



**THE MIAMI  
CONSERVANCY  
DISTRICT**

**REQUEST FOR PROPOSAL  
MCD HAY FIELD GROUNDS (Middletown)  
FOR YEARS (2024-2026)**

**INSTRUCTION**

Your written proposal is requested for: Hay Ground Rent (2024-2026). Proposal shall be received at Miami Conservancy District (MCD) office, 38 East Monument Avenue, Dayton, OH 45402 via delivery or mail no later than: 2:00PM on Friday, March 30, 2024. Postmarks shall not be accepted.

Envelopes shall be sealed and plainly marked: Hay Field Ground Rent (2024-2026). All proposals received will remain sealed and will be opened immediately following the deadline.

**PROPOSAL FORM**

Use the official proposal form format provided by MCD. To submit a proposal, prospective tenant farmers shall complete the blanks of the official proposal form with the necessary information representing the terms of his/her/their proposal. Farmers have the option to be present at the opening of the proposals, but it is not required. MCD reserves the right to waive technical defects, as the interest of MCD requires.

Contact Roxanne Farrier by written correspondence or via email ([rfarrier@mcdwater.org](mailto:rfarrier@mcdwater.org)) with any questions about this proposal document no later than 5:00PM on March 26, 2024. Any changes will be distributed and posted on our website at [www.mcdwater.org](http://www.mcdwater.org). **All parties providing a proposal are responsible for checking this site for any additional information. Any addendums posted on the website shall be acknowledged in the proposal response.**

MCD will base its selection on its opinion of the highest and best proposal received for the entire farm acreage rather than for individual fields. MCD reserves the right to reject any, and all proposals and to waive any irregularities in the proposal process. MCD also reserves the right to contract with the next highest and best proposal if the first-ranked proposal fails to make the initial payment and/or enter into an agreement (MCD Farm Permit) within ten (10) days of the notice of the award.

MCD employees are not eligible to provide a proposal.

Optional site visit will be available on Monday, March 19, 2024 (weather permitting) by contacting Roxanne Farrier at (937) 223-1278, ext. 3230 or by email at [rfarrier@mcdwater.org](mailto:rfarrier@mcdwater.org).

**PROPERTY DESCRIPTION**

The hay ground, approximately 112 acres, is located in the City of Middletown, Lemon Township and Madison Township as follows and as shown on Exhibit "A" included in this document:

#### Tract I

Approximately **20 acres**, (MCD Parcel No. 885 & 1096) is located in the City of Middletown, Butler County, Ohio, (County Tax Code Q6521012000092/93/134) and more specifically located along the left bank of the Great Miami River between Central Avenue and the AK Low Dam.

#### Tract II

Approximately **15 acres**, (MCD Parcel No. 841 & 854) is located in Range 4E, Town 2N, Section 27/28, Madison Township, Butler County, Ohio, (County Tax Code E2210030000035/41) and more specifically located along the right bank of the Great Miami River between the AK Low Dam to the old railroad bridge.

#### Tract III

Approximately **4.5 acres** (Part MCD Parcel No. 935& 4724), is located on Lot 6118, City of Middletown, and Lemon Township, Butler County, Ohio, (County Tax Code Q6521011000001 & C1720020000004) and more specifically along the left bank of the Great Miami River west of Main Street beginning just downstream, south of Fifteenth Avenue and extending downstream to a point just south of Eighteenth Avenue.

#### Tract IV

Approximately **13 acres**, ( MCD Parcel No. 1327) is located in Range 4, Town 1, Section 2, Lemon Township, Butler County, Ohio, (County Tax Code C1720020000004) and more specifically located along the left bank of the Great Miami River extending upstream from where the Great Miami River meets the railroad to the north end of Moraine Materials property.

#### Tract V

Approximately **60 acres**, ( MCD Parcel No. 3792) is located in Range 4, Town 1, Section 2, Lemon Township, Butler County, Ohio, (County Tax Code C1710019000012/13) and more specifically located along the left bank of the Great Miami River south of State Route 73, between Oxford State Road and the river.

This land shall be offered only on a cash rent per acre per year basis. The successful bidder shall be required to sign an agreement (MCD Farm Permit) for use of the property. See sample permit included with these documents.

The term of the permit shall be from May 1, 2024 through April 30, 2026. Both parties can agree to extend the permit in one (1) year increments for up to two (2) additional years.

Access to some of the sites will require a key to the gate.

Acres calculated are approximate only.

## OFFICIAL PROPOSAL FORM

Complete the blanks in the form below, sign and date, please print or type. Then seal in an envelope, label, address and send to MCD such that the proposal will be delivered before the established deadline. For more information, see Instructions on page 1.

Landlord: The Miami Conservancy District, 38 East Monument Avenue, Dayton, Ohio 45402

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Farming experience: \_\_\_\_\_

Location of other farms: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

I/we, the undersigned do hereby agree to enter into an agreement (MCD Farm Permit) to cash rent the property described in the attached MCD Farm Permit from May 1, 2024 to April 30, 2026. Rent to be as follows:

Tract I – Tract V:        =        \$\_\_\_\_\_ an acre.

## PROPOSAL COMMITMENT

Potential tenant: \_\_\_\_\_  
(Please Print Name)

Address: \_\_\_\_\_

Phone and Email Address: \_\_\_\_\_

I/we submit the attached proposal and agree to enter into a contract (MCD Farm Permit) and make the necessary payment within ten (10) days of receipt of notice of award and acceptance of my/our proposal by MCD.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

