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**City of Perry**  
Request for Redevelopment Proposal

Blue Jay Addition Lot 8 Block 8

**Proposal Due: 12:00 P.M. on 24 February 2023**

1102 Willis Ave, STE 300 – Perry, IA 50220 – (515) 465-2481 – [www.perryia.org](http://www.perryia.org)

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## **ATTACHMENTS**

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- EXHIBIT D: CURRENT SITE PHOTOS

# **REDEVELOPMENT PROPOSAL**

## **Blue Jay Addition Lot 8 Block 8**

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### **PROPOSAL SPECIFICATIONS AND REQUIREMENTS:**

#### **Section 1. BACKGROUND**

The City of Perry (“City”) invites developers, end-users and interested parties (collectively “Proposer”) to submit a development plan (“Proposal”) for a City-owned property at BlueJay Addition Lot 8 Block 8 (“Property”). The legal description of the Property is as follows:

Lot 8, Block 8, Bluejay Addition

The City will consider all Proposals that contemplate development of the Property with a project which enhances the neighborhood with quality architecture, is financially feasible and is consistent with the market.

Proposals will be accepted until , 2023

Proposals are to be submitted to:

City of Perry  
Attn: Community Development  
1102 Willis Ave, Suite 300  
PO Box 545  
Perry, IA 50220

The City will not be bound to accept any Proposal and may decide to abandon the disposition. Any sale of the Property shall be without warranty or guarantee as to its completeness, condition, accessibility or its suitability for intended use of the Proposer. The Property will be based on best reuse of the Property and price. Price will NOT be the sole factor in selling the Property. The Property will be disposed of “as is and where is.”

#### **Section 2. DEVELOPMENT OBJECTIVES**

The City is seeking development proposals that achieve the following objectives:

- Provide an opportunity for infill redevelopment through new construction in an established neighborhood
- Design that enhances the character of the neighborhood
- Preference for projects that provide multiple housing units per lot.

**Section 3. RFP SCHEDULE**

<b>12/19/2022</b>	<b>City Council approves RFP</b>
1/11/2023	Informational Meeting – 10:30 in the Clarion Room of City Hall
2/24/2023	12:00 P.M - Proposal Deadline
3/1/2023	Review panel recommends preferred Proposal
<b>3/6/2023</b>	<b>City Council selects preferred Proposal and Sets Public Hearing</b>
<b>3/20/2023</b>	<b>Public Hearing and City Council approves preferred Proposal</b>

**Bold** items denote City Council action

**Section 4. GOOD FAITH DEPOSIT**

A good faith deposit of 10% of bid amount is required as part of the Proposal. Deposit will be in the form of a cashier’s check.

**Section 5. FINANCIAL ABILITY**

Proposer must show proof of financial ability to complete the Project.

**Section 6. FUTURE USE**

The Property is zoned RM, Residential Multi-Family. The City’s expectation would be that multi-family dwellings be constructed. Proposers are strongly encouraged to submit site plans and building elevations with their Proposal.

**Section 7. PRESUBMITTAL CONCEPT REVIEW**

Proposers are strongly encouraged to submit a concept review to the City for their review and comment prior to the Proposal deadline. The City can provide a confidential technical review of a Project’s conceptual design to the Proposer considering requirements of the zoning code, city code, and other site considerations such as infrastructure, access, etc.

**Section 8. REVIEW PANEL**

All Proposals will be reviewed and evaluated by a review panel of City Staff. The review panel serves as a recommending body, and only provides a recommendation of a preferred development Proposal for the City Council’s consideration. The review panel will make a recommendation of the preferred Proposal for the City Council’s consideration based upon the Proposal which best meets the evaluation provided in paragraph 9.

## **Section 9. PROPOSAL EVALUATION**

Proposals will be scored in the following seven categories (100 points total):

- a. Capacity, experience, and capability of the Proposer with similar projects (20 points max)
- b. Number of residential units (20 points max)
  - Four-plex residential building (20 points)
  - Three-plex residential building (10 points)
  - Duplex residential building (5 points)
  - Single family building (0 points)
- c. Quality of architecture (15 points max)
- d. Compatibility with neighborhood (15 points max)
- e. Land Purchase Offer Price (10 points max)
- f. Financial feasibility (10 points max)
- g. Style of entry to each unit (10 points max)
  - Individual entry to each unit (10 points)
  - Single or combined entry to units (5 points)

## **Section 10. GENERAL REQUIREMENTS**

The Proposer shall be obligated to the following redevelopment requirements:

- a. The City is selling the Property “As is” and shall disclose, in writing, to interested Proposers all of the facts or claims known to the City about any environmental conditions that exist on the Property.
- b. Any tree removal, landscaping, surveying or other work desired by the Proposer is the responsibility of the Proposer. Any unknown or unforeseen conditions are the responsibility of the Proposer.
- c. Property will be kept free of garbage; debris; refuse; building materials; abandoned, non-operational, or junk vehicles; appliances and household furnishings. Yards must be maintained continuously in a healthy manner.
- d. The Property will be used for the purpose of redevelopment and not for speculation in land holding. The City shall review all plans for compliance with this Redevelopment Bid Proposal.
- e. If a Proposal is accepted, the City shall provide a Real Estate Contract of Sale to the Proposer specifying the terms and conditions of the redevelopment Proposal. A deed will be provided upon completion of the terms and requirements set forth the Real Estate Contract of Sale.

- f. Redevelopment proposed must be started within 9 months of the date of the Real Estate Contract of Sale or date otherwise approved and must be completed within 18 months of the date of the Real Estate Contract of Sale.
- g. All proposed work requiring permits in accordance with the codes adopted by the City of Perry must be secured by a licensed registered contractor who is currently registered with the City of Perry.
- h. Written Proposals shall be opened upon receipt, can be made available to the public upon request, and shall be reviewed by Review Panel for recommendation of award to the City Council.

**Section 11. TAX ABATEMENT**

The subject property is eligible for a 10 year tax abatement: 5 years at 100% and 5 years phased in.

More information on the City of Perry Tax Abatement Program can be found at <https://www.perryia.org/tax-abatement.html>.

**PROPOSAL TO PURCHASE PROPERTY FOR PRIVATE REDEVELOPMENT**

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Name of Proposer: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Legal Description: Bluejay Addition Block 8 Lot 8

Land Purchase Offer Price: \_\_\_\_\_

Good Faith Deposit: \_\_\_\_\_

Description of Project or Proposed Use of Property: (For example the type of housing proposed – to be rental or owner occupied, amenities proposed, landscaping planned, etc. This explanation of the housing/development project can be attached as separate page)

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Estimated Cost of Improvements:

Funding Source (s): \_\_\_\_\_

Estimated Sale Price or Rental Cost, if applicable: \_\_\_\_\_

Estimated Time For Commencement: \_\_\_\_\_

Estimated Time For Completion: \_\_\_\_\_

Additional Comments:

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The City reserves the right to waive informalities in the sale procedures herein provided and to reject any and all Proposals. If this Proposal is accepted, the City shall provide a Real Estate Contract of Sale to the Proposer specifying the terms and conditions of the redevelopment proposal. A deed will be provided upon completion of the terms and requirements set forth within.

In the event this Proposal is accepted by the City Council and the Proposer fails or refuses to enter into a contract of sale for the property within 45 days after notification of acceptance of proposal, the City may terminate all rights of the Proposer hereunder, and, in such event, may retain the good faith deposit of the Proposer as liquidated damages and the City may proceed with other arrangements or plans for the sale of the Property to which this Proposal relates.

The City may withdraw from the sale of the Property at any time prior to conveyance of title and possession of said Property by reason of the City being enjoined or prevented from so doing by any order or decision or act of any judicial, legislative, or executive body having authority in the premises, or by reason of the City not being able to transfer unencumbered title. In such case, the deposit can be refunded to the Proposer.

Failure by the Proposer to perform the requirements set forth above in the required time frame will result in the Property reverting back to the City of Perry. In such event, the City may retain all improvements and funds paid by the Proposer.

Sale, assignment, or transfer of the Real Estate Contract by the Proposer, prior to the completion of the development requirements, must have prior written approval by the City of Perry.

If you have questions, contact

\_\_\_\_\_  
Name of Proposer (type or print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



# EXHIBIT A: PROPERTY AERIAL SITE MAP

Parcel ID: 0210459001

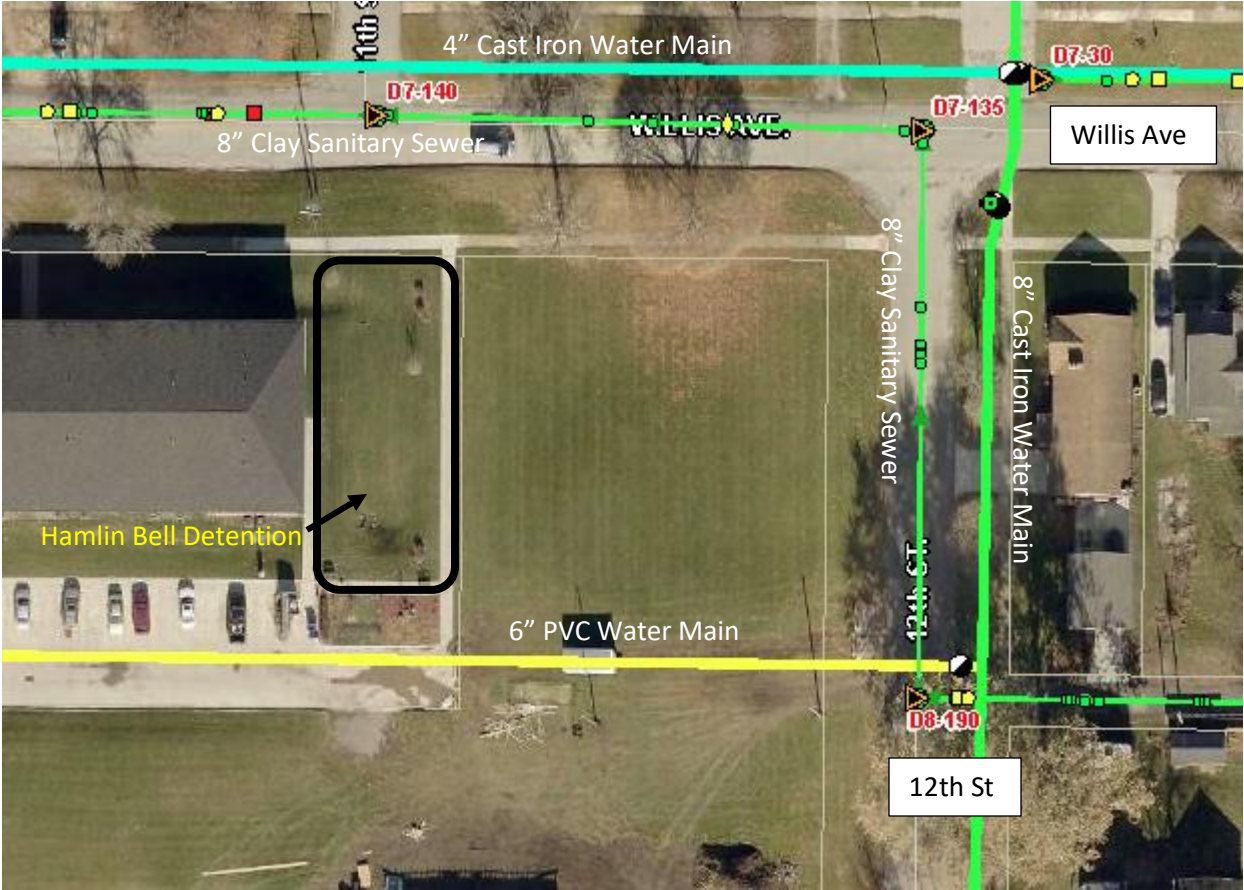
Location: Lot 8, Block 8, Bluejay Addition

Owner: City of Perry

Zoning: Multi-Residential



# EXHIBIT B: INFRASTRUCTURE MAP



# EXHIBIT C: ASSESSOR'S CARDS

## Valuation

Columns ▼

	2022	2021	2020	2019
Classification	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$24,110	\$24,110	\$24,110	\$24,110
+ Assessed Building Value	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$24,110	\$24,110	\$24,110	\$24,110
- Exempt Value	(\$24,110)	(\$24,110)	(\$24,110)	(\$24,110)
= Net Assessed Value	\$0	\$0	\$0	\$0

Show chart

## Taxation

Columns ▼

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021
= Taxable Value	\$0	\$0	\$0
x Levy Rate (per \$1000 of value)	42.04295	42.91199	43.58294
= Gross Taxes Due	\$0.00	\$0.00	\$0.00
- Credits	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$0.00	\$0.00	\$0.00

Show chart. Due to Iowa House Bill 2382 we are no longer able to provide information related to property tax credits on real estate properties

## Tax History

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Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$0	No		366159
	September 2022	\$0	No		
2020	March 2022	\$0	No		310980
	September 2021	\$0	No		
2019	March 2021	\$0	No		256749
	September 2020	\$0	No		

## EXHIBIT D: CURRENT SITE PHOTOS

View from 12<sup>th</sup> Street



View from Willis

