



Invitation to Bidders

The City of Sheldon, Iowa will accept sealed bids until **12:00 P.M.** local time on the **8th** day of **November**, 2019 in the office of the City Clerk, City Hall, 416 9th Street, Sheldon IA 51201 (unless the City determines in its sole discretion that the deadline should be extended) for the real property legally described as:

1023 Garfield Avenue, Sheldon, Iowa - Lot 12 in Block 93 of Myers First Addition to the City of Sheldon, O'Brien County and State of Iowa.



This property consists of All buildings, salvage rights, furniture, fixtures and equipment. The City is selling this property “as is”, with actions required by the purchaser. Some of the significant deficiencies/needed repairs include:

1. Demolition and removal of all structures.
2. Proper abandonment or rehabilitation of utility service lines.

The above listed items should not be construed to be an exhaustive list of deficiencies or needed repairs. It is the buyer's responsibility to ensure that all deficiencies are identified and corrected.

This property is offered for sale subject to the following conditions:

1. All city, state, and federal codes and regulations, specifically including the City of Sheldon's Disposition of City-Owned Properties Policy, are followed.
2. Proper removal and disposal of asbestos and related hazardous materials. (Report available upon request).
3. Demolition and removal of all structures. City prefers proposals committing to a 90-day demolition per the adopted policy. However, recognizing the time of year and weather conditions, the City is open to alternatives.
4. Such bonds or sureties as the City deems necessary.

A bid security in the form of a certified check or money order in the amount of ten percent (10%) of the bid price or \$200 (whichever is greater) is required to be submitted with the bid. At the time of submittal, the bidder is required to submit a plan to the City in accordance with this call for bids and the adopted "Disposition of City-owned Property" policy.

Bids shall be in the possession of the City Clerk's office located on the first floor of City Hall, 416 9th Street, Sheldon, IA 51201 in a sealed envelope and plainly marked ***Bid for 1023 Garfield Avenue*** prior to **12 P.M. on Friday, November 8, 2019**. Bids will be opened at that time. A bid report, with a recommendation, will be presented to the City Council at the regular meeting on **November 20, 2019**. The City reserves the right to consider multiple factors in addition to offered price, including proposed use of property and clean-up schedule. The City also has the sole discretion to extend the deadlines for the bidding. While not required, the City's adopted policy encourages redevelopment rather than empty lots. Proposals with a vision for redevelopment will receive greater consideration.

Bid packets can be obtained at the City Clerk's office. Zoning for this property is Single Family Residential – RS. Proposals contingent on a rezoning will be considered, however, the burden would be upon the applicant to apply for the rezoning.

The property will be open for persons interested in inspecting the interior of the building on by appointment.

Questions regarding this invitation to bidders should be directed to Sam Kooiker, City Manager (712-324-4651; sam@cityofsheldon.com) Sheldon, IA 51201.



City-Owned Property Bid Form / Purchase Application

Address or legal description of property: 1023 Garfield Avenue, Sheldon, IA 51201 (Legal Description is below)

Proposed buyer's name, address and phone number:

Dollar amount of the offer: \$ _____

The minimum price one thousand dollars (\$1,000), except that the minimum price shall be five hundred dollars (\$500) to neighboring property owners, non-profit organizations, and other organizations that build quality homes per the Disposition of City-Owned Properties Policy.

Briefly describe your plan for the property per the Disposition of City-Owned Properties Policy:

I, the undersigned, have been provided with and understand the City of Sheldon's Disposition of City-Owned Properties Policy, and hereby agree to abide by the regulations therein, and submit this offer to buy the property identified above.

Signed: _____

Date: _____

Exhibit A

Legal Description for residential property at 1023 Garfield Avenue, Sheldon, IA.

Lot 12 in Block 93 of Myers First Addition to the City of Sheldon, O'Brien County and State of Iowa.