

OFFER TO PURCHASE 500 ORANGE AVENUE

For 500 Orange Avenue, Fort Pierce, FL 34950 (Property Address)

Buyer: Tourist & Arts Enhancement Project LLC

Buyer Address: 117 Orange Avenue, Fort Pierce, FL 34950

Buyer Phone: (772) 801-5729

Purchase Price: \$110,000

Proposed Use of Property: Develop a Cafe and Art establishment for a tourist destination. This destination would include the following:

- 1) Art Orientation.
- 2) A Social Eatery amongst the art and artist with outreach programs to include local college chefs and culinary students, local Art students and established artist in our community.
- 3) This would also involve business students in the local colleges involving them in a real life business model experience. This will not be set up as a not for profit as our goal is to design and educate for profit venue and provide students the life experience to assist in the full set up operation and implementation of a real for profit business. We will also use this location as a hub to assist, guide and build new businesses - specifically driven to the downtown area including the West side of US 1.

Proposed Property Improvements:

The exterior of the building will remain as-is to preserve the historical post office façade. Renovation of the interior will also consist of preserving as much of the old post office build-out as possible.

Planned Improvements include but are not limited to:

Sprinklers

Gas

HVAC

Electric

Restoration and Décor

Exterior Painting

Landscaping

Windows

Fire Alarm

ADA Modification

Equipment

Installation of Grease Trap

(as required)

Timetable for Making Improvements:

Project will be started within 180 Days and completion based on the cooperation of the building department, cooperation of FPUA and the normal logistics and timetable required for a project of this size requiring change of use, etc.

Proposed Job Creation:

Our organization has hired local contractors and subcontractors to date. We will continue providing more work and contracts to at the local contractors and subcontractor suppliers. In addition we will hire administration, management, art curators, accounting clerical, cleaning, cooks. Restaurant vendor. Marketing. Wait staff. Grounds keeping, general Maintenance.

Attached are 10 Letters of reference from local business already positively impacted by our organization from job creation in our local area.

Glass Professionals

Vero Glass

Innovations Contractors

Lozano's Painting

Wayne Barnett Tile

Jayne Showcase Design

Snyder's Heating & Cooling

A Working Man's Electric

Fort Pierce Engineering

Greenlawn Services

Business Plan:

Executive Summary:

Tourist and Arts Enhancement LLC is being created to re-energize downtown and the west corridor, bringing unity through Education, Art, Food, and Culture.

Mission and Vision for Tourist and Arts Enhancement LLC

To bring education and unity through Art, Food and Culture.

Plan Description:

- 1) Acquisition
- 2) Development of site
- 3) Creation of collaboration with colleges and the Arts community.
- 4) Create infrastructure for the business to involve student participation within the Arts, Food, and Business Aspects of the project. Partnership and internship project if possible.
- 5) Involve Cultural events uniting the community.
- 6) Create a welcoming destination for everyday life as an Eatery and Arts venue.
- 7) Incorporate music.

Plan Objectives:

To ignite businesses to return to the downtown area and make downtown Fort Pierce a destination in the Treasure Coast area.

The Principals and Management:

Gus Gutierrez has and currently holds his primary residence in Fort Pierce for over 14 years now. I, Gus Gutierrez, chose Ft Pierce as my primary residence by choice with my love for all the natural

geographical beauty Ft Pierce has to offer. Being a native Floridian, I appreciate the old Florida and beauty of a small town and all the Floridian History. I hope my home; my office and my investments speak through my actions for my love and commitment for the community. This is why my primary residence is Ft Pierce.

Under my current management , I Gus Gutierrez am building and developing the Galleria of Pierce Harbor and Downtown Fort Pierce, on the corner of S. 2nd St and Orange Ave (consisting of 3 restaurants and 12 retail stores). I successfully recruited and brought Madison Estates to US Highway 1 and Avenue A (located in the old Butterfield Pharmacy Building). Rosie Wright will be opening a fine furniture showroom. I Also am currently building and developing the Pierce Harbor Executive building, bringing the first Class A office building back to downtown Fort Pierce, at 300 S. 6th St. I Gus Gutierrez am also currently working with the Fort Pierce Arts Community and assisting the Arts Community, including Arte Mundo by donating space and building set for displays for their art work. We have also made substantial improvements to the Facades of the following properties, which have been abandoned and in disrepair for years: 601, 607-609 Orange Ave, 401 S. 7th St, 616 Atlantic Ave, 200 N. US Highway 1, 300 S. 6th St, 519 S. Indian River Drive, and 100 S. 2nd St. These have all had drastic improvements and investments in the short period since they have been under my management.

The Market and Marketing Strategies:

- 1) Social Media
- 2) Print Media
- 3) Public PR Agency
- 4) Community outreach
- 5) Arts District Marketing
- 6) College Integration
- 7) Music Integration
- 8) Creation of the Pierce Harbor and Arts District
- 9) Financial Institution Integration and Branding of Banks

Risk Factors:

- 1) Crime: We will need the support of the local police department to ensure a sense of safety and continue progress in reducing crime in the area.
- 2) Global Economy
- 3) Local Economy

Financial Plan:

The project will be privately funded. A letter of Reference is attached from the Financial Institution Bank United as additional support.



10-20-15

Signature of Buyer (Gustavo Gutierrez for Tourist and Arts Enhancement LLC)

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:

YES

NO

Is Request for Proposal cover page (page 1) completed, signed and attached?

All prices have been reviewed for mathematical accuracy, all price initialed, and all price extensions and totals thoroughly checked.

_____ corrections

Include proof of proper licensing as stated in proposal documents.

Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents.

Proposal envelope is marked accordingly.

Are three (3) complete proposal packages included (one original and two copies)?

Is each Addendum (when issued) signed and included?

PLEASE SIGN AND RETURN WITH PROPOSAL

Proposals Checklist

Signature

Date

Date of this notice: 10-20-2015

Employer Identification Number:
47-5360226

Form: SS-4

Number of this notice: CP 575 G

TOURIST AND ARTS ENHANCEMENT LLC
GUSTAVO GUTIERREZ SOLE MBR
117 ORANGE AVE
FORT PIERCE, FL 34950

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 47-5360226. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is TOUR. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

OFFER TO PURCHASE/BID FORM

Tourist & Arts Enhancement Project LLC DBA Post Café & Arts herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted in triplicate in a sealed envelope bearing on the outside the name of the bidder, its address, and **RFP No. 2015-039, Sale or Lease of Fort Pierce Redevelopment Agency Surplus Property.**

Name of Bidder: Tourist & Arts Enhancement Project LLC

Address of Bidder: 117 Orange Ave

City, State, Zip: Fort Pierce Florida 34950

Telephone Number: (772) 801-5729

Fax Number: N/A **Email Address:** greg.pope@klockle.com

PROPERTIES

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
422 Douglas Ct	\$	\$
424 Douglas Court	\$	\$
426 Douglas Court	\$	\$
414 Avenue D	\$	\$
1212 Avenue D	\$	\$
1213 Avenue D	\$	\$
1217 Avenue D	\$	\$
1401 North 2nd Street	\$	\$
500 Orange Avenue	\$ 100,000	\$5,000