1. **INTRODUCTION:** The City of Birmingham, Alabama (the City) hereby requests proposals from commercial developers, investment groups and other qualified individuals and entities to assist with the evaluation, marketing, redevelopment and, possibly, the eventual sale of Light Industrial zoned real estate, comprising a minimum of **3 (three) acres**, currently owned by the City. The general intent of this Request for Proposals (RFP) is to identify and determine the marketability of properties, to include environmental concerns, and an estimated cost of any necessary site development, leading to the potential sale of identified properties, thereby creating new jobs and investment in the City.
2. **PROPERTY DETAILS:** Properties within the scope of the RFP are located throughout the City limits of Birmingham. Interested parties will find that the properties are located in City owned industrial parks, within city operated facilities, adjacent to privately held facilities and other locations. Through the office of the City’s Real Estate Manager (contact information follows) a listing of all properties to be considered can be provided.
3. **OPPORTUNITY FOR INSPECTION:** 1. Subject to the signing of a “right of entry” agreement by the respondent, the City will allow access to the property by the respondent and his/her agents for the purpose of preparing a response to the RFP. The respondent will be required to indemnify and hold the City free and harmless from and against any losses, damages, claims, suits or expenses resulting from any entry onto the properties. The City will require a signed “release of liability” from any respondent prior to giving a “right of entry.” 2. Respondents will be responsible for initial approval of all inspections, investigations, tests, surveys and other due diligence deemed necessary by the respondent. Final approval of such actions remains with the City and the approval of the City will be required before “right of entry” is granted. 3. Costs associated with due diligence and inspections will be borne by the respondent.
4. **No Representations or Warranties from the City:** Respondents mustenter into an agreement with the intention of relying upon its own investigation and review of the physical, environmental, economic use, compliance, and legal conditions of the property, to include acknowledgement that there is no reliance, at present or later, on any representations or warranties by the City, or anyone acting or claiming to act on behalf of the City. Respondents further acknowledges that the City will only market/sell identified properties on an “as is, where is, with all faults” basis, and that the City makes no representations or warranties of any kind whatsoever, either express or implied, in connection with matter related to any of the properties identified through the RFP process.
5. **Zoning and Acceptable Uses of Property:** Respondents must agree that all uses of eventually acquired properties, to include uses subject to further sale by the respondent, will be in compliance with zoning regulations of the City of Birmingham, and City Planning approvals.
6. **Format of Proposals:** 1. A statement to the effect that your proposal is in response to this RFP published by the City. 2. The address of the respondent’s principal place of business, and the name, address, telephone number and email address of the contact person. 3. A brief description of the respondent’s firm/business, including previous experience in evaluating and marketing property. 4. A description of potential uses of the property.
7. **SUBMISSION:** Responses to this RFP should be submitted to:

 **Janice James Douthard,** Real Estate Manager

 Department of Innovation and Economic Opportunity

 Birmingham City Hall

 710 20th Street North

 Birmingham, AL 35203

1. **Deadline for RFP Submission:** Close of Business on November 2, 2021
2. **Further Questions:** Contact Ms. Douthard at (205) 254-2799