



**City of
WOODSTOCK**

Building & Zoning Department
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NOTICE OF PUBLIC SALE OF SURPLUS PROPERTY

**AND RECEIPT OF BIDS
FOR THE ACQUISITION AND REHABILITATION
OF 315 W. JUDD STREET
June 14, 2016**

NOTICE is hereby given that the City of Woodstock, Illinois has declared certain real property as surplus property and is offering it for sale by receiving bids. The surplus property is legally described as follows:

The west 50 feet of Lot 3 in Block 11, of the original plat of the Village (now City) of Woodstock. (Formerly known and recorded as Centerville), according to the plat thereof recorded in the Recorder's office of McHenry County, Illinois, in Book D of Deeds, on page 201; said block being located in and being a part of the Southwest Quarter of the Southwest Quarter of Section Number 5 in Township 44 North, Range 7 East of the Third Principal Meridian. PIN: 13-05-353-004. Commonly known as 315 W. Judd Street.

The property consists of a single family residence and detached garage and is located in the Woodstock Downtown Business Historic Preservation District. The property is offered in "as-is" condition. Bids must be accompanied by a proposal for the rehabilitation of the property. Proposals should include a description of the project concept, offer price, proof of financing, project timeline, construction budget, project team experience, and project completion assurance.

Sealed bids including project proposals for the property must be delivered to the City Manager, 121 W. Calhoun Street, Woodstock IL before 4:00 p.m., Friday, July 15, 2016. Envelopes must be marked "Bid for 315 W. Judd Street". Bids will be opened at the July 19, 2016 meeting of the Woodstock City Council which starts at 7 p.m.

Additional Information:

The property at 315 W. Judd is being offered to the public in "as is" condition. No evaluations or studies have been undertaken with regard to the value or condition of the structure. The successful purchaser will be responsible for removing and disposing of all contents.

The property is located in the Woodstock Downtown Business Historic Preservation District and all work on the exterior of the structures that is visible from the public ROW is subject to review and approval by the Woodstock Historic Preservation Commission. Based on zoning and lot size, the structure may only be used as a single family residence.

The previous owners of the house abandoned it at least two years ago and it has subsequently remained vacant. The City of Woodstock received a Judicial Deed to the property.

The upkeep and condition of the property has negatively impacted the neighborhood for years. The City hopes to find a qualified buyer who can return this property to a viable residence that will enhance the neighborhood and preserve the historic character of the house, with work being completed in a timely manner and without negatively impacting surrounding properties.



Financial Assistance: There is no City of Woodstock financial assistance available for this property, however building permit fees will be waived. (Purchasers will still be required to obtain building permits). If the City requires the assistance of an outside consultant to review a particular aspect of the plans, the purchaser will be responsible for fees associated with that review. The purchaser will be responsible for any work required in the public right of way for this project (ie. driveway, sidewalk, utilities.)

At the time of title transfer, there will be no outstanding real estate taxes for this property.

Property Visit/Investigation

Persons wishing to submit a proposal may schedule a site visit by emailing Nancy Baker at nbaker@woodstockil.gov. It is noted that the water and electricity has been shut off. Site visitors should provide their own flashlights and protective clothing.

All visitors to the property will be asked to sign a hold harmless agreement.

Proposal Requirements

Sealed bids including project proposals for the property must be delivered to the City Manager, 121 W. Calhoun Street, Woodstock IL before 4:00 p.m., Friday, July 15, 2016. Envelopes must be

marked “**Bid for 315 W. Judd Street**”. Bids will be opened at the July 19, 2016 meeting of the Woodstock City Council which starts at 7 p.m. It is anticipated that the City Council will award the bid at the August 2, 2016 City Council meeting.

Questions concerning the proposals should be submitted via email to Nancy Baker at nbaker@woodstockil.gov. Responses which clarify this document or which clarify details about the property will be shared with all qualified applicants.

Proposals should include all of the following:

Bid/Proposal Form: Complete the bid /proposal form and submit as the first page of the response.

Project Concept: Please describe your vision for the property including a scope of work for the building and site improvements and proposed end use (ie., owner occupied, rental, rehab and resell).

Offer Price: The suggested minimum purchase price is \$3000 which will offset the legal expenses involved in delivering a clear title to the purchaser. You may offer less than the minimum purchase price.

Financing: To be considered a complete application, each proposal should include proof of funds (i.e. letter from financial institution, or line of credit documentation, or pre-qualifying letter from a lending institution) verifying that funding is available to complete the entire project.

Project Timeline: Provide a project time line from acquisition to completion.

Construction budget: The proposal should include a detailed breakdown of anticipated work and estimated costs associated with those items. If the proposal is being submitted by a not for profit agency, work to be completed by volunteers should also be noted.

Project team experience: Who will be managing the project, who will be performing the work and what experience do they have with this type of work?

Completion assurance: One of the objectives of this process is that the building and site improvements are completed in a very timely manner and that the house is not again abandoned due to a buyer’s inability to complete the project. The buyer will be required to sign an agreement that specifies that title will be relinquished for failure to meet certain milestones. What other performance measures do you propose to assure the City of Woodstock that work will be completed in a timely and appropriate manner?

General Terms and Conditions:

The issuance of this Notice of Public Sale of Surplus Property and the receipt of bids and accompanying proposals does not obligate the City of Woodstock in any manner. The City reserves the right to require supplemental information, to negotiate, or hold discussions with a buyer and waive defects and allow corrections of deficient proposals, and to reject all proposals.

Any costs incurred by bidders submitting proposals shall be done at the sole risk of the bidder. The City of Woodstock assumes no liability for any pre-contractual activity or costs incurred in preparing a proposal.

City of Woodstock staff reserves the right to contact bidders with requests for clarification or additional information, after bids have been opened.

EVALUATION CRITERIA AND PROCESS

The bidder who submits the proposal that best meets the evaluation criteria and the overall goal for the property will be recommended to the City Council for authorization. It is expected that authorization will be subject to the purchaser agreeing to meet certain milestones and performance criteria.

SELECTION CRITERIA

- **Understanding of project (scope of work, staging, etc.)**
- **Completeness of the proposal**
- **Past experience**
- **Financial capability (cash, loan, fundraising, other)**
- **Project schedule**
- **Impact on neighborhood**

**ACQUISITION AND REHABILITATION
OF 315 W. JUDD STREET
Bid Offer/Proposal Form**

Submitted by:

Company/Individual

Name of Representative if applicable

Mailing Address

City

State

Zip code

Phone

Email

Bid Amount for Acquisition of 315 W. Judd in As-Is Condition: \$_____

Bid submitted, signed, and sealed this _____ day of July, 2016.

Signature

Print Name