

REQUEST FOR PROPOSALS  
FOR PURCHASE OF CERTAIN PROPERTY  
OWNED BY CITY OF GRANITE CITY

PURPOSE:

The City of Granite City is soliciting proposals for the purchase of the following property owned by the City of Granite City, namely: **2450 and 2452 Cleveland**, Granite City, IL 62040, which are currently vacant apartment buildings.

NOTICE TO PROPOSERS

Proposals will be accepted at: the Office of the Mayor, 2<sup>nd</sup> Floor, City Hall, 2000 Edison Ave. Granite City, IL 62040.

To ensure that your proposal is responsive, you are urged to request clarification or guidance on any issues involving this solicitation before submission of your response. Your point of contact for this solicitation is the Office of the Mayor.

INSTRUCTIONS TO PROPOSERS:

Proposed purchasers, or licensed Real Estate Agents representing proposed purchasers, shall submit sealed signed proposals to purchase one or more of said properties in an original and three (3) copies not later than 4:00 pm local time on 6th day of February, 2015 to the office of Mayor. All proposals must include an original signature of proposed purchaser.

Offers by telephone, telegram or other electronic means such as email or fax shall NOT be accepted.

Respondents are cautioned that they are responsible for delivery to the specific location cited above. Therefore, if your bid, proposal or quotation is delivered by an express mail carrier or by an other means, it is your responsibility to ensure delivery to the above address no later than the above stated deadline. This office will not be responsible for late deliveries, mail delays or deliveries made to any place other than the specified address above. All proposals will be opened publicly on 9th day of February, 2015 at 10:00 am.

TERMS AND CONDITIONS:

1. The City reserves the right to accept or reject any and all proposal(s), with or without cause, to waive technicalities, or to accept the proposal(s) which, in its sole judgment best serves the interest of the City and surrounding neighborhood of property, or to award a contract(s) to that proposal(s) which the City determines in its discretion to be the next most qualified proposal(s) if a successful proposer(s) do(es) not execute a contract satisfactory to the City within ten (10) business days after approval of the selection by the City.
2. City reserves the right to cancel this solicitation at any time prior to approval of the award by the City.
3. The City reserves the right to request clarification of information submitted and to request additional information of one or more applicants and their proposed use of the property(ies)
4. Any proposal may be withdrawn until the date and time set above for the submission of the proposals. Any proposals not so withdrawn shall constitute an irrevocable offer, for a period of thirty (30) days after a proposal has been accepted on a particular piece of property.
5. **Proposal shall include ALL of the following information:**
  - A. Name, address and phone number of proposed purchaser and its duly authorized agent, if respondent is a corporation.
  - B. Name and company of any and all proposed real estate agents working with proposed purchaser.
  - C. If the bid purchase price is for one or both of the properties.
  - D. Detailed explanation of proposed purchasers anticipated use of the property(ies) he or she is bidding on, **including** but not limited to, \*any anticipated remodeling of the premises (include a proposed remodeling budget and time frame until remodel completion)

\*whether the building will continue to be rental or become owner occupied (if building(s) will remain rental state whether they will be a single family or multi-unit rental)

\*A list of any and all prior properties the proposed purchaser has remodeled in the last 5 years, including those outside of the city limits of Granite City.

\*Any other information you feel is pertinent to your proposed use of the property.

- E. A list of any and all other properties owned by the proposed purchaser, including those outside of the city limits of Granite City.
  - F. Proposed purchaser's method of payment with accompanying proof of funds or loan approval in the amount of bid
  - G. Any and all expenses of proposed sale which City will be expected to pay
  - H. A list of all inspections which proposed purchaser anticipates obtaining on the property being bid on
  - I. Any contingencies which purchaser will request to be placed in the contract when written
  - J. Anticipated date by which proposed purchaser would be able to purchase property. Must be able to close within 30 days of bid date.
6. The criteria of the bid listed above will be weighted as follows:
- a. Proposed investment in the property, i.e. rehabilitation/remodeling plans and budget
  - b. Proposed use of property
  - c. Proposed time frame for completed rehabilitation
  - d. Proposed purchaser's requested contract contingencies, if any
  - e. Amount of expenses the proposed purchaser is asking the City of Granite City to pay
  - f. Bid purchase price
7. It is the intent of the City to transfer title to said property via Quit Claim Deed and all proposed transfers must be approved by the Granite City City Council prior to closing. Failure of proposal to be accepted by the Council shall render that proposal disqualified.

8. This Request for Proposals is contingent on final transfer of said property into the name of the City of Granite City.
9. The proposed purchaser shall be responsible for the entire **2014** real estate tax bill and all real estate tax bills thereafter.

82701