGHTS RESERVED

The City acting as Housing Successor Agency and City Council retain the right to:

- Reject any and all proposals;
- Reject conditional or incomplete proposals or any proposal containing alterations of form or additions not called for, or irregularities of any kind;
- Determine which proposal, if any, is the best;
- Waive any irregularity in any proposal;
- Withdraw any and all of the described real property from the market;
- Approve the final Purchase and Sale Agreement; and
- Negotiate terms and conditions of a proposal with one or more Proposer(s).

Issuance of this RFP does not commit the Housing Successor Agency or City Council to select a proposer, pay any costs incurred in the preparation of a response to the RFP, award any contract or rights, or take any further actions regarding sale of the Property.

## IX. QUESTIONS/CORRESPONDENCE

Proposers are specifically directed **NOT** to contact any city employee, commission member, committee member, council member, or other agency employee or associate for any purpose related to this RFP other than as directed below. Contact with anyone other than as directed below may be cause for rejection of a Proposal.

Any questions, technical or otherwise, pertaining to this Request for Proposals **must be submitted IN WRITING and directed ONLY to:**

### **Diana Shay, Redevelopment Coordinator**

Community and Economic Development Department

City of Palm Springs

3200 E Tahquitz Canyon Way, Palm Springs, CA 92263-2743

Email: [diana.shay@palmspringsca.gov](mailto:diana.shay@palmspringsca.gov)

Interpretations or clarifications considered necessary in response to such questions will be resolved by the issuance of formal Addenda to the RFP. **The deadline for all questions is 3:00 P.M., Local Time, Tuesday November 28, 2017.** Questions received after this date and time may not be answered. Only questions that have been resolved by formal written Addenda via the Community and Economic Development Department will be binding. Oral and other interpretations or clarifications will be without legal or contractual effect.

## Attachment A - Description of Property

A 3.62 acre (157,710 square foot) vacant land parcel with APN 501-031-028 located at the southeast corner of the intersection of North Indian Canyon Drive and San Rafael Road and owned by the City of Palm Springs acting as Housing Successor Agency to the former Community Redevelopment Agency of the City of Palm Springs

### Legal Description

THE WESTERLY 275 FEET OF THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING EASTERLY OF INDIAN AVENUE, SHOWN AS LOT A ON MAP OF TRACT NO. 2085, AS SHOWN BY MAP ON FILE IN BOOK 41 PAGE 50 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTHERLY OF SIMMS ROAD, SHOWN AS LOT B ON SAID MAP OF TRACT NO. 2085 AND LYING SOUTHERLY OF SAN RAFAEL ROAD, SHOWN AS LOT G ON SAID MAP OF TRACT NO. 2085.

### Zoning

The parcel with APN 501-031-028 is PD (Planned Development) according to the Palm Springs Zoning Map. The current PD designation is left over from a previous specific plan which was never developed. For the purpose of this RFP, the property should be considered to have an R-2 zoning. The general plan designation is "Mixed-use/Multi-use" with an underlying R-2 limited multiple-family residential zone.

The R-2 zone is intended to provide for the development of medium-density multiple-family residential uses. (Ord. 1294, 198).

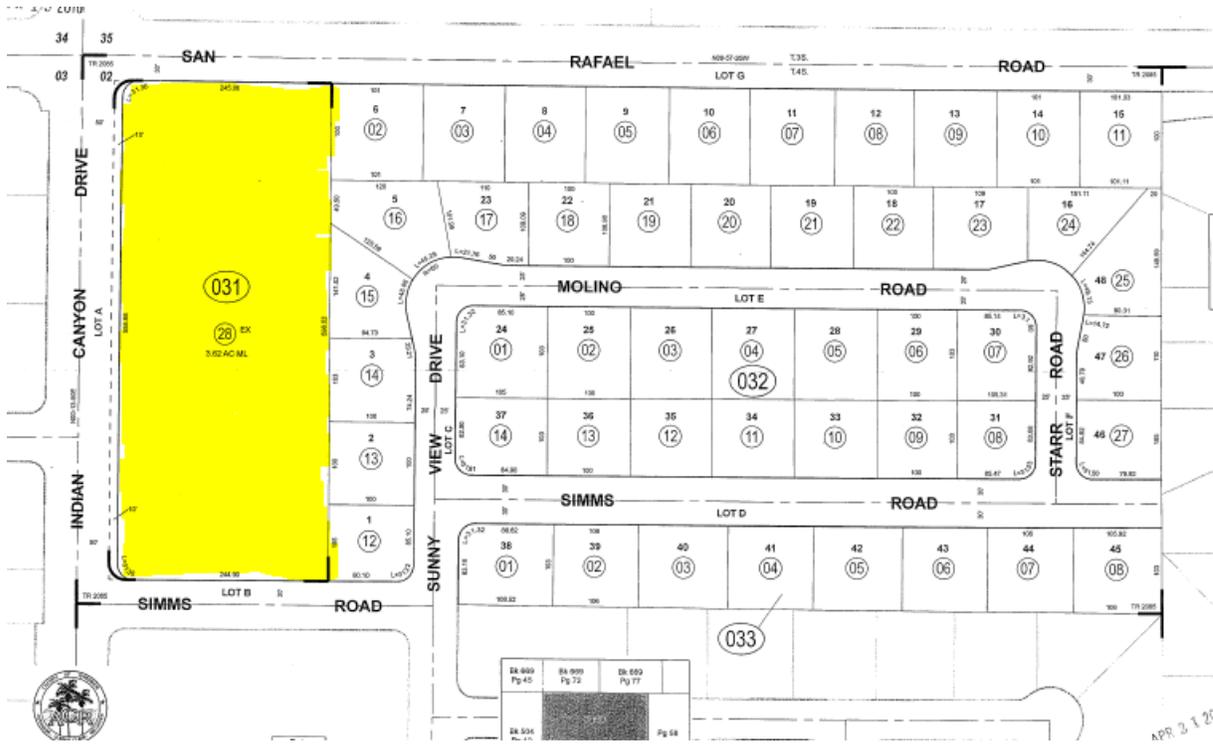
### Overview of City and Subject Property Environs

Palm Springs, encompassing approximately 95 square miles, is located at the westerly end of the Coachella Valley at the base of the San Jacinto Mountains. The city is bordered to the north and south by unincorporated territory; to the east by Cathedral City and Rancho Mirage; and to the west by unincorporated territory and San Jacinto Wilderness area. Primary access is provided by Interstate 10 east-bound (bordering and traversing the northerly portion of Palm Springs) and Palm Canyon Drive (SR-111) from Interstate 10, and Highway 111 westbound. Several primary arterials provide secondary access. Palm Springs, incorporated in 1938, ranks as the fourth most populous city of Coachella Valley's nine incorporated cities and as of January 1, 2015 contained a population of 46,611.

The subject Property is located in the North Palm Springs area of Palm Springs at the southeast corner of the intersection of North Indian Canyon Drive and San Rafael Road. Adjacent property uses are Palermo, a planned residential development to the north, a

planned residential development to the south, and existing single-family residences to the east and vacant residential land to the west. The property has frontage on three paved public roads and has good access and street visibility.

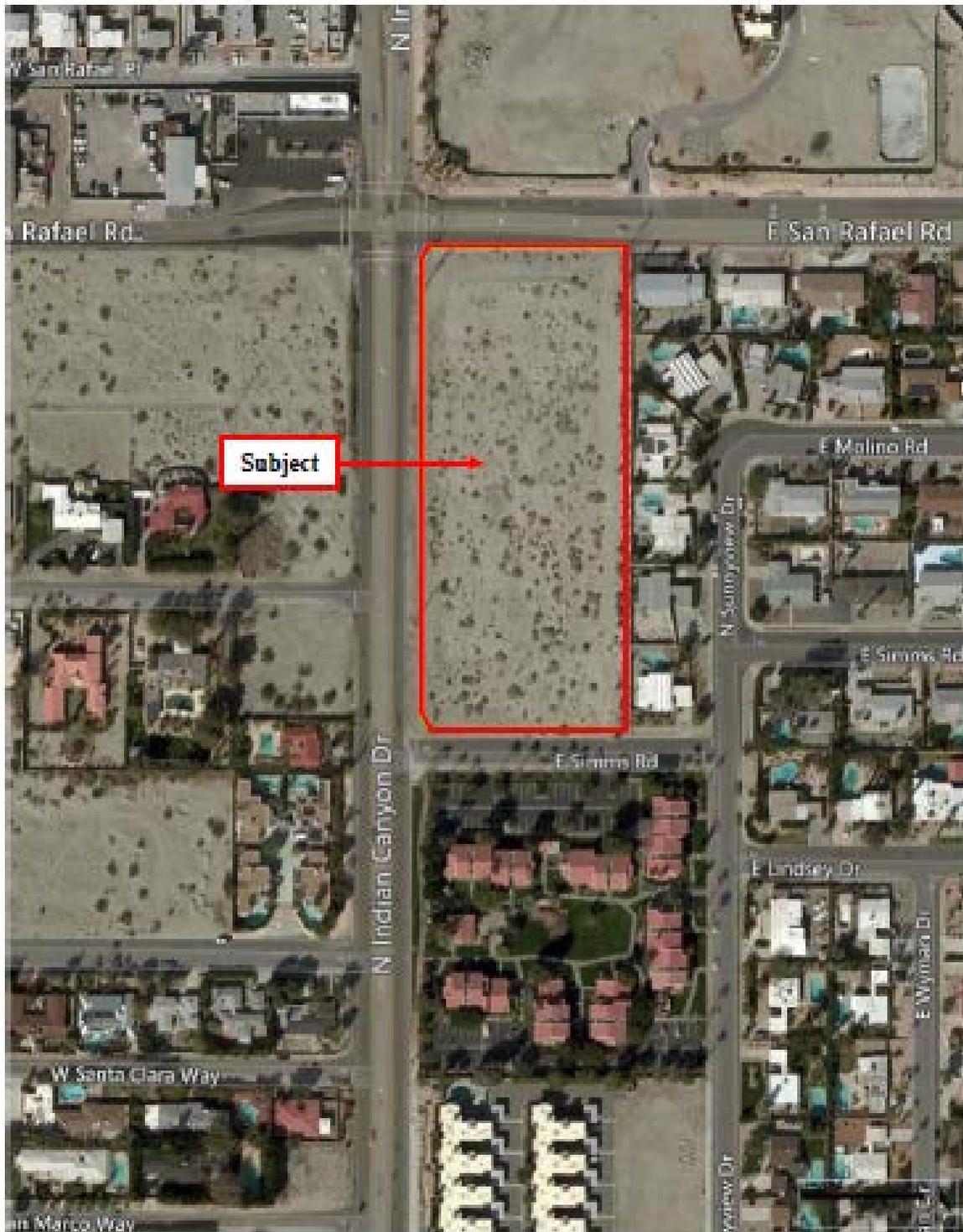
# ASSESSOR'S PARCEL MAP



Subject Property highlighted in yellow. Assessor's Parcel Number APN 501-031-028

North direction is pointing up.

# PHOTOS



*North direction is pointing up.*



Looking west at along San Rafael Road



Looking intersection of N. Indian Canyon Drive and San Rafael Road



**Looking at southwest corner of subject property**



**Looking at east across subject property from N. Indian Canyon Drive**