



1512 18<sup>th</sup> Ave S, 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 1512 18<sup>th</sup> Ave S, Fort Dodge, IA, legally described as; Lot 14; and Lot 13, EXCEPT that part thereof lying east of the following described line: Commencing at a point 487.3 feet east and 170.6 feet north of the Southwest corner of the NW 1/4 of the SW 1/4 of the NE 1/4 of said Section 32, said point being on the East line of Lot 13 in Webster County Taxation Plat "Coleman"; thence West 4.0 feet to the point of the beginning; thence North 1°58' West 212.4 feet to the North line of said Lot 13, the point of ending. The East line of said Lot 13 is assumed to bear due north, all in County Auditor's Taxation Plat of the County Auditor's Subdivision of Government Lot 2, of Section 32-89-28, lands inside the City of Fort Dodge, Iowa, a/k/a Parcels 0732251013 and 0732251016.

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 hard wired interconnected dual sensor smoke detectors and CO detectors as required by code.
2. Electrical, HVAC, and plumbing must be brought to code.
3. Provide the residence a working sewer system by connecting to city sewer or installing a septic system.
4. Install egress window(s) in bedroom(s).
5. Repair/replace damaged exterior doors.
6. Return property to compliance with all currently adopted City codes, including but not limited to building, housing, and property maintenance codes.
7. Keep property secured and maintained.
8. 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. 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.
  - f. A certificate of occupancy will be awarded at project completion and a warranty deed shall be filed by the Seller to the Buyers.
  - g. 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.
  - h. 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.
  - i. 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 1<sup>st</sup> Ave S, Fort Dodge, IA 50501. Email: [pwheeler@fortdodgeiowa.org](mailto:pwheeler@fortdodgeiowa.org).



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0732251013

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18th AVE-S.