



**INVITATION FOR SEALED BIDS:
PROPOSED SALE OF UNIMPROVED REAL PROPERTY**

Property known as
17 2ND AVE. SE, Oelwein, IA 50662
Parcel ID: 1821404020

Date of Bid Opening: January 18, 2021

Time of Bid Opening: 10:00 AM

Location of Bid Opening: Oelwein City Hall
20 2nd Ave SW
Oelwein, Iowa 50662

Minimum Bid Entry: \$2700.00

Bid Contact: Jay Shekleton, Building Official
Oelwein City Hall
20 2nd Ave SW
Oelwein, Iowa 50662
buildingofficial@cityofuelwein.org

Bidder's Instructions

The City of Oelwein, Iowa invites interested parties to submit sealed bids for the purchase of the City-owned real property located at 17 2ND AVE. SE, Oelwein, Iowa.

A. Description of Property

B. Preparation and Submission of Bids

Bidders should submit one (1) original bid and it must be submitted in accordance with the following instructions:

Bids must be sealed and clearly marked with the Bidder's name and address and the following identification:

“Sealed Bid for Proposed sale of Real Property: Parcel 1821404020.”

Bids shall be addressed and delivered to:
Dylan Mulfinger, City Administrator
20 2nd Ave SW
Oelwein, Iowa 50662

Must include with the bid proposal a letter stating your intentions for the property.

C. Withdrawal of Bids

Bids May not be withdrawn once they have been received and opened by the City.

D. Bid Opening

Bids shall be opened publicly on **January 18, 2021** at the Oelwein City Hall, 20 2nd Ave SW, Oelwein, Iowa 50662 at 10:00 AM. The name of each Bidder and the amount of each bid shall be read aloud.

Any bid received after **10:00 AM on January 18, 2021** shall not be considered. Bids must be mailed or delivered to the City Administrator's Office. Bids submitted by fax or email will not be accepted. It shall be the sole responsibility of the bidder to have his/her bid delivered to the City Administrator's Office on or before the stated date and time. If a bid is sent by U.S. Mail, the bidder shall be responsible for its timely delivery to the City Administrator's Office. Bids delayed by mail will not be considered, shall not be opened, and arrangements shall be made for their return to the bidder upon his/her request and at his/her expense.

E. Right to Reject Bids

The City of Oelwein reserves the right to reject any and all bids and to cancel the sale at any time prior to closing. Any and all bids may be rejected

F. Applicable Law

Jurisdiction and venue are Fayette county Iowa. Choice of Law: State of Iowa law applies.

G. Basis of Award

The award shall be made in accordance with the provisions of the Invitation for Sealed Bids. The award shall be made in the sole discretion of the city of Oelwein. The City of Oelwein reserves the right to take into consideration whether the price offered is equal to or greater than the Fair Market Value.

- For purposes of this paragraph, a “responsive bidder” is a bidder who has submitted evidence that satisfies the City that he/she has the capacity to complete the purchase of the Property.
- For purposes of this paragraph, a “responsible bidder” is a bidder who has submitted a complete bid that includes all documents as set forth herein, without irregularities, exclusions, special conditions or alternatives unless specifically requested in the Invitation for Sealed Bids

H. Notice of Award and Closing

Upon completion of the bid evaluation by the City Administrator and acceptance of a bid by resolution of the City Council, the City of Oelwein shall send the successful bidder a Notice of Award and request the preparation of a Quit Claim Deed by the city attorney, following thirty days of the passing of the resolution.

After the Quit Claim Deed has been prepared, it will be presented to the Mayor for execution. The City will direct the city attorney to provide instructions to the successful bidder in all matters related to the closing, including time and date of the closing and the type and amount of funds to be collected at the closing, if necessary.

Upon the completion of the transaction, the City will distribute any documents and cause the deed to be recorded.

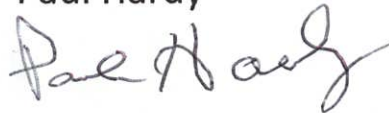
All transactions will include, at the bidder’s cost, all cost associated with recording of the deed, resolution, notice of publication, and the cost of publication of public notice.

January 12, 2021

To whom it may concern,

I Paul Hardy who resides at 21 2nd Ave se would like to put a bid in on parcel 1821404020 which is the property of 17 2nd Ave Se. I would like to bid \$5000. My intentions for the property are to have a bigger yard, build a garage for room to park vehicles and to fence for the dogs to run.

Paul Hardy

A handwritten signature in cursive script that reads "Paul Hardy".

JAN 12, 2021

January 11, 2021

Dylan Mulfinger, City Administrator
20 2nd Ave SW
Oelwein, IA 50662

Mr. Mulfinger,

Performance Rehab 2, LLC proposes the following sealed bid:

Sealed Bid for Proposed sale of Real Property: Parcel 1821404020
\$2,700

The intentions of Performance Rehab 2, LLC for the property located at 17 2nd Ave. SE, Oelwein, IA is to create a larger parking lot for the staff and patients of Performance Rehab. The portion of the lot that will not be use for parking will be maintained as green space.

Thank you for the opportunity to obtain this additional space as well as for the work that the City of Oelwein is doing to continue the clean up efforts of our community.



Todd Bradley, Co-Owner

Performance Rehab 2, LLC

204 E. Charles St.

Oelwein, IA 50662

September 24th 2020

To whom it may concern

I Paul Hardy is interested of the property next to me
17 2nd Ave southeast I have been maintaining this
property since may mowing it and weed eating it. if
you are going to pay me for maintaining the property
can we just put it towards the back taxes if not it's
OK thank you

X Paul Hardy

X Paul Hardy

Date Sept 24, 2020

January 6, 2020

Dylan Mulfinger – City Administrator

City Council - City of Oelwein

20 2nd Ave SW

Oelwein, Iowa 50662

Performance Rehab 2, LLC is interested in acquiring the property at 17 2nd Ave. SE.

Our plan for the property is to have it torn down and be able to expand our parking lot to the South. We hope to complete this project in the Spring of 2020.

We understand that the cost of the property will range from \$500-\$1,000 for transfer of ownership and \$798 in back taxes and that it is eligible for tear down assistance from the city of Oelwein in the amount of half of the cost of tear down, not to exceed \$5,000.

We agree to the transfers of ownership cost of the property, ranging from \$500-\$1,000, as well as to pay the back taxes of \$798, however we would need to know the cost of tear down before signing an agreement.

We do not wish to acquire ownership of this property while it is occupied and therefore request that this transaction not be completed until the property is vacant. We would be willing to discuss terms with city administration regarding snow removal and lawn care at this property until such time.

Thank you for your consideration and for the work you are doing.

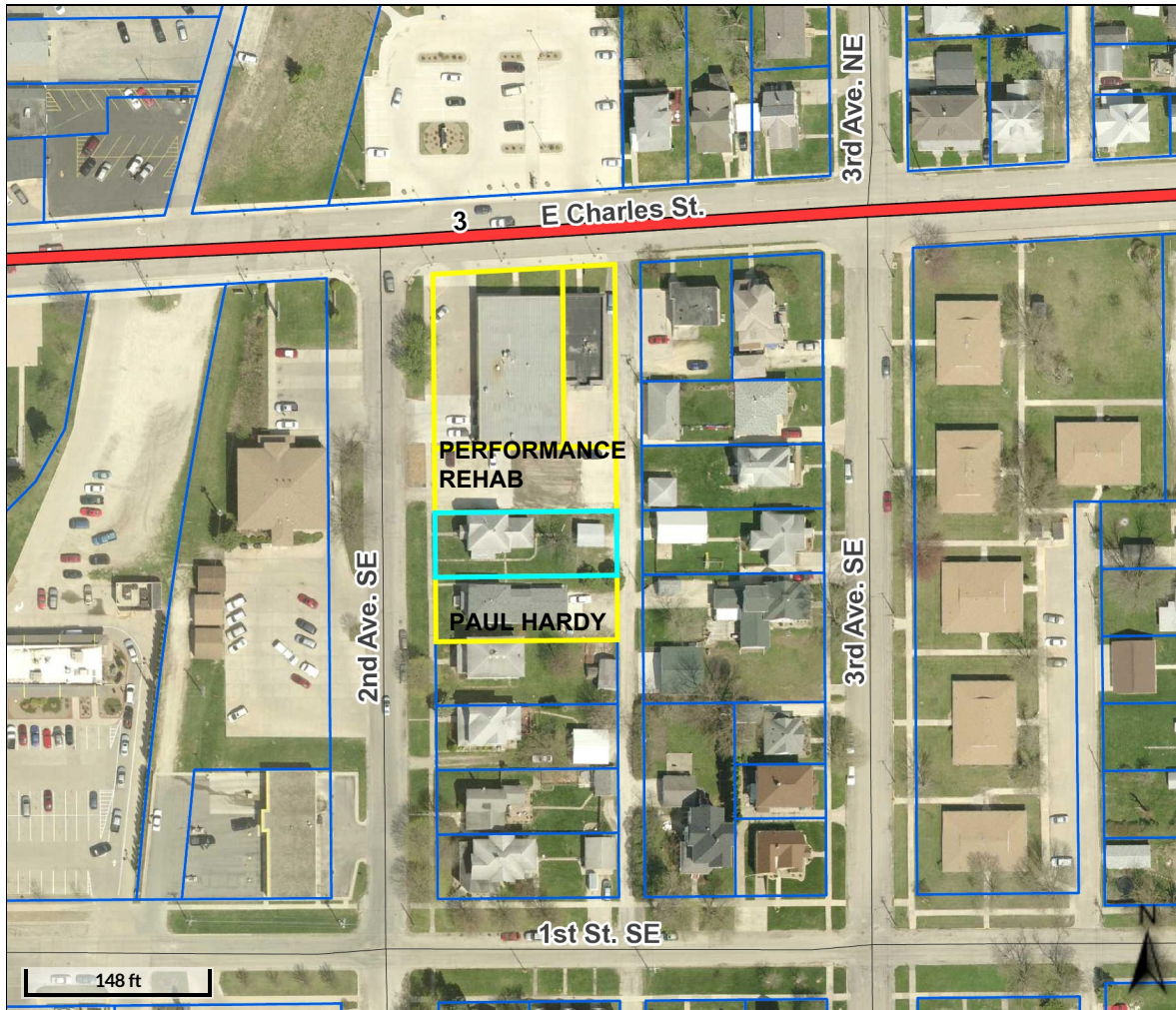
Todd Bradley, Manager

Performance Rehab 2, LLC

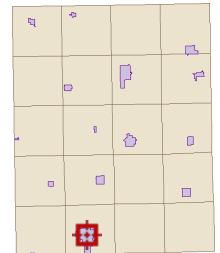
204 E. Charles St.

Oelwein, IA 50662







17 2nd Ave SE



Overview



Legend

-  Corporate Limits
-  Parcels
- Major Highways**
 -  County Highway
 -  Federal Highway
 -  State Highway
 -  Roads

Parcel ID	1821404020	Alternate ID	n/a	Owner Address	Oelwein, City Of
Sec/Twp/Rng	21-91-9	Class	R		City Hall 20 2nd Ave. SW
Property Address	17 2ND AVE. SE	Acreage	n/a		Oelwein, IA 50662-
	OELWEIN				

District OELWEIN OELWEIN INC
 Brief Tax Description LOT 16 BLK 12
 ORIG. OELWEIN

(Note: Not to be used on legal documents)

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