



Public Notice Request for Proposals

The Anamosa Community School District is accepting proposals related to the sale of School owned real estate located at 200 S. Garnavillo, Anamosa, Iowa. Property is home to the School District Offices, maintenance storage, and a small structure owned by MCC Iowa LLC on ground leased from the District. (See Aerial attached hereto for general boundaries of Property proposed to be sold.)

Desired Terms:

- District desires to leaseback that portion of the primary structure currently housing District Offices as well as adequate parking in the existing parking lot for District Office purposes for a period of three (3) years with the right to terminate the leaseback period early without penalty, upon ninety (90) days' notice, and the right to extend the leaseback for a period of one (1) additional year upon ninety (90) days' advance notice, at the rate of \$1.00 per year.
- The District prefers that Property be developed as owner occupied dwellings, whether single or multi-family, with units to be developed and on the market within three (3) years of the real estate closing.
- The District desires to be granted an option to repurchase the property should development of the site not be advanced or should the Buyer decide to remarket the property. The objective of the District is to see the property be put to productive community beneficial use by the Buyer and not acquired for profit or resale without meaningful improvements being made.
- District agrees to assign its' interest in a lease with MCC Iowa LLC to the buyer, effective on or about closing, with rent received by the District to be prorated if appropriate. (Lease to be re-assigned to District in the event District exercises right of first refusal rights.)
- District agrees to clear Property of all District personal property, not including personal property located within the District Offices, in advance of closing, with all property to be removed from the District Offices by District upon vacating the office space.

Proposals:

Proposals to purchase the property may be submitted on or before January 3, 2024 at 1:00 p.m., to the District by mailing or dropping off the Proposal, in a sealed envelope clearly marked "Garnavillo Street Proposal" to the District at the following address:

Anamosa Community School District
200 S. Garnavillo St.
Anamosa, IA 52205

Anamosa Community Schools

Property Purchase Form: All proposals shall utilize the “Anamosa CSD Property Purchase Proposal Form” available at the District Office. January 3, 2024 at 1:00 p.m., sealed proposals will be opened by the Superintendent and Secretary in the Boardroom at the District Office located at 200 S. Garnavillo St, Anamosa. The District Board will consider all Proposals received at its regular meeting of January 15, 2024 at 7:00 p.m.

All proposals shall include the following terms and provisions.

1. Purchase Price proposed to be paid, earnest money to be paid down.
2. Proposed Use of the Property
 - a. If development is consistent with desired District development, and timeline, as set forth above, please provide details related thereto. If the proposed use does not include development of Property as owner occupied dwellings, whether single or multi-family, with units to be developed and on the market within three (3) years of the real estate closing, as preferred by District, please provide significant detail regarding the proposed use, consideration of impact on the neighborhood, timing of development, etc.
 - b. If your proposal does not include the leaseback terms/provisions desired by the District, explain in detail what if any leaseback terms you are agreeable to, and why the leaseback terms proposed by District are not agreeable, and how the leaseback terms would negatively impact the proposed development of Property.
3. Estimated timeline related to proposed improvements and commencement of proposed use.
 - a. In recognition of the District’s desire to lease space in the primary structure and parking lot for a period of up to three (3) years, with a possible one (1) year extension, please explain how Property would develop both before and after the termination of District tenancy at Property, assuming offer includes the desired leaseback. (Propose timeline of improvements if not proposing leaseback.)
4. Estimated cost of proposed improvements and letter of credit from financial institution or other evidence of ability to complete the proposed improvements/project.
5. Acknowledgement of agreement to lease existing District Offices and necessary Parking Lot space to District at the rate of \$1.00 per year from the date of closing for a period of three (3) years, subject to earlier termination and/or the exercise of a one (1) year extension, both in the sole discretion of the District. (District to pay utilities on rented space.)
6. Any contingencies
7. Proposed closing date of transaction.
8. Any other terms and conditions not noted above.

All Proposals shall also include an acknowledgement that the Proposal is valid and binding for a period of thirty (30) days following the January 15, 2024 Board Meeting. The Board will consider all elements of Proposals received and may or may not sell to the highest monetary bidder. Action on the proposals may or may not occur on January 15, 2024. The Board may choose to reject all proposals. IT IS PERMISSIBLE TO MAKE MORE THAN ONE PROPOSAL. Any person or entity whose proposal is accepted will be expected to enter into a purchase agreement with the District consistent with the approved Proposal. Contact Darren Hanna, Superintendent of Schools with questions at (319)462-4321 or by email at dhanna@anamosa.k12.ia.us.

Anamosa Community Schools

It is the policy of the Anamosa Community School District not to discriminate on the basis of race, color, national origin, sex, disability, religion, creed, age (for employment), marital status (for programs), sexual orientation, gender identity and socioeconomic status (for programs) in its educational programs and its employment practices. There is a grievance procedure for processing complaints of discrimination. If you have questions or a grievance related to this policy, please contact Superintendent Darren Hanna, 200 S. Garnavillo Street, Anamosa, IA 52205, 319-462-4321, dhanna@anamosa.k12.ia.us

Anamosa Comm. School District

200 S. Garnavillo

Property Purchase Proposal Form

Property for sale: 200 S. Garnavillo, Anamosa, IA 52205 (As Shown on Attachment)

Proposed Purchase Price: _____

Proposed Earnest Payment: _____

Proposed Closing Date: _____

Proposed property use: _____

_____.

Proposed Improvements: _____

_____.

Estimated cost of Proposed Improvements: _____

_____.

Ability to Complete Project as Proposed: (Letter of Credit or other attachments, summary explanation.) _____

_____.

Proposed Timeline of Improvements: _____

_____.

Other Terms and Conditions: (Address portions of this Offer that do not include District "Desired Terms" as set forth above.) _____

_____.

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_____.

Contingencies (if any):

_____.

Description of Attachments (if any):

_____.

ACKNOWLEDGEMENTS

Please Initial where appropriate:

_____ This Proposal includes the leaseback of space described on the attachment to the District for the rental rate of \$1.00 per year from the date of closing forward through the earlier of the District vacating the property or the termination of the Lease term.

_____ This Proposal does not include leaseback provisions desired by District.

_____ I acknowledge that this Proposal, including any and all attachments, shall be valid and binding for a period of thirty (30) days following the _____ Board Meeting.

Signed and dated this _____ day of _____, 2023.

By: _____
_____(Please Print)

Address and Phone Number:

Phone Number: _____

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