



2105-12

**South I-35 Industrial LP
Supplier Response**

Event Information

Number: 2105-12
Title: 0.0339 Acre Tract of Land, Alexander Hill Survey, Abstract No. 623, Denton, Denton County, Texas
Type: Request for Proposal
Issue Date: 5/8/2021
Deadline: 5/28/2021 01:00 PM (CT)
Notes: The Denton Independent School District (DISD) invites firms and individuals to submit sealed proposals for the sale or exchange of 0.0339 acres, more or less, being a tract of land in the Alexander Hill Survey, Abstract No. 623, City of Denton, Denton County, Texas and being a portion of a tract of land described in Sherriff's Deed to Denton County Independent School District (DISD), recorded in Instrument Number 2009-100150, Official Public Records of Denton County, Texas. Proposals will be accepted until 2:00 pm CST, February 26, 2020, by the DISD Purchasing Department, 1303 N. Elm Street, Denton, TX 76201.

Questions should be submitted in writing online through the lonwave electronic bidding software no later than Monday, May 17, 2021 at noon.

Contact Information

Contact: Dianna Casper, Director of Purchasing
Address: Purchasing Department
1303 N. Elm St.
Denton, TX 76201
Phone: (940) 369-0121
Email: dcasper@dentonisd.org

South I-35 Industrial LP Information

Contact: Adam Herrin
Address: 5440 Harvest Hill Rd
Suite 240
Dallas, TX 75230
Phone: (214) 957-4029
Email: aherrin@ulrllc.com

By submitting your response, you certify that you are authorized to represent and bind your company.

Adam Herrin
Signature

aherrin@ulrllc.com
Email

Submitted at 5/26/2021 11:13:27 AM

Requested Attachments

- W-9** South I-35 Industrial, LP - W-9 2021.pdf
Please attach a completed W-9.
- CIQ Conflict of Interest Questionnaire** Conflict of Interest Questionnaire (11-30-2015) (1).pdf
Please attach a completed CIQ form if a Conflict of Interest exists pursuant to Texas Local Government Code 171.002.
- Written Acknowledgement of Purchase** Written Acknowledgment.pdf
Written acknowledgment from Purchasers Financial Institution that the Purchaser is capable of closing on this transaction.

Bid Attributes

1 Terms & Conditions Acknowledgement	Please check the box indicating that you have read, understand and agree to all terms and conditions outlined on this event. Terms and conditions are located on the bid attachments tab. <input type="checkbox"/> I Agree
2 RFP Contact	Proposer shall provide the contact information of the authorized individual that has prepared and submitted this response. Provide the full name, title, direct phone number and email address. <input type="text" value="Adam Herrin, Manager, 214-957-4029, aherrin@ulrllc.com"/>
3 Request for Explanations or Clarifications	Any explanations / clarifications desired by a Proposer regarding the meaning or interpretation of this solicitation must be submitted in writing to the Director of Purchasing for DISD identified on the face of the solicitation no later than Monday, May 17, 2021 at 12:00 noon, in order to allow a response to all Proposers before the submission of a RFP. <input type="checkbox"/> I Agree
4 Specification Deviations	If the Proposer intends to deviate from the specifications, all such deviations must be listed under each line item. DISD shall be the sole judge to determine if deviations are acceptable. <input type="text" value="We do not intend to deviate."/>

5 Domestic Wiring Instructions

Domestic wiring instructions for final payment will be provided to the highest ranked respondent upon approval of the award recommendation by the Denton ISD Board of Trustees.

Bid Lines

1 The Denton Independent School District (DISD) invites firms and individuals to submit sealed proposals for the sale or exchange of 0.0339 acres, more or less, being a tract of land in the Alexander Hill Survey, Abstract No. 623, City of Denton, Denton County, Texas and being a portion of a tract of land described in Sherriff's Deed to Denton County Independent School District (DISD), recorded in Instrument Number 2009-100150, Official Public Records of Denton County, Texas. Proposals will be accepted until 2:00 pm CST, February 26, 2020, by the DISD Purchasing Department, 1303 N. Elm Street, Denton, TX 76201. SEE ATTACHMENTS

Quantity: 1 UOM: Acres Price: Total:

Response Total: \$10,336.78



Date: 05/25/2021

Denton Independent School District
1307 N. Locust St.
Denton, TX 76201

RE: Sale of 0.0339 acres, more or less, being a tract of land in the Alexander Hill Survey, Abstract No. 623, City of Denton, Denton County, Texas and being a portion of a tract of land described in Sherriff's Deed to Denton County Independent School District (DISD).

To whom it may concern,

Please accept this letter is a written acknowledgement from the Financial Institution of South I-35 Industrial, LP that this entity is fully capable of closing on the transaction to acquire 0.0339 acres of land from Denton ISD located in Denton, TX for a purchase price of \$10,337.

First United Bank has a long-standing relationship with the principals of South I-35 Industrial, LP and they have always performed as agreed on all loans and accounts.

If you should need any further information on this topic, please do not hesitate to reach me directly.

Thank you for your time,

A handwritten signature in blue ink, appearing to read 'Brandon Brewer', written in a cursive style.

Brandon Brewer
Senior Vice President
First United Bank and Trust Company
6100 Preston Road, Suite 100
Frisco, TX 75034

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.</p> <p>South I-35 Industrial, LP</p> <p>2 Business name/disregarded entity name, if different from above</p>	
	<p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate </p> <p> <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ </p> <p>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p> <input type="checkbox"/> Other (see instructions) ▶ _____ </p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p style="font-size: small;">(Applies to accounts maintained outside the U.S.)</p>
	<p>5 Address (number, street, and apt. or suite no.) See instructions.</p> <p>5440 Harvest Hill Road, Suite 240</p>	<p>Requester's name and address (optional)</p>
	<p>6 City, state, and ZIP code</p> <p>Dallas, TX 75230</p>	
	<p>7 List account number(s) here (optional)</p>	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-			-		
or									
Employer identification number									
8	6	-	3	8	3	4	0	1	0

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶ <i>Kellie Drayovitch</i>	Date ▶ 5/13/2021
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

None

2 Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

None

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

Yes

No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

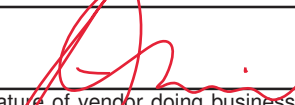
Yes

No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

NA

6 Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 

Signature of vendor doing business with the governmental entity

5-26-21

Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

- (i) a contract between the local governmental entity and vendor has been executed;
- or
- (ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

- (1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);
- (2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or
- (3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

- (A) begins discussions or negotiations to enter into a contract with the local governmental entity; or
- (B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

- (A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);
- (B) that the vendor has given one or more gifts described by Subsection (a); or
- (C) of a family relationship with a local government officer.