



*Let's Cross Paths*

## **City of Sedalia**

### **Request for Proposals**

#### **1120 East 4<sup>th</sup> City-owned Property**

#### **INTRODUCTION**

The City of Sedalia, Missouri is seeking proposals for the purchase and re-use of property the City of Sedalia has an ownership interest in, located at 1120 East 4<sup>th</sup>. The property is zoned C-1 Local Business and is vacant land measuring .06 acres.

#### **PROPOSAL CRITERIA**

Proposals will be assessed by how they address the following issues:

- Intended use of the property;
- Economic impact of proposed use of the property;
- Proposed purchase price of the property;
- Scheduled improvements (if any) and investment in the property; and
- Timeline for any proposed improvements to the property.

#### **PROPOSAL REQUIREMENTS**

All proposals shall be in written form, reference the property address, and include:

- The names, respective titles, and qualifications of all persons who will be responsible for acquisition and management of the property.
- A brief statement of the capacity of key personnel to undertake the proposed project.
- The names and telephone numbers of individuals and/or businesses who can be called as references regarding the applicant's past work-related performance.
- A written description regarding applicant's approach to the project, proposed scope of work, definition of individual tasks, and proposed schedule.

The City's desire is to select a proposal responsive to this request which provides the greatest overall benefit, in its sole and absolute discretion, to the community. However, the City reserves the right to reject any and all proposals and / or to negotiate further with any party at its discretion.

#### **QUESTIONS AND INFORMATION**

Please direct all questions regarding this Request for Proposals to the following:

Sherri Lowry – Community Development Director - 660-851-7605 or  
[slowry@sedalia.com](mailto:slowry@sedalia.com)

Proposal Submittal Deadline: **3:00 p.m., Thursday, September 19, 2024.**

**SUBMITTAL**

Submit all required information to:

Jason Myers  
City Clerk  
City of Sedalia  
200 South Osage  
Sedalia, Missouri 65301

Electronic submittals are acceptable and may be emailed to: [bidresponse@sedalia.com](mailto:bidresponse@sedalia.com)



# **City of Sedalia, Missouri**

## **Proposal Terms and Conditions**

The City of Sedalia is soliciting proposals for the sale of **1120 East 4<sup>th</sup>**, a property the City has an ownership interest in. It is desired by the City to award and sell the property to the qualified applicant with the most favorable proposal for the property. The City will convey the property described herein to the successful applicant by Quit Claim Deed. The City reserves the right to place any covenants or restrictions on the property as it deems appropriate, based on the proposed usage described on the applicant's Proposal.

### **1. Site Conditions:**

The site is currently zoned C-1 Local Business and is vacant land. An official land survey has not been completed by the City at this time. The successful applicant shall be responsible for obtaining any required land survey. The City has secured a Collector's Deed For Taxes issued on July 26, 2019.

### **2. Environmental Issues:**

The City makes no representations of environmental conditions at the site. The property is being sold as is and as it exists.

### **3. General Requirements:**

- a) Those submitting proposals shall meet all requirements of the City of Sedalia to be considered "eligible applicants" (e.g. they cannot have defaulted or be in default on a present or past obligation to the City of Sedalia).
- b) Failure on the part of the Applicant to inspect the property will not be considered as grounds for any claims for adjustment.
- c) Any award made hereunder shall be by written document issued by the City of Sedalia. The City of Sedalia, Missouri, at its sole option, may delay any decision to award or cancel the bid for up to ninety (90) days following the proposal opening date; and further, reserves the right to reject any or all proposals and unless otherwise specified by the Applicant, to accept any item in the proposal. The City of Sedalia may award by item or combination of items as may be in the City's best interest.
- d) Award of this property is contingent upon approval by City Council of the sale.
- e) Payment shall be made at the time of closing or transfer of title. Closing or transfer of title will be scheduled by the City. Payment shall be made in cash or by cashiers' check payable to the City of Sedalia.
- f) The successful Applicant shall complete property transactions within ninety (90) calendar days from date of acceptance of the sale.
- g) Applicant agrees that all bids made are irrevocable for a period of ninety (90) calendar days from date bids are opened and agrees to such as a condition of bidding.

- h) In the event the Applicant fails to make a payment within the time specified herein, the City may sell to another buyer and the Applicant shall be liable to the City for the amount of loss caused by such failure to pay for the property.
- i) The Costs associated with the Closing of the Property shall be the responsibility of Buyer. The fees and costs related to the Closing shall include, but not be limited to, a title search at the Buyer's option (including the abstract and any owner's title policy), preparation of the deed, transfer taxes, recording fees, and any other costs that is in standard procedure with conducting the sale of a property.
- j) Buyer may, at its own expense attain a title commitment ("Title Commitment") from a title company selected by the Buyer ("Title Company").
- k) If it becomes necessary to revise or amend any part of the Request for Proposal, the City of Sedalia will furnish the revision by written Addendum to all prospective applicants who received an original Request for Proposal.
- l) Proposals received by the City after the time specified for receipt will not be considered. Applicants shall assume full responsibility for timely delivery of the proposals to the location designated for receipt of proposals. The City of Sedalia is not responsible for the U.S. Mail or private couriers in regard to mail being delivered by the specified time so that a proposal can be considered.
- m) Costs for developing proposals in response to this Request for Proposals are entirely the obligation of the applicant and shall not be chargeable in any manner to the City of Sedalia.
- n) The City of Sedalia reserves the right to conduct personal interviews with any or all applicants prior to final selection. The City of Sedalia will not be liable for any costs incurred by the Applicant in connection with such interview (including travel, accommodations, etc.).
- o) The City of Sedalia reserves the right to waive minor irregularities in the procedures.
- p) All materials submitted as response to this Request for Proposals shall become the property of the City of Sedalia.
- q) The City of Sedalia reserves the right to use any and all information presented in any response to the Request for Proposals. Acceptance or rejection of the proposal does not affect this right.

## Advertisement

The City of Sedalia, Missouri is seeking proposals for the purchase and re-use of property the City of Sedalia has an ownership interest in, located at **1120 East 4<sup>th</sup>**, Sedalia, Missouri 65301. The property is zoned C-1 Local Business and is vacant land measuring .06 acres.

Interested parties should contact the Community Development Department for proposal requirements and criteria which are also available on the city's website [www.sedalia.com](http://www.sedalia.com) under RFP's and Bids.

Proposal Submittal Deadline: **3:00 p.m., September 19, 2024**

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City of Sedalia  
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Sedalia, Missouri 65301  
Or by email: [bidresponse@sedalia.com](mailto:bidresponse@sedalia.com)

