



**NOTICE OF LEASE OF PROPERTY LOCATED IN
THE COMMUNITY REDEVELOPMENT AREA
BY THE CITY OF SEBRING
RFP #: 23-016**

Notice is hereby given pursuant to Section 163.380(3)(a), Florida Statutes, that the City of Sebring (the "City"), owner of the "Museum of the Arts" building/real property located at 351 West Center Ave., Sebring, FL may lease the 2,930 sq. ft. building after the expiration of the current lease on September 30, 2023. The building is currently being used as a museum. It is a 2-story building with NO elevator. There are 2 restrooms downstairs and no kitchen facility. The City is offering any interested party the opportunity to submit a proposal for a 12-month lease, or less, for the above-mentioned property.

Pursuant to Chapter 163.380(3)(a), Florida Statutes, prior to the lease of any real property in a community redevelopment area, the City shall give public notice of such proposed disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to lease said real property and, prior to the delivery of any contract with respect thereto. The advertisement must invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to lease of the building. Such notice shall identify the properties and shall state that proposals must be made by those interested within 30 days after the date of publication of the notice and that such further information as is available may be obtained at such office as is designated in the notice. The City shall consider all such lease proposals and the financial and legal ability of the persons making such proposals to carry them out. The City may negotiate with any persons for proposals for the lease of any real property acquired by it in the community redevelopment area. The City may accept such proposals as it deems to be in the public interest and in furtherance of Chapter 163, Part III, Florida Statutes.

Proposals must include the following:

1. A detailed plan that outlines the uses proposed for the building(s).
2. Proposed financial compensation for the lease of the building(s).
3. Name of entity or corporate name submitting response with name, address, and phone numbers of officers and directors, if any.
4. Description of any renovation or modifications respondent wishes to perform on the building(s).
5. Resumes of principal personnel of respondent.
6. A description of any public benefit that respondent's use of the property will provide.
7. List of references of the respondent, including any prior landlords.
8. Proposed term of lease.
9. Any other pertinent information, including the identification of any and all inducements that may be requested from the City.

Further, Chapter 163.380(2), Florida Statutes, requires that such real property be leased at a value determined to be in the public interest for uses in accordance with the Community Redevelopment Plan and in accordance with such reasonable sale or rental procedures as the City may prescribe. In determining that the value is in the public interest and that the proposal is in compliance with the Community Redevelopment Plan, the City will take into account and give consideration to:

1. The long-term benefits to be achieved by the City resulting from incurring short-term losses or costs

in the disposal of such real property based on the proposed use when compared to other proposals and any potential short-term losses or costs in the disposal of such real property;

2. The lease value and any improvement commitments by the lessee;
3. The uses provided for in the Community Redevelopment Plan, the City Comprehensive Plan, zoning regulations and any other pertinent redevelopment or use plans applicable to the proposed use of the building(s);
4. The restrictions upon the properties, and any covenants, conditions, and obligations assumed by the lessee of the building(s); and
5. The objectives of such plan for the prevention of the recurrence of slum or blight.

Sealed proposals must be delivered on or before **Wednesday, October 18, 2023, at 3:00 p.m.** to:

CITY OF SEBRING PURCHASING DEPARTMENT
C/O Jamee Cook, Purchasing Agent
368 S. Commerce Avenue
Sebring, FL 33870

Further information as may be available regarding the foregoing may be reviewed at the office of Kathy Haley, City Clerk, 368 South Commerce Ave., Sebring, FL 33870.

Property photos:







