



**WRIGHT COUNTY**  
ECONOMIC DEVELOPMENT AUTHORITY

# Request for Offers

Purchase & Redevelopment of the Old  
Wright County Government Center Site



March 30, 2023

# Purpose

The Wright County Economic Development Authority (EDA) invites offers for the purchase and redevelopment of Wright County's old Government Center site, located in downtown Buffalo, Minnesota 55313. The facility was vacated by Wright County staff in spring of 2022. The EDA intends to sell the property "as-is". 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  
3650 Braddock Ave NE, Suite 3200  
Buffalo, MN 55313  
Elizabeth.Karels@co.wright.mn.us

Offers will be accepted continuously until May 31, 2023.

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 walk-throughs 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

Government Center Factsheet



**WRIGHT COUNTY**  
Economic  
Development  
Authority

# Request for Offers

The Wright County Economic Development Authority (EDA) is requesting offers for the purchase and redevelopment of the old Wright County Government Center site located in downtown Buffalo, Minnesota. Offers will be accepted through May 31, 2023.

## Property Information

### Property IDs

103011000010  
103500301301  
103010091070  
103010091040

### Total Acreage

6.37 acres

### Zoning

B-5 Central Business

### Approximate Building Size

158,000 square feet

## Questions

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



### “A”

#### Property ID

103011000010

#### Description

West Parking Lot

#### Address

105 1<sup>st</sup> Avenue NW  
Buffalo, MN 55313

#### Lot Size

2.33 acres

### “B”

#### Property ID

103500301301

#### Description

Government Center & Jail

#### Address

10 2nd Street NW  
Buffalo, MN 55313

#### Lot Size

2.54 acres

#### Constructed

1959 / 1990

### “C”

#### Property ID

103010091070

#### Description

Annex Building

#### Address

10 2nd Street NW  
Buffalo, MN 55313

#### Lot Size

1.14 acres

#### Constructed

1990

### “D”

#### Property ID

103010091040

#### Description

East Parking Lot

#### Address

9 1<sup>st</sup> Street NW  
Buffalo, MN 55313

#### Lot Size

0.36 acres

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