



The City of Colfax, Iowa, is selling the following properties by sealed bid. **Proposals are due to the City Clerk, 20 W. Howard Street, Colfax, IA 50054, by February 21, 2023, at 4:00 p.m.** The Council will determine the successful bid by the merits of the developer's proposal and not necessarily the high bid. Listed below are the requirements necessary to bid on the property. The City reserves the right to add further considerations to the list below at the Public Hearing.

Addresses: 2 & 6 N. Elm Street, Colfax, IA 50054
Zoned Residential Multi-Family

ORIGINAL PLAT LOTS 8 & 9 of Block 3; Section: 1; Township 79; Range 21 in the City of Colfax, Jasper County, Iowa.

1. The Developer will construct a new or remodel the current dwelling on the Property within two years from the date of the sale and will include the following:
 - The two lots will be combined and not sold separately, one of the addresses will be eliminated, the other will remain. The applicant could also choose the address 4 North Elm St.
 - All one-family dwellings shall have a minimum of 1,200 square feet of living area, excluding basements, breezeways, and garages. The living area at ground level shall have the following minimum square feet:
 - One story - a minimum of 1,200 square feet;
 - One and one-half stories – a minimum of 1,000 square feet at ground level;
 - Two stories - Living area of 1,000 square feet shall be 100 percent of the required minimum ground level living area.
 - All condominiums and multi-family dwellings shall have a minimum of 1,000 square feet of living area per unit with not less than two (2) bedrooms.
 - Sidewalks shall be the same width as the property on either side and restored to good condition after building on the property and be free of tripping hazards.
 - No certificate of occupancy shall be issued for any one lot until final grading of said lot has been completed. Final grading shall provide positive drainage away from all buildings and be coordinated with the general storm drainage pattern for the area.
 - Concrete Driveway must be installed, with no access off of Division.
 - Lot must be sodded or seeded upon completion of the structure.
 - Developer pays all legal and filing fees, including the creation of an abstract.
 - Developer shall submit elevation diagrams of the project. The Council may pick the project that is most suitable to the City of Colfax. Consideration will be given to the out-facing aesthetics of the structure in addition to the cash offer.



2. If the structure is not completed within the two (2) year time frame, the Property will not be eligible for tax abatement from the City of Colfax.
3. Building permits are required through the City of Colfax and all new and/or remodeling structure plans must be approved by the City Council and Building Inspector. Structures on this property must comply with all local and state building codes and are subject to inspections by the City of Colfax Building Inspector.
4. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.
5. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with the laws of the State of Iowa.

Developer must provide a site plan with elevation diagrams/renderings for the proposed construction.

I, _____ bid \$ _____ for 2 & 6 N. Elm Street,
Colfax IA.

Developer

Print Name

Phone

Email