

CITY OF CORDOVA



ADDENDUM ON 06/03/2025

NOTICE OF LAND DISPOSAL AND REQUEST FOR PROPOSALS

Request for Proposals (RFP) for Lot 2, Block 7A, Tidewater Development Park

The City of Cordova (the “City”) is considering disposing of through a Lease or Purchase of Lot 2, Block 7A, Tidewater Development Park (the “Property”). The Property is an approximately 3,909 square foot office building and is not zoned. In addition, please note that this property is leased in an As-Is Where-Is with all faults condition.

Proposals are due June 30, 2025, at 5 PM. Proposals received after June 30, 2025, at 5 PM will not be considered.

The RFP can be found on the Public Notice page of the city website or can be picked up at City Hall.



Notice of Land Disposal and Request for Proposals (RFP)

CITY OF CORDOVA



Request for Proposals (RFP) for Lot 2, Block 7A, Tidewater Development Park

The City of Cordova (the “City”) is considering disposing of through a Lease of Lot 2, Block 7A, Tidewater Development Park (the “Property”). The Property is an approximately 3,909 square foot office building and is not zoned.

Proposals are due June 30, 2025, at 5 PM. Proposals received after June 30, 2025, at 5 PM will not be considered.

INFORMATION TO PROPOSERS

The lease of the structure is based off of the fair market value of the Property as determined by the tax assessed value and the state sales ratio is **\$4,710.83 per month** and shall be the **minimum price** that the City is willing to accept for the lease of the Property. If the successful proposal amount is greater than the minimum price, the winning proposal amount shall be the amount paid. The City Council may consider proposals that include improvements in lieu of rent.

The purchase of the structure the applicant would be required to either move all parts of the build, down to the decking, from the current location to a private property OR the building could be dismantled to salvage building materials. Proposals to salvage building material would be required to demolish and remove, down to the decking, the remaining structure once all salvageable material has been removed.

Proposer shall be licensed, bonded, and insured to do the type of work described in their proposal or shall hire a licensed, bonded, and insured professional to perform and oversee the work.

The City understands that while the building as whole or its components, may have value to someone, the cost of moving the or dismantling the building would come at an expense to the applicant. For that reason, the city is placing a minimum value of the structure at **\$2,500.00** which will be the **minimum price** that will be accepted for the structure. If the successful proposal amount is greater than the minimum price, the amount in the proposal shall be the amount paid.

All proposals shall include a deposit of **\$2,500.00**. In the event that a proposer is not awarded the Property, the City will reimburse the deposit to the proposer. The deposit from the winning proposer will be credited towards the costs associated with the disposal, even if the disposal is not completed. In the event the successful proposer subsequently withdraws or otherwise abandons its proposal, the City will retain the proposer’s entire deposit.

The proposer shall be responsible for all fees and costs the City incurs in connection with the disposal, including without limitation costs of advertising the RFP, appraisal fees, title report fees, attorney’s fees and costs, surveying and platting fees and costs, closing costs and escrow fees as per Cordova Municipal Code (“CMC”) 7.40.

Request for Proposals (RFP) for Lot 2, Block 7A, Tidewater Development Park – Office Building