



City of Banning

99 E. Ramsey Street · P.O. Box 998 · Banning, CA 92220-0998 · (951) 922-3125 · Fax (951) 922-3128

September 16, 2016

RE: Solicitation of Interest for the Purchase and Development of two (2) vacant sites in downtown Banning, California

To the Development Community:

The City of Banning Successor Agency invites members of the development community to submit letters of interest for the acquisition and development of two (2) vacant real property sites that are strategically located within downtown Banning. The two vacant sites are included in the Successor Agency's Long-Range Property Management Plan ("LRPMP") as Site Nos. 3 and 5 and are described below:

1. LRPMP Site No. 3 is a single parcel (0.22-acre site), located at 464 W. Ramsey Street (refer to enclosed flyer); and
2. LRPMP Site No. 5 consists of five parcels (3.30-acre site), located adjacent to, and east of, the recently constructed Riverside County Superior Court Justice Center lying between E. Ramsey Street and E. Williams Street. This site includes one city-owned parcel not identified in the LRPMP (refer to enclosed flyer).

A copy of the LRPMP may be obtained at this link:

http://www.dof.ca.gov/Programs/Redevelopment/Long_Range_Property_Management/LRPMP/Plans/documents/Banning_LRPMP.pdf

Interested parties are encouraged to submit a letter expressing interest to purchase and develop one or both sites.

Regional Setting

The City of Banning is situated in “Banning Pass” area of Riverside County with a total land area of 23.1 square miles that includes an estimated population of 30,670 (2016). The Banning Pass consists of the Cities of Banning, Beaumont, Calimesa, and Yucaipa (the “Pass Communities”). The Pass Communities are located within 45 minutes from the internationally known Palm Springs Aerial Tramway, Mt. San Jacinto State Park and the winter sports haven of Big Bear Lake.

The City is approximately 80 miles east of downtown Los Angeles and 30 miles west of Palm Springs. Banning is bisected by Interstate 10 (with a total of twelve east/west on and off-ramps) and the Union Pacific Railroad, both major thoroughfares between Los Angeles and Phoenix metropolitan areas. The City of Banning maintains its own municipal airport; electric, water, and waste water utilities; and police department.

On June 12, 2012 the Banning City Council, in response to the state-wide dissolution of redevelopment, adopted Ordinance 1453, which adopted a comprehensive set of business incentives and programs to promote economic development. The City Council has created and maintains an organizational culture that emphasizes a progressive and highly trained professional staff that emanates a “Pro-Business” philosophy and “Can Do” attitude toward business development.

Local Setting

LRPMP Site Nos. 3 and 5 lie in Banning’s downtown and are zoned Downtown Commercial (DC). The physical location of each site is described as:

- Site No. 3 consists of one (1) vacant 0.22-acre parcel (APN 540-191-008), which is located at 646 W. Ramsey Street, approximately 500 feet east of 8th Street.
- Site No. 5 consists of five (5) vacant parcels (APNs 541-150-025, -026, -027, -028, -029), which are located east of, and adjacent to, the recently constructed 68,000 square foot Riverside County Superior Court Justice Center and lying between E. Ramsey Street and E. Williams Street.

The DC zoning designation (Municipal Code can be found: https://www.municode.com/library/ca/banning/codes/code_of_ordinances) for both Project Sites provides for traditional commercial core uses that comprise commercial/retail to office/governmental services. The City maintains approval for the disposition and development of both sites and is committed to ensuring successful development of these strategic sites.

How to Apply

If your firm is interested in pursuing this opportunity, please send a “Letter of Interest” no later than October 26, 2016 by mail, hand delivery, or via email. Along with the letter, please include a corporate resume (include bios for principals), description of

your firm's experience and role with similar projects, and a brief description/concept envisioned for the site(s).

Please send inquiries to:

Mr. Ted Shove
Economic Development Manager
City of Banning
Banning City Hall
99 E Ramsey Street
Banning, CA 92220
tshove@ci.banning.ca.us

The City will review and evaluate all complete responses and may, at the City's discretion, interview interested parties on a case-by-case basis. Thereafter, only the most qualified respondents will be invited to submit a specific proposal. The top firm(s) may be recommended to the City Council for selection, which may include negotiation and execution of an Exclusive Right to Negotiate Agreement ("ERNA"). An agreement(s) for the disposition and development may be negotiated and executed during the term of the ERNA. The selection process is anticipated to be concluded within 120 days and execution of a Development and Disposition Agreement within 180 days from the date of this letter.

For any questions or additional information, please contact Mr. Ted Shove at (951) 922-3181 or at tshove@ci.banning.ca.us. Finally, feel free to pass this solicitation for letters of interest along to other partners, firms, or individuals of whom you believe may have an interest in this opportunity.

Sincerely,



Michael Rock
City Manager

Attachments

cc: Mayor and Council Members



**Request for Letter of Interest for the Purchase and
Reuse/Redevelopment of Project Site #3**

646 W. RAMSEY STREET

**1 Vacant Parcel Between W. Ramsey Street and the Interstate I-10
0.22-Acre Project Site #3**

**A Unique & Accessible Parcel close to I-10 and various commercial
buildings**

Located in the Downtown Core

For More Information Email: tshove@ci.banning.ca.us

**Issued by: City of Banning for the Successor Agency
to the Redevelopment Agency of the
City of Banning**

Issue Date: September 16, 2016

Due Date: October 26, 2016



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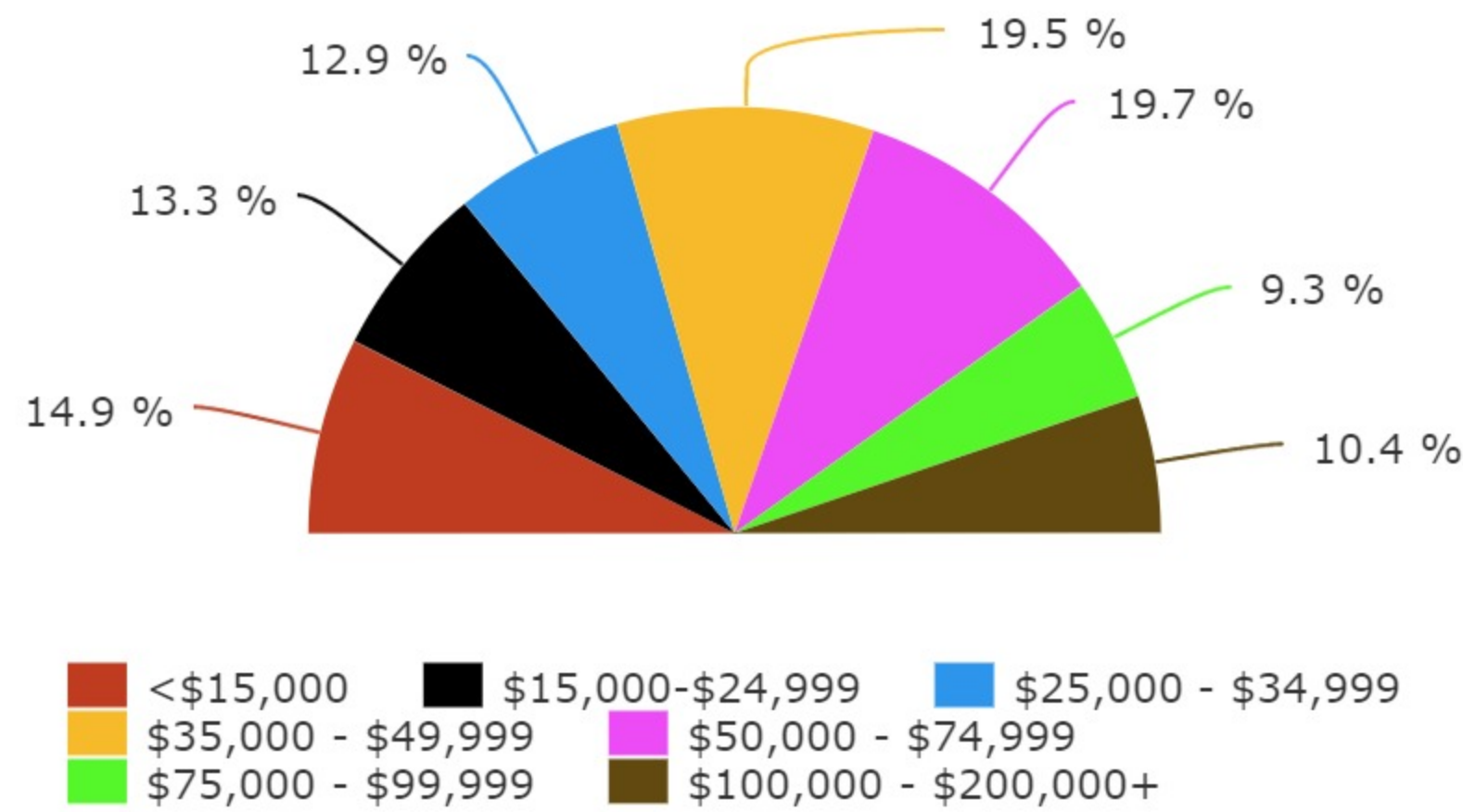
646 W. RAMSEY STREET

Property Quick Facts

- City of Banning, County of Riverside
- APN 540-191-008
- Approximately 0.15 miles from I-10
- 2016 Population within 5-mile Radius of Site: 44,663
- Vacant 0.22-acre Parcel (W 80' x D 120')
- Zoning: DC (Downtown Commercial)



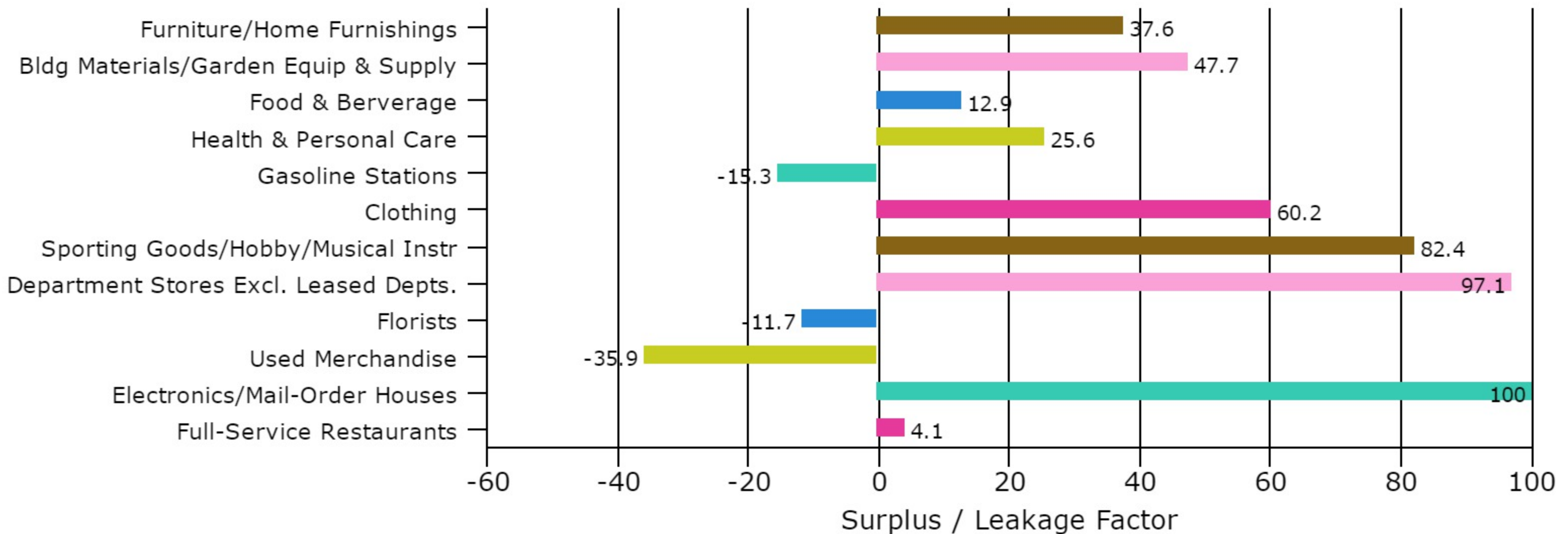
Median Household Income



2016 City of Banning Quick Facts

- Median Age: 42.7
- City Population: 30,670
- Households: 11,189
- Number of Businesses: 354
- Population with College Degrees (25 yrs+): 23%
- Population with High School Diplomas: 31%

Retail MarketPlace Profile





**Request for Letter of Interest for the Purchase and
Reuse/Redevelopment of Project Site #5**

E. RAMSEY STREET

**5 Vacant Parcels Between E. Ramsey Street and E. Williams Street
3.30-Acre Project Site #5**

**A Unique Group of Parcels Adjacent to the Newly Constructed County
of Riverside Superior Court Justice Center
Located in the Downtown Core**

For More Information Email: tshove@ci.banning.ca.us

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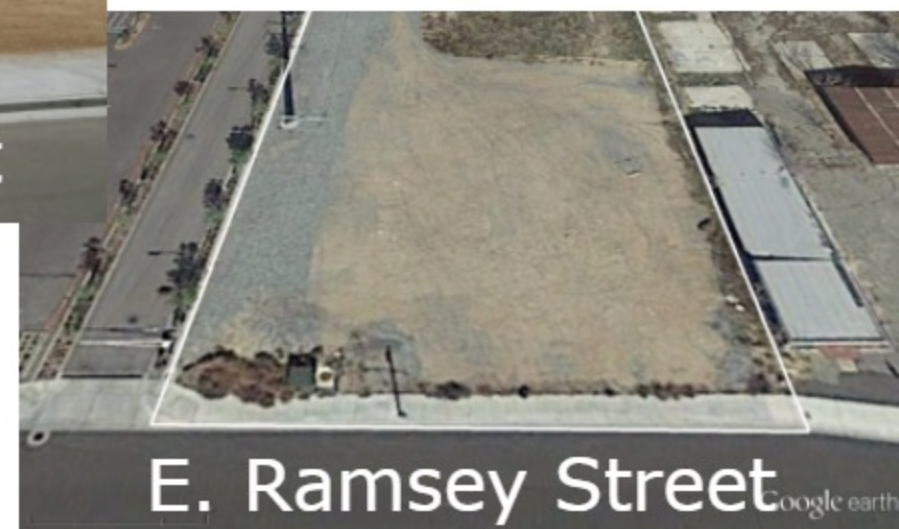
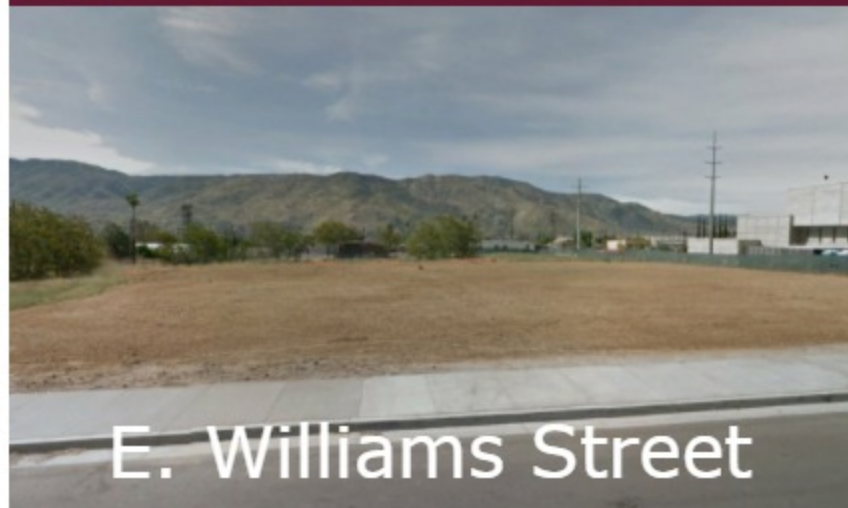


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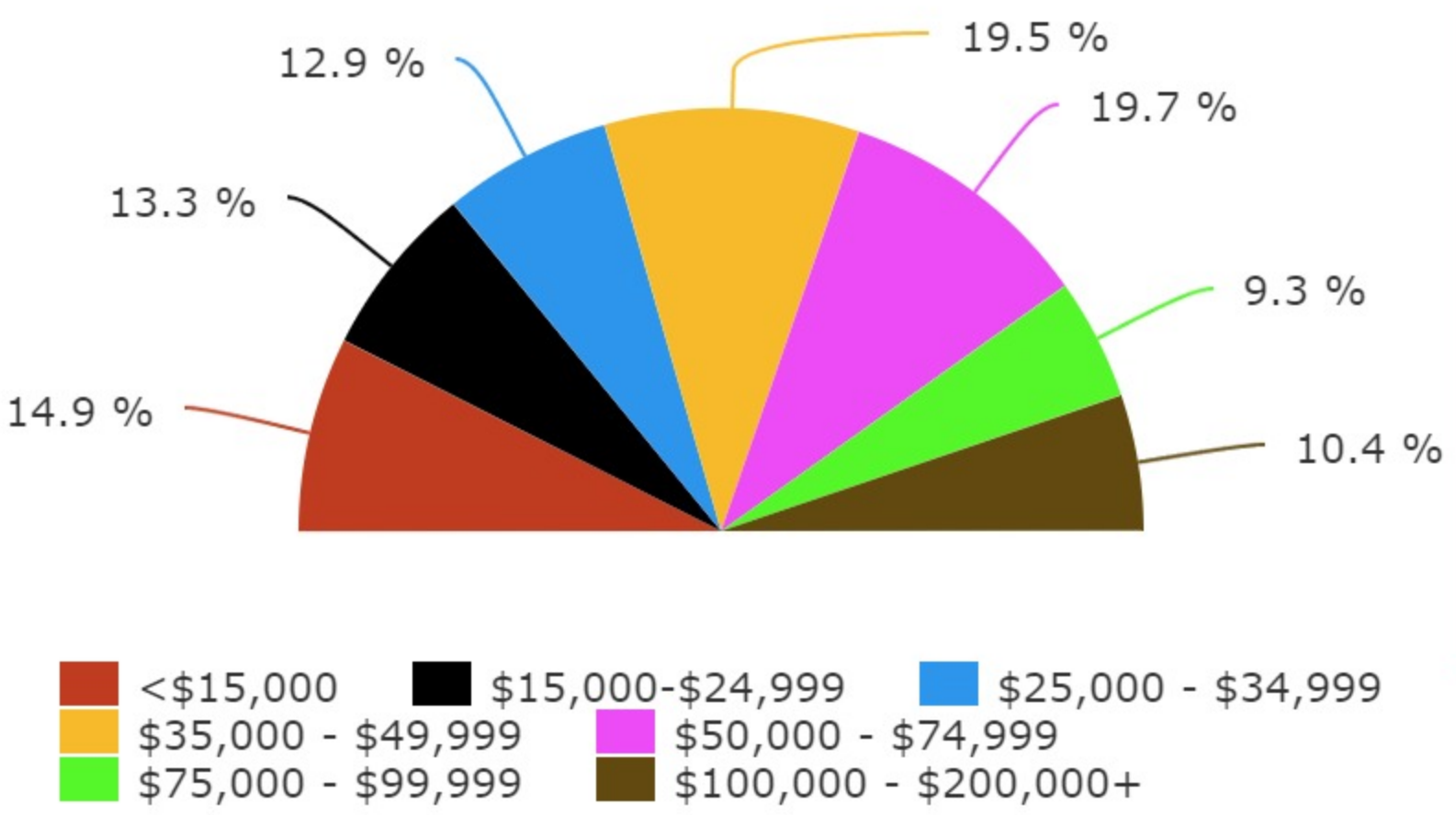
E. RAMSEY STREET & E. WILLIAMS STREET

Property Quick Facts

- City of Banning, County of Riverside
- APNs 541-150-025, -026, -027, -028, -029
- 2016 Population within 5-mile Radius of Site: 44,663
- Approximately 0.30 miles from I-10
- Vac. 3.3-acre Site: W 170'-Ramsey St; W 330'-Williams St; D 565'
- Zoning: DC (Downtown Commercial)



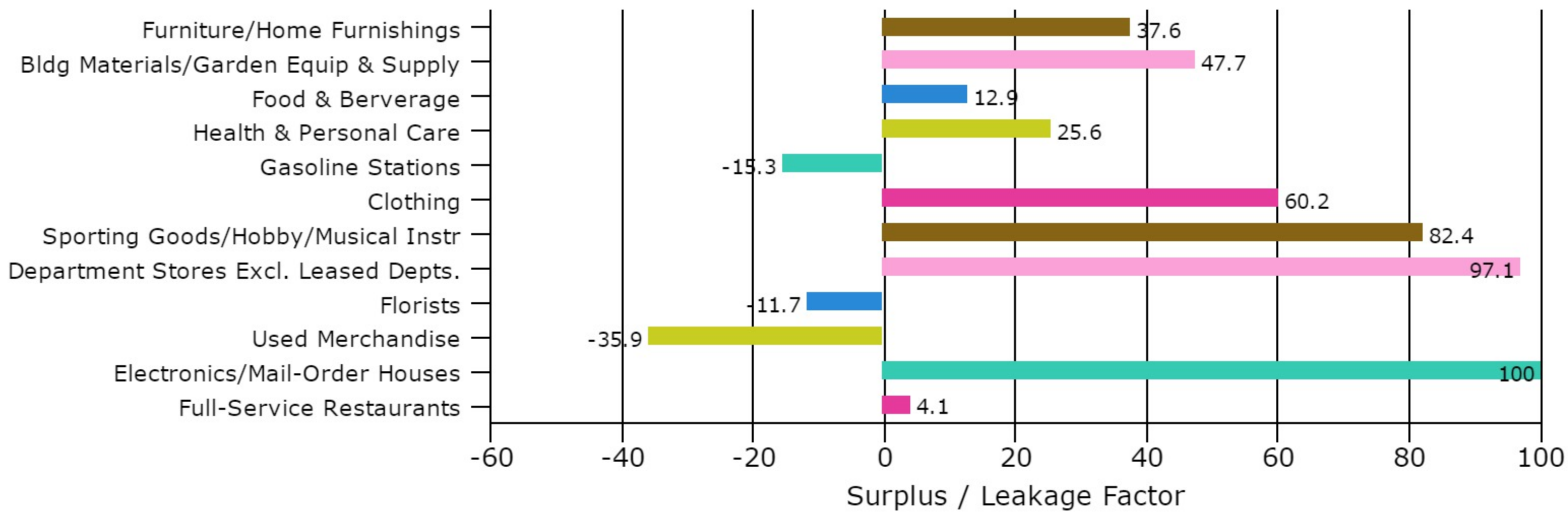
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Source: ESRI Business Analyst Online (2016)