

Boone County, Kentucky

ITB #BCFY21-0025

## SALE OF SURPLUS REAL PROPERTY: FORMER MAPLEWOOD CHILDREN'S HOME, BOONE COUNTY, KENTUCKY

ACCEPTANCE DATE: November 24, 2020 at 2:00pm (Local Time)

### ACCEPTANCE

Boone County Fiscal Court – *Negometrix Platform*

<https://app.negometrix.com/buyer/839>.

**Opening will be virtual:**

**Topic:** *Surplus Property - Maplewood Drive*

**Time:** *Nov 24, 2020 02:00 PM Eastern Time (US and Canada)*

*Join Zoom Meeting*

<https://us02web.zoom.us/j/87382696000?pwd=T1VXN3k0bVF5U0ZleFFwWVpraVWUT09>

*Dial: +1 646 558 8656 US (New York)*

*Meeting ID: 873 8269 6000*

*Passcode: 989818*

*Find your local number: <https://us02web.zoom.us/j/87382696000?pwd=T1VXN3k0bVF5U0ZleFFwWVpraVWUT09>*

Requests for information related to this Invitation should be directed to Jeff Earlywine through the Negometrix platform

Issue Date: November 3, 2020

ANYONE IN NEED OF ANY REASONABLE ACCOMMODATION FOR ANY TYPE OF DISABILITY IN ORDER TO PARTICIPATE IN THIS PROCUREMENT, SHOULD CONTACT THE HUMAN RESOURCES OFFICE AS SOON AS POSSIBLE

## ITB to Purchase Real Property – Maplewood Property

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## NOTICE

### Property Description

The Maplewood facility (3261 Maplewood Drive, Burlington, KY 41005) is a two story masonry structure (with a partial basement) containing approximately 8,800 square feet, a 1,100 square foot masonry garage (4-bay), a small masonry gymnasium consisting of approximately 6,400 square feet and a small playground in the rear yard area. The structures are currently situated on a larger 24-acre parcel owned by the Boone County Fiscal Court (County) containing a number of other buildings and improvements. It is anticipated that a subdivision of property will take place and the County will convey, fee simple, real property representing the footprint of the aforementioned buildings and improvements. It is estimated that this parcel will consist of approximately 1.25 acres (+/-) and include appropriate access and utility easements. An exhibit included with this information illustrates the approximate geometric configuration of the subdivided parcel supporting the buildings and improvements described above. See ***Exhibit A*** for lot configuration.

### Background Information

The County is the owner of real property and improvements thereupon formerly known as the Maplewood Children's Home, located at 3261 Maplewood Drive in Burlington, Kentucky 41005. A residential co-ed facility operated on the premises for over thirty (30) years and ceased operation in 2004. From 2004 to the present the facility has been leased and operated by several non-profit agencies. The facility is currently leased by the Northern Kentucky Community Action Commission, a non-profit organization that operates a Head Start preschool educational program. A short term lease extension will expire on December 31, 2020.

The County is currently considering declaring the asset as "surplus" and divesting itself from ownership of the property and improvements. In accordance with a prior opinion from the Office of the Attorney General the county is conducting a sealed bid process whereby interested persons and parties can submit a bid for purchase of the real property described herein.

### Bid Requirements

The County will entertain lump sum bids for the property in "as-is" condition with no express or implied warranties of any type. The County will also require two special considerations from the successful bidder in conjunction with the sale and transfer of this property. These two conditions of sale are as follows:

1. The deed will include a covenant and land use restriction stipulating that the property can only be used for public services delivered by a governmental or non-profit entity. No private activity use of any kind will be permitted on the property.

2. The successful bidder will be required to enter into a Right of First Refusal with the County, affording the County an opportunity to repurchase the property in the event that the purchaser would decide to sell the property at some future date. Mutually agreeable language between the County and bidder will outline the specific terms and provisions of this Right of First Refusal. A copy of the agreement will be filed in the County Clerk's Office.

#### Instructions to Bidders

1. All bids must be submitted on or before Tuesday, November 24, 2020 (2:00 P.M. local time) per the public bid notice utilizing the Negometrix Solicitation platform <https://app.negometrix.com/buyer/839>.
2. The property is being offered "as-is", in its present condition, with no expressed or implied warranty. Each bidder is required to inspect the property, or have it inspected by qualified professionals, to determine the condition of the property at the time of bidding. The property will be made available for inspection by special appointment accompanied by County personnel.
3. Bidders are required to independently verify and confirm all approximate building sizes, construction type, and descriptions as described herein.
4. The County has recently commissioned an independent appraisal of the property to ascertain an opinion of fair cash market value. A copy of this appraisal report is available upon request from the county.
5. All bids must be submitted utilizing the Negometrix solicitation platform <https://app.negometrix.com/buyer/839>.
6. The County will not be responsible in any way for any cost(s) incurred by bidders in the preparation of their bid.
7. The County reserves the right to accept or reject any bid, or to reject all bids, at the discretion of the county.
8. The County will make the final determination with respect to all bids.
9. The successful bidder will be required to close and accept transfer of the property within ninety (90) days of notice of bid award from the County.
10. All submitted bids shall be subject to public disclosure to the extent required by Kentucky Law.

**BID FORM**

Name of Agency: \_\_\_\_\_

Name of authorized agency representative: \_\_\_\_\_

Title of authorized agency representative: \_\_\_\_\_

Contact information: \_\_\_\_\_

Amount of Bid Price: \$\_\_\_\_\_.00

(Written Bid Price Amount): \_\_\_\_\_ and 00/100's

Acknowledgements (please initial each)

\_\_\_\_ I acknowledge that I am authorized to submit this bid on behalf of the above noted agency.

\_\_\_\_ I acknowledge that if my bid is accepted the agency will be required to provide a right-of-first-refusal, in the name of the Boone County Fiscal Court, in the event the agency decides at some future date to sell the property.

\_\_\_\_ I acknowledge that if my bid is accepted the deed conveyance will include a restriction that the property may only be used for governmental or non-profit agency purposes (501 C3 status).

Signature of authorized agency representative: \_\_\_\_\_

Date: \_\_\_\_\_



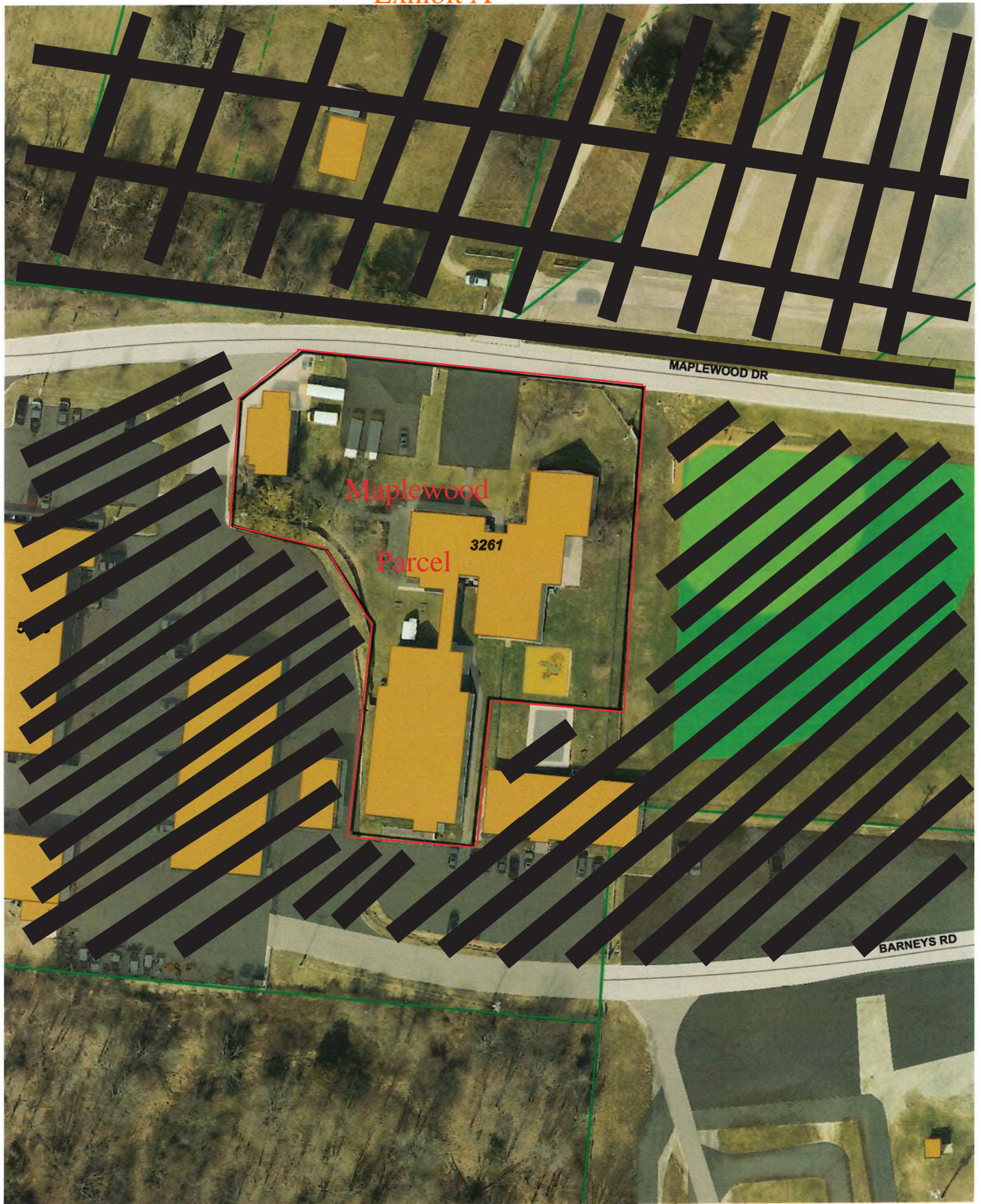


EXHIBIT - APPROXIMATE LOT CONFIGURATION