



WRIGHT COUNTY
ECONOMIC DEVELOPMENT AUTHORITY

Request for Offers

Purchase & Redevelopment of the Wright
County Human Services Center



July 2nd, 2021

Purpose

The Wright County Economic Development Authority (EDA) invites offers for the purchase and redevelopment of Wright County's Human Services Center, located at 1004 Commercial Drive, Buffalo, Minnesota 55313. The facility is anticipated to be vacated by Wright County staff at the end of 2021. The EDA intends to sell the property "as-is". Offerors must acquire the entire property. Information on the property is included as Exhibit A.

Minnesota Statute 469.105 outlines the requirements for sale of property by an EDA.

Instructions to Offerors

Offers should be submitted by email or hard copy to:

Elizabeth Karels, Wright County Project Administrator
10 2nd Street NW, Room 235
Buffalo, MN 55313
Elizabeth.Karels@co.wright.mn.us

While offers will be accepted continuously, the EDA Board intends to review offers at its August 12, 2021 meeting. Any offers received by August 10, 2021 will receive equal treatment and be reviewed.

The EDA will not provide any reimbursement for the cost of developing or presenting offers in response to this solicitation. Failure to include the requested information may have a negative impact on the evaluation of the offeror's proposal.

The EDA reserves the right to reject any or all offers, or to withhold the award for any reason it may determine, and to waive or not to waive any informalities or irregularities in any offers. All information regarding the content of the specific offers will remain confidential until a purchase agreement is finalized, or all offers are rejected, pursuant to the requirements of the Minnesota Government Data Practices Act.

Offers must include the following:

1. Business name, contact name, address, contact number, and email address of Offeror
2. Offer price
3. Narrative outlining the proposed use of the site
4. Timeframe for development

Note: Per Minnesota Statute 469.105 subd.5, within one year from the date of purchase, the Offeror must devote the property to its intended use or begin work on the improvements of the property to devote it to that use.

Questions and Requests

Site walkthroughs are optional and may be requested by the Offeror.

Questions and requests shall be directed to:

Elizabeth Karels, Wright County Project Administrator
Direct: (763) 684-8604
Elizabeth.Karels@co.wright.mn.us

Review and Selection Process

Offers will be reviewed by the EDA Board and evaluated based on several factors, including offer price and long-term community benefit.

Offerors will be asked to provide \$5,000 of earnest money within ten business days of the EDA accepting an offer.

The Offeror will sign a Letter of Intent within thirty business days of the EDA accepting an offer and finalize a purchase agreement after that date pursuant to the terms of the letter of intent.

The EDA will hold a public hearing on the sale of the property in accordance with Minnesota Statute 469.105.

Attachments

Exhibit A – Human Services Center Factsheet



WRIGHT COUNTY
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Property Information

Address

1004 Commercial Drive
Buffalo, Minnesota 55313

Property ID

103060003020

Lot Size

3.27 acres

Zoning

B-3 Highway Commercial

Building Size

33,020 square feet

Building Description

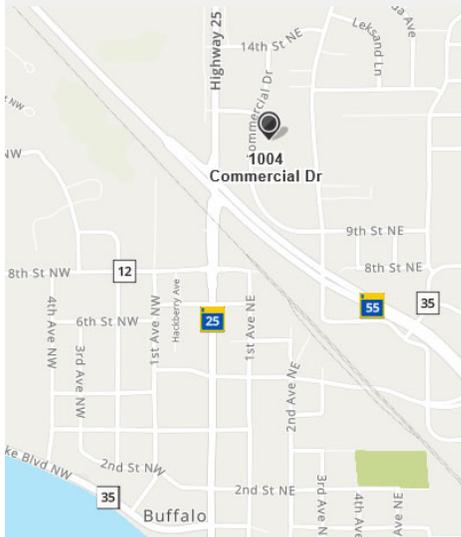
Slab on grade
Steel frame
Steel panel exterior

Constructed

1984

Estimated Value

~\$1.5M



Human Services Center

In July 2021, the Wright County Economic Development Authority (EDA) plans to request offers for the purchase and redevelopment of the Human Services Center facility, located at 1004 Commercial Drive, Buffalo, Minnesota.

The Human Services Center is expected to be fully vacated by Wright County staff by mid-January 2022.



Questions

Elizabeth Karels, Wright County Project Administrator
763-684-8604, Elizabeth.Karels@co.wright.mn.us

www.co.wright.mn.us/1012/Economic-Development-Authority

Note: Particulars stated are believed to be true according to public record but are not guaranteed.