

DILAPIDATED PROPERTIES IMPROVEMENT PROJECT

REQUEST FOR PROPOSAL

PURPOSE: The Village of Bloomfield has entered into an intergovernmental agreement with Walworth County to acquire two tax parcels in the Village. The parcels were initially acquired by Walworth County through foreclosure action for unpaid property taxes. It is the Village's intention to enter into an agreement with a builder to improve the subject parcels. In this agreement the builder will receive the subject parcels at the Village's cost of acquisition and make all proposed improvements and modifications at the builder's expense. Any future sale of the subject parcels, after the construction of the proposed improvements, shall be to the benefit of the builder. It is the Village's intent that the subject parcels be improved to add to the character of the Village and each individual neighborhood, by removal of the blighting condition and creation of solid new construction.

PROPOSAL DUE DATE: Proposals shall be received in a sealed envelope by the Village Clerk on **January 22, 2021 close of business.**

LOCATIONS (Subject Parcels):

N1272 Pine Rd	Tax Parcel: &PL 01545
W936 Myrtle Rd.	Tax Parcel: &PL 00719

APPROXIMATE ACQUISITION COSTS:

Tax Parcel: &PL 01545	\$26,083.75
Tax Parcel: &PL 00719	\$16,311.99

REQUIREMENTS:

1. Proposals must include the latest date upon which all blighted conditions on the subject parcels will be removed.
2. Proposals shall require that within 30 days of notice of acceptance of the proposal the Village will transfer that subject parcel to the builder by quit claim deed with the property being sold in an "AS IS" and "WHERE AS" condition. The builder will agree to enter into a developer's agreement substantially consistent with the terms of the builder's proposal and include a recordable reverter clause requiring the property to be returned to the Village if the builder fails to meet the time frame specified in the builder's proposal. All costs associated with construction, closing and real estate transfer shall be at the builder's expense. Builder shall be responsible for obtaining all necessary permits to satisfactorily complete the terms of the builder's proposal. All parcels shall be surveyed and any parcel the builder intends to construct an improvement that includes a basement shall first provide the Village with sufficient proof ground water levels will not create abnormal wear and tear on the new

- improvement. Builder to purchase the subject parcels at the Village's acquisition costs plus 10% administrative fee.
3. Proposals shall provide that all windows and exterior doors installed shall meet or exceed Energy Star and NFRC recommendations for installations in Northern climate zones.
 4. Proposals shall provide a substantial completion date for each of the subject parcels. Substantial completion occurs when the Village Building Inspector issues an occupancy permit for the improvements.
 5. Proposal shall state the planned relationship between the Builder and the Village of Bloomfield will not be an employee/employer relationship or an independent contractor relationship. The parties will continue, if the proposal is selected, in a Buyer/Seller relationship.
 6. Proposal should provide any other information, drawings and details the Builder believes relevant and useful for the Village in its deliberations and consideration of the proposal. Information that would distinguish the Builder's proposals from other proposals.

SELECTION PROCESS:

All proposals shall be in sealed envelopes to be opened at the Village Administrative Committee meeting on January 25, 2021, following the committee's meeting the Village Board will meet in special session. The Village Board may declare the successful proposal on January 25th or at a subsequent Board meeting.