

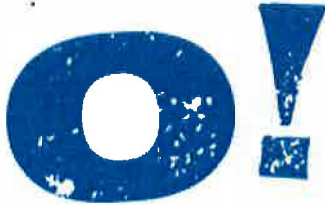


[CITY OF]

OTTUMWA

To purchase a vacant lot complete the attached purchase offer form and submit it along with the required deposit to the City Clerk's Office, 105 E. Third Street, Ottumwa, Iowa 52501. The process to purchase a lot takes approximately 60 days. You will be notified by the City Clerk's Office once the City Council approves your offer.

There are separate bid packets for City owned houses and buildings. Bid packets are available on the second floor of City Hall or at www.ottumwa.us.



[CITY OF]

O T T U M W A

Revised 6-30-2021

PURCHASE OFFER FORM FOR CITY OWNED PROPERTY

Check which type of property you want to purchase.

- Vacant Lot Are you a not for profit? _____
Do you own property next to the lot? _____
- Building Has the City owned the property for more than 5 years? _____
Are you a not for profit that builds housing? _____
Are you an Ottumwa School District? _____

Address or legal description of the property _____

Buyers Name, address and phone number _____

Dollar amount of the offer _____

If you are purchasing a building do you plan to renovate or demolish it? _____

If you are purchasing a vacant lot, what is the intended use of the lot? _____

If the City ownership of the lot is less than 5 years, the minimum offer is \$500. If you own the property next to the vacant lot and the City ownership is less than 5 years, the minimum offer \$250.

If the City ownership of the lot is more than 5 years, the minimum offer is \$250. If you own the property next to the vacant lot and the City ownership is more than 5 years, the minimum offer is \$125.

If you are a not for profit organization, such as Habitat for Humanity, or other organization that builds housing, the price for a vacant lot is \$125 regardless of the length of time the City has owned the property. If you are a nonprofit seeking to operate a community garden, the price is \$1.00. You must demonstrate that your organization is sustainable and able to continuously operate community gardens. If you are an Ottumwa School District with a construction trades program and intend to build housing the price is \$1.00.

Some lots are not available for green space. Verify if the requested lot requires a plan for developing new construction.



[CITY OF]

O T T U M W A

Vacant lot deposits are \$100 for lots \$500 and over and \$50 for lots under \$500. The deposit may be in the form of cash or check made payable to the City of Ottumwa. The deposit will be applied toward the total purchase and conveyance cost of the property if the buyer completes the purchase. The deposit will be forfeited in the event the buyer withdraws an offer or does not complete the property purchase upon approval of the City Council.

If the building is to be rehabilitated, the buyer will submit a 6 month repair plan to the Health Department within 30 days of purchasing the building. If the building is to be demolished, the buyer will complete demolition within 90 days of the purchase. All buildings and lots are transferred by quit claim deed and buyers will pay all costs of transfer including the cost of publishing the public hearing notice in the Ottumwa Courier, deed preparation and recording and any property taxes owed. Check with the Wapello County Treasurer regarding any property taxes owed. The schools will only pay the cost of publishing the public hearing notice and recording fee in addition to the \$1.00 offer.

Purchase of City owned property is subject to approval by the City Council and requires a public hearing that will be held prior to Council approval. In accordance with the Third Amended City Policy 42 – 2004, the City Council may consider modifying the minimum lot price if the buyer can demonstrate a reasonable expectation that a substantial cost will be incurred in preparing the lot for use. The City Clerk's Office will accept completed purchase offer forms and the required deposit during regular business hours at the address below.

The use of any property purchased shall be consistent with the zoning classification. In instances where legal use of the property pursuant to the zoning classification may be in conflict with existing adjacent and neighboring residential property, then certain other requirements may be imposed by the City for the use of the property. These requirements could include, but are not limited to, providing privacy fencing to screen neighboring properties, require lighting to be restricted and goods and merchandise stored outside to be on paved or asphalt surfaces. City properties may not be mined for soil, nor stripped of vegetative cover, trees, shrubs and other living material except where necessary for construction and redevelopment or to comply with City Code. Properties sold or used as green space will be maintained in a manner appropriate to the neighborhood and consistent with City Code.

Mail Offer to: Ottumwa City Clerk's Office
105 East Third Street
Ottumwa, Iowa 52501

Address Size Zone Dev. Agreement May Sell Date

Location	Size	Zoning	Development Agreement Required?	Approved for sale	Date Acquired
E. Second and N. Fellows, next to 1406 E Second	Vacant Lot 46' x 130'	R-3	No	Yes	9/30/2013
624 Center	Vacant Lot 60' x 127'	R-4	Yes, Housing Proposal Required	Yes	10/2013
630 Center	Vacant Lot 60' x 127'	R-4	Yes, Housing Proposal Required	Yes	10/2013
315 N Jefferson	Vacant Lot 48' x 79'	R-4	No	Yes	5/12/2020
709 Norris	3 Vacant Lots 57' x 132' each	R-4	Yes, Housing Proposal Required	Yes	6/23/2015
724 Norris	Vacant Lot 80' x 103'	R-4	Yes, Housing Proposal Required	Yes	9/4/2019
513 W Fourth	Vacant Lot 33' x 165'	R-3	No	Yes	6/23/2015
1735 Mable	Vacant Lot 30' x 120'	I-1	No	Yes	7/19/2019
1706 Mable	Vacant Lot 50' x 135'	I-1	Yes, Housing Proposal Required	Yes	7/13/2016
1731 Mable	Vacant Lot 60' x 120'	I-1	Yes, Housing Proposal Required	Yes	2/16/2017
17 Lots on Tindell Street	3+ acres	R-2	Yes, Housing Proposal Required	Yes	8/27/2014
524 W Maple	Vacant Lots 19' x 122' 31' x 135'	R-3	Yes, Housing Proposal Required	Yes	11/1/2012
1810 E. Main	Vacant Lot 60' x 120'	C-2	Yes, Housing Proposal Required	Yes	2/14/2019
1912 E. Main	Vacant Lot 36' x 97'	R-2	No	Yes	7/22/2010
2202 E. Main	Vacant Lot 55' x 100'	R-2	Yes, Housing Proposal Required	Yes	2/2017
2102 E. Main	Vacant Lot 60' x 190'	R-2	Yes, Housing Proposal Required	Yes	12/2/2016
230 S. Foster	Vacant Lot 50' x 124'	R-4	Yes, Housing Proposal Required	Yes	11/25/2013
1025 W Third	1 Vacant Lot 107' x 106'	R-2	Yes, Housing Proposal Required	Yes	5/13/2015
915 E. Division	Vacant Lot 90' x 170'	R-2	Yes, Housing Proposal Required	Yes	10/17/2013
621 S Sheridan	Vacant Lot 47' x 142'	R-2	No	Yes	7/20/2017
Part of Lot 12 Hale's 1st Addition	Vacant Lot 46' x 55'	R-2	No	Yes	7/13/2017
322 Frank	Vacant Lot 150' x 135'	R-2	Yes, Housing Proposal Required	Yes	11/6/2018

Updated 8-18-2022

Address	Size	Zone	Dev. Agreement	May Sell	Date
222 Union	6 Vacant Lots 1.38 acres total	I-1	Yes, Development Proposal Required		11/7/2012
902 N. Jefferson	Vacant Lot 49' x 140'	R-2	No	Yes	10/18/2018
610 Spring	Vacant Lot 63' x 70'	R-4	Yes, Housing Proposal Required	Yes	3/2011 Green Space Use Only
South 62' of Lot 5 – next to 610 Spring	Vacant Lot 62' x 63'	R-4	Yes, Housing Proposal Required	Yes	10/2013
512 Grant	Vacant Lot 63' x 132'	R-4	Yes, Housing Proposal Required	Yes	10/2013
514 Grant	Vacant Lot 63' x 115'	R-4	Yes, Housing Proposal Required	Yes	10/2013
Lot 10 J.M. McElroy's Add. Next to 514 Grant	Vacant Lot 63' x 115'	R-4	Yes, Housing Proposal Required	Yes	10/2013
523 Vernon	3 Vacant Lots all 50' x 140'	R-2	Yes, Housing Proposal Required	Yes	6/14/2017
817 West St.	Vacant Lot 55' x 127"	R-4	Yes, Housing Proposal Required	Yes	8/16/2018
Lot 214 on Morris St – next to 719 Morris	Vacant Lot 48' x 131'	R-2	No	Yes	11/6/2018
Lot in 800 Block of Ogden	Vacant Lot 66' x 158'	R-2	Yes, Housing Proposal Required	Yes	11/6/2018
331 N McPherson	Vacant Lot 60' x 126'	R-2	Yes, Housing Proposal Required	Yes	7/13/2017
346 McPherson	Vacant Lot 36' x 130'	R-2	No	Yes	11/6/2018
201 S. Van Buren	Vacant Lot 50'x124'	R-4	Yes, Housing Proposal Required	Yes	4/1/2014
821 W Second	Vacant Lot 37'x132'	C-2	No	Yes	11/24/2020
209 S. Adams	Vacant Lot 50' x 125'	R-4	Yes, Housing Proposal Required	Yes	8/9/2019
226 S. Ward	Soon to be Vacant Lot 52' x 126'	R-2	Yes, Housing Proposal Required	Yes	4/1/2020
507 N. Wapello	Vacant Lot 86' x 111'	R-4	Yes, Housing Proposal Required	Yes	5/29/2019
813 Lee	Vacant Lot 50' x 130'	R-2	Yes, Housing Proposal Required	Yes	8/18/2022
817 Lee	Vacant Lot 50' x 130'	R-2	Yes, Housing Proposal Required	Yes	8/18/2022
508 N Court	Vacant Lot 64' x 140'	R-4	Yes, Housing Proposal Required	Yes	9/13/2019
119 N Ward	Vacant Lot 66' x 132'	R-4	Yes, Housing Proposal Required	Yes	10/24/2019
319 W Fifth	Vacant Lot 79' x 138'	R-4	Yes, Housing Proposal Required	Yes	12/23/2019

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Address Size Zone Dev. Agreement May Sell Date

210 N Caldwell	3 Vacant Lots 104' x 132'	R-2	Yes, Housing Proposal Required	Yes	8/20/2020
Bertha Street	6 Vacant Lots 50' x 150' each	I-1	Yes, Housing Proposal Required	Yes	10/5/2020
328 S Ward	Vacant Lot 50' x 128'	R-2	Yes, Housing Proposal Required	Yes	8/18/2022
307 McPherson	Vacant Lot 60' x 128'	R-2	Yes, Housing Proposal Required	Yes	8/18/2022

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