

REQUEST FOR PROPOSALS

Rehabilitation and Redevelopment of County-Owned Property

1162 Raspberry Avenue

East Pleasant Plain, Iowa

I. PURPOSE

The Jefferson County Board of Supervisors ("County") is soliciting proposals from qualified individuals, businesses, nonprofit organizations, or other entities interested in acquiring and rehabilitating or redeveloping county-owned property at 1162 Raspberry Avenue, East Pleasant Plain, Iowa.

The County's objective is to encourage the cleanup and improvement of the property, return the property to productive use, and restore the property to the local tax roll.

Any transfer of the property shall be subject to compliance with all applicable requirements of Iowa law governing the disposition of county-owned real property.

II. PROPERTY DESCRIPTION

The property is located at:

1162 Raspberry Avenue

East Pleasant Plain, Iowa

Interested parties are encouraged to inspect the property prior to submitting a proposal.

III. TRANSFER TERMS

The County intends to convey the property by Quitclaim Deed for One Dollar (\$1.00) and other valuable consideration including rehabilitation, redevelopment, demolition, cleanup, and return of the property to productive tax-paying status.

The successful proposer will be required to enter into a written development agreement, accept a deed containing reversionary provisions and other restrictions deemed necessary by the County, and begin paying property taxes upon transfer of the property.

Failure to satisfy the requirements of the transfer agreement may result in reversion of the property to Jefferson County pursuant to the terms of the deed and development agreement. Any improvements made to the property prior to reversion shall remain with the property.

IV. PROPERTY CONDITION

The property shall be conveyed as is.

Jefferson County makes no representations or warranties, express or implied, regarding the condition of the property, environmental status, suitability for any particular purpose, existence of defects, or compliance with any governmental requirements.

V. PROPOSAL REQUIREMENTS

Proposals shall include, at a minimum:

1. Proof of financial capacity to complete the proposed project. Examples may include a bank letter, proof of financing, letter of credit, financial statement, or other documentation demonstrating the ability to complete the proposed work.
2. A detailed description of the proposed project, including:
 - Whether the structures will be rehabilitated, redeveloped, demolished, or a combination thereof;
 - The anticipated end use of the property; and
 - Any anticipated benefits to the surrounding area.
3. A proposed timeline identifying major project milestones and demonstrating completion within eighteen (18) months of transfer.
4. A description of any prior experience the proposer may have with rehabilitation, redevelopment, demolition, construction, property management, or similar projects.
5. Contact information for the proposer, including:
 - Name of individual or entity;
 - Mailing address;
 - Telephone number; and
 - Email address.

VI. SUBMISSION DEADLINE

Proposals must be received no later than 4:30 p.m. Central Time on July 17, 2026.

Proposals may be submitted: by email to auditor@jeffersoncountyia.com subject line: 1162 Raspberry Avenue Proposal, or by mail or hand delivery to Jefferson County Auditor's Office, Attn: 1162 Raspberry Avenue Proposal 51 West Briggs Avenue Fairfield, Iowa 52556

VII. EVALUATION OF PROPOSALS

The Board of Supervisors anticipates reviewing proposals at its meeting on July 20, 2026, at 9:00 a.m. at: Jefferson County Courthouse, 51 West Briggs Avenue, Fairfield, Iowa 52556

Proposals may be evaluated based upon factors including:

1. Feasibility of the proposed project;
2. Financial capacity of the proposer;
3. Quality and completeness of the proposal;
4. Timeline for completion;
5. Anticipated impact on neighboring properties and residents;
6. Likelihood of returning the property to productive use and the tax base; and
7. Demonstrated experience with similar projects.

Preference may be given to proposers demonstrating successful experience with property rehabilitation, redevelopment, demolition, or similar projects.

VIII. RESERVATION OF RIGHTS

Jefferson County reserves the right to:

1. Reject any or all proposals;
2. Waive informalities or irregularities in any proposal;
3. Request additional information from any proposer;
4. Negotiate terms with one or more proposers; and
5. Accept the proposal determined to be in the best interests of Jefferson County.

Submission of a proposal does not create any contractual rights or obligations between the County and any proposer.