

# CITY OF ST JOSEPH

Proposals Must Be Received No  
Later Than  
Time: 3:00pm Date: 11/07/2022  
For Information Contact  
Purchasing  
at (816) 271-5330

REQUEST FOR PROPOSAL

NO RFP2023-09

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This document constitutes a request for sealed bids, including prices, from qualified individuals and organizations to furnish those services and/or items as described herein. All documents included in submission are to be of public record.

Proposals must be mailed or delivered to the Division of Purchasing, 1100 Frederick Avenue Room 201, St. Joseph, MO 64501.

## Sale of Fire Station 3308 Mitchell Avenue

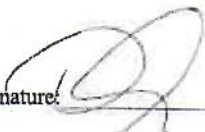
**Please complete, sign and return this form with the proposal**

**Please have the Bid Name and Number on the outside of the sealed proposals.**

The offeror must provide all information required in this document pursuant to the specifications attached and included herein.

The offeror hereby agrees to provide the services and/or items at the prices quoted, pursuant to the attached terms and conditions of Request for Proposal or Invitation to Bidders and Terms and Conditions of Purchase, and further agrees that when this document is countersigned by an authorized official of the City of St. Joseph, a binding contract, as defined herein, shall exist between the offeror and the City of St. Joseph.

### SIGNATURE REQUIRED

Offeror's Signature:  Offeror's Printed Name: William A. Trout Title: owner

Company Name: steelhead Holdings, LLC Date of Proposal: 1 Nov 2022

Mailing Address: PO Box 9002 Telephone: 816-752-0747

City: St. Joseph State: MO Zip: 64508

Email Address: troutbr54@gmail.com

# **STEALHEAD HOLDINGS LLC. PROPOSAL FOR PURCHASE OF 3308 MITCHELL AVENUE ST. JOE, MO 64507**

*For Independent purchase*

## **OVERVIEW**

Steelhead Holdings LLC is pleased to submit this proposal for the purchase of Fire Station #8 at 3308 Mitchell Avenue for achieving our goal of maintaining the over 100-year-old Fire Station and keeping the history of the building and Fire Department alive while having the building still giving back to the community in support of our local area Public Safety personnel as an event space, adding a safe place for travelers to stay as an Airbnb/Corporate rental and potentially hosting holiday dinners for local area Public Safety personal on duty.

### **The Objective**

To maintain the history of Fire Station 8 as well as showcasing the history of the St. Joseph Fire Department.

To create a unique event space for public safety personal and others to use.

To develop a unique and comfortable living space for visitors coming to St. Joseph while showcasing portions of our community.

## **OUR PROPOSAL**

Steelhead Holdings LLC is a small 15-year-old real-estate holding company which currently owns four properties in St. Joseph. As the owner of Steelhead Holdings, I have many ties to the business community here, and as a third-generation resident of St. Joseph, I understand the history of the area and want to enhance as well as preserve it.

Our plan is to showcase a piece of our local history by reinventing Station 8 into a sort of living history center with a historic living space preserved intact to represent a more modern comfortable space but remain essentially original. By modernizing the facility with an updated kitchen and bathroom space but leaving the space otherwise original, we can protect a piece of living history and showcase the feeling of the real fire station with actual artifacts as well as photos of every fire station in the city. Downstairs, the garage will be an event space which will give the feel that the engines were out on a call. Decorating with photos of old St Joseph Fire Department apparatus and equipment placed on the walls will add to that feel. As part of the modernization, the bathrooms will be redone in subway tile and all new vanities and a new shower will be installed. The kitchen will receive all new lighting, countertops, and appliances. Space where the pole was will be covered in a new piece of wood flooring engraved with the dates the building was in service with the name Fire Station 8 on it. All the wood floors will be re-stained and restored. The hand drawn map that was painted on one of the walls will be replicated and placed in the upstairs entrance in a place of honor. Other unique artifacts will be placed

throughout the living space of the building. Outside, the deck will be updated and refurbished along with new stain and sealer. All Fire Station 8 signage on the front of the building will be restored, as well as being illuminated to showcase the beauty of the building at night. Eventually a bathroom and likely a small commercial kitchen will be added to the garage space so that it can be used as a gathering spot as well as using it for a space to cook holiday meals for local public safety personnel. An outdoor fence will be constructed behind the building to create an outside gathering space as well as adding some security to the back entrance of the living quarters. We will be working with the local fire department to copy historic images and old photos. Fire departments have provided out-of-date gear and equipment to help furnish the space, and our local fire department has very graciously offered to allow me to copy dozens of photos and historic artifacts to use in the space as well. As an Airbnb or corporate rental and event space, the building will fit within the current zoning, C-1 mixed use. All materials will be purchased and supplied locally if available here and all labor will be provided by local business/resident.

## EXPECTED RESULTS

We expect that with our purchase of Fire Station #8, we will not only bring people into the city of St. Joseph, but also provide tax revenue from retail leases as well as purchase of all supplies & materials for renovation and maintenance, which will be bought locally whenever available. We have a strong desire to keep business local. Additionally, we aim to allow use of the historic building to local public safety groups to preserve and pass along the history of our proud Public Safety family for St Joseph. We believe that there will be years of local benefits to our purchase of the historic stations 8 and look forward to making the dream come alive.

**price offer: \$80,000.00 USD cash offer**

## CONCLUSION

We look forward to working with city of St. Joseph on the sale of Fire Station 8 and supporting your efforts to improve the city of St. Joseph. We are confident that we can help meet the challenges ahead by restoring Fire Station 8 while enhancing an historic building, building a unique place to stay and an event place for the community to enjoy.

If you have any question on the proposal, feel free to contact Steelhead Holdings, Dr. William A. Trout by email at [troutbr549@gmail.com](mailto:troutbr549@gmail.com) or by phone #816-752-0747. We will be in touch with you next week to arrange a follow-up conversation the proposal.

Thank you for your consideration

Dr. William A. Trout

