

THE NEWS OBSERVER
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Legal Notice

REQUEST FOR SEALED BID PROPOSALS

The City of Blue Ridge, Georgia does hereby give legal notice of its request for sealed bid proposals, pursuant to O.C.G.A. 36-37-6(j), as to the lease of the municipal property known as the "railroad depot", and located at 241 Depot Street, Blue Ridge, Georgia 30513, and the caboose sitting outside the depot and being a part of the property more specifically described within that quit-claim deed recorded at Deed Book 246, pages 814-821 of the Fannin County, Georgia deed records. Further specific identification of said property may be provided by request to the Blue Ridge City Clerk at Blue Ridge City Hall, located at 480 West First Street, Blue Ridge, Georgia 30513. Interested bidders as to the lease of the depot must submit their proposal by way of sealed bids, and must have the following minimum bid requirements:

(1). The initial lease must be for a five-year term, and with the tenant to have an option to renew the lease for an additional term of five (5) years;

(2). The minimum annual rental payment shall be \$43,176.48, and payable in equal monthly installments of \$3,598.04. Further, at the end of the first year of said lease, and for every year thereafter during the initial term and/or the extended term, the annual rental shall be increased by 3.5% over the previous year's rate;

(3). The tenant shall not mortgage or pledge the property or lease the property as security for any debt, or incur any encumbrance that could result in a lien or claim of lien against the property, or lease, or both;

(4). The tenant shall provide and maintain in force and effect throughout the term of such lease or any renewal, sufficient liability insurance, in an amount not less than \$1,000,000.00 per claim, \$3,000,000.00 per aggregate, and name the City of Blue Ridge as an additional named insured;

(5). The tenant shall assume sole responsibility for or incur liability for any injury to person or property caused by any act or omission of any person while on the property and shall agree to indemnify the City of Blue Ridge and hold it harmless from any claim, suit, or demand made by any person;

(6). The tenant shall agree to indemnify the City of Blue Ridge and hold it harmless from any claim, suit, or demand arising out of any improvements to the property or any indebtedness or obligation incurred by the tenant in making any such improvement to the property;

(7). The tenant shall be a rail operation and use the depot as a part of its rail operations.

The City of Blue Ridge reserves the right to reject any and all proposals or sealed bids. Further information regarding the property and the sealed bid process may be obtained by contacting the City Clerk for the City of Blue Ridge at City Hall, 480 West First Street, Blue Ridge, Georgia 30513. The last day for receipt of proposals by way of the sealed bids is March 28, 2016 by 5:00 p.m., and all proposals by sealed bids must be delivered by this date and time to the City of Blue Ridge, City Hall, 480 West First Street, Blue Ridge, Georgia 30513. The bids shall be opened at City Hall, 480 West First Street, Blue Ridge, Georgia 30513, on April 5, 2016 at 10:00 a.m. The City of Blue Ridge welcomes all reasonable bids by responsible bidders.

March 9
#232695

**BID OPENING MINUTES
DEPOT – CITY OF BLUE RIDGE
APRIL 5, 2016**

It is now 10:00 AM. Bids for the City of Blue Ridge Depot closed March 28, 2016.

Introductions:

The bids will be opened and read aloud, stating whether or not the sealed bid meets the requirement of the bidder's tabulation for Rental Payment, Liability Insurance and Rail Operation.

We will begin with the sealed bid from:

- 1) Blue Ridge Scenic Railway
Annual Rental Payment (is) (is not) included \$ 43,176.48
Liability Insurance (is) (is not) noted or included
Company (is) (is not) a rail operation
- 2) _____
Annual Rental Payment (is) (is not) included \$ _____
Liability Insurance (is) (is not) noted or included
Company (is) (is not) a rail operation
- 3) _____
Annual Rental Payment (is) (is not) included \$ _____
Liability Insurance (is) (is not) noted or included
Company (is) (is not) a rail operation
- 4) _____
Annual Rental Payment (is) (is not) included \$ _____
Liability Insurance (is) (is not) noted or included
Company (is) (is not) a rail operation
- 5) _____
Annual Rental Payment (is) (is not) included \$ _____
Liability Insurance (is) (is not) noted or included
Company (is) (is not) a rail operation
- 6) _____
Annual Rental Payment (is) (is not) included \$ _____
Liability Insurance (is) (is not) noted or included
Company (is) (is not) a rail operation

At this time, the apparent high Bidder is BRSR with an annual rental payment in the amount of \$ 43,176.48. All bids will be reviewed and a formal award made in the next 7 to 60 days. We appreciate your interest and we hereby officially adjourn this bid opening.

10:05 AM April 5, 2016

Barbie Gerald
Mayor Donna Whitener Barbie Gerald

Kelsey Ledford
City Clerk Kelsey Ledford



Blue Ridge Scenic Railway

241 Depot Street
Blue Ridge, Georgia 30513
800-934-1898 706-632-9833
Fax: 706-258-2756
www.brscenic.com

March 23, 2016

Ms. Kelsey Ledford, City Clerk
Blue Ridge City Hall
480 West First Street
Blue Ridge, Georgia 30513

RE: Request for Sealed Bid Proposal "Railroad Depot"

Dear Ms. Ledford:

Blue Ridge Scenic Excursions LLC ("BRSE") is pleased to present the following written bid proposal regarding the Request for Sealed Bid Proposal "Railroad Depot" published in the "The News Observer", dated March 09, 2016.

BRSE proposes the following:

1. Initial lease for a five-year term, and with the option to renew the lease for an additional term of five (5) years;
2. Annual lease payment shall be \$43,176.48, and payable in equal monthly installments of \$3,598.04. Further, at the end of the first year of said lease, and for every year thereafter during the initial term and/or the extended term, the annual lease payment shall be increased by 3.5% over the previous year's rate;
3. BRSE shall not mortgage or pledge the property or lease the property as security for any debt, or incur any encumbrance that could result in a lien or claim of lien against the property, or lease, or both;
4. BRSE shall provide and maintain in force and effect throughout the term of such lease or any renewal, liability insurance, in an amount not less than \$1,000,000.00 per claim, \$3,000,000.00 per aggregate, and the City of Blue Ridge shall be an additional named insured;
5. BRSE shall assume sole responsibility for or incur liability for any injury to person or property caused by any act or omission of any person while on the property and

Mr. Kelsey Ledford, City Clerk

March 23, 2016

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shall agree to indemnify the City of Blue Ridge and hold it harmless from any claim, suit, or demand made by any person;

6. BRSE shall agree to indemnify the City of Blue Ridge and hold it harmless from any claim, suit, or demand arising out of any improvements to the property or any indebtedness or obligation incurred by the tenant in making any such improvement to the property; and
7. BRSE intends to use the depot, caboose and all other property specifically described within that quit-claim deed recorded at Deed Book 246, pages 814-821 of the Fannin County, Georgia deed records, to support its current railroad operations, ticket sales and other rail activities.

Again, we appreciate the opportunity to submit this proposal to the City of Blue Ridge. We are prepared to move as expeditiously as possible towards a final lease agreement should we be selected as the appropriate operator. Please let us know if there is any further information that we can provide in support of our Proposal.

Very truly yours,



David C. Eyermann

President

Cell: 972-816-6245

Fax: 904-423-2542