

South Cottonwood Lake Subdivision

Memo: Update

The Windom EDA is working with Cemstone to move forward with a sealed bid auction for Lake Lots and Prairie Lots in the South Cottonwood Lake Subdivision. We will formally list the lots with the realtors after the sealed bid auction. The sealed bids are due February 3, 2020, at 4:30 pm and should be delivered to the Windom EDA at City Hall, 444 9th Street.

Windom EDA and Cemstone reserve the right to reject any and all bids, to waive any technicalities, and to select the bid deemed by the EDA of Windom and Cemstone to be in their best interest.

Background

Commitment: CEMSTONE has outlined their intent to work with the City and EDA on the platting of their 34 acre property. Cemstone would like to work with the EDA to presell lots over the winter and into the spring of 2020. The EDA and City will make a decision on moving forward with the South Cottonwood Lake Subdivision in April or May 2020. The decision to move forward depends on the interest, number of presale agreements, and commitments to build in this subdivision.

CEMSTONE Commitment. CEMSTONE agrees to presell lots in the South Cottonwood Lake Subdivision contingent on a purchase agreement with the EDA for the remaining property. All of CEMSTONE'S property in the South Cottonwood Lake Subdivision is to be included in either presale agreements and purchase agreements or the purchase agreement between CEMSTONE and the EDA.

EDA Commitment. EDA agrees to assist CEMSTONE with preselling lots in the South Cottonwood Lake Subdivision. The EDA will make a decision regarding the timeline for redevelopment in the South Cottonwood Lake Subdivision in April or May 2020. The EDA acknowledges that the entire 34+-acre property (CEMSTONE's Parcel) must be included in presale agreements and purchase agreements or the purchase agreement between CEMSTONE and the EDA.

Thank you,

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South Cottonwood Lake Subdivision

Sealed Bid Auction

Important Notice: *The Economic Development Authority of Windom and Cemstone reserve the right to reject any and all bids.*

Timeline:

- Bid packets are available at City Hall, 444 9th Street, Windom, Minnesota.
- Bids Due: February 3, 2020 no later than 4:30 pm
 - Sealed bids must be delivered to the EDA at City Hall, 444 9th Street
 - No electronic bids will be accepted
- Bid Opening: February 5, 2020 at 10:00 am
 - Bid opening maybe observed at City Hall, Council Chamber, 444 9th Street
- Windom EDA Board will review bid data on February 10, 2020, at noon
 - This is an open meeting of the regularly scheduled EDA Board Meeting: City Hall, Council Chamber, 444 9th Street starting at 12:00 noon.
- EDA reviews bids with Cemstone in February following bid opening
 - Lots purchased through the sealed bid process and presale agreements will be purchased directly from Cemstone. The remaining property will be part of the larger purchase agreement between Cemstone and the EDA.
- Accepted highest bids for lots: Bidders sign presale agreements and submit presale agreements and earnest money to EDA at City Hall by February 18, 2020, at 4:30 pm.
- Remaining lots listed with local realtors on February 19, 2020.
- The EDA will make a decision regarding the timeline for redevelopment in the South Cottonwood Lake Subdivision in April or May 2020.
- If the project between the EDA and Cemstone does not move forward by July 1, 2020, the presale agreements are void and all earnest money will be refunded.

Sealed Bid & Presale Agreement:

- Lots purchased through the sealed bid process and presale agreements will be purchased directly from Cemstone.
- For each sealed bid that is accepted by the EDA and Cemstone, a formal presale agreement will be prepared for signature by the highest bidder for that lot. Submission of a sealed bid is a formal commitment by the bidder(s) to purchase the specified lot for the price stated in the bid.
- Earnest money in the amount of \$2,500 will be submitted to the EDA with each executed presale agreement. The EDA will act as the Escrow Agent to hold executed presale agreements and earnest money pending execution of a purchase agreement between the EDA and Cemstone for the remainder of the property. Earnest money will be refunded if an agreement has not been reached by July 1, 2020, between EDA and Cemstone for the purchase of the remainder of the property.

Construction Timeline:

- **Demolition of Existing Cemstone Plant and Concrete Bunkers**
 - If an agreement between Cemstone and the EDA is executed in April or May 2020, demolition will occur Summer 2020.
- **Grading**
 - Grading on the site will follow demolition
- **New Housing Construction**
 - New housing development will follow completion of grading. Access to lots will be permitted so homes can be built as the installation of infrastructure (water, wastewater, street, electric and telecom) is being completed.
- **Utility Install**
 - Water, wastewater, telecom and electric installations will be completed concurrently. Anticipated completion of infrastructure is December 2020.
- **Street Construction**
 - Summer\Fall 2020

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Sealed Bid Form

This form must be completed and received by the Economic Development Authority of Windom by February 3, 2020, at 4:30 pm at City Hall, 444 9th Street, Windom, Minnesota.

The Economic Development Authority of Windom and Cemstone reserve the right to reject any and all bids.

Lot Number: _____

Bid Amount: \$ _____

Name(s) of Bidder(s): _____

Address of Bidder(s): _____

Phone Number of Bidder(s): _____

Email of Bidder(s): _____

By submitting this form, I/we hereby acknowledge my/our formal commitment to purchase a lot in the South Cottonwood Lake Subdivision. Successful bidders will be notified of the acceptance of their bid following review by the EDA and Cemstone. A timeline for signing a presale agreement is outlined in the sealed bid packet.

I/we hereby acknowledge that lots in the South Cottonwood Lake Subdivision have been surveyed, but have not been platted. During the platting process, minor changes to the lot dimensions may occur. The EDA and Cemstone will work to ensure the lots are platted to coincide with the dimensions outlined in the Lot Layout.

SIGNATURE(S)

DATE

