



Request for Proposals

Sale and Development of Industrial Property
201 South Vine Street, Waconia, MN 55387

www.waconia.org 952-442-2184

Overview

The City of Waconia (the "City") seeks a buyer for the following parcel of land owned by the City:

<u>PID</u>	<u>Address</u>	<u>Acreage</u>	<u>Estimated Market Value*</u>	<u>Property Zoning</u>
754630010	10451 10 th Street West	4.09	\$559,650	I-2

To submit a proposal in response to this Request for Proposals ("RFP"), you must submit a purchase offer and a description of intended use that meets the requirements of this RFP.

(*Estimated Market Value as determined by an Appraisal commissioned by the City of Waconia.)

Location/Neighborhood

The parcel is located near the center of the community on the south side of 10th Street West. The property is located just west of the Highway 284 and 10th Street intersection. The parcel is situated in an area of mixed land uses, bordered by corporate offices, industrial and commercial uses. See the attached location map.

Utilities

The parcel has municipal sewer and water utilities stubbed to at least one location near or within the parcel. You are responsible for determining whether the existing utilities are adequate for your intended use before you submit your proposal.

Development Potential

The parcel is zoned I-2 – General Industrial, which allows for a broad range of industrial type uses. The specific uses allowed in said zoning district can be referenced in Section 900.05, Subd. 2.K of the City Code. You can find more information on the City's development regulations on the City's website (www.waconia.org). The City intends to review whether the sale complies with the City's comprehensive plan as required by Minnesota Statutes §462.356, subd. 2, after desired zoning is known.

Background Information and Site Inspection

As part of the Highway 5 Improvement Project, the City acquired the subject parcel and the parcel west of this parcel, which occupies the pond. Before acquiring the parcel, the City obtained a Phase I Environmental Assessment and an ALTA/ACSM Land Title Survey. A copy of the assessments are available upon request. If you are interested in visiting the parcel, you should notify the City's Community Development Director, Lane Braaten, prior to going to the site. He can be reached at 952-442-3106 or via e-mail at lbraaten@waconia.org.

Description of Proposed Use

You must detail your proposed plans for the parcel. The City's goal is to have development start on the parcel within one year of the date closing occurs and for all development to be consistent with the character of the existing area.

Proposal Format

Your proposal should include the following:

1. **Transmittal Letter** – The transmittal including the legal name of your firm, street address, contact person, and the contact person’s email address and telephone number.
2. **Purchase Offer** – A proposal to buy the parcel, which includes at least the following information: i) the purchase price; ii) the length of the due diligence inspection period you are requesting; iii) any conditions or contingencies to the offer; iv) a detailed allocation of transaction and closing costs; and v) a closing date (which may be based on the expiration of your due diligence investigation period).
3. **Description of Proposed Use** –A description of your proposed use and a sketch of a possible layout consistent with the description. (Submission of such documents does not constitute an application for any City approval. You must separately apply for all required City approvals.)
4. **Project Schedule** – Include a preliminary schedule for the development of the parcel.
5. **Statement of Qualifications** – Include descriptions of similar projects you have completed within the past 5 years that are comparable in scope to the project described.

Selection Process and Proposal Evaluation Procedures

This RFP is not subject to municipal bidding requirements and does not constitute a request for bids. City Staff will review proposals in their entirety and make recommendations to the City Council taking into account all proposed terms and all available information. The City reserves the right to reject any or all proposals it receives.

Reserved Rights

The City reserves the right to reject any or all proposals it receives and to negotiate terms. This RFP does not commit the City to sell any property. The City may revise or modify this RFP at any time by issuing one or more written addenda, which the City will post on its website. All proposals submitted in response to this RFP become the property of the City and are subject to the Minnesota Government Data Practices Act. The City may close any meeting, in compliance with applicable law, to consider proposals and offers. The City shall not be liable for any expenses incurred responding to this RFP.

Proposal Submittal

If you desire to make a proposal, you must submit it in electronic form by not later than 4:30 p.m., Monday, July 31, 2017. Direct your proposal to Lane Braaten, Community Development Director, at lbraaten@waconia.org. PDF format is preferred. Please include all attachments you would like the City to consider. Direct any questions to Lane Braaten using his email address listed or by phoning him at 952-442-3106.

LOCATION MAP—10451 10TH STREET WEST

