



Request for Proposals

Sale and Development of Commercial 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 vacant land owned by the City:

| <u>PID</u> | <u>Address</u> | <u>Acreage</u> | <u>Estimated Market Value*</u> | <u>Property Zoning</u> |
|------------|-------------------|----------------|--------------------------------|------------------------|
| 753160410 | 1300 Sparrow Road | 7.06 acres | \$1,845,000 | B-1 |

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 Opinion of Value commissioned by the City of Waconia.)

Location/Neighborhood

The parcel is located in the heart of the City’s Interlaken development at the southwestern corner of Main Street/CSAH 59 and CSAH 10. The commercial parcel is located at one of the City’s busiest intersections with single-family residential to the south, east and west and planned retail to the north across CSAH 10. 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 B-1 – Highway Business which allows for a broad range of business uses that are generally located adjacent to significant transportation corridors. Specifically, the current zoning allows for an appropriate range of businesses that will be utilized by area residents as well as vehicular traffic. The previous concept for the property contemplated up to six individual commercial buildings and an internal roadway system allowing access via CSAH 10 and Sparrow Road. The City, however, is open to considering a proposal that makes re-zoning a condition of your purchase obligation. You can find more information on the City’s development regulations, including subdivision and variance requirements, on the City’s website (www.waconia.gov). 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

The City acquired the parcel through a tax forfeiture sale and has clear title to the property. 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 you are offering to buy. 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 neighborhood.

Proposal Format

Proposals 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) an acknowledgment that the minimum assessment amount for the parcel will be paid, in addition to the purchase price, at closing; iii) the length of the due diligence inspection period you are requesting; iv) any conditions or contingencies to the offer; v) a detailed allocation of transaction and closing costs; and vi) 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 or parcels at issue.
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.

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—1300 SPARROW ROAD

