

October 13, 2020

City of Sugar Hill, Georgia

IFB 20-025 DOWNTOWN PROPERTY SALE

ADVERTISEMENT FOR SEALED BIDS FOR SALE OF REAL PROPERTY - The City of Sugar Hill, Georgia (Sugar Hill) is accepting sealed bids for the purchase of a certain tract of land consisting of 2.6 +/- acres, 7 tax parcels 7291-0269 (BG), 7291-073 (BG), 7291-074 (RS100), 7291-075 (RS100), 7291-076 (BG), 7291-076A (BG), 7305-003 (BG) along the west side of Hillcrest Drive in downtown Sugar Hill, Gwinnett County, Georgia. The property has been cleared of any existing above ground structures. No other known improvements are present on the property. No environmental site assessment has been completed. Seller makes no warranties or representations about the property whatsoever. The property is being offered for sale as is. Prospective bidders are encouraged to make a site visit prior to preparing a response. All bids shall be on the form provided, be in a sealed/properly marked envelope, and shall be received by 11:00 a.m., November 6, 2020 at Sugar Hill City Hall, 5039 W. Broad St, Sugar Hill, Georgia. The envelope shall bear the name: City of Sugar Hill Property Bid/Proposal #20-025 and shall be sealed. Bids shall provide the total proposed purchase price, the use of the property and use the approved form ONLY as found on the city of Sugar Hill website: www.cityofsugarhill.com on the bids/RFPs page.

No bid may be modified, withdrawn, or canceled for a period of sixty (60) days after the time designated for the receipt of Bids or until the Bidder is notified by the City whichever is sooner. The City reserves the right to reject any and all bids and to waive irregularities, technicalities, and formalities. Award of the contract, if accepted, will be by Council action following review of the bid documents within 60 days of receipt of the bids.

The City anticipates that the zoning or use of the property will be similar to its most recent residential use but has interest in a combination of fee-simple townhome use at a density of no more than 12 units per acre and potential commercial outlet at the corner of Highway 20 and Hillcrest Drive of no more than 0.75 acres all of which shall to be consistent with the architectural standards of the Central Business District. The successful bidder shall be afforded an exclusive period of up to one hundred and eighty (180) days in which to obtain necessary entitlements and provide a mutually-agreeable schedule to close the property. Should the successful bidder not be able to start construction within sixty (60) days after closing, the city shall have the right to repurchase the property at the price paid by the successful bidder. Bids shall be accompanied with refundable earnest money equaling not less than 1.25% of the proposed purchase price in certified funds. Earnest money shall be fully refunded to all unsuccessful bidders and to the highest responsive and responsible bidder if the seller determines it is unable to close. The sealed bids shall be opened on November 6, 2020 at 11:15 a.m. in the History Museum Room at the Sugar Hill City Hall building, 5039 W. Broad Street, Sugar Hill, Georgia 30518. Sugar Hill reserves the right to reject any and all bids. Questions should be directed to Mercy Montgomery, Economic Development Director, mmontgomery@cityofsugarhill.com.