

INVITATION TO BID and BID
for the following Vacant Residential Lot(s):

***206 Jacob St.
805.5 E. Main St.
103 St. Joseph St.
303 S. Fourth St.
116 S. Orange St.***

1. City will receive sealed Bids for *Vacant Residential Lot(s)* at the City of Sturgis, City Manager's Office, 130 N. Nottawa Street, Sturgis, Michigan 49091 until September 11, 2017, 4:00 p.m., local time. No Bids will be received after this date and time. Bids must be submitted on this form and shall be enclosed in an opaque, sealed envelope, marked with "Bid Enclosed", the project title and the name and address of the Bidder. Do not submit an envelope so marked unless a valid Bid is enclosed.
2. Bids may not be withdrawn for a period of 30 days after the actual date of opening thereof. This time period may be extended by mutual agreement of the City and any Bidder or Bidders. It is anticipated that a recommendation for award will be submitted to the Sturgis City Commission for consideration at its meeting on Wednesday, September 27, 2017.
3. The City reserves the right to waive any irregularities and to reject or accept any and all Bids.
4. The undersigned Bidder proposes and agrees, if this Bid is accepted, to sign all necessary documents for purchase within twenty (20) days after approval by the Sturgis City Commission or the bid shall be null and void.
5. Upon purchase, the City of Sturgis will provide a quit claim deed and title insurance.
6. The purchaser shall be responsible for the prorated amount of any property taxes. Minimum bid for an individual lot is set at:
 - 206 Jacob St. \$100.00
 - 805.5 E. Main St. \$100.00
 - 103 St. Joseph St. \$500.00
 - 303 S. Fourth St. \$500.00
 - 116 S. Orange St. \$500.00
7. All Vacant Residential Lots are zoned R-3 Residential and must comply with applicable City of Sturgis zoning code regulations.
8. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any

person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over City.

9. Specifications: See attached Exhibit A, Information for *Vacant Residential Lot(s)*.

10. If Bidders have questions, they may contact, *Michael L. Hughes* at 269.659.7223 or mhughes@sturgismi.gov.

11. Bid amounts shall be entered below for one or both of the lots. A bid from adjacent property owners for splitting a parcel is allowable; however both adjacent property owners must submit bids on the same bid sheet. Any bid proposing to split a lot shall conform to any lot split rules or regulations.

<u>Address</u>	<u>Parcel #</u>	<u>Lot Amount</u>	<u>Portion of Lot Amount- Adjacent Property Owner A</u>	<u>Portion of Lot Amount- Adjacent Property Owner B</u>
206 Jacob St.	052 330 025 00	\$	Lot dimension: \$	Lot dimension: \$
805.5 E. Main St.	052 290 216 00	\$	Lot dimension: \$	Lot dimension: \$
103 St. Joseph St.	052-040-069-00	\$	Lot dimension: \$	Lot dimension: \$
303 S. Fourth St.	052-100-072-00	\$	Lot dimension: \$	Lot dimension: \$
116 S. Orange St.	052-510-009-00	\$	Lot dimension: \$	Lot dimension: \$
Total Cost		\$	\$	\$

SUBMITTED on _____, 2017 By: _____
(date*) (Name of Bidder*)

(Street*) (Signature)

(City, State, and Zip*) (Name and Title of Signatory*)

(Telephone Number*)

ADDITIONAL BID SUBMISSION FOR PORTION OF LOT

SUBMITTED on _____, 2017 By: _____
(date*) (Name of Bidder*)

(Street*) (Signature)

(City, State, and Zip*) (Name and Title of Signatory*)

(Telephone Number*)

**Typed or printed in ink.*

Exhibit A

Information for *Vacant Residential Lot(s)*
Bids to be received by *September 11, 2017*

The available parcels have no property tax bill for 2017 because they are owned by the City. When the parcel is purchased, it will be transferred into the new owner's name and an assessment will be determined for the subsequent year. The estimated Taxable Values for each parcel are listed below; these are estimates only for consideration for the placement of a bid on a parcel. Actual assessments will be sent to the owner at the beginning of the year.

The amount of the annual tax bill is estimated with 2017 millage rates. The tax rate including a Principle Residence Exemption (PRE) would be used if a parcel is purchased by someone who is an owner of an adjacent parcel that currently has a 100% PRE. The non-PRE tax rate would be used for all other owners.

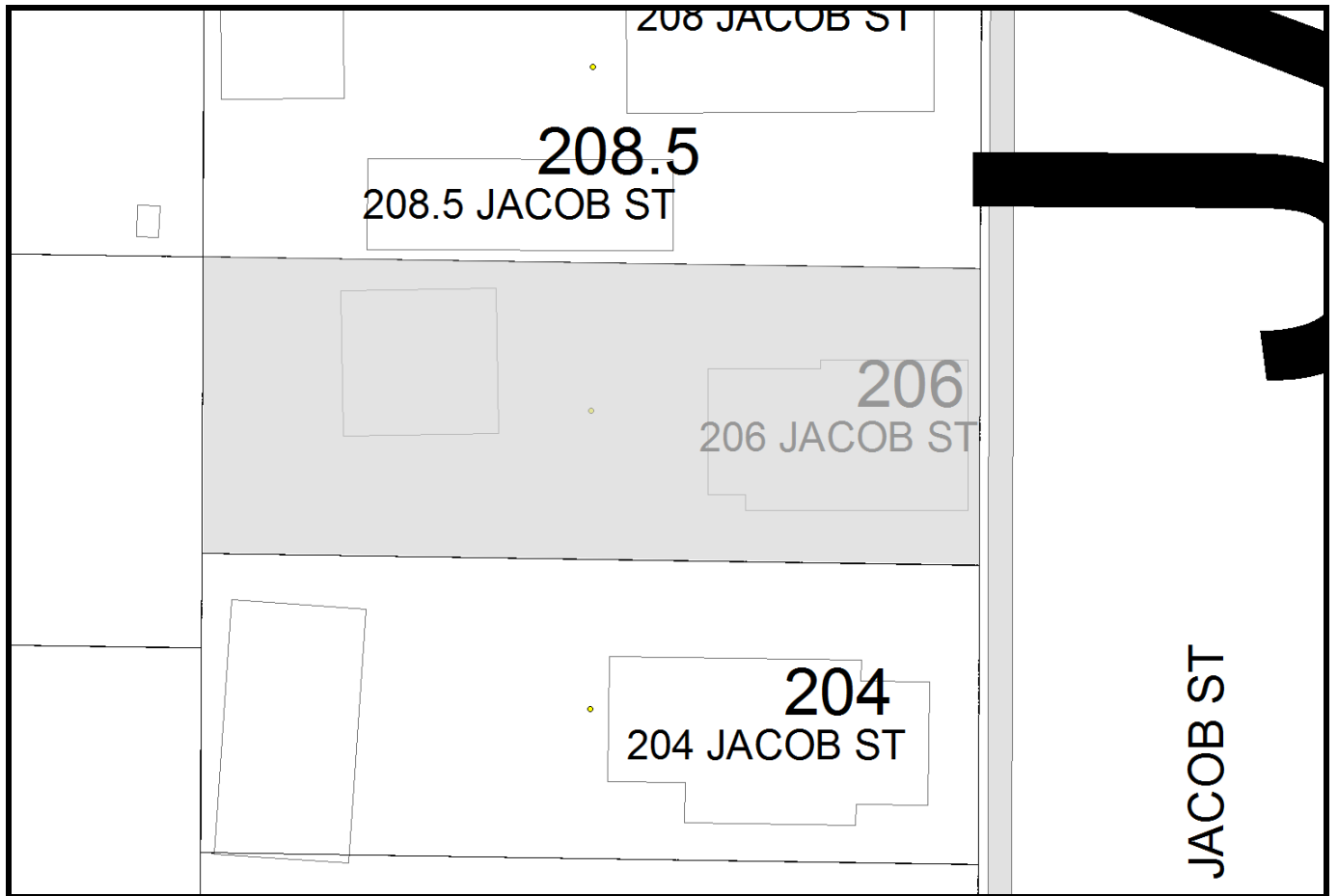
Property Address	Parcel Number	Est. Taxable Value	Est. Taxes PRE	Ext. Taxes Non-PRE
206 Jacob St.	75-052-330-025-00	\$3,900.00	\$169.29	\$233.19
805.5 E. Main St.	75-052-290-216-00	\$6,000.00	\$249.67	\$358.75
103 St. Joseph St.	75-052-040-069-00	\$4,400.00	\$183.09	\$263.08
303 S. Fourth St.	75-052-100-072-00	\$6,900.00	\$287.12	\$412.56
116 S. Orange St.	75-052-510-009-00	\$4,600.00	\$191.42	\$275.04

Address: 206 Jacob Street

Zoning: R-3 Residential

Acreage: .152

Sketch:

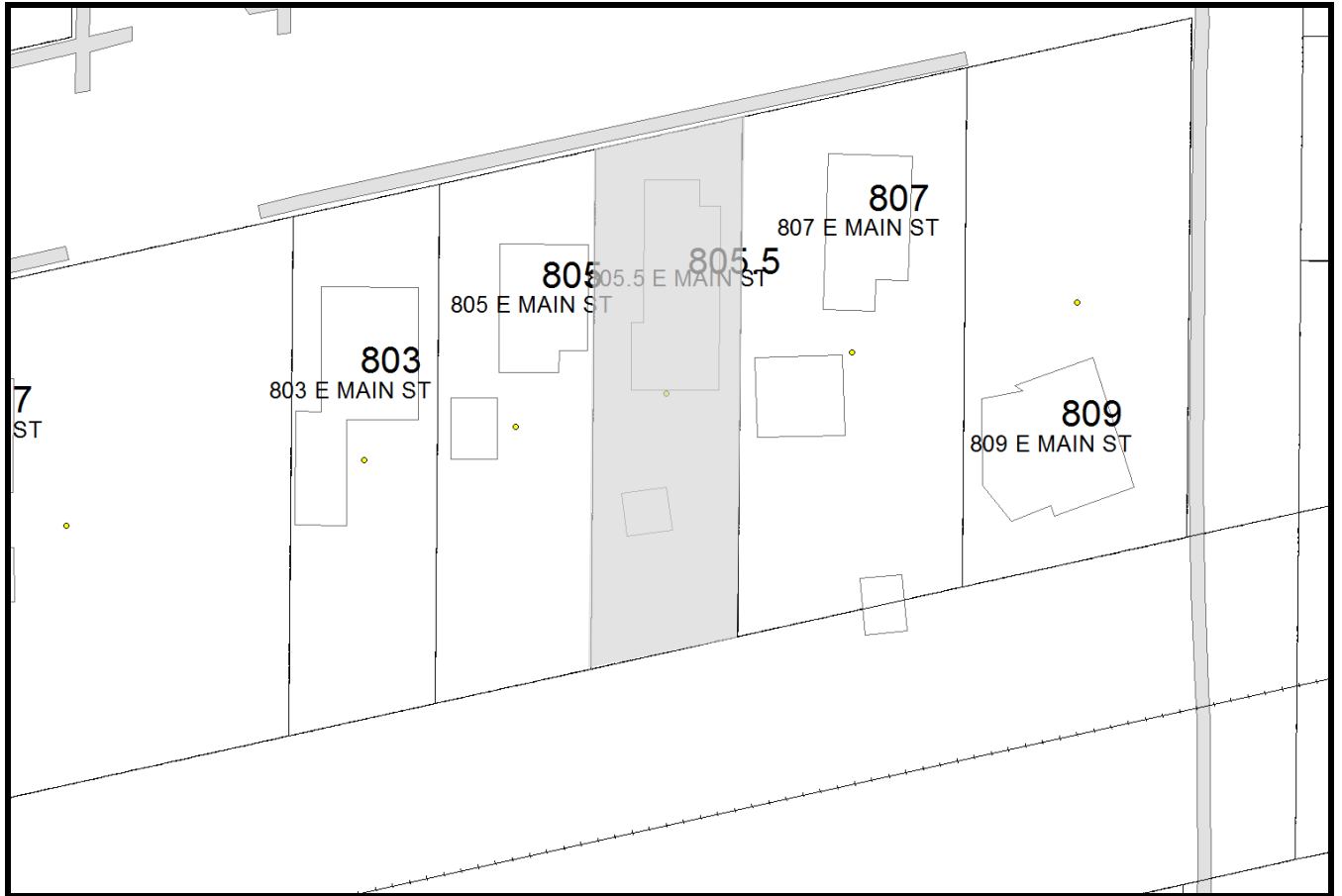


Address: 805.5 E. Main St.

Zoning: R-3 Residential

Acreage: .158

Sketch:

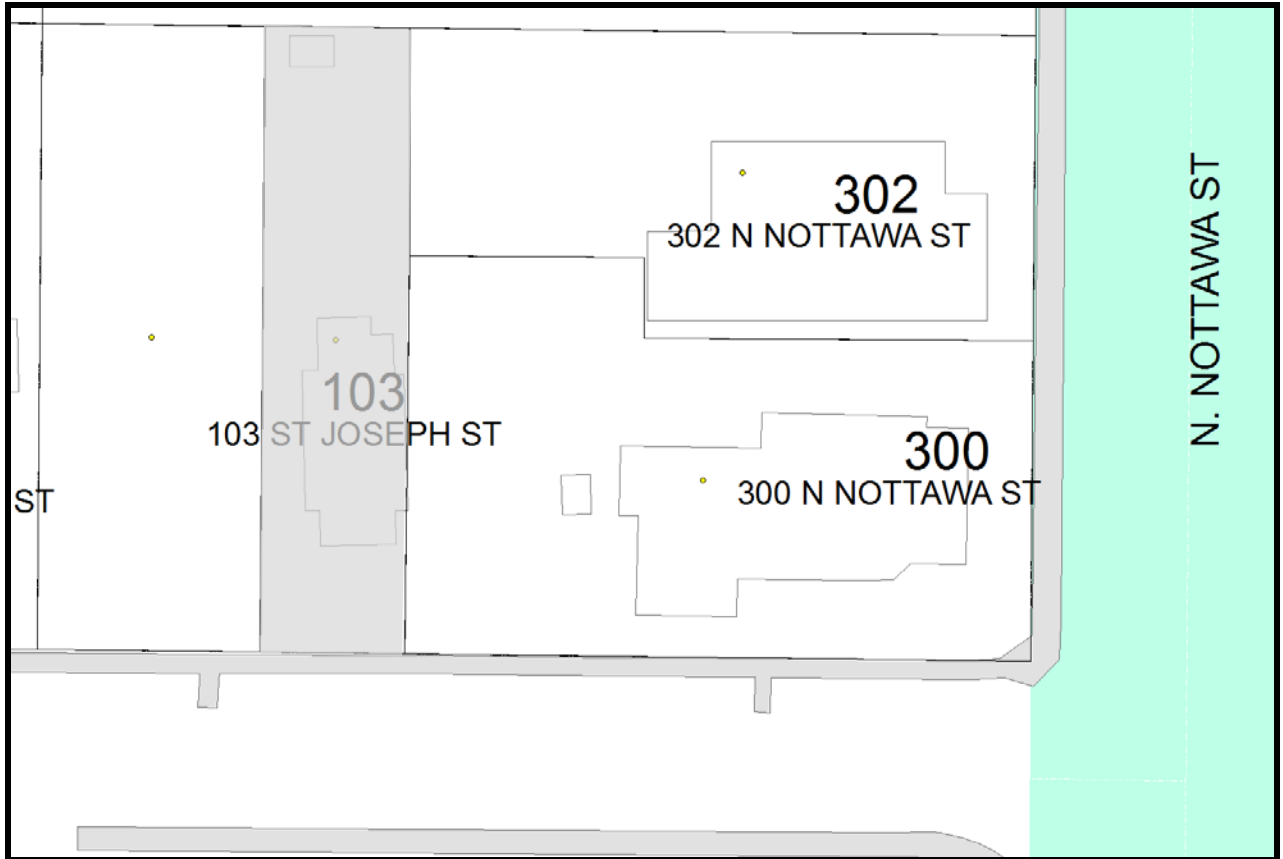


Address: 103 St. Joseph St.

Zoning: R-3 Residential

Acreage: .091

Sketch:

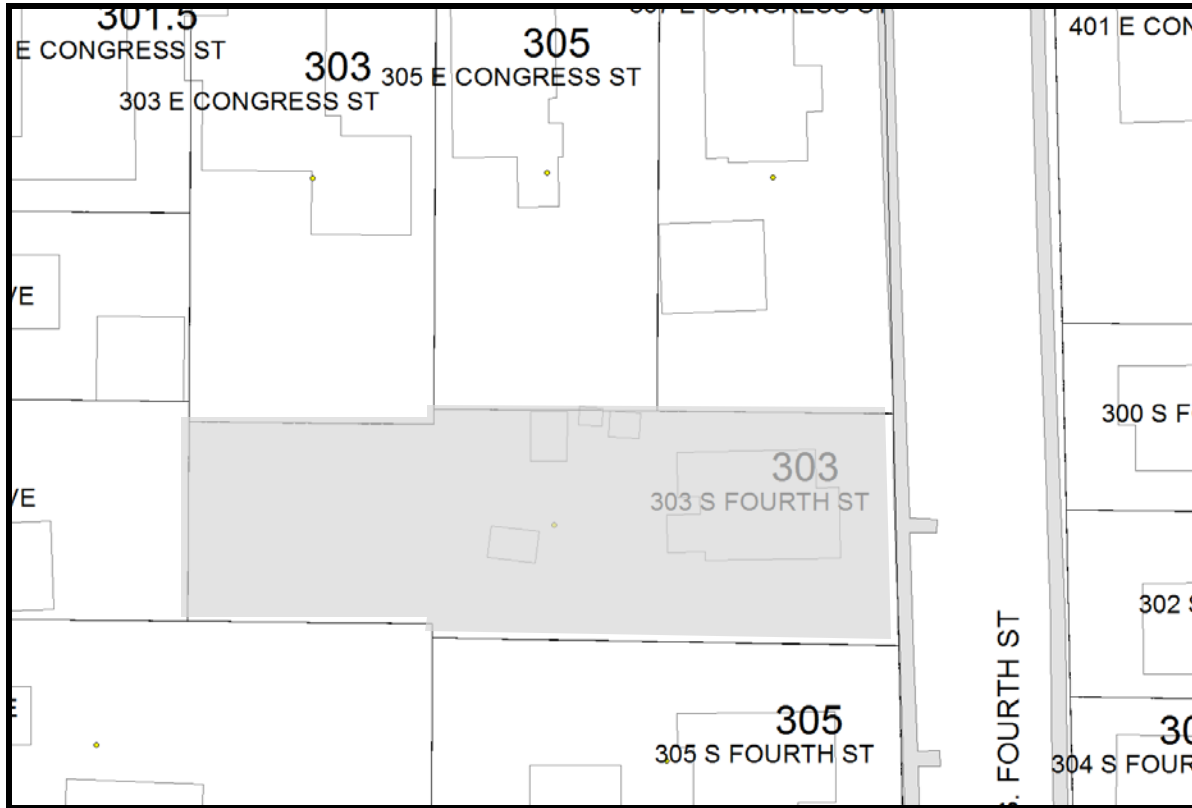


Address: 303 S. Fourth St.

Zoning: R-3 Residential

Acreage: .268

Sketch:



Address: 116 S. Orange St.

Zoning: R-3 Residential

Acreage: .200

Sketch:

