



## NOTICE OF AWARD

**DATE:** October 19, 2021

**BID:** RFP 21-007

**PROJECT NAME:** Development of the CRA Property  
209 Circle Park Drive

**CONTRACTOR:** Roanoke 1017, LLC

The proposal was accepted by the CRA Board and approved for disposition by the City Council on October 19, 2021 (see attached).

Lisa Osha  
City of Sebring, Purchasing Agent  
368 South Commerce Avenue; Sebring, Florida 33870  
Phone: 863-471-5110

**CITY OF SEBRING**

**AGENDA ITEM SUMMARY**

**MEETING DATE:** October 19, 2021

**PRESENTER:** David Leidel

**AGENDA ITEM:** 10 C – CRA Property Disposition – 209 Circle Park Drive

**BACKGROUND:** The Downtown Sebring Community Redevelopment Agency (CRA) purchased the longstanding vacant property located at 209 Circle Park Drive in the core business district of Downtown Sebring on October 6, 2020 for \$400,000. The CRA issued RFP 21-007 '*Development of The Sebring CRA Property 209 Circle Park Drive*' on February 9, 2021 with responses due by 3 pm on March 12, 2021.

The CRA received (2) responses to the solicitation, and the CRA’s selection committee met on March 25, 2021 and May 4, 2021 to review and rank the proposals received. The selection committee unanimously chose the proposal submitted by Robert & Tiffany Cadzow to create an Irish pub on the bottom floor, and a boutique hotel on the second floor. The CRA board approved of the selection committee’s recommendation of Robert & Tiffany Cadzow at their June 16, 2021 meeting, and subsequently approved of the lease agreement with the proposer at their September 13, 2021 meeting.

The intent of the RFP was to solicit proposals for the redevelopment and revitalization of the vacant, blighted property at 209 Circle Park Drive to help augment the economic development of the downtown district. The proposal is to transfer the property ownership to the prospective owners at the end of a 5-year time period at no cost, subject to certain operational and other conditions as outlined in the agreement approved by the CRA board. The agreement for this property disposition is attached for reference. The CRA intends to dispose of the real property to Roanoke 1017, LLC.

Due to the fact that the property is being disposed for less than market value, the City Council needs to approve of the disposition to finalize the process, and a public hearing must be held in conjunction with the meeting. The CRA advertised for the required public hearing to take place at this Council meeting.

The CRA is requesting the Council’s approval of the property disposition per the agreed upon terms contained in the lease agreement with Roanoke 1017, LLC as presented and attached in the preceding Agenda Item Summary, 10B.

**RECOMMENDED ACTION:** Approve the disposition of the CRA owned property at 209 Circle Park Drive as presented.

**COUNCIL ACTION:**

\_\_\_\_ APPROVED                      Moved by: \_\_\_\_\_; Seconded by: \_\_\_\_\_  
\_\_\_\_ DENIED                         Bishop \_\_\_\_ Carlisle \_\_\_\_ Dettman \_\_\_\_ Stewart \_\_\_\_ Lowrance \_\_\_\_  
\_\_\_\_ TABLED TO: \_\_\_\_\_ OTHER \_\_\_\_\_