



REQUEST FOR EXPRESSION OF INTEREST (RFEI)

**For the City of Warrenton
Hammond Marina commercially
leased property**

Esther Moberg, City Manager
City of Warrenton
PO Box 250
Warrenton, OR 97146
971-286-2017

Deadline for Submittals: November 20th, 2023

For more information:

<https://www.ci.warrenton.or.us/administration/page/request-expression-interest-rfei-hammond-marina-project>

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I. Project Introduction: Development Offering Overview

The Commission of the City of Warrenton seeks Expressions of Interests from creative, experienced developers to redevelop the Hammond Marina commercial lease site with a multi-business or partnership plan. The site is approximately 1.3 acres and consists currently of 3 buildings and part of an adjacent fenced yard. See attached map or drawing. Developers may propose use or development of the entire site, or only a portion of it.

In recent years, a plan to redevelop the Hammond Marina area has been proposed by the Marina Advisory Committee and a Marina Task force. Future development plans for the Hammond Marina area include a potential fishing pier, small boutique motel or conference center, and a significant redevelopment and expansion of the park and camping areas. There is a plan to bring an Urban Renewal to the Hammond area sometime after 2027 once the Urban Renewal in downtown Warrenton has ended.

This development is located near a community hub for recreational fishing and boat launch. In the summer, Buoy 10 fishing, dry camping, and launch boats fill the marina. The City of Warrenton has within its boundaries three marinas. The marina's focus currently is a community hub for recreational fishing.

The City of Warrenton Commission, Marina Advisory Board, and City staff see the Hammond Marina as an area that is poised for significant redevelopment and the potential for being a key focus in reinventing the historic Hammond area of Warrenton. The Commission envisions a potential commercial redevelopment that could include opportunities like a boat yard, boutique motel, small shops, bait shop, fish market, and/or other businesses focused on being the entryway to the Hammond Marina.

This offer is intended to be flexible. The Commission is not seeking completely detailed proposals or architectural plans for the site, although it will not reject any specific proposals that developers or others may seek to put forward. Rather, the Commission seeks Business plans or expressions of

interest from qualified developer teams who have a compelling vision which supports the Commission's intentions for the site (including preliminary thoughts about business offerings, phasing, and deal structure) and who can demonstrate the capacity and experience to deliver. The Commission encourages partnerships that work with local businesses and entities to reinvest back into our community.

The Commission seeks a team that can demonstrate the capacity to deliver a project that best fulfills the vision and goals as expressed in the Selection Criteria.

This Request for Expression of Interest (RFEI) sets forth the Commission's intentions for the project including the selection criteria, selection process, other information, and requirements. Once it has selected a preferred team, the Commission intends to enter exclusive negotiations with that team with a goal of executing a binding development agreement by January 1, 2024, and with a construction start in early to mid-2024.

The deadline for responses to this RFEI is Monday, November 20th, by 5pm. Responses should be addressed to:

Esther Moberg, City Manager
PO Box 250
Warrenton, OR 97146
emoberg@ci.warrenton.or.us
971-286-2017

The Commission will conduct a pre-submittal meeting on October 31st at 2pm, followed by a tour of the site. The meeting will take place at City Hall (225 S. Main Ave). The meeting will also take place on Zoom, for those who can't attend in person. At the meeting, Commission staff will provide a project overview, discuss goals and expectations, and review the RFEI process and selection criteria. This meeting is not mandatory, but prospective respondents to this RFEI are strongly encouraged to attend. Those who wish to participate either in person or by zoom must register by October 26th at 5pm. Please register by emailing dshaw@ci.warrenton.or.us.

II. Deal Structure & Financial Partnership

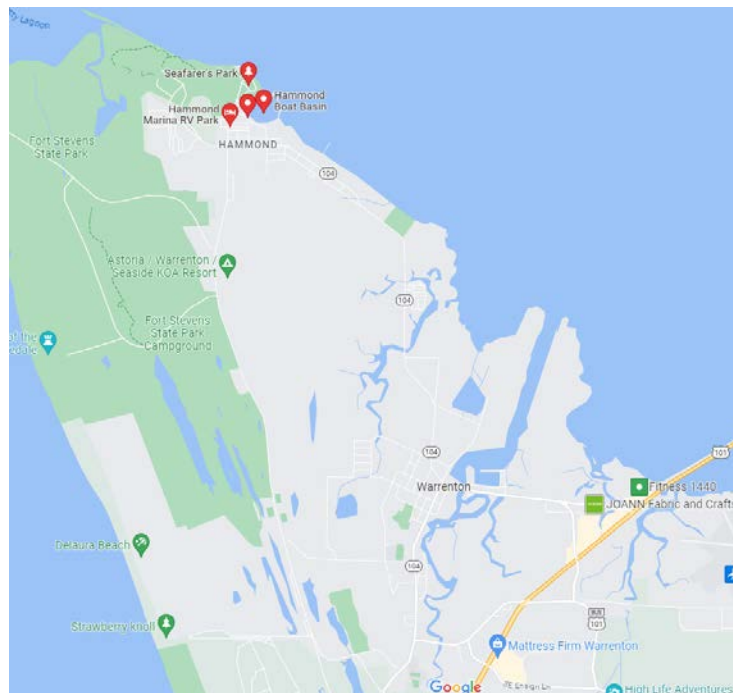
The City of Warrenton cannot sell the land this lease is on. The land has a reversionary clause with the United States Army Corps of Engineers. The following are the options that are available:

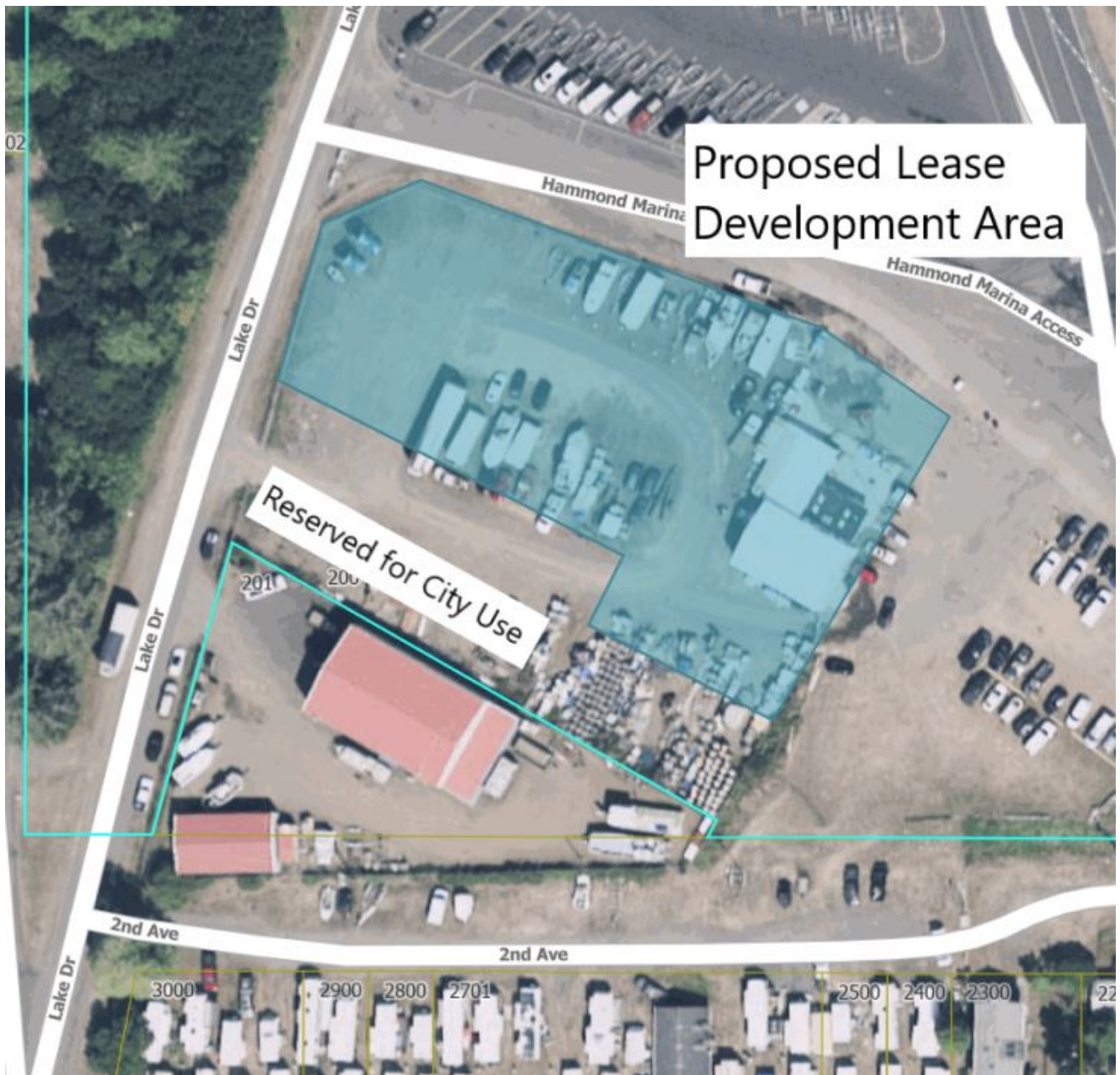
Ground lease/Long term lease: The Commission enters into a long-term lease agreement with the developer team.

Joint Venture: The Commission enters into a joint venture with the selected developer team, with the land serving as the Commission's contribution to the JV.

III. Context: The Site & The City

This site has been underutilized in the past with a goal primarily to just provide bait to the local fisherman. In future, the ability to pivot this site to encompass a hub for the marina while also attracting community members and fishing visitors should be keys to the development. The City would like to see a more diverse business model with a primary focus on what attracts people to the riverfront/marina area.





IV. Selection Criteria & Process

Selection will be based on the ability of the proposal to execute what the City Commission sees as the future of the Hammond Marina area. With the intention to bring in the anticipated marina focused business and attracting the community to utilize this area better, the hope is a revitalization of the area for business and community use.

V. Submission Requirements

Packets should include scope of interest including what type of partnership and how the area would be successfully developed by the interested parties, previous successful projects (if appropriate), funding sources, and a full preliminary business plan. Submissions should include specific design themes of the development. The vision of this project should be that of a new and fresh approach to the marina that is also in keeping with the style and function of the areas of Hammond and Warrenton as a whole.

VII. General Conditions

The Commission will conduct a pre-submittal meeting on October 31st at 2pm, followed by a tour of the site. The meeting will take place at City Hall (225 S. Main Ave). *(The site visit is at the Hammond Marina area)* The meeting will also take place on Zoom, for those who can't attend in person. At the meeting, Commission staff will provide a project overview, discuss goals and expectations, and review the RFEI process and selection criteria. This meeting is not mandatory, but prospective respondents to this RFEI are strongly encouraged to attend. Those who wish to participate either in person or by zoom must register by October 26th at 5pm.

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