IOWA CENTRAL COMMUNITY COLLEGE FOUNDATION

REQUEST FOR PROPOSALS TO PURCHASE 56 (APPROX.) ACRE PLOT OF LAND LOCATED IN WEBSTER COUNTY, IOWA

1788 MADISON AVE - FORT DODGE, IA
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I. INTRODUCTION

The Iowa Central Community College Foundation (“Foundation”) is seeking proposals for the purchase of land currently owned by the Foundation north of the Fort Dodge, IA city limits within Webster County. The Foundation land proposed is an approximate 56-acre parcel that has served as a recreational 9-hole golf course for several years.

The Foundation will consider all proposals and potential uses for the parcel, to include the sole purchase of land with no intended future development, the development of a single-family home district, or commercial development.

Please read through and understand the details of this request prior to compiling a proposal. The Foundation reserves the right to waive any minor informalities or irregularities, which do not address the core purpose of the proposal, or to reject any and all proposals.

Submit written or electronic proposals to:

Iowa Central Community College Foundation
Attn: Dr. Jesse Ulrich
One Triton Circle
Fort Dodge, IA 50501
Ulrich@iowacentral.edu

II. GENERAL INFORMATION

The following information is provided to assist the purchaser by summarizing the important facts regarding the criteria and format by which the Request for Proposal process will proceed.

A. Land is being sold as-is, to include any and all buildings/structures currently existing within the area proposed, with the exception of a greenhouse structure which will be removed prior to the time of sale. The property includes an approximate 100’ x 55’ post-frame, metal skinned structure located on the north portion of the property. This proposal is specific to the golf course portion of the parcel and does not include the clubhouse or auxiliary buildings located on the south side of the property.

B. Property will include existing underground irrigation lines previously used in golf course operations.

C. If development proposal; A single-family home is defined as a standalone structure designed for residential use by one family, constructed on one parcel of land, having its own private and direct access to a street or thoroughfare. A structure whose owner owns, directly, an undivided interest in the underling real estate.
D. The Iowa Central Community College Foundation reserves the right to accept or reject any and all proposals.

E. Timetable of Events:
   - Proposal Deadline: August 31, 2023
   - Staff Recommendation: September 8, 2023
   - Final Selection: September 12, 2023

F. All proposals must be sealed and submitted to the Iowa Central Community College Foundation with all supporting documentation no later than 4:00 p.m. on Thursday, August 31, 2023.

G. Proposals not meeting the minimum requirements or submittal requirements will not be considered.

H. Copies of Webster County’s Zoning Ordinance, and Building Code are available at the Webster County Planning and Zoning Office – Webster County Courthouse, 701 Central Avenue South, Fort Dodge, Iowa or on the County’s website at https://www.webstercountyia.gov/departments/planning_and_zoning.php.

I. The purchaser will be responsible for ensuring proper zoning classification and regulations are updated and followed as necessary.

J. The Foundation will provide area information on where the lot boundaries are located (see Exhibit A).

K. The successful purchaser will be responsible for verifying the exact location of the boundary lines in relation to their proposal. The Foundation will work with the purchaser to finalize boundary lines prior to sale.

L. The Iowa Central Community College Foundation reserves the right to request additional information at any time during this process.

III. PROPOSAL GOALS AND OBJECTIVES

A. The sale of this land is being proposed as a means to liquidate the parcel of land from the Iowa Central Community College Foundation’s asset list.

B. The Foundation aims to ensure that the liquidation of this parcel is done so at a fair-market value.

C. The Foundation has an objective to ensure that the future use of this parcel coincides with the surrounding environment and current state of similar land use within rural Webster County.
IV. MINIMUM REQUIREMENTS

Proposals submitted shall meet the following minimum requirements:

A. Land purchase with no development plans
   a. Land being offered as-is.
   b. Provide information on potential use of land.

B. Development Proposal
   a. The area zoning will need to be updated appropriately. All provisions of the Webster County Zoning Ordinance, Subdivision Regulations, and Building Codes shall apply.
   b. Proposed development will need to follow the standards set forth within the Webster County Subdivision Ordinance 035.
   c. This development will require a professionally prepared site plan meeting the requirements of Subdivision Ordinance 035 of Webster County.
   d. Land is being offered as-is.
   e. The developer shall provide all necessary infrastructure, to include but not limited to; water, sewer, electrical service, paved roadways, curb and gutter with proper storm drainage.

V. FINANCIAL INCENTIVES

Property development may be eligible for financial incentives through tax increment financing to advance the completion and success of the project. Proposals shall be submitted to the Webster County Board of Supervisors for approval prior to the start of the project.

VI. SUBMITTAL REQUIREMENTS

Please provide the following information as a part of the proposal:

A. Land Purchase
   a. Purchase Offer with listed purchase price
   b. Proposed parcel boundaries (if varying significantly from Exhibit A)
   c. Intended use of purchased land
   d. The full name of the person, firm, or corporation submitting the proposal and the address and phone number of the person, firm, or president of the corporation;
   e. Partners of the development team (i.e. engineers, architects, financial advisors, etc.);
   f. Documentation of financial capability (i.e. financial commitment letter from lender);
g. A statement to the effect that the proposal is firm for a period of not less than 60 days after the closing date of this request (the Foundation intends to attain full purchase agreement within this time);

B. Site Development
   a. Conceptual site plan;
   b. Estimated total square acreage for each plot;
   c. Sample architectural photos of home types which would be allowed within development;
   d. Statement that reflects the proposed timeline of improvements and proposed date of completion;
   e. A statement to the effect that the proposal is firm for a period of not less than 60 days after the closing date of this request (the Foundation intends to attain full purchase agreement within this time);
   f. The full name of the person, firm, or corporation submitting the proposal and the address and phone number of the person, firm, or president of the corporation;
   g. Partners of the development team (i.e. engineers, architects, financial advisors, etc.);
   h. Documentation of financial capability (i.e. financial commitment letter from lender);
   i. List of past successful projects.

VII. SELECTION CRITERIA

Applications that pass the minimum requirements will be evaluated by Foundation staff. Criteria includes:

A. Purchase Price
B. Applicant/purchaser/developer capability and track record (including partners)
C. Proof of financial commitment
D. Compatibility with project goals
E. Project design and amenities
F. Feasibility
G. Purchase/Project timelines
VIII. SELECTION PROCESS

The selection of the preferred purchaser will utilize the following steps:

The Iowa Central Community College Foundation will evaluate each proposal to include all background information and factual data contained within each proposal. This review will ensure to determine the best value. The final selection will be made by the Iowa Central Community College Foundation.

The Iowa Central Community College Foundation reserves the right to accept or reject any and all proposals.

To schedule a site visit, please contact;

Ryan Gruenberg  
Vice President of Operations  
Iowa Central Community College  
515-574-1053  
gruemberg@iowacentral.edu
EXHIBIT A

Below is a map of the area proposed. Exact parcel lines will be determined during final negotiations. Area approximate based on online GIS software.