

**Proposal FY2017-13
Request for Proposals
Sale of Land**

During its July 3, 2017 meeting, the Salem City Council declared approximately 22 +/- acres of City-owned real estate located at the northeast corner of Main Street and Selmaville Road to be "surplus" and available for sale for economic development/job creation and retention projects. The property is described as PT W1/2 W1/2 SW Lying North of Rt 50 according to Marion County records and has a Parcel ID 11-09-300-029.

The City of Salem shall consider proposals for the acquisition of property only for commercial and industrial projects: (1) that create and/or retain positions of employment that will be located on the City-surplused property; (2) that entail the construction of buildings at which positions of employment will be created/retained; (3) that will commence under mutually-agreed schedules and will be subject to development schedules and timetables that will result in the forfeiture of property if not followed. The Salem City Council will reserve the right to reject proposals for the purchase of property for: (4) speculative projects; (5) projects which are not suitably defined, planned, or for which financing is not readily available; (6) projects that, under certain circumstances, relocate jobs or business activities from one location within the City of Salem to the supplused property; (7) projects that are not suitable for location on supplused property as determined by the Salem City Council. The City shall be willing to subdivide parcels into smaller lots for the purpose of selling property to parties for approved economic development projects.

The City of Salem shall accept sealed proposals for the purchase of supplused City properties, which proposals shall prominently display "SEALED PROPOSAL FOR PURCHASE OF CITY SURPLUSED REAL ESTATE," and will be opened no earlier than August 21, 2017. All proposals shall be in writing and shall state the name, address, and telephone number of person or organization making the proposal. All proposals must provide information sufficient to identify the property desired for purchase, and shall also include details about the commercial or industrial project proposed for the supplused property in order to satisfy Items 1-3 above. All proposals must state the price the person or organization making proposal is willing to pay to acquire the supplused property. No title insurance or other proof of title will be provided. The City will not warrant title. The parcel to be sold shall be brought into compliance with all laws and ordinances by purchaser. The purchaser may devote the parcel upon acquisition to any legal use in compliance with the Salem Zoning Code. The City reserves the right to reject all proposals.

Bill Gruen
Salem City Manager
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Publish in the Legal Section:
July 14, July 21, July 28, 2017