

CITY OF POMPANO BEACH, FLORIDA -- BID TABULATION

Bid Number:	19-02		
Bid Title:	Sale of Surplus Real Property Folio 4942 03 00 0564 (937 SW 12th Avenue, Pompano Beach, FL 33069)		
Opened in a Public Meeting beginning at 2:00 p.m. on June 3, 2019 in th City Hall 2nd Floor Conference Room office, 100 W Atlantic Boulevard, Pompano Beach, Florida.			
Bids read by: Asceleta Hammond Information written by: Kervin Alfred			
Bidder Name:	Southeastern Freight Lines, Inc		
Bid Price:	\$40,000.00		
Bidder Name:			
Bid Price:			
Bidder Name:			
Bid Price:			

CITY OF POMPANO BEACH
BID PACKAGE SUBMITTAL CHECKLIST

Purchase of Land Parcel Number 4942 03 00 0564 (Folio #)

By initialing each item, the Bidder acknowledges the following:

1. A complete set of documents, as detailed below, is included with the bid submittal package to comply with submission requirements.
- a. Bid Package Submittal Checklist
 - b. Executed Bid Form (one for each folio a bid is submitted for)
 - c. Bid Deposit in the amount of ten percent (10%) of the bid amount. Separate bid deposit is required for each folio bid upon.
 - d. Conceptual plan and written proposal future use and development of the Property
 - e. Written summary of experience, name(s) and contact information of the person(s) who will be authorized to make representations for the Bidder and documentation indicating the ability to secure financing for the purchase and project (i.e. bank letter of intent).
2. Bidder acknowledges that the Contract for Sale and Purchase is not subject to modifications or any additional conditions by the Bidder.
3. Bidder acknowledges that due diligence, including contacting the City of Pompano Beach to assess any mitigation for the development of the Parcel is the sole responsibility of the Bidder.
4. Bidder acknowledges that the City will not participate in any mitigation.
5. Bidder acknowledges that this bid submittal is to acquire Parcel #4942 03 00 0564 in "As Is" condition.
6. Bidder acknowledges development of this parcel must be in accordance with the City of Pompano Beach Zoning Code.

P.O. Box 1691 Columbia, SC 29202
Address

704-519-7619
Phone Number

ryan.smigiel@sevl.com
E-mail Address

By: Ryan Smigiel
Signature

Ryan Smigiel - Director of Real Estate
Printed Name and Title

6/24/19
Date

CITY OF POMPANO BEACH BID FORM

TO: Real Property Division, City of Pompano Beach, Florida

RE: Land Parcel Number: Parcel 4942 03 00 0564
(937 SW 12th Avenue, Pompano Beach, FL 33069)

Pursuant to the terms and conditions set forth in this bid package, I offer the following purchase price for the above referenced parcel:

\$ Forty Thousand Dollars and 00/100 _____ DOLLARS (spelled out)
\$ 40,000.00 (numbers) (If words and numbers do not match, words take precedence)

(A minimum bid amount of \$34,850.00 is required)

Plans for the use or development of the parcel are: Expansion of the existing Southeastern Freight Lines facility located on the adjacent property.

Form of payment for purchase: Equity _____ *Finance _____ Other (specify) Cash

Please check this box if Bidder plans to acquire ownership of the parcel under a corporation.

Southeastern Freight Lines, Inc
Address Line 1
PO Box 1691 Columbia, SC 29207
Address Line 2
704-519-7619
Phone Number
ryan.smigiel@sefl.com
E-mail Address

By: Ryan Smigiel
Signature
Ryan Smigiel
Print Name
6/24/19
Date

This is a binding offer. The purpose of this bid form is to state the amount that you are willing to bid for the purchase of this parcel and shall be accompanied by a ten percent (10%) deposit of the bid amount.

This Bid Form must be placed in a sealed envelope marked:

(DO NOT OPEN)
"Purchase of Land Parcel 4942 03 00 0564"
(Folio Number)
City of Pompano Beach
City Clerk's Office
100 W. Atlantic Boulevard, Room 253
Pompano Beach, FL 33060



STILES
ARCHITECTURAL GROUP
Invest·Build·Manage

FL REG. # AA26001798

Written Proposal for Future Use and Development Invitation for Bids 19-02

937 SW 12th Avenue, Pompano Beach FL 33069
Folio/Parcel ID: 4942 03 00 0564

The above reference parcel is bound on 3 sides (East, South and West) by property currently owned by Southeastern Freight Lines. See attached conceptual site plan. Southeastern Freight plans to assemble these lots to house a 2-phase expansion of their existing distribution facility.

Assembly of these lots will enable the owner to abandon existing access easements and unused utility runs. Southeastern Freight does not plan to build on this particular parcel. This portion of the site will be used as a landscape area to offset impervious paving in the truck court.

Southeastern Freight is already in discussions with the planning staff of the city of Pompano on the most appropriate redevelopment of this property to provide a use that not only benefits the owner but the city of Pompano.

Feel free to direct any further questions to

Blaise McGinley
President
Stiles Architecture Group
Blaise.mcginley@stiles.com
954-627-9109

Stiles is a full-service commercial real estate firm with a clear mission: Invest. Build. Manage. Stiles services include development, construction, tenant improvement, realty, property management, architecture, acquisitions and financing. Established in 1951, we are recognized for developing more than 48 million square feet of award-winning office, industrial, retail, mixed-use and residential projects throughout the Southeast. With a track record of success in each of our real estate services and strong relationships built on decades of trust, Stiles has played a vital role in South Florida's rise to prominence.

We are proudly credited with inspiring the revitalization of downtown Fort Lauderdale, including helping to shape the city's iconic skyline. Currently, we are focused on expanding our footprint across the Southeast. We are primarily focused on growth in our core markets of Florida as well as our newest markets of North Carolina and Tennessee, where we continue to increase our presence with the development of retail, high-rise residential and office projects. Headquartered in Fort Lauderdale, we have offices in Miami, West Palm Beach, Naples/Fort Myers, Tampa, Orlando, and Jacksonville, Florida. We also maintain a development office in Charlotte, North Carolina.



Property Management | Leasing And Brokerage | Asset Management

As today's real estate market grows more challenging, owners require a variety of management capabilities to remain competitive and maximize returns. That is where Stiles has the competitive edge in Florida. For over 25 years, our talented management teams have been providing comprehensive services and effective strategies that maximize property values for our clients and partners while enhancing the lifestyles of the tenants in which we serve. With Stiles, our clients know that they are gaining access to the industry's most innovative leasing and management practices along with highly trained professionals that will protect their assets. We attribute much of our success to our unique approach: managing and leasing properties from an owner's perspective. Because Stiles has over half a century of experience as an owner, we take our business personally and continuously develop ways to further enhance our services.

Real Estate Investment Services | Development | Financial Services

The "Invest" component of the Stiles brand highlights the Company's significant in-house experience in the identification of new development opportunities, as well as acquisition, asset repositioning and sale of existing buildings. Stiles' financial and investment services team directs the Company's capital investments, and in the Company's recent history has acquired and built a Florida portfolio of properties totaling more than \$1 billion. Stiles has a primary focus on growing the Company's pipeline of new and existing office, retail, mixed-use and industrial properties throughout the Southeastern states.

Construction | Architectural Group | Tenant Project Management

Stiles has long been known for its exceptional design, development and construction management capabilities, which represent the "Build" component of the Company's brand. Known as "Florida's Relationship Builder," Stiles Construction was recently ranked among the top 200 in the nation and has been awarded numerous coveted Associated Builders and Contractors "Eagle" awards for excellence in construction. Stiles Architectural Group, the Company's in-house architectural division, delivers solutions that are creative, functional and cost effective. Lastly, as one of the most experienced in the southeast, Stiles' award-winning Tenant Improvement Services team bridges the gap between development, leasing, property management, construction and design.

SOUTHEASTERN

FREIGHT LINES, INC.



June 25, 2019

Invitation For Bids 19-02

Southeastern Freight Lines, Inc. has authorized the following person to make representations on our behalf:

Russell Biffis – Vice President Business Development – Stiles Construction – 301 East Las Olas Blvd. Fort Lauderdale FL 33301 - Russell.Biffis@stiles.com – 954-627-9366

Blaise McGinley – President – Stiles Architectural Group - 301 East Las Olas Blvd. Fort Lauderdale FL 33301 – Blaise.McGinley@stiles.com – 954-627-9109

Ryan Smigiel, Director of Real Estate

SOUTHEASTERN

FREIGHT LINES, INC.



June 25, 2019

Invitation For Bids 19-02

Southeastern Freight Lines, Inc. has decades of experience successfully developing industry leading industrial projects throughout the Sunbelt. Our Real Estate team has experience across multiple product types and expertise in acquisition, development, construction, as well as property management to ensure the assets that we invest in are properly maintained for the long term.

Ryan Smigiel, Director of Real Estate

**CONSENT RESOLUTION OF
THE BOARD OF DIRECTORS OF
SOUTHEASTERN FREIGHT LINES, INC.**

We, the undersigned, being all of the directors of Southeastern Freight Lines, Inc. (the "Company"), take the following action without a meeting pursuant to S.C. Code Ann. § 33-8-210.

WHEREAS, the Company anticipates purchasing and selling and otherwise managing real property in various locations for the purpose of constructing, managing and selling interstate motor freight terminals; and

WHEREAS, the Company desires that W.T. Brogdon, in his capacity as Vice President of Real Estate (and so long as he holds such office), J. Russell Burleson, Jr., in his capacity as Senior Vice President of Finance (and so long as he holds such office), or Ryan Smigiel, in his capacity as Director of Real Estate (and so long as he holds such office) of the Company, have the full power and authority to negotiate and execute on behalf of the Company all documents necessary to purchase and sell real property, manage real property and conduct other related matters involving real property, including, without limitation, all deeds, easements, title insurance affidavits, and closing statements, without the need to obtain further authorizations or signatures of the board of directors of the Company.

THEREFORE, BE IT RESOLVED that W.T. Brogdon, J. Russell Burleson, Jr. and Ryan Smigiel each have the authority and power to manage, purchase, sell and conduct other related matters involving real property on behalf of the Company.

BE IT FURTHER RESOLVED that the Company hereby appoints and authorizes W.T. Brogdon, in his capacity as Vice President of Real Estate, J. Russell Burleson, Jr., in his capacity as Senior Vice President of Finance, or Ryan Smigiel, in his capacity as Director of Real Estate of the Company, with the full power and authority to negotiate and execute on behalf of the Company all documents necessary to manage, purchase and sell real property, including other real property related matters, including, without limitation, all deeds, easements, title insurance affidavits, and closing statements, without the need to obtain further authorizations or signatures of the board of directors of the Company.

BE IT FURTHER RESOLVED that all the acts of W.T. Brogdon, in his capacity as Vice President of Real Estate, J. Russell Burleson, Jr. in his capacity as Senior Vice President of Finance or Ryan Smigiel, in his capacity as Director of Real Estate of the Company, on behalf of the Company, which acts have been authorized by the foregoing resolutions, except such acts which were taken prior to the adoption of such resolutions, are hereby severally ratified, confirmed, approved and adopted as acts on behalf of the Company.

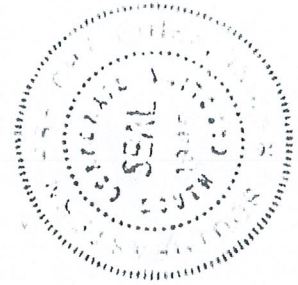
BE IT FURTHER RESOLVED that this Consent Resolution may be executed in one or more counterparts and that each such counterpart shall constitute an original and all of such counterparts together shall constitute one Consent Resolution.

This Consent Resolution is ADOPTED to be effective as of July 5, 2018.

[SIGNATURE PAGES ATTACHED]

**SIGNATURE PAGE OF CONSENT RESOLUTION
OF THE BOARD OF DIRECTORS OF
SOUTHEASTERN FREIGHT LINES, INC.
(PURCHASE AND SALE OF REAL PROPERTY IN CALENDAR YEAR 2018)**

W T Cassels Jr
Name: W. T. Cassels, Jr.
Title: Director



**SIGNATURE PAGE OF CONSENT RESOLUTION
OF THE BOARD OF DIRECTORS OF
SOUTHEASTERN FREIGHT LINES, INC.
(PURCHASE AND SALE OF REAL PROPERTY IN CALENDAR YEAR 2018)**



Name: W. T. Cassels III
Title: Director

SOUTHEASTERN

FREIGHT LINES, INC.



June 25, 2019

INVITATION FOR BIDS 19-02

Southeastern Freight Lines, Inc. will not be financing this transaction, and will pay in full at the conclusion of the bid process immediately by check, cashier's check, money order, or wire transfer whichever is deemed necessary by the City of Pompano Beach.

Should you have any questions or concerns please feel free to contact me at your convenience. I may be reached at (803) 939-3372.

John Dampier, Chief Financial Officer