



**REQUEST FOR PROPOSALS BY THE CITY OF TUSCALOOSA SALE OF
2205 13TH STREET**

(OCA-26-0286)

April 6, 2026

TO: Any Interested Parties

RE: Request for Proposals Regarding the Sale of City Owned Property

A. Generally.

AS PROVIDED IN MORE DETAIL BELOW, THE DEADLINE FOR RESPONSES TO THIS REQUEST FOR PROPOSAL IS END OF BUSINESS (5:00 P.M.) local time Tuscaloosa, Al. May 20, 2026.

B. Generally.

The City of Tuscaloosa wishes to receive proposals from interested parties for the sale of a vacant parcel of City property being a part of Lot 482 of the Original City Survey located in downtown Tuscaloosa.

The City is seeking proposals from parties interested in purchasing this property and develop it in a manner that enhances the City in the best way as determined by the Tuscaloosa City Council

The City is interested in receiving development proposals that provide for retail commercial land or residential use. All things being equal, those projects that propose strictly commercial retail use will be favored over mixed commercial or residential use proposals, due to the City's objective of encouraging new retail venues. **Proposed developments that generate sales and ad valorem tax revenue are favored.**

B. The Property

Tuscaloosa County Tax Assessor Parcel Id: 31-05-22-4-029-002.000

Survey: The City does not have a survey of the property.

City Source of Title:

Deed Book: 2025 Page: 7459 as recorded in the Probate Office of Tuscaloosa County, Alabama.

Property Description:

A part of original lot 482, according of the survey of the City of Tuscaloosa Alabama; the Property hereby conveyed fronts 55 feet on the South line 13th Street and runs back southward of that uniform width 92 feet, the East line of the property hereby conveyed being parallel with, and 60 feet west of, the West line of 22nd Avenue, and all being in the City of Tuscaloosa, Tuscaloosa County, Alabama and as shown on plat recorded in Plat Book A, at Page 1 in the Probate Office of Tuscaloosa County, Alabama.

C. Location

The subject Property is located at 2205 13th Street Tuscaloosa, Alabama 35401.

D. Council District

The subject Property is located City Council District 4.

E. Zoning

The Property is currently zoned DP (Downtown Perimeter District) Sec. 25-79 Code of Tuscaloosa. **IT IS STRONGLY RECOMMENDED TO SUBMIT ANY QUESTIONS PERTAINING TO THIS ZONING DISTRICT AND THE PERMITTED OR ALLOWED USES IN THIS DISTRICT TO THE PLANNING DIVISION OFFICE OF URBAN DEVELOPMENT OF THE CITY OF TUSCALOOSA (205) 248-5100 OR BY ACCESSING THE CITY'S WEB SITE AT www.tuscaloosa.com PRIOR TO SUBMITTING A RESPONSE. A COMPREHENSIVE PROPOSAL IS ANTICIPATED.**

F. Requirements for Development

If the Property is purchased in furtherance of assimilation, the City does not permit construction over existing lot lines and purchaser may, if necessary, be required to re-subdivide the property for development.

G. Stipulations and Conditions of Proposal

1. Parties who submit a response should be aware that the usual and customary stipulations, terms and conditions that the parties are accustomed to regarding residential and or commercial property transactions are not applicable in this case. The City considers the Property to be public property and not residential and or commercial property. The distinction as public property means that the Property will be sold as is with the City receiving the full sales price. The City will pay for the preparation of the deed and the title binder and title insurance. All other costs are the responsibility of the eventual purchaser.
2. The submission must include a proposal of what the Property will used for or develop as. A party may submit drawings, plans, photographs, or sufficient descriptions of previous projects or developments of the party. If available, drawings, schematics, or proposed renditions of a preliminary conceptual design of the project to be constructed on the Property would be advantageous to the proposer. A comprehensive proposal is favored, and the extent to which the proposal conveys a vision of the proposal may be considered as a factor in the City's decision –making.
3. The City purchased the Property in April 2025 as part of the City's neighborhood flood/drainage mitigation program. The portion of 13th Street where the Property is located is subject to substantial flooding during extremely heavy rain events but is not located in a flood zone. Any proposal must include a written engineering statement, study or determination that the proposed development of the Property will not increase storm water runoff and or negatively contribute to flooding on 13th Street during heavy rainfall events. The proposal must also include an engineering design or statement that any structure constructed on the Property will be of such elevation that the lowest interior floor of the structure will be impervious to flooding. On street parking will be subject to the approval of the City Engineer. A Land Development Permit, if required, will address any additional restrictions, conditions or requirements as may be determined by the City Engineer in their discretion.
4. Proposals may be judged upon architectural merit and subject to the stipulation in Paragraph 3 herein. A proposal that (in the opinion of the City Council) ties into the scope and scale of the downtown area and offers an appearance that enhances the overall appearance of the downtown and surrounding area, while not conflicting with the governmental buildings and other surrounding properties may be considered for it

aesthetic qualities. Special attention should also be given to landscaping, fencing, automobile and pedestrian access, and any other amenities necessary to presenting an accurate picture of the quality of development being proposed.

5. As part of the RFP process, all proposals must contain an offer to purchase the subject Property from the City. The City purchased the property for the sum of \$460,000.00 and has incurred \$6,655.00 in demolition of the structure and site reclamation costs. Therefore, the City has an overall investment in the Property over and above what a Property value may be as vacant and unimproved. Offers at or above the City's investment value will be an additional consideration factor; however, this is not a bid contest, and other factors may weigh more heavily than price alone.
6. The entity making the proposal shall be clearly identified with full contact information. A corporate or other non-natural entity shall clearly state all its principles, officers, members of governing boards, and owners. A publicly traded company may make an appropriate reference as to ownership. When any entity required to be disclosed is itself a corporate or other non-natural entity, then the same disclosures shall be made for it, and so on down the line. All information relative to the entity must be provided so as to allow the City to conduct full due diligence. The proposal must give the names and full contact information of one or more specific persons who can communicate authoritatively for the entity relative to the proposal within a reasonable time of any inquiry from the City. Submission of a proposal constitutes full consent for the City to conduct full due diligence, public database and internet searches, background checks, investigations, and inquiries regarding the entity, the proposal, and any other associated person or other entity.
7. A business or commercial entity making a proposal must be qualified to do business in the State of Alabama.
8. Generally, the City's present policy is that it will not agree to the use of its eminent domain powers to assist the developer in obtaining surrounding parcels of property which the developer may wish to acquire and incorporate into the development. However the City reserves the right to use its powers of eminent domain as allowed by law.
9. Upon acceptance of a proposal, the City may consider granting an exclusive period of investigation and due diligence, to determine the feasibility of development, for a period of time not to exceed 45 days to the parties of the accepted proposal. If the party determines that it is not feasible to develop the Property or decides to withdraw its proposal at the end of the period for any reason, the City reserves the right to reconsider all other proposals which were submitted and may select or accept one of the proposals. If accepted, the City may consider granting the same terms and conditions as were granted in the initial proposal. This process may be repeated as necessary until such time

as there are no longer any proposals to consider. If the developer decides that the project is feasible, it is anticipated that the developer would notify the City of its desire to proceed with the project and the parties may agree to enter into a Sales Contract within to close on the Property within 45 days of executing the Sales Contract. Provided; however, the issuance by the City of any license, permit, zoning, subdivision approval, certificate, utility service, or any other discretionary approval or consent otherwise required by law or ordinance to any person, firm or corporation regarding the Property will be expressly excluded from the due diligence period and is hereby reserved by the City.

10. The Laws of State of Alabama shall govern and control all contracts and agreements between the parties. In the event of any dispute between the parties as they relate to any provisions of any agreement, the forum to hear and resolve said disputes shall be the Circuit Court of Tuscaloosa County, Alabama. The City generally does not enter into any agreements which require the parties to submit disputes to binding arbitration.
11. The stipulations as set forth herein are issues which the City believes must be addressed in the proposal. They are not to be considered all inclusive nor designed to exclude any other terms, conditions, or stipulations which the parties may desire to include in the proposal.
12. The proposer is responsible for ascertaining all applicable facts and law related to the RFP, proposal, development, representations, and property. The City will cooperate in any reasonable manner consistent with law and the RFP, and of course intends to fulfill all its legal and contractual obligations, but the ultimate responsibility for all aspects of the proposal falls to the entity making the proposal. No representation may be attributed to the City unless made in writing by an authorized City official, employee, or agent.
13. In general, the proposals shall become public record upon public opening by the City. If the proposer includes any material that it desires to not be made public (such as trade secrets or highly sensitive financial information), then such information shall be clearly segregated and denoted as “confidential – not intended for public disclosure,” and shall include all pertinent information explaining why the proposer believes it should not be made public (NOTE that this explanation under any circumstances will itself be made public, and therefore the explanation should not include sensitive information). In regard to such information, the City will follow Alabama public records law as to any public disclosure and reserves the right to unilaterally determine if information is public record. The proposer shall indemnify and hold harmless the City from any civil liability including costs and attorney fees arising from the City’s attempt to disclose or not disclose any such information. The official policy of the City of Tuscaloosa is to conduct the public’s business openly and the proposal is expected to understand and reflect that principle. No part of the proposal will be returned.

14. The City of Tuscaloosa reserves the right to reject any or all proposals; to make a selection, if it so chooses, based on any lawful factor; to terminate the RFP process at any time, subject only to any binding contracts; to negotiate terms and conditions of any agreement, with any entity making a proposal; or to take any lawful action in regard to the subject Property. This RFP shall be deemed to be automatically amended to the extent required for it to conform to federal, state, or local law. Although this RFP and/or in any proposal may be incorporated in whole or in part into any agreement, all statements and provisions herein may be superseded by any agreement between the City and any party. The City reserves the right to negotiate all terms of any agreement.
15. A proposal that is incomplete and failing to enclose and address the stipulations as set forth will be considered non-responsive and will not be considered.
16. The City shall retain title to any interest in the minerals which the City may possess.
17. The property will be sold and conveyed subject to any restrictions, easements, reservations and rights-of-way of record as they may appear in the Probate Office of Tuscaloosa County, Alabama and subject to any and all permitting, zoning and approval processes both codified and as administratively required by the City of Tuscaloosa.
18. The City as seller shall be responsible for the costs of preparation of a statutory warranty deed and title insurance. Any and all other costs whether incurred during the preparation of the bid or prior to closing, shall be the responsibility of the purchaser.
19. Any real estate agent or company representing the Purchaser is not to be considered a dual consensual agent on behalf of the City.
20. Any broker and/or commission fees are to be paid solely by and borne by the Purchaser.
21. The City possesses tax exempt status; therefore, there is no need to prorate ad valorem taxes.
22. Conveyance will be by statutory warranty deed.

RESPONSES

The response to this RFP must be submitted and received in a sealed container or envelope, on or before the deadline and must state on the outside of the envelope or container **RESPONSE TO 2205 13TH STREET SALE RFP**. The sealed container or envelope must contain two (2) full and complete hardcopies of the proposal; plus computer file in the form of a single pdf file that is generally searchable and substantially identical to the hardcopies, in a commercially acceptable medium (USB memory stick). The computer media and file(s) must contain no virus or other malware.

The requirement that the pdf file be a “single pdf file” means that the primary proposal may not consist of multiple pdf documents on the computer medium, but rather should be a single pdf file that contains the entire response. However, documents that are clearly an appendix or attachment (for example an insurance policy, proposed draft contract, discreet company brochure, etc.) may be included as separate pdf files so long as they are clearly file-named and referenced in the response. It is expressly prohibited to make each page of any document a separate pdf file.

THE RESPONSE TO THIS RFP MUST BE DELIVERED TO:

Office of the City Attorney
ATTN: Scott Holmes City Attorney
City of Tuscaloosa
2201 University Blvd. (35401)
Tuscaloosa City Hall
Post Office Box 2089
Tuscaloosa, Alabama 35403
(205) 248-5140

DEADLINE: May 20, 2026 at 5:00 P.M. local time in Tuscaloosa, AL.

Note that the deadline applies to actual receipt by the Office of the City Attorney. The City reserves the right to extend the deadline after the RFP is issued and the City Attorney shall have the discretion to keep the office open past 5:00 for the purpose of assuring all responses received by the due date are considered.

The sealed container or envelope must clearly indicate on the outside that it is the response to this RFP and must identify the name of the entity and full contact information. IN ORDER TO ASSIST IN PREVENTING THE PROPOSAL FROM BEING OPENED AS ORDINARY BUSINESS CORRESPONDENCE, IT SHOULD CONTAIN IN BOLD MARKING THE NOTATION “SPECIAL DELIVERY – TO BE OPENED ONLY IN THE PRESENCE OF THE CITY ATTORNEY.” The two hardcopy submittals must clearly delineate “COPY 1” and “COPY 2” so that there is no ambiguity as to what constitutes a complete copy. The computer media must have a label that clearly identifies its association with the particular response. All copies including the computer file copy should be substantially identical. The computer media should be capable of being copied and hardcopy printed by the City. The City will determine administratively how and when the responses will be opened and evaluated. In order to assist the City in remaining transparent in this process, the City may post the responses and/or any of its evaluations of the responses on its web site or otherwise, provide copies to the news media, provide copies to the general public, provide copies to all respondents to the RFP, and/or make other publications of the responses or the City’s evaluations.

EMAIL OR OTHER SUBSTITUTION FOR THE SEALED CONTAINER/ENVELOPE SUBMITTAL IS NOT ALLOWED. IT IS THE RESPONSIBILITY OF THE ENTITY MAKING THE PROPOSAL TO TAKE APPROPRIATE MEASURES TO ASCERTAIN THAT DELIVERY IS MADE AND ACKNOWLEDGED BY THE CITY. The City is not responsible for lost or misdirected proposals. The issuance of this RFP does not impose any duty on the City not otherwise imposed by law. The City reserves the right to waive irregularities or nonconformities in the submittals.