



INVITATION TO BIDS IS HEREBY GIVEN: That the City of Adelanto, California, invites sealed for the purchase of the Adelanto Plaza and Event Center, located at 12000 Stadium Way, Adelanto, CA 92301. Bids will be received at the City Manager's Office at Adelanto City Hall, 11600 Air Expressway, Adelanto, California, on or before 5:00 PM PST on November 20, 2024.

**INVITATION TO BID:
ADELANTO PLAZA AND EVENT CENTER
PURCHASE OF CITY-OWNED COMMUNITY FACILITY**

The City of Adelanto (City) is seeking bids from **qualified and experienced** respondents to purchase the Adelanto Plaza & Event Center (Event Center), located at 12000 Stadium Way, Adelanto, CA 92301.

The Event Center is owned by the City of Adelanto and opened on April 23rd, 1991. Over the years, the Event Center has had a variety of names including Mavericks Stadium and Heritage Field at Slater Bros. Stadium. From 1991 through 2016, the High Desert Mavericks, a Class A affiliate of the MLB's Texas Rangers, occupied the stadium until ceasing operations as a part of the Carolina/California League realignment. The High Desert Yardbirds baseball team, part of the independent professional Pecos League, called the Event Center home from 2017 through 2021. Today, the Event Center hosts many popular events like the famous Kush Stock Festival, Adelanto Grand Prix, Market 760 Food Festival, and many mixed martial arts competitions. Other existing facility uses include meetings, flea markets, non-profit events, concerts, and motocross events.

The City's goal is to complete a sale of the Event Center to a **qualified and experienced** entity with a proven track record of successfully owning and operating comparable facilities that are similar in size/scale. The City also seeks a partner who is committed to giving back to the local Adelanto community, and demonstrates innovative ideas for developing the Event Center as an important regional amenity to the entire High Desert region.

Any information that a prospective respondent considers confidential, the disclosure of which would be an unwarranted invasion of personal privacy, should be labeled "CONFIDENTIAL; NOT PUBLIC RECORDS". During the evaluation process, the City will keep such information confidential and will not disclose it except as may be required under applicable law, including the California Public Records Act. This means that, depending on the nature of timing of the request, or future court decisions, that information will not remain private and may be publicly disclosed.

Proposals must be submitted in conformance with the Invitation to Bids and the provisions therein. Please submit electronically, in PDF format, Attention: Brenda Lopez, City Clerk (blopez@adelantoca.gov).

NOTICE IS HEREBY GIVEN: That, the respondents and any sub-consultant is required to comply with all City of Adelanto, State of California, and Federal laws, as applicable.



INVITATION TO BID TO PURCHASE

ADELANTO PLAZA & EVENT CENTER

PURCHASE
OF CITY-OWNED COMMUNITY FACILITY

OFFICE OF THE CITY MANAGER

Brenda Lopez

blopez@adelantoca.gov

11600 Air Expressway

Adelanto, CA 92310

Phone: 760-246-2300, ext 11184



INTRODUCTION

The City of Adelanto (City) is seeking sealed bids from respondents to purchase or develop the Adelanto Plaza & Event Center (Event Center), located at 12000 Stadium Way, Adelanto, CA 92301. It is also referred to as San Bernardino County Assessor Parcel Number 3128-221-26, which contains approximately 16.11 acres. The facility was constructed in 1991, and its current zoning is designated as M-U, Mixed Use. The improvements consist of an 800+ space parking lot, a field/event center with 3,000+ seats and a metal canopy cover over a portion of the concession area and upper seats. The Event Center also contains flex meeting space with a maximum capacity of 185. Total square footage for all Event Center buildings is estimated at 17,134 square feet.

Access to the Event Center area comes from the north and south via Highway 395. The Event Center sits along Highway 395 with a number of large industrial developments in planning in the immediate vicinity, with some limited commercial. The City has entered into a terminable operating lease with a current operator who is very familiar with the asset and may be retained, or terminated post-closing.

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CITY GOALS

The City's goal is to complete a sale of the Event Center to a qualified purchaser/developer with a proven track record of successfully owning and operating comparable facilities that are similar in size/scale, and has the financial capability to develop new restaurants, retail space, and other best uses. The City also seeks an entity who is committed to giving back to the local Adelanto community and demonstrates innovative ideas for developing the Event Center as an important regional amenity to the entire High Desert region. The City prefers to sell the facility but may consider a long-term lease agreement.

In addition to the described Event Center, the city also owns the adjacent 4.3 acre site to the east (APN 3128-221-04). The City would consider proposals that would include the development of that site like with value-add such as a hotel, retail, convention facilities, etc.



DEVELOPER PROPOSAL SUBMITTAL

It is recommended for respondents to provide the following items to the City. The City may evaluate partial submittals, and/or update its minimum qualifications or required documents at any future time.

1. Cover Letter/Letter of Introduction
 - a. Include information for main contact person and your proposed purchase amount. Please include any pertinent deal points such as diligence period, deposit amount, etc.
2. Program Design & Proposal
 - a. Description of Event Center's envisioned use & development, including, but not limited to: Event uses, Retail uses, Hospitality, Food/restaurant/bar/concessions, Community/activity center
 - b. Proposed timeline for development, including, but not limited to:
 - i. Entitlements
 - ii. Construction
 - iii. Groundbreaking
3. List of previous projects/developments similar in size & scale
4. Proof of Financial Capacity
 - a. Financial Statement
 - b. Lender references
 - c. Previous lines of credit, amounts, and prior projects
5. Commitment to Local Community
 - a. Statement from respondent regarding its commitment to the Adelanto community
 - b. Ideas/concepts for how their program design will provide tangible and continuous community benefits to Adelanto residents and stakeholders

AVAILABLE AGREEMENTS

Current agreements are available via the following [link](#):

- Billboard Agreement
- Solar Agreement
- Existing Management Agreement
- Utility Bills in the Past Three Months

TOURS/DILIGENCE

The stadium is an operating entity operated by a tenant. Interested parties can drive by, but the City requests not to disturb the tenant unannounced. Tours may be organized with proper notice via blopez@adelantoca.gov. No other diligence items are available.

Please note that the City will be selling the Stadium in an 'AS IS' condition without buyer credits. Buyers are required to do their own diligence.



ANTICIPATED SCHEDULE

The City anticipates the following schedule for this Invitation to Bids:

- 9/12/2024 – Invitation to Bids Released
- UPON REQUEST – Supervised Site Tours requested to blopez@adelantoca.gov
- 11/20/2024 – Submittals due by 5:00 PM PST

The City of Adelanto reserves the right to 1) reject any or all responses, 2) postpone selection of a preferred purchaser at its sole discretion, 3) waive informalities in the responses, and 4) take whatever action or make whatever decision it determines to be in the best interest of the City. The City of Adelanto assumes no obligation in this general solicitation and all costs/expenses of responding to this Invitation to Bid shall be borne by the individual parties preparing and/or submitting a response.

Prospective respondents are responsible for making necessary investigations and examination of provided information before submitting their bids and purchase bids. Failure to do so will not act to relieve any condition of the proposed agreement or the requirements set out in this Invitation to Bids. It is mutually understood and agreed that the submission of bids shall be considered conclusive evidence that the prospective firm has made such examination and investigations.

SURPLUS LAND ACT

Sale of publicly owned real estate is subject to the restrictions highlighted in Gov. Code, §§ 54220-54234. Please take special note to the affordable covenants to be recorded for any future housing developments.

