

Monday, August 19th, 2024
4:15PMTomahawk City Hall
23 N 2nd Street, Tomahawk, WI**COMMITTEE
MEMBERS**MICKEY LOKA
DISTRICT 1
CHAIRPERSONPAT HASKIN
DISTRICT 1JEFF KAHLE
DISTRICT 2DALE ERNST
DISTRICT 2STEVE "DING" BARTZ
DISTRICT 3

The Committee meeting will be held both in person and virtually. If you are attending remotely, you can do so by either of the following ways:

US Toll Free:
1-888-475-4499
Access Code:
903 385 0484
Passcode: 54487

-OR-

Via a smart device or computer:
www.zoom.com

AGENDA

- A. **Call to Order**
- B. **Public Comments** – During this item on the agenda the Committee listens to oral comments from members of the public on non-agenda items. When speaking please state your name and limit your time to five minutes.
- C. **Other Business**
1. Review of City Owned Property
 - a. General Review
 - b. Lands to be Sold or Up for Sale – RFP Specification
 - i. 1775 Kaphaem Rd
 - ii. 202 W Wisconsin Av
 - iii. 429 W Somo Av
 - iv. 404 S Tomahawk Av
 - v. Kaphaem Rd – Subdivision
 - c. Pine Av Unknown Lands Update
- D. **Set Time and Date of Next Meeting(s)**
1. August 26th, 2024 at 4:15 p.m. – Special Meeting
 2. August 27th, 2024 at 5:15 p.m. – Regular Meeting
- E. **Meeting Adjournment**

Any additions to this agenda will be added to the original posted at City Hall. Any person who has a qualifying disability as defined by the Americans with Disabilities Act, that requires the meeting or materials at the meeting to be in an accessible location or format must contact the Clerk-Treasurer at City Hall, 453-4040, at least three days prior to the meeting so any necessary arrangements can be made to accommodate each request.

PIN	Description	Use	Site Address	Acres	Date Acquired	Group	Department
28635063440011	Harley Davidson Parking Lot	Facility	15 S 8th St	-		Parking Lot	Other
28635063440012	Harley Davidson Parking Lot	Facility	404 S 8th St	-		Parking Lot	Other
28635063440013	Harley Davidson Parking Lot	Facility	416 E Wisconsin Av	-		Parking Lot	Other
28635063440014	Harley Davidson Parking Lot	Facility	418 E Wisconsin Av	-		Parking Lot	Other
28635063440123	Harley Davidson Parking Lot	Facility		-		Parking Lot	Other
00435062019998	Green Box Road	Facility	W6604 Green Box Rd	40.00		Land	Police Dept
28634060440002	Mohawksin add'n dedicated to the public	Land	Along Lake Mohawskin - Hwy 86	-		Land	Parks
28634060440002	Mohawksin add'n dedicated to the public	Land	Along Lake Mohawskin - Hwy 86	-		Land	Parks
28635063410027	Deer Park Rd	Land	Deer Park Road	-		Land	Parks
28634060210019	Lot at the end of Pine Ridge Ln	Storage	Pine Ride Ln	2.22		Land	Public Works
28635063430185	Police Storage	Storage	23 N 4th St (Building)	-	9/30/2013	Buildings & Improvement	Police Dept
28635063430186	Police Storage	Storage	27 N 4th St (Parking Lot)	-	9/30/2013	Buildings & Improvement	Police Dept
28634060310131	Corner LotCorner of Southgate and LP Enterance	Vacant	Southgate Dr	2.57		Land	Other
28635063520055	Lot on King Rd	Vacant		-		Land	Other
28635063520061	Lot on King Rd	Vacant		-		Land	Other
28635063510111	CESA 9 Building	Facility	304 Kaphaem Rd	5.50		Buildings & Improvement	Other
28634060320026	Fuzzy's Auto	Facility	404 S Tomahawk Ave	-		Buildings & Improvement	Other
28635063430076	Cover to Cover	Tax Deed Property	202 W Wisconsin Av	-	1/16/2019	Buildings & Improvement	Other
28635063440148	Tax Deed Property (Burned House)	Tax Deed Property	429 E Somo Av	-		Buildings & Improvement	Other
28634060210044	Lincoln Industries Building	Storage	1775 Kaphaem Rd	19.26		Buildings & Improvement	Other

REQUESTS FOR PROPOSALS (RFP)

Disposition of the Property at 1775 Kaphaem Road

The City of Tomahawk is accepting proposals for the disposition of the property at 1775 Kaphaem Road. All proposals will be submitted in a sealed envelope clearly marked "RFP – 1775 Kaphaem Road". Proposals must be submitted to the Tomahawk City Clerk's Office at 23 N 2nd Street, Tomahawk, WI 54487 by 4:00 p.m. on _____.

All questions should be directed to the Clerk/Treasurer at 715-453-4040 or abartz@tomahawkwi.gov

The City of Tomahawk reserves the right to reject any or all proposal and the accept the proposal that, in the City's opinion, is the most advantageous to the City.

REQUESTS FOR PROPOSALS (RFP)

Disposition of the Property at 1775 Kaphaem Road

INTRODUCTION

This Request for Proposals (RFP) seeks proposal for the disposition of property located at 1775 Kaphaem Road, in the City of Tomahawk. The property is currently owned by the City of Tomahawk. The City wishes to sell the property to a developer who would put the land to productive use while advancing the general interest of the public.



BACKGROUND

The property is located on Kaphaem Road. The building is 9,385 square feet on approximately 2.6-acres. The City acquired the property in December of 2020 and conducted a feasibility study on the to relocate the Tomahawk Fire Department or other emergency services to this property. The facility was not in an ideal location to serve the community. After much discussion, the City has decided to sell the property located at 1775 Kaphaem Road.

The City of Tomahawk hopes to facilitate the sale of the property to a developer _____
_____.



RFP PROCESS

The City is seeking proposal for the property, including a bid price. The proposal shall include the following information:

- Bid price the property
- Brief description of intended use(s) of the property
- Description of bidder's experience with development projects and/or property ownership/management in Tomahawk

The proposal shall also include the bidder's name, address, telephone and email address, signature, and date.

A deposit of 10% of the bid price in the form of a cashier, personal, or business check shall also be included.

Sealed proposals shall be submitted by 4:00 p.m. on _____ to the City Clerk's Office at Tomahawk City Hall, 23 N 2nd St, Tomahawk, WI 54487 clearly marked "RFP – 1775 Kaphaem Rd"

Proposals will be opened at the next Finance Committee meeting following the submittal deadline – the meeting is tentatively scheduled for _____ at 4:15 p.m.

PROPOSAL EVALUATION

All responses must be received by the stated date and time in order to be considered for award. The proposals will be evaluated the Finance Committee, or an appointed committee. The Finance Committee will make the final determination on the disposition of the property.

The consideration of selection of a successful proposal will be the bid price for the property, but also the intended use of the property, the bidder's experience in property development/management along with tax base that would be created with redevelopment. The selection will be based on the overall strength of each proposal and will not be restricted to any single factor, such as cost.

During the evaluation process, the City may require a representative to answer specific questions about the proposal orally or in writing. Inaccuracy of any information supplied, or other errors, constitute grounds for rejections of the proposal.

ADDITIONAL TERMS AND CONDITIONS

The City reserves the right to accept or reject any or all proposal or portions thereof without stated cause. Upon selection of a finalist, the City by its proper official shall attempt to negotiate and reach a final agreement with the finalist. If the City, for any reason, is unable to reach a final agreement with this finalist; the City then reserves the right to reject such finalist and negotiate a final agreement with another finalist who has the next most viable proposal. The City may also elect to reject all proposal and re-issue a new RFP.

The City is not bound to accept the proposal with the lowest cost but may accept the proposal that demonstrates the best abilities and qualifications to meet the needs of the City. The City reserves the right to waive any formalities, defects, or irregularities, in any proposal, response, and /or submittal where the acceptance, rejections, or waiver of such is in the best interest of the City. The City reserves the right to disqualify any proposal, before or after opening, upon evidence of collusion, intent to defraud, or any other illegal practice on the part of the bidder.

SIGNATURE BLOCK

Note: Return this page with your proposal or replicate it in a cover letter.

The undersigned, an authorized agent of his/her company, hereby certifies:

[] familiarization with all terms, conditions, and specification herein stated,

[] company/individual is capable of purchasing the property and carrying out the intended uses as proposed,

[] that the proposed submitted is valid until _____[date].

Name of Company/Individual

Authorized Signature

Mailing Address

Printed Name

City, State, Zip

Title

Phone Number

Email address

Type of Entity (individual, LLC, Cor., etc.)