

**CITY OF FORT DODGE  
REDEVELOPMENTAL PROPOSAL**

The City of Fort Dodge is offering the following parcel for sale through developmental bid:

Lot No. Eight (8) and the East two and one-half (E 2 ½) feet of Lot No. Nine (9),  
Kellum's Addition to Fort Dodge, Webster County, Iowa. (2106 4<sup>th</sup> Avenue North,  
a/k/a Parcel No. 0720279025).

**PROPOSAL REQUIREMENTS:**

1. Submit written proposals to:  
City of Fort Dodge  
Attn: Paige Wheeler  
819 1<sup>st</sup> Avenue South  
Fort Dodge, IA 50501
2. Good faith deposit: 10% of bid is required as part of the proposal. Deposit will be in the form of a cashier's check.
3. Developer must show proof of financial ability to complete the project.
4. Future use of the property is limited to uses allowed in the residential single-family housing district.
5. The developer shall be obligated to the following redevelopment requirements:
  - a. Property is being sold "as is".
  - b. Redevelopment must be started within 3 months of the transfer of property or a date otherwise approved and must be completed within 12 months of transfer.
  - c. Property must be brought into conformance with all currently adopted City Codes, including but not limited to building, housing and maintenance codes.
  - d. All work requiring permits in accordance with the Codes adopted by the City of Fort Dodge must be secured by a licensed registered contractor who is currently registered with the City of Fort Dodge.
  - e. Proposals will not be recommended by staff for award if submitted by developers who have:
    1. Overdue City provided utilities;
    2. Property taxes not paid on the scheduled dates on any and all properties owned or managed by them;
    3. Properties that are not code compliant;
    4. Overdue rental or permitting fees;
    5. Own or manage illegal rentals;
    6. Own more than one property that has been vacant in excess of 1 year;
    7. Own a property that has habitual nuisance violations that have been abated by the City within the last two years;

- 8. Not complied with proposals accepted by other municipalities.
- f. Progress inspections, both interior and exterior, shall be made on a quarterly basis, or more frequent if determined to be needed by the Seller during the time of construction with a final inspection completed prior to project closeout
- g. A certificate of occupancy will be awarded at project completion and a warranty deed shall be filed by the Seller to the Buyers.
- h. Written proposals shall be opened upon receipt and shall be reviewed by Committee for recommendation of award to the City Council.
- i. Written proposals will be accepted on an on-going basis until an acceptable proposal is negotiated.

**TAX ABATEMENT:**

The subject property meets the definition of an “abandoned property” and the developer is eligible to apply for tax abatement based on the following schedules:

5 year 100% exemption from taxation on the actual value added;

OR

15 year sliding scale

Year 1 – 80% exemption from taxation on the actual value added;	
Year 2 – 75%	Year 9 – 40%
Year 3 – 70%	Year 10 – 35%
Year 4 – 65%	Year 11 – 30%
Year 5 – 60%	Year 12 – 25%
Year 6 – 55%	Year 13 – 20%
Year 7 – 50%	Year 14 – 20%
Year 8 – 45%	Year 15 – 20%

For more information and eligibility requirements on the tax abatement program, contact Paige Wheeler, Community Development Manager, Development Services, 819 1<sup>st</sup> Ave S, Fort Dodge, IA 50501, (515) 576-4551 ext. 1201 or [pwheeler@fortdodgeiowa.org](mailto:pwheeler@fortdodgeiowa.org) .

**PROPOSAL TO PURCHASE PROPERTY FOR PRIVATE REDEVELOPMENT**

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Name of Developer: \_\_\_\_\_

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

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

Legal Description: Lot No. Eight (8) and the East two and one-half (E 2 ½) feet of Lot No. Nine (9), Kellum's Addition to Fort Dodge, Webster County, Iowa. (2106 4<sup>th</sup> Avenue North, a/k/a Parcel No. 0720279025)

Proposal Amount: \_\_\_\_\_

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 Developer specifying the terms and conditions of the redevelopment proposal as stated in the Resolution. 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 Developer 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 Developer hereunder, and, in such event, may retain the good faith deposit of the Developer 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 Developer.

Failure by the Developer to perform the requirements set forth above in the required time frame will result in the property reverting to the City of Fort Dodge. In such event, the City may retain all improvements and funds paid by the Developer.

Sale of the property or ownership transfer of the Real Estate Contract by the Developer, prior to the completion of the development requirements, must have prior approval by the City of Fort Dodge.

If you have questions, contact Paige Wheeler, Development Services, Municipal Building, 819 1<sup>st</sup> Ave S, Fort Dodge, Iowa; (515) 576-4551 ext. 1201 or email [pwheeler@fortdodgeiowa.org](mailto:pwheeler@fortdodgeiowa.org) .

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date