

RESOLUTION NO. _____

RESOLUTION SETTING A PUBLIC HEARING ON THE PROPOSAL TO
SELL REAL PROPERTY BELONGING TO INDIAN HILLS COMMUNITY
COLLEGE

WHEREAS, Indian Hills Community College (IHCC) is a Community College organized and existing under the provisions of Chapter 260C of the Code of Iowa and is authorized to sell land pursuant to the provisions of Section 297.22 of the Code of Iowa after obtaining the consent of the Department of Education; and

WHEREAS, IHCC has determined that it has land located at the Ottumwa Industrial Airport as part of the Indian Hills Airport First Subdivision, which is not currently necessary for the operation of the College, nor necessary for the future plans of the College; and

WHEREAS, the Board of Directors have determined that it would be in the best interest of the College to sell the land and apply the proceeds as provided by the Code of Iowa; and

WHEREAS, before the property may be sold, it is necessary to conduct a public hearing on the proposal to sell property all as required and provided by Section 297.22 of the Code of Iowa.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Trustees of Indian Hills Community College, as follows:

Section 1. A public hearing shall be conducted on March 14, 2022 at 4:00 p.m. before the Board in the Perkins Conference Room at Indian Hills Community College on the proposal to sell real property located at the Ottumwa Industrial Airport, being Lot 3 Indian Hills Airport First Subdivision, owned by Indian Hills Community College. Following the public hearing the Board may accept or reject bids submitted and adopt a resolution authorizing the sale of property in whole or in part.

Section 2. The Secretary of the Board is hereby directed to publish one time, not less than ten (10) days nor more than twenty (20) days prior to the date fixed for set hearing in the Ottumwa Courier, a newspaper of general circulation in the district, a notice of intention to sell real property in substantially the same form:

NOTICE OF PUBLIC HEARING ON INTENTION TO SELL
REAL PROPERTY

Notice is hereby given that a public hearing will be conducted before the Board of Trustees of Indian Hills Community College in the Perkins Conference Room at Indian Hills Community College, 525 Grandview Avenue, Ottumwa, Iowa 52501 at 4:00 p.m. on March 14, 2022, on the proposal to sell real property located at the Ottumwa Industrial Airport owned by Indian Hills Community College.

All local residents who appear at the hearing shall be given an opportunity to express their views for or against the proposal to sell the real property. Written comments may also be submitted to the Secretary of the Board at Indian Hills Community College, 525 Grandview Avenue, Ottumwa, Iowa 52501 until 3:00 p.m. on March 14, 2022. After the hearing or any adjournment thereof, the Board of Trustees of Indian Hills Community College will consider adoption of a resolution to sell the real property.

Section 3. That the administrative officers of Indian Hills Community College are hereby authorized to take such further action as may be necessary to carry out the intent and purpose of this resolution, including obtaining consent from the Department of Education.

Section 4. All resolutions or orders or parts thereof, in conflict herewith, are to the extent of such conflict, hereby repealed and this resolution shall be in full force and effect immediately upon its adoption.

ADOPTED AND APPROVED.

February _____, 2022.

INDIAN HILLS COMMUNITY COLLEGE

By: _____
Chairman of the Board

ATTEST:

By: _____
Secretary

PUBLIC NOTICE

Indian Hills Community College will sell property owned by the College and located at the Ottumwa Industrial Airport. The terms and conditions of the sale are as follows:

1. Property to be Sold.
Lot 3 Indian Hills Airport First Subdivision, Wapello County, Iowa.
2. Location and Time of Sale. Indian Hills Community College, Perkins Conference Room, at 525 Grandview Avenue, Ottumwa, Iowa 52501. The sale will begin at 4:00 p.m. on March 14, 2022
3. Sale Price. The College intends to transfer the property to Integrity Electric pursuant to a written Purchase Agreement, submitted by Integrity Electric.
4. Sale Process. Following the closing of the Public Hearing, the Board will discuss whether to accept or reject the Purchase Agreement. The Board may adopt a Resolution to accept, reject, or approve alternative terms for the sale of the property.
5. Approvals. The sale is subject to consent by the Iowa Department of Education. In the event consent is not obtained, the earnest money shall be returned to the Buyer and the parties will have no further obligations under the bid.
6. Closing. Upon conclusion of the meeting and acceptance of any bids, the successful bidder shall sign a Real Estate Contract providing for payment of the remaining balance within thirty (30) days from the date of the acceptance of the offer. Real estate will be transferred to successful bidders at the date of closing and possession shall be given at the date of closing. Viewing of the property may be arranged by appointment. Contact Matthew Thompson to arrange times to view the properties at 641-683-5124.