



April 13, 2021

TO: Bidders on I.F.B. No. 21023S
FROM: City of Dayton, Ohio
Division of Purchasing
SUBJECT: **Addendum No. 1 to above IFB**

The City of Dayton has received a question relating to our Invitation for Bid (“I.F.B.”) No. 21023S.

The following are questions with answers for this I.F.B. Please consider this document in preparation of your bid response. In the answers of these questions the City of Dayton shall be noted as “City”.

A sight visit is being added for Monday April 19, 2021 at 10:00 AM. Please see Question/Answer #11 for details. Those wanting to attend need to email Kena Crist at kena.crist@daytonohio.gov no later than 3:00 PM on April 16th.

To ensure the integrity of the bid process, a signed copy of this addendum notice should be included with any bid offered to the City of Dayton as a result of IFB No. 21023S.

(Print Name)

(Date)

(Signature)

(Company Name)

Sincerely,

Jason Schortgen

Jason Schortgen



**CITY OF DAYTON
INVITATION FOR BID (IFB) NO. 21023S
Leasing of Land Parcels for Farming
April 2021**

At this time, the City, Division of Procurement will not be accepting any additional questions regarding this solicitation. All bids submitted on or before the opening date and time will be considered for acceptance.

Question 1: Are there any charges for Public Utilities on the property?

Answer: There are no charges for Public Utilities on the property.

Question 2: Are there any taxes or assessments on the property?

Answer: Yes, as stated in the Specifications: "Lessee shall pay all taxes and assessments on the property." For reference, the taxes for 2020 are \$40,062.34 for both parcels.

Question 3: What are the Base Acres for Corn, Soybeans, Wheat?

Answer: There are approximately 803 tillable acres.

Question 4: What are the Tillable Acres?

Answer: Please see Answer #3.

Question 5: Are there any current remunerations for the 2021 Planting Preparation?

Answer: We are verifying your inquiry – a response is forthcoming.

Question 6: Are Lessee to pay real estate taxes if so how much are they?

Answer: Please see Answer #2.

Question 7: Are taxes on top of bid for both parcels listed on bid?

Answer: Taxes will be in addition to the bid. The Lessee will receive a bill from the City of Dayton Department of Water.

Question 8: Are there any assessment on said property if so how much

Answer: No

Question 9: Rent Payment Due Date?

Answer: Rent payments of equal installments are due the first day of June and the first day of November of each year during the term of this Lease.

Question 10: What is this quote referring to? "Lessee shall pay all taxes and assessments on the property"

Answer: Please see Answer #2

Question 11: Would we be able to scout this land with a UTV before the bid date?

Answer: Yes, all interested parties are invited to view the property at 10am on Monday, April 19th (4/19/2021). Attendees are instructed to confirm their participation by emailing Kena Crist (kena.crist@daytonohio.gov) no later than 3pm on Friday, April 16th (4/16/2021). Meeting location will be given to those who contact Kena. Please limit the number of attendees to two per group.

Question 12: "Lessee shall pay all taxes and assessments on the property." Is the amount included into what is paid/bid or is this something we would pay separately? What is the amount of taxes and assessments owed?

Answer: Please see Answers #2 & #7

Question 13: To receive the 10% cash discount is the rent due May 21st every year? Or is there a different date the rent is due.

Answer: There are no cash discounts for advance payment of rent. For rent due date, please see Answer #9

Question 14: Are the tillable acres in the bid agreement based on the FSA Map/measurements?

Answer: The leased land, situated in the County of Clark and State of Ohio, and being a tract of land located on Routes 70 and 675, contains 803 tillable acres, more or less, as crosshatched on the attached map included in the Bid.

Question 15: Will there be any reimbursements for improvements on the waterways or roadways if necessary?

Answer: As per the Specifications the "Lessee shall not erect, allow or permit to be obtained, any improvements, billboards, or advertising sign on the premises." However, the Lessee is permitted to perform routine maintenance to the property with advance Department of Water approval. If improvements are necessary, the Lessee is required to contact the Department of Water: Kena Crist, kena.crist@daytonohio.gov

