

**Notice Inviting Bids**  
*Bid No. 2020-06*

The Kootenai County Board of Commissioners will receive sealed bids at the Commissioners' Office, Administration Building, 451 N. Government Way (third floor), P. O. Box 9000, Coeur d'Alene, ID 83816-9000, for the purchase of the former Brown & Justh Building located at 627 N. Government Way, Coeur d'Alene, Idaho (also known as "the Hamilton House"). The property will be sold **as is**.

The property to be sold is Parcel No. C-3510-021-999-A (AIN 143294), and is legally described as follows:

The East 151 feet of that portion of Block 21, Forest Heights, Coeur d'Alene, Kootenai County, Idaho, Book "B" of Plats, page 82, lying Northeasterly of a line drawn parallel to and a distance of 65 feet Northeasterly measured at right angles from the center line of the railway of the Idaho and Western Railway Company as the same was located, extended over and across from the south side to the West side of said Block 21, on November 25, 1910.

The following deed restrictions will apply to any purchase of the above-referenced property:

- The height of any building on the premises shall be restricted to two (2) stories.
- The property shall be used ONLY as a music conservatory or for a nonprofit purpose.
- The property shall NOT be used as a residence or for for-profit commercial purposes.
- The property shall NOT be used by any person or entity that discriminates on the basis of race, ethnicity, color, creed, religion, national origin, sex, age, sexual orientation, gender identity, or genetic information.
- The restrictions set forth above shall be valid for a period of ten (10) years from the date of recordation of the deed conveying the property from the County to the successful bidder.
- Notwithstanding the 10-year time period set forth above, the restrictions set forth above shall be null and void if the property is conveyed to the federal government, the state of Idaho, any political subdivision or taxing district of the state of Idaho or any local historical society which is incorporated as an Idaho nonprofit corporation which operates primarily in the county or maintains a museum in the county.
- The property shall revert to County ownership in the event of a breach of any of the restrictions set forth above, abandonment of the property, dissolution or termination of the owner's status as a legal business entity, or the filing of a bankruptcy petition by the owner or placement of the owner into receivership.

Sealed bids must be received by 2:00 p.m. on Tuesday, September 29, 2020, and must be marked "Sealed Bid No. 2020-06, Brown & Justh Building Sale." The minimum bid shall be **\$500,000**. Bids received after this time will **not** be considered. Bids will be opened and publicly read at 2:00 p.m. on Tuesday, September 29, 2020.

**The property shall be sold for cash only.** The successful bidder shall have until 5:00 p.m. on Tuesday, September 29, 2020 to tender verified funds in the amount of the bid to the Board of County Commissioners. Failure to do so shall result in the rejection of that bid.

The Kootenai County Board of Commissioners reserves the right to reject any or all bids, to waive formalities which do not affect the essential fairness of the bidding process to make awards in the interest of the County, and to accept the bid deemed best overall for Kootenai County.

Dated this 17th day of September, 2020.