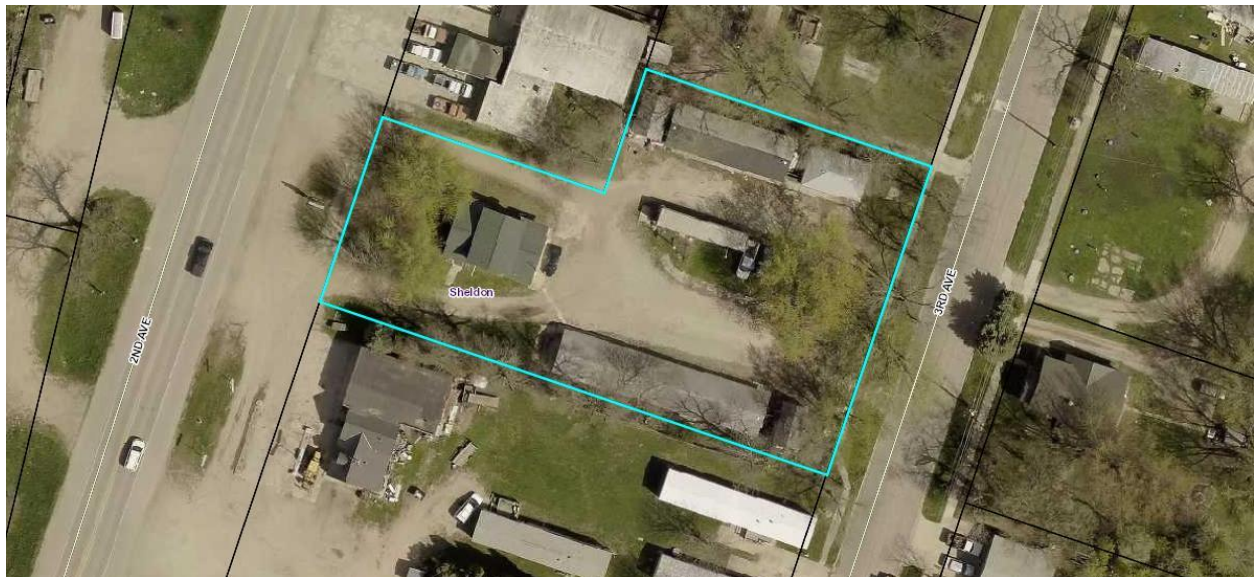




## Invitation to Bidders

The City of Sheldon, Iowa will accept sealed bids until **12:00 P.M.** local time on the **8<sup>th</sup>** 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:

**1401 S. 2nd Ave (former Sunset Motel) – See Exhibit A for legal description.**



This property consists of All buildings, salvage rights, furniture, fixtures and equipment except for the semi-trailer which the City will remove. The City is selling this property “as is”, with actions required by the purchaser. The building (office/house) cannot be occupied until the City agrees the work is complete. Some of the significant deficiencies/needed repairs include:

1. Demolition and removal of all structures except for the house (office). The trees and shrubbery do not need to be removed.
2. Proper abandonment or rehabilitation of utility service lines.
3. Office building/house needs to be sealed up, moisture issues addressed; or demolished.

4. Removal of frontage signs and frames.

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 except for the office/house. 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 former Sunset Motel – 1401 S. 2<sup>nd</sup> Ave** 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 a mix of Arterial Commercial (AC) and Commercial Residential – C1. 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](mailto:sam@cityofsheldon.com)), 416 9<sup>th</sup> Street, Sheldon, IA 51201.



## City-Owned Property Bid Form / Purchase Application

**Address or legal description of property:**

**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 Sunset Motel – 1401 S. 2nd Ave, Sheldon, IA.***

*The Southerly 97 feet in width of the Northerly 312 feet in width of Lot Five (5), except the Easterly 150 feet in width thereof, and except that part thereof conveyed to the State of Iowa by Warranty Deed recorded in Land Deed Record 53 on Page 279; and part of said Lot 5 described by metes and bounds as follows:*

*Commencing at a point on the Easterly line of said Lot 5, 150 feet South of the Northeast corner of said Lot, for a point of beginning; running thence Southerly along the Easterly line of said Lot 5 a distance of 162 feet; thence Westerly on a line parallel with the Northerly line of said Lot 5 a distance of 150 feet; thence Northerly on a line parallel with the East line of said Lot 5 a distance of 162 feet; thence Easterly a distance of 150 feet to the point of beginning;*

*All in the Subdivision of the Southwest Quarter of the Southwest Quarter (SW¼ SW¼) of Section Thirty-one (31) in Township Ninety-seven (97) North of Range Forty-two (42) West of the Fifth Principal Meridian, as shown by the recorded Plat of said Subdivision in the City of Sheldon, O'Brien County, Iowa;*