

CITY OF MIDWAY
MIDWAY, KY

INVITATION FOR BIDS: SALE OF EXCESS/SURPLUS PROPERTY

SECTION 1: Property Information

| | | | |
|-----------------------------|-------------------------|--------------|--|
| Location | 109 E Bruen St. | Midway | KY 40347 |
| Owner | City of Midway | P.O Box 4275 | Midway, KY 40347 |
| Property Description | Old Firehouse Building | | Stories: 1.50 Foundation: Concrete Block |
| Building Description | Exterior: Solid Masonry | | Living Area: 1,160 Sq Ft Warehouse: 1,300 Sq Ft |

SECTION 2: FOR SALE – CITY OWNED PROPERTY *(Text limited for accurate printing.)*

LEGAL DESCRIPTION OF PROPERTY: *See attached Exhibit A.*

Return Address: City of Midway
P.O. Box 4275
Midway, KY 40347

Business Hours:
8:30 am – 4:30 pm

| Bid Invitation No. | Date Invitation Issued | Bid Closing Date | Bid Closing Time |
|--------------------|------------------------|------------------|--|
| 2025-01 | 12/11/24 | 12/30/24 | 4:00 PM <input checked="" type="checkbox"/> EST <input type="checkbox"/> EDT |

For information contact:

| NAME | PHONE | EMAIL |
|--------------------------|--------------|---------------------------------|
| Mayor Grayson Vandegrift | 859-361-6320 | mayorgrayson@meetmeinmidway.com |

Note: Sealed bids for sale of state-owned real estate will be received and opened at the place, date, and time shown above. The property being offered for sale is described separately on the attached Form of Proposal and plat.

ADDENDUM TO THIS INVITATION FOR BIDS

| No. | Description |
|-----|---|
| 1. | Terms of Sale: See terms on back of this sheet |
| 2. | Form of Proposal: Sealed bid |
| 3. | Plat of the property offered for sale: Attached |

INSTRUCTIONS TO BIDDERS

1. Bids must be submitted on the "Form of Proposal" included with and made a part of this invitation.
2. Bids must be received in sealed, pre-addressed envelope no later than the date and time of bid closing as noted above.
3. You may hand-deliver your bid or return by regular mail or parcel service. Electronic submission of bids will not be accepted.
4. The City of Midway reserves the unqualified right to reject any or all bids.
5. Bidders are invited to attend the bid opening.

**CITY OF MIDWAY
MIDWAY, KY**

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INVITATION FOR BIDS: SALE OF EXCESS/SURPLUS PROPERTY

TERMS OF SALE

As a guarantee of good faith, each bid must be accompanied by a certified check, cashier's check, or money order made payable to the **City of Midway** (the "**City**") in an amount no less than ten percent (10%) of the total amount bid. **Cash will not be accepted. Bids under \$250,000 will not be considered.**

The good faith deposit of all unsuccessful bidders will be returned by mail as soon as possible after bids have been opened and the property has been awarded. The deposits of all bidders will be returned if all bids are rejected.

The City will retain and apply the successful bidder's good faith deposit to the balance of the purchase price. The successful bidder must pay the balance of the purchase price at the time of delivery of the deed. Payment of the balance due must be in the form of a certified check, cashier's check, or money order made payable to the **City of Midway**. The successful bidder's good faith deposit will be forfeited to the City of Midway as liquidated damages if the successful bidder fails or refuses to purchase the property after the property has been awarded.

Prior to submitting a bid, prospective bidders are responsible for inspecting and investigating this real estate to determine pertinent factors such as access, zoning, easements, condition, etc. No refund or adjustment will be made because the property fails to meet standards of quality or conditions. Failure to inspect the property will not be grounds for any claim for relief.

Bidders and their representative shall have the right to enter upon the property to conduct reasonable surveys, non-invasive examinations, and inspections prior to the closing, provided however, that the discovery of any objectionable condition on or with respect to the property shall not give the bidder any right to require the City to take any corrective action with respect to such condition. The City shall not be liable for any damage, liability, loss, cost, or expense resulting from the examinations and inspections. In the exercise of its rights pursuant to this paragraph, the bidder shall not interfere with the conduct of the City's activities on or with respect to the property and shall give the City reasonable advance notice of any surveys, non-invasive examinations, and inspections the bidder intends to conduct. Such notice shall contain the date and time the bidder intends to conduct such activities and a description of the nature of the activities. The City shall be entitled to have representatives present throughout such activities. The City may require proof of insurance before any survey or non-invasive examination of the property is conducted.

Possession of the property will be given upon payment in full of the purchase price and delivery of the deed. The property shall be conveyed to the successful bidder on the closing date. The sale will be on an AS-IS/ WHERE-IS BASIS.

A good marketable title to the property will be conveyed by deed containing covenant of special warranty, unless specifically provided otherwise, subject to existing laws and regulations regarding use of the property.

After the full consideration is received for the property, the deed of conveyance will be recorded and the original deed will be provided to the successful bidder.

The successful bidder or his successor in title will be responsible for payment of a taxes due on the property after delivery of the deed.

Bids submitted electronically will not be accepted. Bids under \$250,000 will not be considered.

If you have a disability for which the City of Midway needs to provide accommodations, please notify us of your requirements 48 hours before the scheduled bid opening.

FORM OF PROPOSAL AND EXHIBIT A ALSO AVAILABLE FOR PICK UP AT 426 S WINTER ST M-F 8:30-4:30

A BID WILL BE CONSIDERED VALID ONLY WHEN:

- 1. SUBMITTED ON THE ATTACHED "FORM OF PROPOSAL" - FORM ALSO AVAILABLE AT MEETMEINMIDWAY.COM**
- 2. PROPERLY COMPLETED AND SIGNED**
- 3. RECEIVED IN A SEALED ENVELOPE**
- 4. DELIVERED TO THE RECEIVER ON OR BEFORE THE DESIGNATED BID OPENING**

**CITY OF MIDWAY
MIDWAY, KY**

INVITATION FOR BIDS: SALE OF EXCESS/SURPLUS PROPERTY

FORM OF PROPOSAL (SEALED BID)

| | | |
|---------------------------|-------------------------|---|
| Bid Invitation No. | Bid Closing Date | Bid Closing Time |
| | | <input type="checkbox"/> EST <input type="checkbox"/> EDT |

I, the bidder, do hereby propose to pay to the City of Midway a total of \$_____ for the below-described real estate, subject to the INSTRUCTIONS, TERMS, AND CONDITIONS and Authentication of Bid and Affidavit of Non-Collusion and Non-Conflict of Interest. My ten percent (10%) good faith deposit in the amount of \$_____ is enclosed.

PROPERTY DESCRIPTION *(See attached Exhibit A.)*

**AUTHENTICATION OF BID AND AFFIDAVIT OF
NON-COLLUSION AND NON-CONFLICT OF INTEREST**

I, the bidder, certify that:

1. I have independently arrived at and submitted this bid without collusion, agreement, understanding, or planned common course with any other bidder or state employee.
2. I have not and will not communicate the contents of this bid to any person not an employee or agent of the bidder prior to the official bid opening.
3. I am legally entitled to enter into contracts with the City of Midway and am not in violation of any prohibited conflict of interest.
4. I have fully informed myself regarding the accuracy of the statements made in this affidavit.
5. I have read the entire content of the Invitation for Bids, including the Form of Proposal, Instructions, Terms of Sale, etc.
6. I accept all the terms and conditions herein as part of my bid and I will be bound by the same.
7. I am not relying on any statement, verbal or otherwise, not contained herein.
8. I have examined the property identified above.

Should I be the successful bidder, make deed to:

| | | | |
|----------------|--------------------------|-------------------------------|----------------------------------|
| NAME | NAME | SURVIVORSHIP CLAUSE | |
| | | <input type="checkbox"/> With | <input type="checkbox"/> Without |
| ADDRESS | CITY | STATE | ZIP |
| | | | |
| EMAIL | TAX ID NO. OR SSN | PHONE | |
| | | | |

NOTE: Signature below is REQUIRED. Failure to sign shall render the bid invalid.

| | |
|------------------|-------------|
| SIGNATURE | DATE |
| | |

Map 38-5018-002-00

Descr: **Midway** Class: **Exempt City**
 Account: **16954**
 Owner: **MIDWAY CITY OF**
 P O BOX 4275
 MIDWAY KY 40347

PROPERTY CARD

Printed 8/13/2024

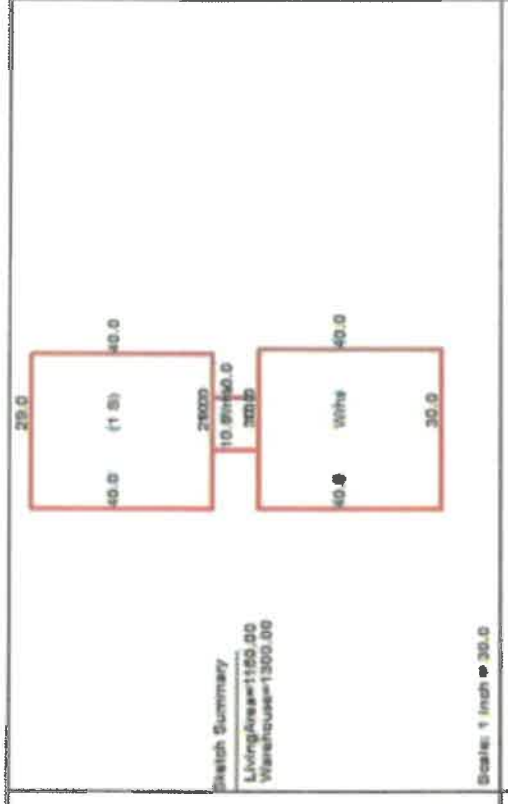
Location: **BRUEN E 109**
 Building: **1 1 1/2 S**
 Yr Const: **0** EffAge: **0** BuildingVal: **52,000** MH Val: **0**

Woodford County PVA
 20-20219-002-00_002LA_2024
 07/26/2024



| | | |
|--------------------------------------|---|---|
| Date Assessed | Lot Size: 45 X 105 | Block |
| Lot Est/Actual | Frontage: 0.00 | Checked By |
| Platt Book | Acres: 0.00 | Lot Size Sq Ft: 0.00 |
| Source | Neighborhood | Depth: 0.00 |
| Zoning | Road | Acres Est/Ac |
| Sidewalks | Topography | Site Condition |
| Drainage | Flood Hazard | Driveway |
| Land Value: 20,000 | Tenant Houses: 0 | Shape |
| Fencing: 0 | Barns: 0 | Elect: <input type="checkbox"/> Gas: <input type="checkbox"/> Water: <input type="checkbox"/> Sewer: <input type="checkbox"/> |
| Patio/Deck | No Stories: 1.50 | Silos: 0 Grain Bins: 0 |
| MH/Skirting | MH/Manufact | Avg Height: 0.00 |
| Area | Width: 0.00 | MH/Model |
| Pool Size: 0.00 | Garage/Carport: 1 | Length: 0.00 |
| Pool Cond | Gar Exterior | Gar Type: 1 |
| Bldg Cond | Neighborhood | Pool |
| Foundation: Concrete Block | Structure: 1 1/2 Story | Site Cond |
| Tennis Court: 1 | Const Type | Exterior: Solid Masonry |
| Roof Pitch | Roof Type | Const Quality |
| Basement Finish: 1 | Basement Type: None | Roof Cover |
| Suppl/Heat | Heat Type | Basement Size |
| Sidewalks | Air Type | Heat Source |
| Fire Alarm: <input type="checkbox"/> | Electricity: <input type="checkbox"/> Gas: <input type="checkbox"/> Water: <input type="checkbox"/> | Driveway: Unimproved |
| Special Imprvmt | Sewer: <input type="checkbox"/> Solarr: <input type="checkbox"/> Sprinklers: <input type="checkbox"/> | Water: <input type="checkbox"/> |
| Bents: 0 | Kitchen: 0 BedRm: 0 | Solar: <input type="checkbox"/> |
| Stalls: 0 | Total: 0 Firpic: 0 | Family: 0 OthRm: 0 |

| Name | Deed | Sale Date | Sale Price |
|----------------|------|-----------|------------|
| MIDWAY CITY OF | 1 | | |



| Year | Net Taxable | Exemption | Total Taxable | Land | Improvements | Ag Improvements | Land FCV | Improvements FCV | Ag Improvements FCV | Total FCV |
|------|-------------|-----------|---------------|--------|--------------|-----------------|----------|------------------|---------------------|-----------|
| 2024 | 72,000 | 1 | 72,000 | 20,000 | 52,000 | 0 | 0 | 0 | 0 | 0 |
| 2023 | 72,000 | 1 | 72,000 | 20,000 | 52,000 | 0 | 0 | 0 | 0 | 0 |
| 2022 | 72,000 | 1 | 72,000 | 20,000 | 52,000 | 0 | 0 | 0 | 0 | 0 |

