



Let's Cross Paths

**City of Sedalia
Request for Proposals**

421 North Missouri Avenue

INTRODUCTION

The City of Sedalia, Missouri is seeking proposals for the purchase and re-use of property owned by the City of Sedalia located at 421 North Missouri Avenue.

The property consists of a vacant lot that is approximately 0.15 acres (75 X 84 = 6,300 square feet) zoned R-1 Single Family Residential.

The City desires to award and sell the property to the qualified applicant with the most favorable proposal for the property. The City reserves the right to place any necessary covenants on the property, based on the proposed usage described on the applicant's Proposal.

The City anticipates it will convey the property described herein by Special Warranty Deed and release any liens in favor of the City at the time of closing. The City went through the legal process to quiet the title and was awarded such a judgment. The site is currently zoned R-1 Single Family Residential and is vacant. An official land survey has not been completed by the City at this time. The successful applicant shall be responsible for obtaining any required land survey.

The City has not conducted any environmental investigations so it will not make any representations other than it has not been made aware of any environmental issues on the site. The property is being sold as is and as it exists.

PROPOSAL CRITERIA

Proposals will be assessed by how they address the following issues:

- Proposed purchase price of the lot;
- Intended use of the property;
- Scheduled improvements and investment in the property; and
- Timeline for redeveloping the property.

PROPOSAL REQUIREMENTS

All proposals shall be in written form and include:

- Offer purchase price.
- The names of all persons or entities who will be responsible for acquisition of the property.
- A brief statement of the capacity of key personnel to undertake the proposed project.
- The names and telephone numbers of individuals and/or businesses who can be called as references regarding the applicant's ability to develop the property.

- A written description regarding applicant's approach to the project, proposed scope of work and proposed schedule.

TERMS AND CONDITIONS

1. The City may, at its option, interview respondents as part of this selection process. However, selection may take place without such interviews. Therefore, applicants are urged to present proposals that are as complete as possible upon initial submission.
2. The City of Sedalia reserves the right to amend its evaluation criteria at any point, at its sole discretion.
3. The City of Sedalia may terminate the request for proposal (RFP) process at any time for any reason.
4. The City of Sedalia reserves the right to reject any and/or all proposals.
5. The issuance of the RFP does not obligate the City of Sedalia to select a proposal and/or enter into any agreement. Any submission does not constitute business terms or agreement.
6. Failure on the part of the Applicant to inspect the property or title will not be considered as grounds for any claims for adjustment.
7. This RFP does not in any way commit the City of Sedalia to reimburse respondents for any costs associated with the preparation and submission of proposals.
8. Award of this property is contingent upon approval by City Council of the sale.
9. The successful Applicant shall be able to complete property transactions within ninety (90) calendar days from date of acceptance of the sale.
10. Applicant agrees that all proposals made are irrevocable for a period of ninety (90) calendar days from date proposals are opened and agrees to such as a condition of bidding.
11. The Applicant is responsible for securing any title search, title commitment, and/or title insurance at their own expense they deem desirable.
12. All materials submitted as response to this Request for Proposals shall become the property of the City of Sedalia.
13. The City of Sedalia reserves the right to use any and all information presented in any response to the Request for Proposals. Acceptance or rejection of the proposal does not affect this right.

EVALUATIONS

Evaluation of the proposals is expected to be completed within 21 calendar days after the stated closing date of the request. The City's project team will evaluate proposals on a variety of quantitative and qualitative criteria.

The proposal selected shall be the proposal deemed to be in the best overall interest of the City. The highest proposed purchase priced proposal will not necessarily be the one selected.

The City reserves the right to reject any or all proposals, make no award, or require modifications to initial proposals. The City reserves the right to request clarification or explanation on any proposal submitted. The City further reserves the right to excuse technical defects in a proposal when, in its sole discretion, such excuse is in the best interest of the City. The City further reserves the right to further negotiate with any proposer on specific terms of a sale.

DUE DILIGENCE

Upon selection of the successful proposal, the purchaser will have a 30 day due diligence period to formalize a contract with the City. During the 30 day due diligence period, the purchaser shall have the opportunity to inspect the property and contract documents (title, agreement, etc.). If the buyer decides to not proceed with a purchase, the City may move to the next best offer, start the process over, or end the process. The City reserves the right to further negotiate terms of any submitted proposal.

AVAILABLE SUPPORT MATERIALS

The following materials are available from the City Clerk's Office at the Municipal Building:

Quiet title judgment filed October 30, 2025

DEADLINE

Proposal Submittal Deadline: **2:00 p.m., Monday, December 8, 2025.**

Submit all required information to:

Jason Myers, City Clerk
Email: JMyers@Sedalia.com

Or Mail to:

City of Sedalia
200 South Osage
Sedalia, Missouri 65301

Proposals received by the City after the time specified for receipt will not be considered. Applicants shall assume full responsibility for timely delivery of the proposals to the location designated for receipt of proposals. The City of Sedalia is not responsible for the U.S. Mail or private couriers in regard to mail being delivered by the specified time so that a proposal can be considered.

QUESTIONS AND INFORMATION

Please direct all questions regarding this Request for Proposals in writing to:

Jason Myers, City Clerk at:
jmyers@sedalia.com or
200 S. Osage, Sedalia, MO 65301