



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 (unless the City determines in its sole discretion that the deadline should be extended) in the office of the City Clerk, City Hall, 416 9th Street, Sheldon IA 51201 for the real property legally described as:

428 W. Park St. (former DJ's Redemption Center) – See Exhibit A for legal description.



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.
5. The Bidding will not include the gravity flow wagon and motorcycle parts sitting outside the SW corner of the building; these items belong to a neighbor and will be removed soon.

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 former DJ's Redemption Center property – 428 W. Park Street*** 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 Arterial Commercial - AC. 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 by appointment.

Questions regarding this invitation to bidders should be directed to Sam Kooiker, City Manager (712-324-4651; sam@cityofsheldon.com), 416 9th Street, Sheldon, IA 51201.



City-Owned Property Bid Form / Purchase Application

Address or legal description of property: Former DJ's Redemption Center, 418 W Park Street, 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 former DJ's Redemption Center – 428 W. Park St, Sheldon, IA.

Parcel "O" a parcel of land located in Lots Sixteen (16), Seventeen (17) and Eighteen (18) of the Auditor's Subdivision of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Ninety-seven (97) North, Range Forty-two (42), West of the 5th Principal Meridian, O'Brien County, Iowa, described as follows:

Commencing at the Southwest corner of the Southwest Quarter (SW ¼) of said Section Thirty (30); thence North 00°15'28" West 290.00 feet along the West line of the Southwest Quarter (SW ¼) to the point of beginning; thence continuing North 00°15'28" West 54.00 feet; thence North 88°50'31" East 251.00 feet; thence South 00°15'28" East 64.00 feet; thence South 06°56'46" West 60.60 feet; thence South 88°50'31" West 61.00 feet; thence North 00°15'28" West 70.00 feet; thence South 88°50'31" West 182.40 feet to the point of beginning, containing 0.42 acres, SUBJECT TO a 14 foot X 132.40 foot Easement and a 14 foot X 200 foot Easement for ingress/egress to adjacent land; and

An easement for ingress and egress described as follows: A parcel of land located in Lots Sixteen (16) and Seventeen (17) of the Auditor's Subdivision of the Southwest Quarter of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Ninety-seven (97) North, Range Forty-two (42), West of the 5th Principal Meridian, O'Brien County, Iowa, described as follows:

Commencing at the Southwest corner of the Southwest Quarter (SW ¼) of said Section Thirty (30); thence North 88°50'21" East 257.40 feet; thence North 00°15'28" West 50.00 feet to the point of beginning; thence continuing North 00°15'28" West 170.00 feet; thence North 88°50'31" East 7.60 feet to the East line of Lot Seventeen (17); thence North 00°15'28" West 124.00 feet; thence South 88°50'31" West 14.00 feet; thence South 00°15'28" East 64.00 feet; thence South 06°56'46" West 60.60 feet; thence South 88°50'31" West 61.00 feet; thence North 00°15'28" West 70.00 feet; thence South 88°50'31" West 14.00 feet; thence South 00°15'28" East 84.00 feet; thence North 88°50'31" East 75.00 feet; thence South 00°15'28" East 156.00 feet to the North right-of-way line of U.S. Highway 18; thence North 88°50'31" East 14.00 feet along said North right-of-way line to the point of beginning, said easement containing 0.15 acres.