

CITY OF TEAGUE, TEXAS
INVITATION FOR BIDS

BID NO. 2016-07-07

SALE OF REAL PROPERTY

In accordance with Section 272.001 of the Texas Local Government Code, the City of Teague ("City") is soliciting sealed bids for the immediate cash sale of the following described real property ("Property"): Lots 4 and 5, Block 92 OTS, City of Teague, Freestone County, Texas, located at 406 Main Street, Teague, Texas and consisting of a tract of land approximately 0.161 acre (7,013 sq. ft.) together with a single story structure thereon: a building having approximately 4,000 sq. ft., which Property is more fully described in Attachment "A" hereof.

MINIMUM BID. The Minimum Bid is \$16,000.00. It is the intent of the City to award the sale of Property to the highest responsible, qualified bidder.

PROPERTY SOLD "AS IS"; BIDDER INSPECTION. The Property is being sold in an "AS IS" condition. It shall be the bidder's responsibility to, at its sole cost, arrange for any technical or expert assistance in conducting its inspection of the Property. Inspections may be arranged by contacting City Administrator Judy Keally. The City of Teague makes no representation or warranty as to the condition of Property or any improvements thereon.

RESTRICTED USES; POSSIBILITY OF REVERTER. It is the intent of the City to award the sale of Property to the highest responsible, qualified bidder with no restricted uses other than those required by law. The Property is being sold subject to those certain Reservations from and Exceptions to Conveyance that appear in the draft Deed Without Warranty attached hereto as Attachment "B" hereof.

BID OFFERS. The prospective Buyer must submit one (1) original and one (1) exact duplicate copy of an offer with all the information requested and in the required format. Questions about the offer format may be directed to City Administrator Judy Keally. All bids must bear original signatures and figures. City employees and officials may not bid on this Property, and any such bid will be disqualified and not accepted. All bids must be submitted on an official Bid Form. The bidder must supply all the information requested on the Bid Form, a sample of which is attached hereto as Attachment "C" hereof.

CONFLICT OF INTEREST. Chapter 176 of the Texas Local Government Code requires that any person, who enters or seeks to enter in to a contract for the sale or purchase of property, goods or services with a local governmental entity and who has an employment or other business relationship with a local government officer or family member of the officer, as described by Texas Local Government Code Section 176.006, shall file a completed conflict of interest questionnaire with the City within seven (7) business days after the later of: (a) the date the person begins discussions or negotiations to enter into a contract, including submission of a bid or proposal, or (b) the date the person becomes aware of facts that require the statement to be filed.

SEALED BID SUBMISSION. All bid offers must be in writing and addressed to Judy Keally, City Administrator, and may be submitted by personal or courier delivery or by mail to 105 S. 4th Street, Teague, Texas 75860. Bids will not be accepted by telephone, facsimile, or other electronic means. Bids must be submitted in sealed envelopes which shall be clearly marked outside with the bidder's name and the words "Bid No. 2016-07-07, Sale of Real Property."

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Bidder must provide full firm name, address, and other contact information. The signature block must include typed name of signatory and title.

The City of Teague's normal business days/hours are Monday through Friday between the hours of 8:00 a.m. to 5:00 p.m. and shall be closed on holidays recognized by the City.

CLOSING TIME. Bids will be received until 3:00 p.m. Central Time on the 29th day of July, 2016 ("Closing Time") and opened soon thereafter (3:30 pm) all timely submitted bids will be gathered and taken to the City Administrator's Office located at City Hall, 105 S. 4th Street, Teague, Texas 75860 to be publicly opened and read aloud. Any bid received after the Closing Time will not be accepted and will be returned to the bidder unopened. The time as determined by the clock in the City Administrator's Office will be the governing time for acceptability of the bids. Bidders assume the responsibility for delays caused by any delivery service. It is the bidder's responsibility to assure that the bid being submitted is timely RECEIVED by the City Administrator's Office prior to the Closing Time. **Postmarking by the due date shall not substitute for actual RECEIPT of the sealed bid by the City.**

Bids cannot be altered or amended after the Closing Time. Any alterations made after submission but before Closing Time must be in writing and comply with the requirements applicable to the originally submitted bid, which will be returned unopened to the bidder.

HIGHEST RESPONSIBLE, QUALIFIED BIDDER; RIGHT TO REFUSE AND REJECT. The Board of Aldermen of the City of Teague shall consider each offer to purchase, and may approve sale of the Property to the prospective Buyer submitting the highest responsible, qualified bid which is deemed most advantageous to the City. The Board of Aldermen of the City of Teague reserves the right to accept or to refuse and reject any or all bids, to waive any or all formalities or technicalities, to cancel this Invitation for Bids in part or wholly without explanation to bidders, and to hold the bids for a period of 60 days without taking action.

PAYMENT; CLOSING. The successful bidder must make payment to the City of Teague of the total amount of the bid offered, which payment must be RECEIVED no later than by 5:00 pm of the first business day following the date the bid is accepted by the Board of Aldermen. Payment must be cash, certified check or cashier's check made payable to the City of Teague, and delivered to the City Secretary. If payment is not received within the prescribed time the first place bid will be disqualified and the second place bid may be accepted, with that bidder allowed to make payment which must be RECEIVED by 5:00 p.m. of the next business day after the City notifies that bidder.

The real estate closing shall take place within forty-five (45) days after the Board of Aldermen's acceptance of the bid offer and payment. Provisions of the sale of the Property shall include:

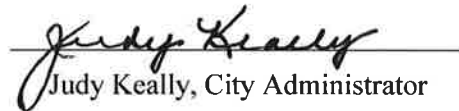
1. The Property is sold in an "as is" condition, and with no warranties or representations as to suitability for any particular use.
2. Conveyance of the Property shall be by deed without warranty.
3. The Buyer shall pay all fees, commissions (if any) and costs associated with closing.
4. The Buyer assumes all responsibility and liability for any environmental condition affecting the Property, and any clean-up or remediation that may be required by law.

WAIVER. By submitting a bid, each bidder agrees to waive and does hereby waive any claim the bidder has or may have against the City of Teague, Texas, and the City's officials, employees, and representatives for the award of damages or attorney fees, arising out of or in connection with

the administration, evaluation, or recommendation of any bid, waiver, deletion or amendment of any requirement under this Invitation for Bids, acceptance or rejection of any bids, and award of the bid. By submitting a bid, the bidder specifically waives any right to recover or be paid attorney fees from the City of Teague, Texas, or any of the City's officials, employees, and representatives under any of the provisions of the Texas Uniform Declaratory Judgments Act (Texas Civil Practice and Remedies Code, Section 37.001, et. seq., as amended). The bidder acknowledges and agrees that this is the intentional relinquishment of a presently existing known right and that there is no disparity of bargaining power between the bidder and the City of Teague, Texas.

AMENDMENTS. The City of Teague reserves the right to revise or amend the specifications and terms of this Invitation for Bids prior to the Closing Time. Such revisions or amendments, if any, will be announced by amendments or addenda, with copies mailed to bidders at the address appearing on the face of their submitted bid envelopes, and also posted to the City website at www.cityofteaguetx.com. No person has the authority to verbally alter the specifications or terms of this Invitation for Bids.

CITY OF TEAGUE, TEXAS


Judy Keally, City Administrator