



**‘Statement of Offer’
Purchase Agreement of the Former "Sams Club"
2994 Turner Hill Road
Stonecrest, Ga. 30038**

November 1, 2023

**STATEMENT OF OFFER DUE DATE:
Thursday, December 14, 2023, at 4:00 pm**

**Offers shall only be accepted online through the Bidnet Portal at:
<https://www.bidnetdirect.com/georgia/cityofstonecrest>**

Any offers submitted in any other format (email, paper, fax, mail, etc.) will not be accepted.

Instructions to Proponents:

1. All communications regarding this solicitation must be with the Procurement Manager, Shakerah Hall, shhall@stonecrestga.gov.
2. The City of Stonecrest reserves the right to reject all offers, waive technicalities and informalities, and make awards in the best interest of the City of Stonecrest.
3. All questions or requests for clarification must be sent via Bidnet under Message - Opportunity Q&A: <https://www.bidnetdirect.com/georgia/cityofstonecrest>. Questions are due no later than **Thursday, November 30, 2023, at 4:00 p.m. EST**. Questions received after this date and time may not be answered.
4. Questions and clarifications will be answered in the form of an addendum. Any addenda, schedule changes, and other important information regarding the solicitation related to this solicitation will be posted on Bidnet website at and it is the Offeror’s responsibility to <https://www.bidnetdirect.com/georgia/cityofstonecrest>. check the Bidnet portal for any addendum or other communications related to this solicitation.
5. The City of Stonecrest is not responsible for any technical difficulties. It is highly recommended that all potential bidders submit their offers prior to the due date of this solicitation.

Legal Description

The Urban Redevelopment Agency ("URA") for the City of Stonecrest, Georgia, is hereby soliciting bid offers to purchase Parcel ID 16 183 01 006 of land located at 2994 Turner Hill Road Stonecrest, Georgia, 30038, DeKalb County, Georgia. The property has been improved with a building of approximately 130,650 square feet and a total land space of 658,627 square feet, commonly called the "Sams Club."

Bid Process

- In accordance with URA Policy Number 2021-001, the URA will receive and review all offers submitted during the bid solicitation period, which shall commence on Wednesday, November 1, 2023, and end on Thursday, December 14, 2023.
- After the conclusion of the solicitation period, the URA will interview the top three offerors and promptly select an awardee.
- The current tenant's lease will terminate on June 3, 2024.

At its discretion, the City may award the sale of the property to the most responsible and responsive respondents, submitting an offer deemed the most advantageous to the City. The following is the content the City will consider in determining which offer is most advantageous to the City:

The Statement of Offer must contain the information outlined below.

1. Cover Letter
2. Executive Summary
3. Schedule
4. Financial Information

1. Cover/Transmittal Letter

The Statement of Offer must have a one-page Cover Letter. Include in the letter the following:

- i. Company information includes the company's name (include any dba names); headquarters and parent company locations, and brief company history. If the project is a Joint Venture, include information about each company participating in the joint venture.
- ii. Company's mailing address, company website address (if applicable), contact person, telephone number for primary contact person, and email address.
- iii. A principal or officer of the company authorized to execute contracts or other similar documents on the firm's behalf must sign the offer letter.

2. Executive Summary

- i. Briefly describe the purposed use of the building.
- ii. Briefly describe the history and growth of the Company. Provide general information about the Company's personnel resources.
- iii. List the Company's annual revenue for the parent and local offices separately, if applicable, for the past five years and supply main financial and banking references.
- iv. Has the Company been involved in any litigation in the past five (5) years? List any active

or pending litigation and explain. List any claims against your Company or against Owners where your Company is named.

- v. Provide a commitment letter from Surety or Sureties regarding bonding capacity and availability of funds to purchase in the proposed purchase amount.

3. Schedule

- i. Outline your schedule to occupy the building after closing fully.
- ii. Describe your Company's readiness to secure the use of the building.

4. Financial Information

- i. In a separate document from your Statement of Offer, provide the company's most recent completed year's financial statements (Income Statement and Balance Sheet).

Offer Schedule
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TOTAL OFFER \$ _____

AMOUNT IN WORDS _____

COMPANY _____

PRINT NAME _____

SIGNATURE _____