

REQUEST FOR PROPOSALS

LEASE OF REAL PROPERTY FOR AGRICULTURAL FARMING

January 13, 2021

I. OVERVIEW

REAL PROPERTY: 609+- Acre parcel on St Stephens Church Road (Cabarrus County PIN 5682-81-6183) in northeast Cabarrus County of which Cabarrus County intends to lease approximately 138.5 acres for agricultural use to a qualified applicant.

PURPOSE: Cabarrus County Planning and Development is seeking proposals from qualified persons and/or firms to lease the property for Agricultural Farming.

SPECIFICATIONS: Estimated land area that is to be considered for the lease is 138.5 +- Acres

BACKGROUND: The property has been used for Agricultural Farming in the past but has not been cultivated in the past year.

LEASE TERM: The County will entertain a five year lease to begin in April 2021 and a five year renewal if both parties are in agreement.

II. FUTURE USE

Cabarrus County will be developing much of the parcel as a passive park in the next few years. Cabarrus County wishes to continue the agricultural cultivation of the approximately 138.5 acres for the next 5 years and possibly up to 10 years. Therefore, Cabarrus County is requesting that qualified persons/companies submit proposals to state their intended plans for cultivation of this land. Section III. A defines qualified applicants for the purposes of this proposal.

III. PROPOSAL REQUIREMENTS

A. RESPONDENT QUALIFICATIONS

- i. Experience- Qualified responders will have experience in the growing of agricultural crops and the use of Soil and Water best management practices. Please provide years of experience using sustainable agriculture methods and adherence to any conservation plans. Compliance with any requirements of any grant and/or assistance programs that applicants may have participated in the past with Cabarrus County will be part of the proposal evaluation.
- ii. Insurability –Qualified responders shall have a minimum of the insurance requirements listed below:
 1. Workers' Compensation : \$100,000 bodily injury per each accident,
\$100,000 bodily injury per disease per employee, \$500,000 bodily injury per disease policy limit
 2. General Liability: \$1,000,000 per occurrence/\$2,000,000 aggregate
 3. Automobile Liability: \$1,000,000 per occurrence
 4. Umbrella: \$1,000,000 per occurrence/\$2,000,000 aggregate

5. The following statement will be added to COI's prior to execution of a lease. "Cabarrus County, its agents, officers and employees are additional insured with respect to general liability per the written contract."

iii. Responder can have no outstanding debts or claims against the county at the time of execution of any agreement.

IV. SUBMITTAL OF PROPOSAL:

Each respondent must submit with their proposal the items listed below:

- A. The proposal may be submitted as a hard copy or electronic copy. Responses should be labeled: RFP Response for St Stephens Road property on the outside.
- B. All proposals should be received and date stamped in the location described below no later than **Monday, February 8th, 2021 at 3 pm EST.** Any proposal received after that time will not be considered and will be returned unopened to the respondent.
- C. Location for submissions:

By US Mail:

Cabarrus County
Attn: Kelly Sifford
Planning and Development Department
P.O Box 707
Concord, NC 28026

Or hand delivered to:

Cabarrus County Governmental Center
Cabarrus County Planning and Development (2nd floor)
65 Church St SE
Concord, NC 28025

Electronic copies should be submitted to: kfsifford@cabarruscounty.us

Questions should be directed to Kelly Sifford, Planning and Development Director 704-920-2142 or kfsifford@cabarruscounty.us.

D. CONTENTS OF PROPOSAL:

- I. Evidence of insurability at limit described above and a copy of your current insurance policy. (Cabarrus County will need to be added as an additional insured in the event that the applicant is selected.);
- II. A description of the proposed use of the property;
- III. A description of the applicant's agricultural experience;
- IV. Types of improvements if needed and a targeted timeline for needed improvements to be made to the property by the responder at their expense;

- V. A list of experience with conservation plans, environmental stewardship soil and water conservation, and/or any state funded best management practice methods for at least the past five years if you have that experience;
- VI. Proposed terms for the lease including rent offered;
- VII. Evidence of necessary funding for plan;

V. REVIEW AND SELECTION:

The County will evaluate the proposals based on several criteria, including the lease rate offered for the real property and the compatibility of the proposed usage with the restrictions of the property described and the best interest of the county. The respondents will be notified by mail of any decisions. The County reserves the right to reject any and all proposals and to select the proposal that it deems is in the best interest of the County, even if that is not the highest proposed lease rate. Proposals will be evaluated with preference given to submissions that have experience in sustainable farming practices. The selections will be reviewed by the Cabarrus County Soil and Water Board and recommendations made to the Cabarrus County Board of Commissioners for a final decision. The final decision is at the sole discretion of the Cabarrus County Board of Commissioners.

Only responsive and responsible proposals will be considered. Proposals that attempt to change or do not meet the requirements in the Request for Proposals may be rejected as being non-responsive. Each proposal shall be considered a valid offer until the County notifies applicants that it has selected a proposal.

If a proposal is selected, the County will notify the selected participant and will prepare a lease setting forth terms of lease consistent with the terms in this Request for Proposals and the participant's proposal. After the processing of a Board approved lease, the County will notify the selected party when the lease has been executed.

Additional information and Requirements

Once selected the participant will be provided with a conservation plan that will need to be adhered to and will be monitored at least annually. Soil test on the agriculture fields will be required every 3 years. Appropriate soil amendments should follow the agronomic soil test results. The property may not be sublet for the purposes of hunting and/or hunting rights.

Attached is a map showing a rough estimate of the area to be cultivated and the property in its entirety. The large property outlined in red is the larger property and the yellow outlined areas are the general areas to be cultivated.

