

CITY OF LYONS INVITATION FOR PROPOSALS
FOR SALE OF REAL PROPERTY

INVITATION, INSTRUCTIONS, TERMS AND CONDITIONS:

The Mayor and Council of the City of Lyons, Georgia invites members of the general public to submit sealed bid proposals to purchase certain real property in accordance with O.C.G.A. § 36-37-6 (a).

The certain real property is improved and consists of 1.742 acres, more or less, and it is more particularly shown at Tract No. 1 on the plat of survey by Craig R. Bargstadt, Georgia Registered Land Surveyor, dated March 20, 2018, and recorded in plat book 33, page 258, in the office of the Clerk of Superior Court, Toombs County, Georgia. The property is currently zoned to the C-2 zoning district. The Mayor and Council seek sealed bid proposals for the purchase of the property from the members of the general public who have an affirmative commitment to developing the property consistent with the foregoing zoning classification and to developing the property for office and/or commercial uses.

Sealed bids must be submitted to the **City Manager or City Clerk at City Hall, which is located at 161 N.E. Broad Street, Lyons, Georgia 30436, no later than 1:00 PM on August 24, 2018.** Bids will be opened before the public at that time, and no bid arriving after 1:00 PM on August 24, 2018 will be accepted. Mailed bids must be physically received no later than 1:00 PM on August 24, 2018. The City of Lyons reserves the right to reject any and all bids or to cancel the proposed sale in accordance with state law.

TERMS AND CONDITIONS OF PROPOSED SALE:

The City of Lyons seeks sealed bid proposals for purchase of the property from members of the general public who have an affirmative commitment to developing the property consistent with its zoning classification and to developing the property for office and/or commercial uses. The City of Lyons seeks to sell the property to a real estate developer with a proven ability to develop first class office and/or commercial projects in the State of Georgia. Your proposal must include a form purchase and sale agreement, offering to purchase the property with such contingencies, if any, as you wish to propose. However, such purchase and sale agreement shall provide that the City of Lyons has the right to cancel the purchase and sale agreement at any time prior to closing for any reason, with no liability to the City, including but not limited to your failure to furnish the City of Lyons with evidence, reasonably satisfactory to the City of Lyons, of your financial ability to develop the property, as well as any binding commitments from tenants/buyers to lease or purchase portions of the property, if any such commitments are in your possession. Such purchase and sale agreement shall also provide that the City of Lyons shall convey title by limited warranty deed and that the property shall be sold "as-is, where is, with all faults".

FORM OF PROPOSAL:

Sealed bid.

INSTRUCTIONS TO BIDDERS:

1. Bid blanks and all other written materials connected with the proposed sale may be obtained from the City Manager or City Clerk at City Hall, which is located at 161 N.E. Broad Street, Lyons, Georgia 30436, between the hours of 9:00 a.m. and 4:30 p.m., Monday through Friday.

2. Bids must be submitted on the "Form of Proposal", which may be obtained from the City Manager or City Clerk.
3. Bids must be received in sealed, pre-addressed envelope no later than 1:00 PM on August 24, 2018.
4. You may hand deliver your bid, or you may return your bid by first class mail, certified mail, return receipt requested or overnight mail delivery. Electronic submission of bids shall not be accepted.
5. Your bid must include the following:
 - a. Completed Form of Proposal;
 - b. Authentication of Bid and Affidavit of Non-Collusion and Non-Conflict of Interest;
 - c. Form of Proposed Purchase and Sale Agreement; and
 - d. Resume including project history of bidder and principal(s) of bidder.
6. The City of Lyons reserves the unqualified right to reject any or all bids and to cancel any proposed sale.
7. Bidders are invited to attend the bid opening, which shall be open to the general public.
8. A tabulation of all bids shall be retained and kept available for public inspection following the opening of all bids. All such bids shall be retained and kept available for public inspection for a period of not less than 60 days from the date on which such bids are opened.

LEGAL DESCRIPTION OF REAL PROPERTY:

All that tract or parcel of land lying and being in the 1536th G.M. District, Lyons, Toombs County, Georgia, containing 1.742 acres and being shown as Tract No. 1 on the plat of survey by Craig R. Bargstadt, Georgia Registered Land Surveyor, dated March 20, 2018, and recorded in plat book 33, page 258 in the office of the Clerk of Superior Court, Toombs County, Georgia. Said plat is incorporated into and made a part of this legal description by reference.