

**NOTICE OF INVITATION TO SUBMIT BID PROPOSALS
FOR PURCHASE OF RAILROAD CABOOSE**

The City of Hazlehurst, Georgia will be accepting sealed bids (60 days) for opening on Monday **July 17, 2023** during a regular City Council Work Session which begins at 5:00 p.m. Interested individuals or entities may pick up a Bid Package from City Hall during regular business hours which sets forth the terms and conditions. Bid proposals must be submitted not later than noon July 17, 2023,

The property for which Bid proposals are being received is as follows:

DESCRIPTION OF PERSONAL PROPERTY

That certain Railroad Caboose currently located at the intersection of Latimer and South Williams Streets in Hazlehurst, Georgia.

THE CONDITIONS OF THE PROPOSED SALE ARE AS FOLLOWS:

1. Total bid price must be stated in U.S. dollars to be paid in certified funds at closing which must take place within 30 days of acceptance of bid.
2. A written detailed description of:
 - A. the Bidder's intended use of the property, including its intended physical re-location.
 - B. a schedule of improvements and modifications to be made for its prospective use.
 - C. a schedule setting forth intended capital improvements, if any. This would include exterior and interiors renovations to the property.
 - D. the projected capital investment beyond purchase price. This would include those anticipated for the anticipated expenses referenced above.
3. A written statement that if successful, the Bidder will be bound by conditions of sale below.

THE CONDITIONS OF SALE IF BID IS ACCEPTED:

1. The property is sold "as is, where is" with warranty of title only and no other warranty of any kind, including warranty of fitness for a particular purpose or use or merchantability.
2. The property will be moved at Bidder's sole expense.
3. The property must be re-located where it is visible and accessible to the public during daylight hours.
4. The property shall be painted red, with contrasting colors of historically correct signage or identification and shall not have any other signage of a commercial nature painted on or attached to it, and shall not be physically altered in any manner that destroys its character and general representation of an authentic Railroad Caboose except that a porch or deck may be attached to it;
5. The City of Hazlehurst shall have the Right of First Refusal to purchase the property within ninety (90) days should the Owner ever decide to sell the property. The exact language and

details to be set forth in a separate agreement between the parties and to be recorded on the deed records referencing the property as a removable fixture located on the real property where it is re-located. Such Right shall entitle the City to repurchase the property for the original purchase price paid to it plus all itemized capital improvement expenditures (which shall not include standard maintenance expenses) by Owner. If the parties are unable to agree as to what constitutes capital expenditures, the parties agree to mediate the issue as promptly as possible, and any delay occasioned by the scheduling of a mediation shall toll the ninety (90) day period for the City's exercising its Right for the number of days of such delay.

6. Bidder must agree to sign any and all documents necessary to fulfill the conditions of sale.

- 4. THE CITY RETAINS THE RIGHT TO EVALUATE THE REASONABLENESS OF ALL BIDS BASED UPON COMPLIANCE WITH ALL OF THE BID REQUIREMENTS AND NOT SOLELY ON THE MONETARY OFFER BEFORE ANNOUNCING THE ACCEPTABLE BID.**

- 5. THE CITY RETAINS THE RIGHT TO REJECT ALL BIDS.**