

REQUEST FOR PROPOSALS
Lease of certain City-owned parcels
Short-term leases

Responsible bidders are invited to provide proposals for “Leases of certain City-owned parcels.” The City owns certain parcels that are intended for future public uses, such as parks or recreation areas. However, development of those parcels is not expected immediately, and the land could be used for other purposes until the time for development arrives. The City seeks tenants who will make use of the land without impacting the City’s ability to use the land in the future.

Proposers may submit proposals for any of the parcels, or for all of the parcels.

The parcels subject to the potential lease include:

1. Parcel #12-552-0230, consisting of approximately 6.97 acres, located to the East of the Freemont Estates subdivision, at approximately 2600 West 2300 South. (See attached map).
2. Portions of #12-103-0082, consisting of approximately 50 acres, located to the Northwest of 2000 West & Gentile Road.

The leased property is subject to the following restrictions, in addition to applicable laws and regulations:

1. No permanent structures may be erected on the property
 - a. Fencing or portable sheds may be utilized, but not portable storage containers or pods
2. No water rights or access to either culinary or secondary water shall be provided by the City. Water used on site must be delivered through other means.
3. Long-term parking of vehicles or trailers is prohibited
4. Use must be consistent with current zoning on sites (R-1). *See* Syracuse Mun. Code Chapter 10.60 for permitted and conditional uses.
 - a. Any uses associated with animals must be enclosed with adequate fencing, at the proposer’s cost, along all borders of the parcels being used, unless the proposer is the owner or lessor of the bordering parcel, which border would not need to be fenced so long as the lessor remains in control of both parcels.
5. Uses may not carry a significant risk of environmental contamination or any condition that will require significant remediation by the City, after termination of the lease.
6. Vegetation on the property must be kept within limits established by City code, including along rights-of-way.

Term:

1. The lease associated with Parcel #12-552-0230 is for three years, and renewable thereafter on an annual basis.
2. The lease associated with Parcel #12-103-0082 shall be for one year, with potential renewals for portions of the parcel on an annual basis. It is expected that the development of the park will proceed in phases over the next several years, resulting in less available land for lease after each phase. The rents owed under the lease will be adjusted as the leasehold is reduced. The adjacent property owner to the north has given

the City permission to not require a fence, however, that property owner reserves the right to require a fence at any time. If a fence is required, the tenant will be required to install proper fencing at the tenant's expense.

3. The leases will be terminable by either party upon ninety (90) days' written notice, without cause.

The criteria to be considered by the City in assessing the strength of proposals include the following:

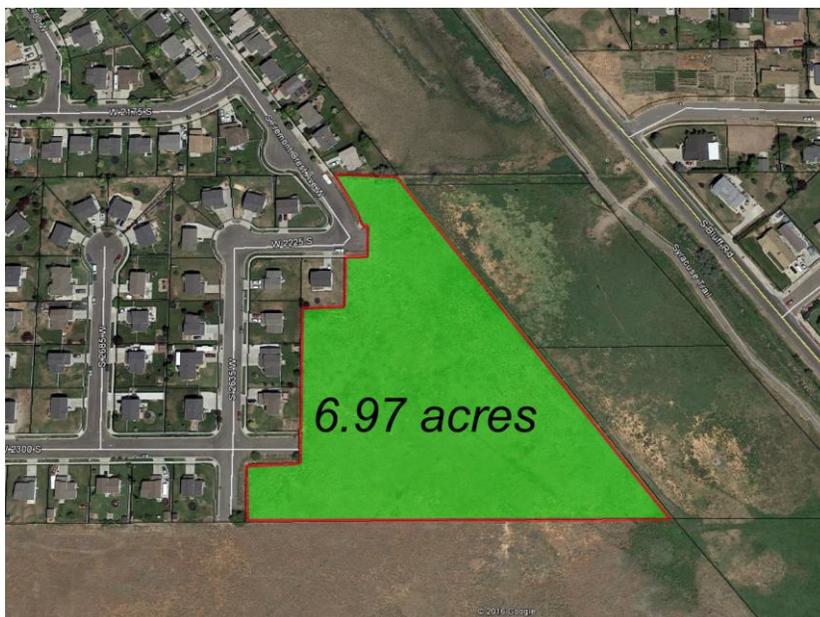
1. Proposed lease rate
2. Negative effects on neighboring properties
3. Experience, stability, and credit history of applicant
4. Long-term impact to City-owned parcels
5. References

Proposals will be received by the City Manager until 2:00 p.m. on Friday, May 26, 2017 at 1979 West 1900 South, Syracuse, Utah, or via email at bbovero@syracuseut.com. Proposals received after 2:00 p.m. on that date will not be accepted. There will not be a public opening of proposals.

On the outside of the envelope or in the e-mail subject line, the applicant shall write: "Lease of City-owned parcels", the name and address of the applicant, the date and time of proposal opening and the applicant's return mailing address.

The City reserves the right to reject any or all proposals or to waive any informality or technicality in any proposal if deemed to be in the best interest of the City. Applicants on this project will be subject to the applicable provisions of all federal, state and local laws, rules and regulations.

Parcel #12-552-0230: ~6.97 Acres Location: 2500 W 2300 SOUTH



Parcel #12-103-0082: ~50 Acres Location: 3580 SOUTH 2000 WEST

