

REQUEST FOR PROPOSALS FOR PURCHASE OF CITY-OWNED PROPERTY

City of Newhall, Iowa Sale of City-Owned Real Property

1. Notice of Public Hearing

Notice is hereby given that the **City Council of the City of Newhall, Iowa**, will hold a public hearing to consider the sale of City-owned real property on:

- **Date:** May 18th, 2026
- **Time:** 6:00 p.m.
- **Location:** Newhall City Hall, 11 2nd Avenue, Newhall, Iowa 52315

The property may be sold following the public hearing, subject to the terms of this Request for Proposals (“RFP”).

2. Property Description

The property subject to sale is City-owned real estate commonly known as:

604 3rd Street E., Newhall, IA 52315 (“Property”) located within the corporate limits of the City of Newhall, Benton County, Iowa, and legally described, as follows:

LOT THREE (3) AND THE EAST FIFTY (50) FEET OF LOT TWO (2) IN BLOCK ONE (1) IN MILLER’S ADDITION TO NEWHALL, IOWA

(Parcel No. 16015550)

The property contains vacant structures requiring demolition and site remediation.

The property is sold **AS-IS, WHERE-IS**, with no warranties expressed or implied.

3. Minimum Bid Amount and Method of Submission

- Minimum Starting Bid: \$15,000.**
- Bids below the minimum amount or not submitted at the time above will be deemed **non-responsive** and will not be considered.
- All bids must be in a sealed envelope.

4. Required Conditions of Sale

All bids **must acknowledge and agree** to the following mandatory conditions:

A. Demolition Requirements

1. All buildings on the property shall be demolished **to at least the foundation level**.
2. Removal of foundations is permitted but not required.
3. If any foundation is retained for future use, it must:
 - Comply with applicable building codes; and
 - Be subject to inspection and approval through the City's normal **permit and inspection process**.
4. All demolition work must be completed within **sixty (60) days** of closing.

B. Site Maintenance and Code Compliance

The property must be brought into full compliance with City code within **twenty (20) days** of closing, including but not limited to:

- Mowing and vegetation control;
- Removal of junk, debris, and abandoned materials.

5. Intended Use Statement (Required)

Each bidder **must include** a written statement describing the bidder's intended use of the property, such as:

- Redevelopment;
- Construction of new structures;
- Clear-and-hold as open space; or
- Other lawful use.

Failure to include an intended-use statement may result in the bid being deemed **non-responsive**.

6. Site Visits

Site visits may be scheduled by contacting:

Doug Boddicker, Mayor
319-721-8795
DWBoddicker@aol.com

7. Evaluation of Bids — Best Bid Authority

A. Reservation of Discretion

The City expressly reserves the right to:

- Reject any or all bids;

- Waive informalities or minor irregularities;
- Accept the **best bid**, rather than the highest bid, as determined by the City Council to be in the **best interests of the City**.

B. Evaluation Criteria

In determining the best bid, the City Council may consider, **without limitation**:

- Purchase price;
- Intended use of the property;
- Timeliness and feasibility of demolition and site cleanup;
- Compliance with bid conditions;
- Long-term benefit to the community.

C. Iowa Code Authority

This reservation of discretion is authorized under:

- **Iowa Code § 364.7** (City powers and discretion over real property);
- **Iowa Code § 364.2(2)** (Home rule authority);
- Iowa case law recognizing municipal discretion where statutes do not require sale to the highest bidder.

No Iowa statute requires cities to sell real property to the highest bidder unless the city has limited itself by ordinance or resolution.

8. Submission Requirements and Deadline

- **Bid Deadline:** June 22nd, 2026 at 5:00 pm
- **Submission Method:** Sealed bids, hand-delivered preferred
- **Submission Address:**

City of Newhall
PO Box 177
11 2nd Avenue
Newhall, Iowa 52315

Each bid must include:

1. Bid amount;
2. Intended use statement;
3. Acknowledgment of all demolition and site-maintenance requirements;

4. Contact information for the bidder.

9. Council Action and Closing

- Bids will be considered at the regular council meeting on June 22nd, 2026 at 6:00 pm.
- Acceptance of any bid is subject to **City Council approval by resolution**.
- Closing shall occur within thirty (30) days of acceptance unless extended by the City.

10. No Obligation to Sell

Issuance of this RFP does **not** obligate the City to sell the property. The City reserves the right to discontinue the sale at any time before closing.

Contact Information

For questions regarding this RFP, contact:

Doug Boddicker

Mayor

319-721-8795

DWBoddicker@aol.com