
AGENDA ITEM SUMMARY

Subject: Consider Resolution No. 53-21 Approve notice to seek bids on sale of property - 312 15th Avenue.



City Council Goal Setting Item

Background Summary:

Resolution 53-21 approves moving forward with obtaining bids for those who may be interested in purchasing the city owned property at 312 15th Avenue. Notice of bid will be advertised shortly after if this is approved and will be due by 3p.m. on Thursday May 13th. Consideration of bids would be the following Monday Council meeting on May 17th.

This property was a nuisance duplex structure that was recently acquired and soon demolished. Now that the structure and the nuisance has been abated, we should discuss what our plans are for that lot. In the case of this property the lot itself is located in the 100-year flood plain and while buildable, it would need to meet the new building requirements which would mean building above the base flood elevation. City Engineer John Fallis and staff will shoot some general elevations to get an idea as to how much a new structure would need to be raised in order to build a new structure. So by the time of bid opening we should have some idea as to what can be done on the lot and use that to help us determine its potential sale value.

CITY OF CHARLES CITY

RESOLUTION NO. 53-21

**RESOLUTION APPROVING NOTICE OF REQUEST FOR BIDS FOR PROPERTY
LOCATED AT 312 15TH AVENUE**

WHEREAS, the City Council desires to accept sealed bids for the purchase of property at 312 15th Avenue, Charles City, Iowa, upon the terms and conditions set forth in the Notice of Request for Bids; and

WHEREAS, the City Council desires to notify the public of its request for bids and hereby authorizes and directs the Clerk to publish notice of the request for bids in the Charles City Press and on the website for the City of Charles City in the form attached hereto; and;

WHEREAS, the Notice for Request for Bids and Bid Form shall be available at the office of the City Clerk; and

WHEREAS, any and all bids shall be subject to acceptance and approval by the Charles City City Council after such notice and hearing required by law.

NOW THEREFORE BE IT RESOLVED that the Notice of Request for Bids and Bid form are hereby approved, and the Clerk is authorized and directed to publish notice of the request for bids as set forth herein.

Passed and approved this 19th day of May, 2021.

MAYOR

ATTEST: _____
CITY CLERK

NOTICE OF REQUEST FOR BIDS

The city of Charles City will accept sealed bids for the purchase of real estate legally described as follows: The East 75 feet of the West 175 feet of Lot 1 and the East 50 feet of the West 150 feet of Lot 2, all in Block 132 in Lane's Addition to St. Charles, now incorporated in and a part of Charles City, Iowa (locally known as 312 15th Avenue). Bids must be submitted on a bid form provided by the city. The bid form and the full notice of request for bids is available on the city website at www.cityofcharlescity.org or at city hall located at 105 Milwaukee Mall, Charles City, Iowa. The deadline for submittal of bids is 3:00 p.m. on May 13, 2021. Any questions can be directed to city engineer John Fallis at 641-257-6300.

NOTICE OF REQUEST FOR BIDS FOR

The East 75 feet of the West 175 feet of Lot 1 and the East 50 feet of the West 150 feet of Lot 2, all in Block 132 in Lane's Addition to St. Charles, now incorporated in and a part of Charles City, Iowa (locally known as 312 15th Avenue, Charles City, IA 50616; Parcel ID Number: 120615301800)

(THE "REAL ESTATE")

1. Owner: City of Charles City, Iowa ("the City")
2. Terms:
 - A. The City will accept sealed bids for the purchase of the Real Estate consistent with the terms and conditions stated herein.
 - B. Minimum bid is \$1,000.00.
 - C. Sealed bidding shall conclude at 3:00 p.m. on May 13, 2021 ("the Deadline").
 - D. The bid form attached as Exhibit "1" must be completed in its entirety, signed, sealed, and delivered to Charles City City Hall, Attn: City Engineer John Fallis, 105 Milwaukee Mall, Charles City, Iowa on or before the Deadline. Proposals received after the Deadline will not be opened or considered. Proposals containing any reservations or conditions not provided for in this Notice will not be considered.
 - E. The City reserves, in the City's sole and absolute discretion, the right to reject any bid even it is the highest bid.
 - F. In the event of a tie following the Deadline, a random selection process will be used to select the winning bidder.
 - G. No bids shall be subject to financing. Upon acceptance of a bid by the Charles City City Council following the Deadline, the selected buyer shall execute an Offer to Buy in a form provided by the City (and containing the terms and conditions set forth herein) and deliver to the City the executed Contract.
 - H. Any bid is non-rescindable and is an absolute offer to purchase on the terms set forth herein, **subject to acceptance and approval by the Charles City City Council after such notice and hearing required by law.**

3. For questions, contact:

John Fallis, City Engineer
105 Milwaukee Mall
Charles City, Iowa 50616
Telephone (641) 257-6300

CONDITIONS OF SALE

The City shall pay all real estate taxes that are due and payable as of the date of possession and constitute a lien against the Property, including any unpaid real estate taxes for any prior years. Buyer shall be responsible for all subsequent real estate taxes. There will be no proration of real estate taxes for the current fiscal year due and payable in September of 2021 and March of 2022. Buyer will be solely responsible for all taxes due and payable September of 2021 and thereafter.

Closing shall occur on or before June 21, 2021, unless otherwise mutually agreed upon by the parties.

Buyer is purchasing the Real Estate in its "AS IS" existing condition. Buyer acknowledges that the City has made no representations or warranties, express or implied, as to the condition of the Real Estate or as to value, fitness for use, state of title, or environmental matters, and Buyer waives any claims based on the condition of the Real Estate and releases and discharges the City and its employees, officers, and agents from any such claims, liabilities, and causes of action.

The City is not required to provide an abstract of title to the Real Estate and does not make any representations or warranties as to the state of title to the Real Estate. The City shall convey title to the Real Estate to Buyer by "Quit Claim" Deed.

By: _____ Dated: _____
Dean Andrews, Mayor

BID FORM FOR

The East 75 feet of the West 175 feet of Lot 1 and the East 50 feet of the West 150 feet of Lot 2, all in Block 132 in Lane's Addition to St. Charles, now incorporated in and a part of Charles City, Iowa (locally known as 312 15th Avenue, Charles City, IA 50616; Parcel ID Number: 120615301800)

(THE "REAL ESTATE")

Seller: City of Charles City, Iowa

Date of bid: _____

Buyer(s): _____

Address: _____

Phone number: _____

Email address: _____

Bid amount: _____

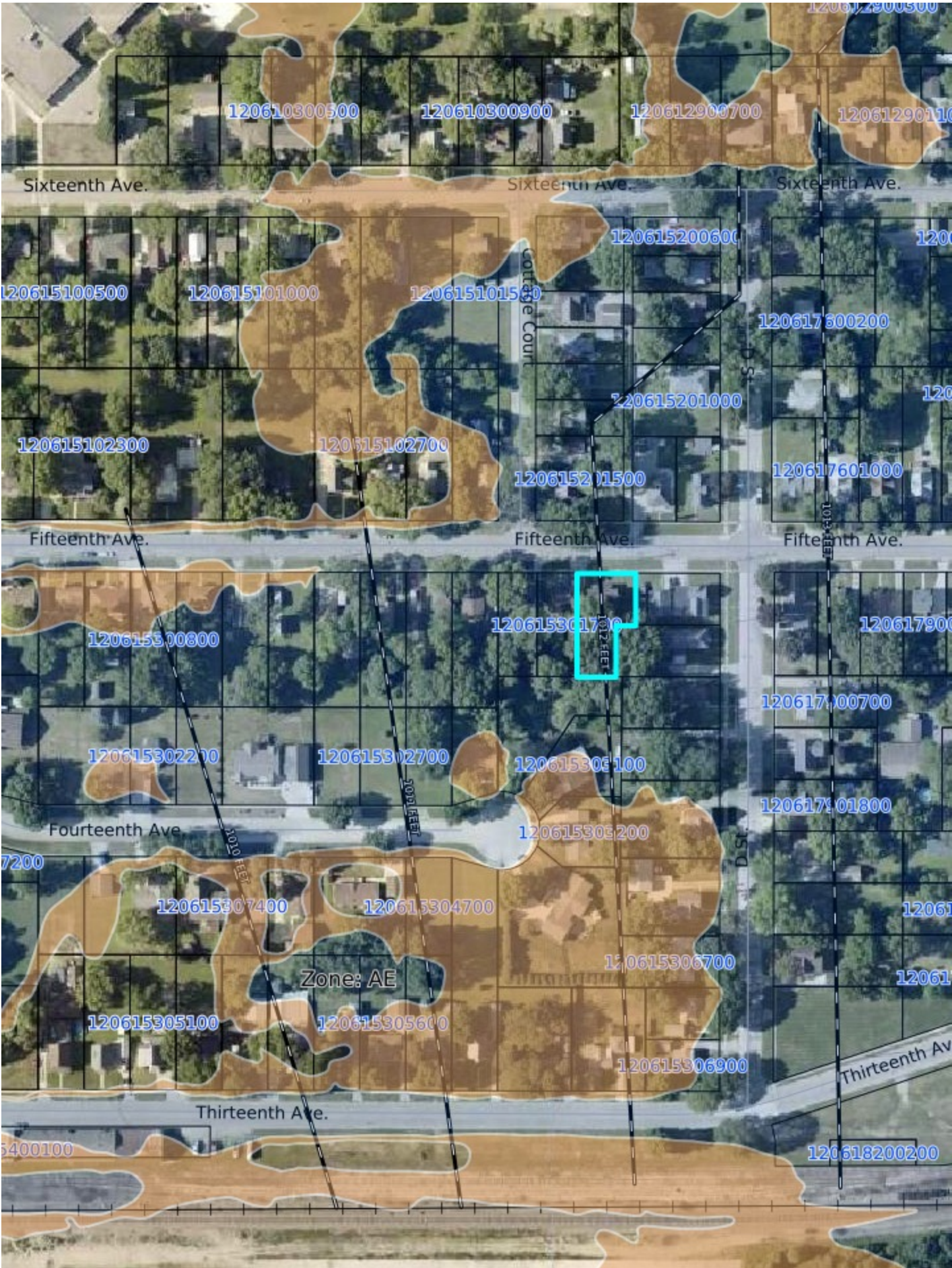
Return to: Charles City City Hall
Attn: John Fallis
105 Milwaukee Mall
Charles City, Iowa 50616
Telephone (641) 257-6300

By signing, each Buyer agrees to the terms and conditions of sale set forth in the NOTICE OF REQUEST FOR BIDS.

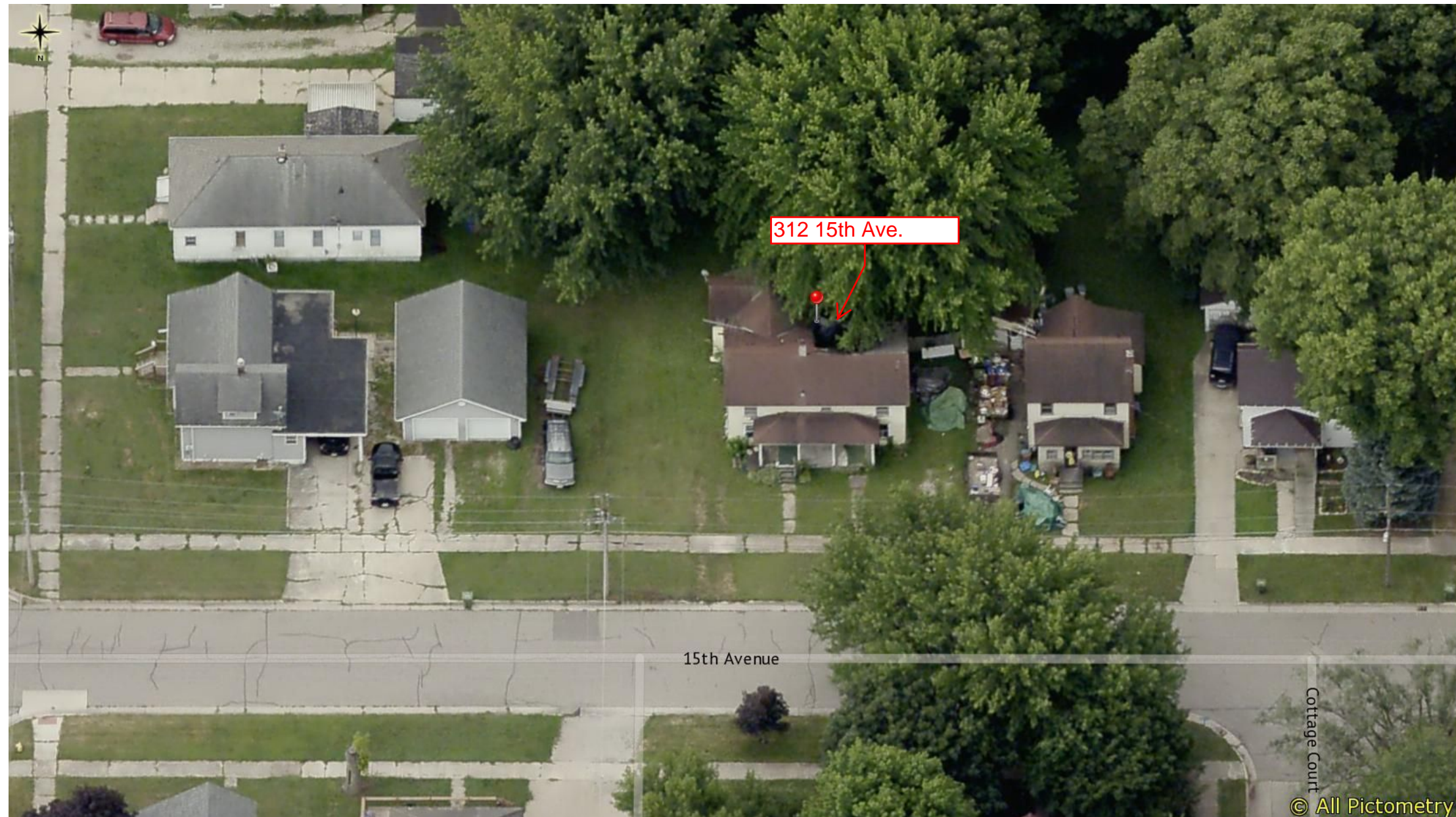
"Buyer(s)"

_____ Dated: _____

_____ Dated: _____



312 15th Ave



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