



205 S. Main Street • Urbana, Ohio 43078 • <http://www.urbanaohio.com> • 937-652-4305

Invitation for Bid City of Urbana, Ohio Farm Ground Rent (2015-2017)

Release Date: November 14, 2014

Instruction to Bidders

Your **sealed** written bid is requested for: Farm Ground Rent (2015-2017)

Bids shall be received in the City of Urbana Finance Office, 205 South Main Street, Urbana, OH 43078 via delivery or mail no later than: 2:00PM on Monday, December 8, 2014. Postmarks shall not be accepted.

Envelopes shall be plainly marked: Farm Ground Rent (2015-2017)

Submit **signed original** bid.

Contact Doug Crabill by written correspondence or via email (doug.crabill@ci.urbana.oh.us) with any questions about this bid document no later than 5:00PM on 12-1-2014. For technical questions, please contact Chad Hall at 869-6703 or chad.hall@ci.urbana.oh.us no later than 5:00PM on 12-1-2014. Any changes will be distributed to any known potential bidders and posted on our website at www.urbanaohio.com/bids.html **All bidders are responsible for checking this site for any additional information. Bidders shall acknowledge any addendums posted on the website in their bid response.**

No bid bond or performance bond is required for this bid.

Each bid must be submitted on the form provided herein without change, alteration or addition. Blank spaces on the bid form/bid schedule must be properly filled in and the phraseology unchanged. Bidders are invited to be present at the opening of the Bids. The right is reserved to waive technical defects, as the interests of the City of Urbana require.

Bids are to be good for sixty (60) calendar days from the date of the bid opening.

General Bid Provisions

- 1) Bidder is encouraged to use the City's bid form that is enclosed, as none other will be accepted.
- 2) The bid response shall be legible and shall be given in the spaces provided.
- 3) A copy of the bid tabulation may be obtained on the city's website at www.urbanaohio.com/bids.html
- 4) All federal, state, and local laws regarding competitive bidding, anti-competitive practices, and conflict of interest shall be applicable to this Invitation for Bid.
- 5) The City of Urbana is exempt from payment of federal excise taxes and state retail sales taxes (Federal Tax Exemption Registry Number is 34-640-1492-W).
- 6) All attached bid forms shall be completed and returned. This section is denoted as bid forms.
- 7) The City of Urbana shall reserve the right to reject any or all Bids, waive irregularities in any Bid, and to accept any Bid that is deemed by City to be in the best interest of the City.
- 8) The City of Urbana shall reserve the right to accept a part or parts of a bid unless otherwise restricted in the bid.

Detailed Specifications

- 1) This farm ground is located at the city municipal airport (Grimes Field) and on parcels of land to the north of the airport previously known as Moore's Gravel Pit.
- 2) This land shall be offered only on a cash rent per acre per year basis.
- 3) The successful bidder shall be required to sign a license agreement for the use of the property. See sample agreement included with these documents.
- 4) The period of the license agreement shall be from January 1, 2015 through December 31, 2017. The City of Urbana shall reserve the right to extend this license agreement in 1 year increments for up to 2 additional calendar years beyond the initial 3 year contract period.
- 5) The following farm shall be part of this bid:

FSA Farm Number- 5819

Tract Number- 978

Approximately 130.05 acres (See map included with this bid document).

- 4.31 acres of this tract is currently under contract with a different entity. For reference, a map with this 4.31 acres shown on it is included with the bid documents.
- The 4.31 acres is part of Section 6 (14.35 acres).

- This acreage may be added to this contract upon expiration of the contract with the different entity on December 31, 2015.
- Portions of Sections 3 and 10 of Tract 978 is right of way owned by the State of Ohio, Department of Transportation. This right of way is parcel #I30-09-12-26-00-007-00, and it includes 17.725 acres per the Champaign County Auditor's Office. Since the city is not legal owner of this right of way, the city cannot charge cash rent for this right of way. However, this property can be farmed by the Licensee. A map showing this parcel as well as additional information on this parcel is included with the bid documents.
- For purposes of this bid and subsequent contract, the effective acreage of Tract Number 978 to be cash rented is approximately **108.015 acres**.

Tract Number- 980

Approximately 102.05 acres (See map included with this bid document).

- 2.17 acres labeled Section 13 on the map for Tract 980 will no longer be farmed as part of this contract.
- For purposes of this bid and subsequent contract, the effective acreage of Tract Number 980 to be cash rented is approximately **99.88 acres**.

Tract Number- 983

Approximately 46.49 acres (See map included with this bid document).

- For purposes of this bid and subsequent contract, the effective acreage of Tract Number 983 to be cash rented is approximately **46.49 acres**.

Tract Number- 987

Approximately 17.92 acres (See map included with this bid document).

- For purposes of this bid and subsequent contract, the effective acreage of Tract Number 987 to be cash rented is approximately **17.92 acres**.

Total Approximate Acreage For FSA Farm Number- 5819=272.305 acres

- 6) License payments shall be made in two equal installments on or before April 15th and November 15th, respectively.
- 7) The use of the real estate shall be devoted solely to raising crops such as corn, wheat, oats, or beans as Licensor shall determine.
- 8) In no event, shall the crops raised impair the safe use of the runways and contiguous Airport property. All crops shall be raised in strict accordance with all applicable FAA and other government agency regulations.
- 9) The Licensee shall also take good care of the parcels and shall farm the land in a careful and prudent manner.
- 10) After each harvest season, the Licensee shall be required by the Licensor to mow the boundaries of the cash rented farm property.
- 11) The Licensee will not plant any crops or damage any part of the grass access routes established by the Airport Manager.

- 12) The Licensee will establish a safe route for farm implement traffic and will not prove to be a safety hazard to aircraft traffic.
- 13) The Licensee shall obtain Farm Operations Liability insurance coverage, listing the Licensor as an additional insured. Evidence of the insurance shall be furnished to the Licensor.
- 14) The Licensee shall consult with the City Farm Manager on potential problems, nuisances, and other concerns.

**SAMPLE LICENSE
AGREEMENT (DO
NOT COMPLETE)
(SAMPLE ONLY)**

SAMPLE LICENSE AGREEMENT

This is an Agreement between the City of Urbana (the "Licensor") and _____ (the "Licensee"); the terms and conditions of which are as hereinafter set forth.

Article 1. Grant of License

1.1 Licensor grants to Licensee permission to go onto and use, for agricultural purposes, the following described parcels of real estate:

FSA Farm Number- 5819

Tract Number- 978

Approximately 130.05 acres (See map included with this bid document).

- 4.31 acres of this tract is currently under contract with a different entity. For reference, a map with this 4.31 acres shown on it is included with the bid documents.
- The 4.31 acres is part of Section 6 (14.35 acres).
- This acreage may be added to this contract upon expiration of the contract with the different entity on December 31, 2015.
- Portions of Sections 3 and 10 of Tract 978 is right of way owned by the State of Ohio, Department of Transportation. This right of way is parcel #130-09-12-26-00-007-00, and it includes 17.725 acres per the Champaign County Auditor's Office. Since the city is not legal owner of this right of way, the city cannot charge cash rent for this right of way. However, this property can be farmed by the Licensee. A map showing this parcel as well as additional information on this parcel is included with the bid documents.
- For purposes of this bid and subsequent contract, the effective acreage of Tract Number 978 to be cash rented is approximately **108.015 acres**.

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Approximately 102.05 acres (See map included with this bid document).

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Approximately 46.49 acres (See map included with this bid document).

- For purposes of this bid and subsequent contract, the effective acreage of Tract Number 983 to be cash rented is approximately **46.49 acres**.

Tract Number- 987

Approximately 17.92 acres (See map included with this bid document).

- For purposes of this bid and subsequent contract, the effective acreage of Tract Number 987 to be cash rented is approximately **17.92 acres**.

Total Approximate Acreage For FSA Farm Number- 5819=272.305 acres

Article 2. Term

2.1 The term of this license shall begin January 1, 2015 and end on December 31, 2017. The Licensor shall reserve the right to extend this license agreement in 1 year increments for up to 2 additional calendar years beyond the initial 3 year contract period.

Article 3. License Fee

3.1 For the use of said real estate, Licensee shall pay Licensor \$ _____ per acre (272.305 acres) per year, payable in two equal installments of \$ _____ on or before April 15 and November 15, respectively.

Article 4. Licensee's Use

4.1 The use of the real estate shall be devoted solely to raising crops such as corn, wheat, oats, or beans as Licensor shall determine.

4.2 In no event, shall the crops raised by the Licensee impair the safe use of the runways and contiguous Airport property. All crops shall be raised in strict accordance with all applicable FAA and other government agency regulations.

4.3 The Licensee shall also take good care of the parcels and shall farm the land in a careful and prudent manner.

4.4 After each harvest season, the Licensee shall be required by the Licensor to mow the boundaries of the cash rented farm property once per year.

4.5 The Licensee will not plant any crops or damage any part of the grass access routes established by the Airport Manager.

4.6 The Licensee will establish a safe route for farm implement traffic and will not prove to be a safety hazard to aircraft traffic.

4.7 The Licensee shall obtain Farm Operations Liability insurance coverage, listing the Licensor as an additional insured. Evidence of the insurance shall be furnished to the Licensor.

4.8 The Licensee shall consult with the City Farm Manager on potential problems, nuisances, and other concerns.

Signed and agreed to on _____, by Licensor and Licensee.

CITY OF URBANA

By: _____
Kerry Brugger, Director of Administration
Licensor

By: _____
Licensee

**BID FORMS
(COMPLETE
IN
ENTIRETY)**

BID PROPOSAL
CITY OF URBANA, OHIO

Federal ID# or Social Security #: _____

Name of Bidder: _____

Address of Bidder: _____

Phone No.: _____

Fax No.: _____

Email: _____

Contact Person: _____

Date: _____

Proposal of _____ (hereinafter called "Bidder")* a corporation, organized and existing under the laws of the State of _____,** a partnership, or an individual doing business as _____.

To the **City of Urbana** (hereinafter called "Owner")

Gentlemen:

The Bidder, in compliance with your invitation for bids for Farm Ground Rent (2015-2017), having examined the related documents, and being familiar with all of the conditions surrounding this bid hereby proposes to rent city farmland on a cash rent per acre basis as noted below.

Years in Farming: _____

Bid/Per Acre: \$ _____/ACRE per year on all acreage (272.305 acres)

Bidder acknowledges receipt of the following addendum (including addendums posted to the city's website):

The bidder agrees that this bid shall be good and may not be withdrawn for a period of sixty (60) calendar days after the scheduled closing time for receiving bids.

Respectfully submitted:

SEAL (if bid by a
Corporation)

BY _____
(Signature)

(Title)

(Business Name)

AFFIDAVIT OF CONTRACTOR OR SUPPLIER OF NON-
DELINQUENCY OF
PERSONAL PROPERTY TAXES

O.R.C. 5719.042

STATE OF OHIO

ss:

COUNTY OF _____

TO: City of Urbana

The undersigned, being first duly sworn, having been awarded a contract by you for Farm Ground Rent (2015-2017), Urbana, Ohio, hereby states that we were not charged at the time the bid was submitted with any delinquent personal property taxes on the general tax list of personal property of any county in which you as a taxing district have territory and that we were not charged with delinquent personal property taxes on any such tax list.

In consideration of the award of the above contract, the above statement is incorporated in said contract as a covenant of the undersigned.

Affiant

Sworn to before me and subscribed in my presence this _____ day of _____, 2014.

Notary Public

NON-COLLUSION AFFIDAVIT

State of Ohio

ss:

County of _____

Bid Identification: Farm Ground Rent (2015-2017)

CONTRACTOR _____ (name of individual), being first duly sworn, deposes and says that he is _____ (sole owner, a partner, president, secretary, etc.) of _____ (corporate or business name of the party making the foregoing BID); that such BID is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization, or corporation; that such Bid is genuine and not collusive or sham; that said BIDDER has not directly or indirectly induced or solicited any other BIDDER to put in a false or sham BID, and has not directly or indirectly colluded, conspired, connived, or agreed with any BIDDER or any one else to put in a sham BID, or that any one shall refrain from bidding; that said BIDDER has not in any manner, directly or indirectly, sought by agreement, communication or conference with any one to fix the BID price of said BIDDER or of any other BIDDER, or to fix any overhead, profit, or cost element of such BID price, or of that of any other BIDDER, or to secure any advantage against the OWNER awarding the contract or anyone interested in the proposed contract; that all statements contained in such BID are true; and, further, that said BIDDER has not, directly or indirectly, submitted his BID price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid any fee or will not pay any fee in connection therewith, to any corporation, partnership, company, association, organization, BID depository, or to any member or agent thereof, or to any other individual except to such person or persons as have a partnership or other financial interest with said BIDDER in his general business.

Affiant

Subscribed and sworn to before me this _____ day of _____, 2014.

Notary Public

CERTIFICATIONS (CORPORATION ONLY)

I, _____, certify that I am _____ of the corporation named as supplier herein; that _____, who signed this agreement on behalf of the supplier was then _____ of said corporation, and that said agreement was duly signed for and in behalf of said corporation by authority of its governing body and is within the scope of its corporate powers.

Corporate
Seal

Signature

Print Name and Title

Date: _____



Champaign County FSA
 1512 S US Hwy 68, Suite D-100
 Urbana, Ohio 43078
 Phone 937 484-1508
 Fax 937 484-1509

Crop Year 2014

Farm: 5819
 Tract: 978

Print Date: 5/22/2014



1 inch = 730 feet

All of the below are true unless otherwise indicated:

All crops - Not Irrigated
 All crops used for grain
 Wheat - S/RW
 Corn - Y/low
 Soybean - COH

Legend

- CLU Boundary
- Wetland Determination Identifier
 - Restricted Use
 - Limited Restrictions
 - ⊗ Exempt from Conservation Compliance Provisions
- HEL Highly Erodible Land Determination
- NHEL Non-Highly Erodible Land Determination
- Undetermined Highly Erodible Land Determination
- UHEL Undetermined Highly Erodible Land Determination
- CRP Conservation Reserve Program

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2013 orthorectified imagery for OI. The producer accepts the data as is and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any use of this data outside of FSA Programs. Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determination contact NRCS.



1" = 200'

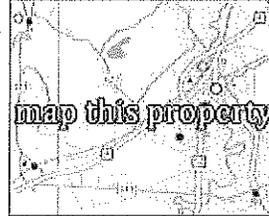
4.31 Acres
Part of Parcel:
190-09-12-20-00-007-00

Data For Parcel I30-09-12-26-00-007-00

NOTICE: for properties that are delinquent, to be sold sheriff sale or in bankruptcy contact the county treasurer at 937-484-1640.

Base Data

Parcel: I30-09-12-26-00-007-00
Owner: STATE OF OHIO
Address: N US HWY 68



Tax Mailing Address

Mailing Address Line 1: ODOT DISTRICT 7
Mailing Address Line 2: ATTN: REAL ESTATE 1001 ST MARYS AVE
Mailing Address Line 3: SIDNEY OH 45365

Owner Address

Owner Address Line 1: STATE OF OHIO
Owner Address Line 2: N US HWY 68
Owner Address Line 3: URBANA OH 43078

Geographic

City: UNINCORPORATED
Township: SALEM TOWNSHIP
School District: WEST LIBERTY-SALEM LSD

Legal

Legal Acres:	17.725	Land Use:	100 VACANT
Legal Description:	RTS 12-05-26 ___ E OF RR SE SEC 26 & PT SW 1/4 SEC 20 LOT 10	Neighborhood:	930000 - SALEM TWP
Agricultural District:	UNAVAILABLE	Special Assessments:	N
In Foreclosure:	N	In Bankruptcy:	N
In Sheriff Sale:	N	On Contract:	N
On Escrow:	N	On CAUV:	N
Has Homestead Reduction:	N	Has 2.5% Reduction:	N
Current Deed Volume/Page:	UNAVAILABLE	Certified Delinquent Year:	2014
Map Number:	U03100	Route Number:	200

Photos

No photos were found for this parcel.

[To Report a Discrepancy - Click Here](#)

CAMA database last updated 11/13/2014 10:20:34 PM.





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 Urbana, Ohio 43078
 Phone 937 484-1508
 Fax 937 484-1509

Crop Year 2014

Farm: 5819
 Tract: 980

Print Date: 5/22/2014



1 inch = 437 feet

All of the below are true
 unless otherwise indicated:

All crops - Not Irrigated
 All crops used for grain
 Wheat - RW
 Corn - Y low
 Soybeans - COM

Legend

- CLU Boundary
- Wetland Determination Identifier
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions
- CRP
- HEL Highly Erodeable Land Determination
- NHEL Not Highly Erodeable Land Determination
- UHEL Unsettled Highly Erodeable Land Determination
- CRP Conservation Reserve Program

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or a tract ownership; rather it depicts the information provided directly from the producer and/or the 2013 ortho rectified imagery for Ohio. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any use of this data outside of FSA Programs. Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-025 or attached map) for exact wetland boundaries and determination contact NRCS.

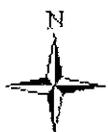


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Crop Year 2014

Farm: 5819
 Tract: 983

Print Date: 5/22/2014



1 inch = 502 feet

All of the below are true unless otherwise indicated:

All crops = Non-Irrigated
 All crops used for grain
 All east-SRW
 Corn = Yr 1W
 Soybeans = CO II

Legend

CLU Boundary	HEL	Highly Erodible Land Determination
Wetland Determination Identifier	NHEL	Not Highly Erodible Land Determination
Restricted Use	UHEL	Unfettered Highly Erodible Land Determination
Limited Restrictions	CRP	Conservation Reserve Program
Exempt from Conservation Compliance Provisions		

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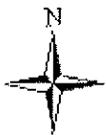


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 1512 S US Hwy 68, Suite D-100
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 Phone 937 484-1508
 Fax 937 484-1509

Crop Year 2014

Farm: 5819
 Tract: 987

Print Date: 5/22/2014



1 inch = 167 feet

All of the below are true unless otherwise indicated:

All crops - Not Irrigated
 All crops used for grain
 Wheat-SRRI
 Corn - Ye low
 Soybeans-COM

Legend

- CLU Boundary
- Wetland Determination Identifier
 - Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- Highly Erodible Land Determination
- Not Highly Erodible Land Determination
- Unclassified Highly Erodible Land Determination
- Conservation Reserve Program

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