

REQUEST FOR BIDS

By

City of Baldwin City, Kansas

803 8th Street

Baldwin City, KS 66006

For

Kansas State Rehabilitation Tax Credits

INTENT

The purpose of this Request for Bids is to solicit bids from interested parties for the purchase of Kansas State Rehabilitation Tax Credits issued to the City of Baldwin City, Kansas, through the Kansas State Rehabilitation Tax Credit Program.

The City is seeking qualified purchasers interested in purchasing the tax credits described below. The City intends to sell the tax credits to the qualified bidder submitting the highest purchase price, subject to approval by the Baldwin City Council.

BACKGROUND INFORMATION

The City of Baldwin City is offering for sale \$453,855 in Kansas State Rehabilitation Tax Credits that were issued as a result of the renovation project of Baldwin City School Gymnasium & Auditorium.

The renovation project was completed in August 2024, and the tax credits were issued through the Kansas State Rehabilitation Tax Credit Program.

INSTRUCTIONS TO OFFERORS

1. GENERAL

Tax Credit Owner:

City of Baldwin City, Kansas

Contact:

Russ Harding, City Administrator

City of Baldwin City

803 8th Street

Baldwin City, KS 66006

Phone: 785-594-6427

Email: rharding@baldwincity.gov

Questions concerning this Request for Bids should be directed to the City Administrator.

2. AMOUNT OF TAX CREDITS

The City of Baldwin City is offering \$453,855 in Kansas State Rehabilitation Tax Credits for sale.

3. BID REQUIREMENTS

Each bid shall clearly identify:

1. The name and address of the bidder;
2. The bidder's contact person, telephone number, and email address;
3. The purchase price offered for the tax credits;
4. The price being offered per \$1.00 of tax credit;
5. The total amount the bidder will pay the City for the entire amount of tax credits;
6. Any conditions or contingencies associated with the bid; and
7. The proposed date or timeframe for closing and payment.

Bidders should understand that the City is seeking a purchase price for the tax credits and that the highest qualified bid will be considered for award.

4. SUBMISSION OF BIDS

Sealed bids for the entire amount of the tax credits must be received by October 1, 2026, at 10:00 a.m.

Bids should be submitted in an envelope clearly marked:

"Baldwin City Kansas Tax Credits"

Bids may be:

- Hand delivered to Baldwin City Hall, 803 8th Street, Baldwin City, Kansas 66006;
- Delivered by commercial carrier or United States mail

Bids received after the deadline will not be considered.

5. QUESTIONS AND INQUIRIES

All questions concerning the Kansas State Rehabilitation Tax Credits or this Request for Bids must be submitted in writing no later than September 28, 2026, at 11:00 a.m.

Questions may be submitted by email or mail to:

Russ Harding, City Administrator

City of Baldwin City

803 8th Street

Baldwin City, KS 66006

Email: rharding@baldwincity.gov

The City may provide responses to questions received from prospective bidders. Any information provided by the City in response to questions may be made available to all prospective bidders.

6. EVALUATION OF BIDS

The City Administrator will review the bids received and make a recommendation to the Baldwin City Council.

The Baldwin City Council will consider the bids and may award the sale of the tax credits to the bidder submitting the **highest qualified purchase price**, subject to verification of the bidder's qualifications and compliance with the requirements of this Request for Bids.

The City reserves the right to request additional information or clarification from any bidder prior to making an award.

7. AWARD AND CLOSING

The successful bidder will be notified following approval by the Baldwin City Council.

The successful bidder shall enter into a purchase agreement with the City of Baldwin City and provide payment in accordance with the terms established by the City.

The transfer of the Kansas State Rehabilitation Tax Credits shall be completed in accordance with applicable Kansas law and any requirements of the Kansas Department of Revenue and other applicable state agencies.

The City reserves the right to require documentation from the successful bidder demonstrating its ability and intent to complete the purchase.

8. REJECTION RIGHTS

The City of Baldwin City reserves the right to reject any and all bids, to waive minor informalities or irregularities in any bid, to request clarification or additional information, to re-solicit bids, or to modify or extend the bid deadline when determined to be in the best interest of the City.

Issuance of this Request for Bids does not obligate the City of Baldwin City to accept any bid or complete the sale of the tax credits.

9. COST OF BID PREPARATION

No reimbursement will be made by the City of Baldwin City for any costs incurred by a bidder in the preparation or submission of a bid.

All costs associated with preparing and submitting a bid shall be the sole responsibility of the bidder.

10. TAX CREDIT DOCUMENTATION

The City will make available appropriate documentation regarding the Kansas State Rehabilitation Tax Credits to qualified prospective purchasers upon request.

Prospective purchasers are responsible for conducting their own due diligence regarding the eligibility, transferability, utilization, expiration, and tax treatment of the credits and should consult their own tax, legal, and financial advisors.

The City of Baldwin City makes no representation regarding the purchaser's individual tax liability or ability to utilize the tax credits.

11. RESERVATION OF RIGHTS

The City of Baldwin City reserves all rights available to it under applicable law and reserves the right to modify this Request for Bids, issue addenda, extend the deadline, cancel the solicitation, or take any other action determined to be in the best interest of the City.

CITY OF BALDWIN CITY, KANSAS

Russ Harding, City Administrator

Date: 9-21-2026