

PUBLIC NOTICE OF INVITATION FOR PROPOSALS

NOTICE is hereby given that there is now on file in the office of the City Clerk located at the Customer Service Center on First Floor of City Hall, 405 6th Street, Sioux City, Iowa, a resolution under and by virtue of which the City of Sioux City, Iowa, invites proposals for the purchase of certain land in the Donner Park Urban Renewal Project Area. Said Invitation for Proposals concerns the following described real property:

A parcel of land located in part of the South $\frac{3}{4}$ of Government Lot Two, in Sec. 24, T88N, R48W of the 5th P.M., in the City of Sioux City, Woodbury County, Iowa, described as follows: Commencing at the E $\frac{1}{4}$ Corner of said Sec. 24; thence S89°14.5'W, 2,811.0 ft. along the south line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the south line of Government Lot Two to the Point of Beginning; thence N28°07.9'W, 494.6 ft.; thence S89°14.5'W, 451.6 ft.; thence S3°26.1'W, 440.4 ft. to a point on the south line of said Government Lot Two; thence N89°14.5'E, 711.2 ft. along said south line to the Point of Beginning. (Containing 5.86 acres)

AND

A parcel of land located in part of the South $\frac{3}{4}$ of Government Lot Two in Sec. 24, T88N, R48W of the 5th P.M., in the City of Sioux City, Woodbury County, Iowa, described as follows: Commencing at the E $\frac{1}{4}$ Corner of said Sec. 24; thence S 89°14.5'W, 2811.0 ft. along the south line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the south line of Government Lot Two; thence N28°07.9'W, 494.6 ft. to the Point of Beginning; thence continuing N28°07.9'W, 248.6 ft.; thence northerly 329.4 ft. along a 761.5 ft. radius curve, concave easterly, having a long chord of 326.8 ft. and bearing N15°44.4'W to a point on the north line of the South $\frac{3}{4}$ of said Government Lot Two; thence S88°56.8'W, 167.0 ft. along said north line; thence S12°55.4'W, 281.8 ft.; thence S3°26.1'W, 262.5 ft. to a point on the south line of said Government Lot Two; thence N89°14.5'E, 451.6 ft. along said south line to the Point of Beginning. (Containing 3.66 acres)

AND

A parcel of land located in part of the South $\frac{3}{4}$ of Government Lot Two in Sec. 24, T88N, R48W of the 5th P.M., in the City of Sioux City, Woodbury County, Iowa, described as follows: Commencing at the E $\frac{1}{4}$ Corner of said Sec. 24; thence S89°14.5'W, 3522.2 ft. along the south line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the south line of Government Lot Two the Point of Beginning; thence N3°26.1'E, 702.9 ft.; thence N12°55.4'E, 281.8 ft. to a point on the north line of the South $\frac{3}{4}$ of Government Lot Two; thence S88°56.8'W, 349.4 ft. along said north line; thence N0°25.0'E, 41.2 ft.; thence N89°51.2'W, 46.7 ft.; thence S15°22.7'E, 43.4 ft.; thence S16°02.4'E, 93.9 ft. thence S37°15.4'E, 162.0 ft.; thence S27°29.4'E, 291.2 ft.; thence S10°12.9'W, 501.2 ft. to a point on the south line of said Government Lot Two; thence N89°14.5'E, 109.5 ft. along said south line to the Point of Beginning. (Containing 3.27 acres)

AND

That portion of Lot 1 of Section 24 and accreted lands thereto, Township 88 North, Range 48 West of the 5th P.M., according to the official Plat of Survey of Brassfield's Island returned by Martin Holmwig, County Surveyor, dated September 10, 1904, and recorded in Plat Book 13 on Page 41, all in Woodbury County, Iowa, described as follows:

Commencing at the southwest corner of Lot 2 of Replat of Part of Lot 10 in Bridgeport Industrial Park, 2nd Filing, recorded in the office of the Woodbury County Recorder; thence South

89°03'40" East along the south line of said Lot 2 for a distance of 80.01 feet to the Point of Beginning; thence continuing South 89°03'40" East along said south line for a distance of 125.97 feet; thence South 14°40'28" East for a distance of 43.35 feet; thence South 15°18'03" East for a distance of 93.85 feet; thence South 36°30'39" East for a distance of 162.04 feet; thence South 26°44'35" East for a distance of 291.21 feet; thence South 10°57'34" West for a distance of 495.90 feet to the north line of Boulevard of Champions; thence northwesterly along said north line and along a non-tangent curve to the right with a radius of 460.00 feet, from a tangent bearing in of South 89°59'07" West, through a central angle of 48°42'05", for a distance along the arc of 391.00 feet, the chord of which bears North 65°39'51" West a distance of 379.34 feet to a point of reverse curvature; thence northwesterly along said north line and along a curve to the left with a radius of 540.00 feet, from a tangent bearing in of North 41°18'48" West, through a central angle of 17°39'42", for a distance along the arc of 166.46 feet, the chord of which bears North 50°08'39" West a distance of 165.80 feet to the east line of Oehlerking Drive; thence North 21°04'06" West along said east line for a distance of 90.69 feet; thence North 20°21'11" East along said east line for a distance of 508.67 feet; thence northerly along said east line and along a curve to the left with a radius of 540.00 feet, through a central angle of 20°19'36" for a distance along the arc of 191.57 feet, the chord of which bears North 10°11'23" East a distance of 190.57 feet to the Point of Beginning, containing 376,777 square feet or 8.65 acres, more or less, subject to easements, if any, of record or apparent.

Basis of Bearings:

The south line of said Lot 2 is assumed to bear South 89°03'40" East to conform to recorded plat

Full information as to the form and content of bid documents, requirements to be met by bidders, and as to bidding procedures is available at the office of the Real Estate Office, Room 304, City Hall, 405 Sixth Street, Sioux City, Iowa.

Any person interested in purchasing said real estate should submit a completed proposal to the Real Estate Office, Room 304, City Hall, 405 Sixth Street, Sioux City, Iowa no later than 1:00 p.m., local time, on March 13, 2017.

The right is reserved by the City to accept or reject any or all proposals, and to waive formalities in any procedures set forth herein. Documents to be completed may be obtained from the Real Estate Office without charge.

The City Council shall evaluate all timely proposals, taking into account such factors as it considers appropriate, including but not limited to, the following:

Quality of the Proposed Development:

- (1) Total capital investment of the developer or business.
- (2) Consistency with the City's Design Standards.
- (3) Overall project amenities.

Economic Feasibility of the Proposed Development

- (1) Ability of the developer or business to finance the project.
- (2) Project schedule and ability to timely complete the project.
- (3) Any contingencies on such performance.
- (4) Any required City assistance or public improvements, and ratio of public to private investment in the project.

Economic Impacts of the Proposed Development:

- (1) Number and quality of jobs created and/or retained.
- (2) Potential long-term growth of the business.
- (3) Positive impacts on existing employers and potential attraction of new employers.
- (4) Overall impact on local economy, including direct, indirect and induced impacts.
Consistency with City economic development goals and objectives

Overall Impacts on the City from the Proposed Development

- (1) Economic return to the City, including revenue from the sale of land, increased property and sales taxes, and utility revenues.
- (2) Financial impacts upon the City's operating budget and capital improvement plan.
- (3) Impacts on City utility systems.
- (4) Lessening of blight and impacts on surrounding area.
- (5) Consistency with City zoning ordinance and General Plan of the City; and

A public hearing will be held concerning any qualified proposals received for the purchase of said property. Said public hearing will be at the regularly scheduled city council meeting in the Council Chambers, Room 504, City Hall, 405 Sixth Street, Sioux City, Iowa, on March 13, 2017 at 4:00 p.m., local time, or as soon thereafter as the matter can be reached for hearing.

Published by order of the City Council of Sioux City, Iowa.

CITY OF SIOUX CITY, IOWA

BY: LISA L. MCCARDLE
CITY CLERK

Published in the Sioux City Journal February 11, 2017.