

TOWN OF LAKEVIEW, OREGON

PUBLIC INVITATION FOR REDEVELOPMENT PROPOSALS

RED ROCK PLANT SITE — LAKEVIEW, OREGON

Proposal Submission Deadline: November 19, 2026, at 5:00 p.m. Pacific Time

Invitation

The Town of Lakeview, Oregon (the "Town"), invites expressions of interest and preliminary redevelopment proposals from qualified businesses, developers, investors, operators, and other interested parties regarding the future use and redevelopment of the property commonly known as the **Red Rock Plant** (the "Site").

The Town's objective is to encourage the productive and economically sustainable reuse of the Site in a manner that generates meaningful employment opportunities, supports local economic development, and contributes to the long-term prosperity of Lakeview and the surrounding community.

The Town recognizes the importance of the Site's existing industrial infrastructure and welcomes commercially viable proposals that make productive use of these assets.

Objectives

The Town is particularly interested in proposals that:

1. Establish a commercially sustainable and economically viable use of the Site.
2. Create long-term employment opportunities, preferably including family-wage jobs for local residents.
3. Support the local economy through investment, business development, and related economic activity.
4. Make appropriate use of existing infrastructure, including water, sewer, and industrial facilities.
5. Demonstrate an environmentally responsible approach to redevelopment and compliance with applicable laws and regulations.
6. Provide a credible pathway toward implementation, including the financial capacity necessary to complete the proposed development.

Information Requested

Interested parties are invited to submit a preliminary proposal outlining:

- **Proponent information:** Name, ownership, business activities, relevant experience, and contact details.

- **Proposed redevelopment:** Intended use of the Site, proposed operations, and any anticipated changes to existing facilities.
- **Economic benefits:** Estimated capital investment, anticipated employment, and expected benefits to the local economy.
- **Financial capability:** Preliminary funding arrangements and evidence of the proponent's ability to implement the proposal.
- **Infrastructure and regulatory requirements:** Anticipated water, sewer, utility, environmental, permitting, and other operational requirements.
- **Implementation timetable:** Principal development phases and indicative dates for commencement of operations.
- **Property arrangements:** The proposed approach to obtaining the necessary ownership, leasehold, or other property rights from the owner or owners of record.

At this preliminary stage, the Town is seeking sufficiently detailed information to evaluate the credibility and potential benefits of each proposal. Fully developed engineering plans or binding financing commitments are not required.

Evaluation of Proposals

Proposals will be considered having regard to the following principal criteria:

- Financial feasibility and commercial sustainability.
- Qualifications, experience, and financial capacity of the proponent.
- Potential employment creation and broader economic benefits.
- Environmental and regulatory feasibility.
- Infrastructure requirements and anticipated impacts on Town services.
- Protection of the Town's existing legal and financial interests.
- Overall contribution to the long-term best interests of the Town and its residents.

The Town may request additional information or clarification from proponents as part of its evaluation.

Submission Procedures

Deadline: Friday, November 19, 2026, at 5:00 p.m. Pacific Time.

Submission Address:

Town of Lakeview
525 North 1st Street
Lakeview, Oregon 97630

Electronic Submission: sfoster@townoflakeviewor.gov

Attention: Town Manager — Red Rock Plant Redevelopment Proposal

Hand-delivered proposals must be received during Town Hall's published business hours. Electronic proposals, if authorized, must be received by the stated deadline.

All proposals should be clearly identified as "**Red Rock Plant — Redevelopment Proposal.**"

Important Conditions

This invitation is preliminary and nonbinding. Its purpose is to identify potential redevelopment opportunities for the Site.

The Town is not offering the property for sale and makes no representation that it has authority to sell, transfer, or otherwise dispose of property belonging to the current owners.

The Town's consideration of a proposal does not constitute a commitment to endorse any purchaser, facilitate a transfer of ownership, provide funding, modify existing obligations, waive or abate taxes, or release or compromise any liens or other rights.

Any potential redevelopment arrangement affecting the Town's interests will be subject to further legal and financial due diligence, negotiation where appropriate, and any approvals required by law.

The Town reserves the right to seek additional information, consider alternative proposals, reject any or all proposals, or take no further action.

Information submitted may be subject to disclosure under applicable Oregon public records laws.

The Town welcomes thoughtful and commercially credible proposals that offer a sustainable future for the Red Rock Plant and contribute positively to the Lakeview community.

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525 North 1st Street

Lakeview, Oregon 97630

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