

**REQUEST FOR PROPOSALS #08-153A  
SECOND ROUND  
RE-DEVELOPMENT OF THE DIXIE WALESBILT / HOTEL GRAND  
CITY OF LAKE WALES  
DEPARTMENT OF ECONOMIC DEVELOPMENT**

**OFFICIAL DATE OF ISSUANCE: May 27, 2008**

**ALL INTERESTED PARTIES:**

The City of Lake Wales and the Community Redevelopment Agency of the City of Lake Wales (collectively, the "City") give notice pursuant to Part III, Chapter 163, Florida Statutes, of their request for submission of proposals for the development of the property known as the Dixie Walesbilt / Hotel Grand, located in downtown Lake Wales. The property is generally bounded by Stuart Avenue on the south, 1<sup>st</sup> Street on the east, and Park Avenue on the north side of the property, all being public streets.

Interested parties are invited to submit proposals in response to this request consistent with the applicable plans, laws, ordinances and regulations, governing the Downtown Community Redevelopment Area. As the property is currently on the National Register of Historic Places, all redevelopment / rehabilitation must be consistent with the Secretary of the Interior Standards for rehabilitation of Historic Properties.

Submissions must include sufficient information and evidence of legal and financial ability of the parties making the proposal to carry out the terms thereof. All proposals must be submitted on or before 2 P.M., September 24, 2008, to Ms. Bonnie Hodge, Purchasing Agent, City of Lake Wales, 201 Central Avenue W., Lake Wales, Florida 33859. Mark the outside of the sealed envelope **"DOWNTOWN CRA: RE-DEVELOPMENT OF THE DIXIE WALESBILT / HOTEL GRAND."#08-153A. The name of the "Proposer" shall be on the outside of the envelope.**

The City has received title to the property through the assessment of fines and liens and has received a Quit Claim Deed to the property and shall convey the title to the successful Proposer by the same type of instrument. The property is located within the "CORE AREA" of the Downtown.

The successful Proposer will be responsible for any and all cost related to existing conditions, including environmental conditions associated with the building and property. There are no current studies or evaluations of the environmental conditions of the building and each Proposer is responsible for assessing the conditions in the building and property.

The City will consider all viable proposals for the development or redevelopment of the Project. Creativity is encouraged in the preparation of the Proposal.

For additional information contact the Department of Economic Development, City of Lake Wales, Office Number 1-863-678-4182 x 224; Fax 1-863-678-4180; E-mail [Hgallup@cityoflakewales.com](mailto:Hgallup@cityoflakewales.com)