

Hwy 530 Property

Request for Letters of Interest

Arlington Public Schools is pleased to offer this opportunity for interested parties to submit a Letter of Interest (LI) for the purchase of the District's Hwy 530 Property located at 9102 SR 530 NE, Arlington, WA.

Overview

Arlington Public Schools (the "District") is seeking letters of interest to purchase the Hwy 530 site ("Property") located on Hwy 530 within Snohomish County. The Property offering and the District's selection process are outlined below.

SECTION 1: PROPERTY OFFERING

Summary

Address and Description of Property: 9102 SR 530 NE, Arlington, within the jurisdiction of Snohomish County. The Property is bound to the north by 249th Street NE providing access to pasture lands. To the east is a residential driveway and agricultural properties. To the south is agricultural properties and Arlington Heights Road. To the southwest is a gravel pit. West of the site is wooded land.

Land Area: The Property is comprised of 168.11 acres of assembled parcels.

Parcel Number: 320536-001-015-00 (128.32 acres) 320536-004-002-00 (39.79 acres).

Zoning: Rural-5 Acre (R-5), a rural zone in Snohomish County outside the Urban Growth Boundary (UGA). Uses allowed in the R-5 zone are listed in SCC Chapter 30.22. There are a variety of uses allowed outright within the R-5 zone and other uses that are allowed through a conditional use permit. The entire property is designated with a Mineral Resource Overlay (MRO) zone, which restricts some uses that are allowed in the R-5 zone.

Existing Building: One single family house built in 1964 consists of approximately 2056 square feet and 2056 square feet in the basement. The house was occupied by a tenant until July 2015. It has been vacant since that time. There are a number of barns and sheds scattered throughout the Property.

Description

The District purchased the site in 1997 for a future school site. The District has determined the Property is surplus to its needs. The Arlington Eagles R/C Flyers, AMA Chapter Club 4569, a non-profit organization, is currently using a portion of the

Property without any legal property rights to do so. The approximate amount of land used by the club is 2.6 acres. The District has sent a letter to the Club to vacate the Property (see Available Property Information below).

The combination of U.S.G.S information and other site analysis (see Property Information documents) appears to verify there is a significant deposit of sand and gravel in the Property.

Neighborhood

Both parcels have frontage off of SR 530. The surrounding area is developed with large acreage residential homes and agriculture land of rural character.

Environmental

Some information about hazardous materials present on the site is available in the Available Property Information documents. Prospective purchasers should conduct their own environmental review and other due diligence.

Available Property Information

The District has made the following materials available to interested parties for the specific purpose of evaluating a potential purchase of the Property. For access to the electronic document library, interested parties should contact the District's Real Estate Advisor identified below and or go to the link on the home page at:

www.longbayenterprises.com

- Masters Facilities Plan Hwy 530 Site- May 2015
- Preliminary Title Report dated – February 14, 2017
- Phase I Environmental Site Assessment dated - January 13, 2015
- Preliminary Geotechnical Engineering Report dated – February 24, 1997
- Letter of Notice to the R/C Flyers club to vacate the Property – May 25, 2016

Real Estate Advisor

Cynthia Berne
Long Bay Enterprises, Inc.,
(206) 937-9536 office
(206) 696-3156 cell
Cynthia@longbayenterprises.com

Agency Disclosure & Disclaimer

Arlington Public Schools (the "District") has engaged Long Bay Enterprises, Inc. ("Long Bay") as real estate advisor and broker ("Real Estate Advisor") on an exclusive basis in connection with a proposed sale of the Property, located at 9102 SR 530, Arlington,

WA, 98233. For more information on Washington's law of real estate agency, see RCW 18.86.120.

This Request for Letters of Interest ("RFLI") is available to any party interested in responding to purchase the Property from the District. By acceptance of this RFLI, each recipient agrees to use this RFLI and related information provided by the District and the Real Estate Advisor exclusively for the purpose of evaluating a potential purchase of the Property.

This RFLI has been prepared based partly upon information furnished by the District which has reviewed this information and authorized its use for the purpose and manner described in this RFLI. Neither the District nor its Real Estate Advisor make any representations or warranties with regard to the accuracy or completeness of the information contained herein. The District and the Real Estate Advisor have conducted a limited review of the information contained in this RFLI, but have not independently verified the accuracy or completeness thereof. Nothing contained in this RFLI should be construed as a representation by any person as to the future potential or performance of the Property.

EACH POTENTIAL PURCHASER IS EXPECTED TO CONDUCT ITS OWN DUE DILIGENCE.

SECTION 2: SELECTION PROCESS

In order to maximize participation in the RFLI process, the District is interested in receiving letters of interest to purchase the Property. Letters of Interest should identify key purchase terms and use objectives. All Letters of Interest should include a proposed schedule outlining any feasibility period and an estimated closing date of the purchase.

The District is open to any and all reasonable offers that are consistent with the following requirements:

- The District requires fair market value, in cash, for the Property (including all resources).
- Any sale must be contingent on and preceded by compliance with the requirements of Chapter 28A.335 RCW, District policies and procedures, and other applicable law.

Additionally, the District has a preference for proposals that can accomplish any of the following goals:

- The District is interested in ensuring that future use of the Property is compatible with the surrounding properties and rural character.
- The District is interested in a reasonable timeframe to close on the transaction and receive the sales revenues.

Evaluation Process

Letters of Interest will be evaluated by the Evaluation Committee (“Committee”), which will consist of District staff, District consultants and the Real Estate Advisor. Responders may be requested to meet in-person with the Committee as part of the selection process. The Committee will review and evaluate the responses to select candidates that it believes best meets the requirements and goals set forth in this RFLI. The District reserves the right to reject any and/or all responses and may cancel this RFLI process at any time.

Responders should submit one (1) Letter of Interest electronically or one (1) original hardcopy Letter of Interest. The Letter of Interest shall not exceed five (5) pages (single sided). Resumes, if submitted, are not included in the page count.

Minimum Response Requirements

In order to be responsive to this RFLI, Letters of Interest must address, at a minimum, the following:

1. **Overview:** General overview of Responders and or Responders’ background, a resume may be submitted but it is not required.
2. **Proposed Use:** A general description of the proposed use, program and or vision for the Property.
3. **Compensation for Property:** Purchased Price offered.
4. **Timeline:** Anticipated timeline for acquisition and development of the site.
5. **Responder’s Financial Performance:** Information demonstrating the Responder’s financial ability to develop what is proposed, either a statement of financial strength and or ability to close on the transaction.
6. **Responder’s Experience:** If a development project is the proposed use submit examples of projects the Responder has successfully completed that are similar in size and or scope.
7. **Responder’s References:** A list of at least three (3) references (including at least one financial institution references).

RFLI Schedule

Issue Request for Letter of Interest	March 1, 2017
Guided site tour	March 10, 2017 11:00AM
Final questions deadline	March 16, 2017 4:00PM
Letters of Interest due	March 27, 2017 2:00PM
Interviews if deemed necessary	Week of April 3, 2017
Selection of candidate(s)	Target Date: April 27, 2017

General Information

1. Please direct all questions to the District's *Real Estate Advisor*.
2. Without exception, no LI shall be accepted after the time and date specified above.
3. Washington State Public Records Act (RCW 42.56) requires public agencies in Washington to promptly make public records available for inspection and copying unless they fall within the specified exemptions contained in the Act, or is otherwise privileged. Responses will be available for inspection and copying by the public in accordance with the Act, if and as such inspection and copying is required by the Act.
4. The District does not pay brokerage commissions. If the Purchaser engages with a Broker for representation the Purchaser will be responsible for payment of its Broker's commission and or fees.
5. Please submit all Responses to the attention of:

Brian Lewis, Executive Director of Operations
blewis@asd.wednet.edu
360.618.6238

Electronic submissions: Katherine Rynning, Executive Assistant
krynning@asd.wednet.edu

Hand delivered: Arlington Public Schools
Administration Building
315 N. French Ave.
Arlington, WA 98223

Mailed submissions: Address above