



313 South 20th Street, Fort Dodge, Iowa
Redevelopment Proposal Request

INVITATION TO DEVELOPERS

The City of Fort Dodge, Iowa is accepting redevelopment proposals for the real property located at 313 South 20th Street, Fort Dodge, IA, legally described as; The South ½ of Lot Six, Block Forty-One, of Carpenter, Morrison and Vincent's Addition to Fort Dodge, Webster County, Iowa, a/k/a Parcel 0720479002.

Future use of the property is limited to single-family housing development. The City is selling this property to be repaired to at least the minimum standards of the City's Housing, Building, Electrical, HVAC and Plumbing codes, as applicable. The house cannot be occupied until repaired and released. Repairs include, but are not limited to, the following:

1. Install dual sensor smoke detectors as required by code.
2. Furnace and water heater venting brought to code.
3. Install egress window(s) in bedroom(s).
4. Repair/replace exterior doors.
5. Repair basement access.
6. Provide off-street parking by:
 - a. Pave a driveway east of the house that is accessed from the public alley. Such driveway must be a minimum of 10' wide and must have a minimum of 18' of pavement situated back on private property.
 - b. Pave a driveway north of the house that is accessed from South 20th Street. This option is only acceptable if the paved driveway leads to a new attached or detached garage. If such a garage is proposed, it must meet minimum setback requirements of the City's Zoning Ordinance.
7. Return property to compliance with all currently adopted City codes, including but not limited to building, housing, and property maintenance codes.
8. Keep property secured and maintained.
9. Bring property back to habitable status.

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

1. Good faith deposit: 10% of bid is required as part of the proposal. Deposit will be in the form of a cashier's check.
2. Developer must show proof of financial ability to complete the project.

3. Redevelopment Requirements: Future use of the property is limited to single-family housing development. The developer shall be obligated to the following:
 - a. Property is being sold “as is”.
 - b. Redevelopment must be started within 3 months of the transfer of property or date otherwise approved and must be completed within 18 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. The purchaser shall provide for an off-street parking area on site. The following options exist for such required off-street parking.
 1. Pave a driveway east of the house that is accessed from the public alley. Such driveway must be a minimum of 10’ wide and must have a minimum of 18’ of pavement situated back on private property.
 2. Pave a driveway north of the house that is accessed from South 20th Street. This option is only acceptable if the paved driveway leads to a new attached or detached garage. If such a garage is proposed, it must meet minimum setback requirements of the City’s Zoning Ordinance.
 - 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. The subject property meets the definition of an “abandoned property” and may be eligible to apply for tax abatement. Information and eligibility requirements available upon request.
 - i. Written proposals shall be opened upon receipt, can be made available to the public upon request, and shall be reviewed by Committee for recommendation of award to the City Council.
 - j. Written proposals will be accepted on an on-going basis until an acceptable proposal is negotiated.

The City reserves the right to waive informalities in the sale procedures herein provided and to reject any and all proposals. If a 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 a 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 back to the City of Fort Dodge. In such event, the City may retain all 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.

Inspection of the interior of the house is available through appointment, until the property is under contract.

Requests for bid packets or questions should be directed to: Paige Wheeler, 515-576-4551, Inspections Division, Municipal Building, 819 1st Ave S, Fort Dodge, IA 50501. Email: pwheeler@fortdodgeiowa.org.