January 14, 2015

RE: Lots for Sale

Thank you for your interest in the HRA's Single Family Redevelopment Program. Attached is information on the properties presently available .

To make an offer on one or more of the properties, review the enclosed material. Your offer must include a completed application form, the dollar amount of your offer, a $500 check, and a sketch plan of your home as set forth in the instructions.

If your bid is not accepted, your $500.00 will be returned within 30 days.

If you have questions, please call me at 952-563 8939.

Sincerely,

Brian Duerwachter
Program Specialist II

Encl.

LOTS FOR SALE

The Bloomington Housing and Redevelopment Authority has four buildable residential lots for sale. If you would like more information on the properties, please call Brian Duerwachter at 952-563-8939 between 8:00 a.m. and 4:30 p.m. and request that the information packet be mailed to you.

Property Address	**Asking Price**	**Lot Size**	**Street Frontage**
10005 1st Avenue South	$89,000.00	15,955 Sq. Ft.	119 Feet
10040 Pleasant Avenue South	$109,000.00	24,782 Sq. Ft.	92 Feet
10626 Vincent Avenue South	$99,000.00	9,886 Sq. Ft.	74 Feet
8112 Wentworth Avenue S	$77,000.00	7,680 Sq. Ft.	61 Feet
8346 Wentworth Avenue S	$65,000.00	8,100 Sq. Ft.	61 Feet

Bloomington Single-Family Program
Procedures and Instructions

Program Summary

The Bloomington Housing and Redevelopment Authority (HRA) has developed a program to acquire deteriorated and substandard single-family housing and replace it with new higher value housing. Properties are acquired voluntarily.

Eligible Purchasers

In order to purchase a site, the buyer must be either:

- the future owner occupant (note: owners must retain a building contractor prior to purchasing the site or have a builder under contract), or
- a builder who will be developing the property on speculation who has the demonstrated financial ability to complete quality home construction.

Purchase Price

Each lot will have a purchase price. No fees will be paid by the HRA to real estate agents or brokers unless the HRA has listed the property, through a broker, on MLS.

Development Process

The following generally describes the procedure used under this program:

1. Drive by the site(s) the HRA currently has for sale.
2. Develop preliminary plans, sketch or detailed description and complete the application form. Preliminary plans include sketch of building elevation and floor plan. Site plan need not be drawn from survey for this submission.
3. Submit plans and application form to the HRA along with a $500 participation fee. If the proposal is not accepted, the $500 will be returned.
4. If offer is selected, the builder or owner will enter into a development agreement with the HRA.
5. The builder will have 30 days to enter into a development agreement.
6. The owner will have up to 45 days to secure a contractor and enter into a development agreement.
7. Builder/owner purchases the site prior to construction through their own source of funding.

Builder Requirements

The development agreement requires the builder or owner to:

1. Demonstrate financial capability by
    a. Statement from a financial institution of sufficient construction capital; and
    b. A letter of credit; and
    c. Summary of the financial conditions of the company.

2. Contractor must possess adequate Builder's Risk, Comprehensive General Liability and Worker's Compensation Insurance coverage.
3. Contractor must possess H.O.W. insurance or equivalent to perform warranted repairs required by Minnesota State Statute.

The builder should anticipate being asked to provide references from:

1. Five satisfied customers.
2. Three major suppliers, one being a construction lumber supplier.
3. Building inspectors from two cities in which the builder has constructed new housing within the past three years.

Housing Design and Site Criteria

The HRA will require the following:

1. Each home shall be a detached single-family dwelling. (Note: some properties may allow for double bungalows.)
2. Three- and four-bedroom homes are preferred; however, a minimum of two finished bedrooms and easily finished space for a third bedroom may be acceptable.
3. Two full bathrooms are preferred; however, a minimum of one full bath and one half bath roughed in may be acceptable.
4. A two-car garage, attached or detached, must be provided on the site.
5. Exterior materials should be low maintenance. Hardboard (masonite type) siding materials are not acceptable.
6. All building plans must be prepared in consultation with an architectural designer with a minimum two years technical degree or an architect. House design is a critical concern. The house building lines, window placement, and orientation to street must present a balanced and pleasing view from all sides. Garage door dominance in design must be minimized.
7. Site must be fully landscaped and sodded upon completion.
8. Adjoining properties must not be disturbed by the construction process.
9. Construction and the finished structure must improve or not have a detrimental impact on storm water drainage patterns in the neighborhood.

Selection Procedure

Selection of a purchaser will follow the procedure set forth below:

1. When the first offer is received, it will be held for 72 hours. Additional offers will be accepted during this time. Offers will remain confidential.
2. A participation agreement will be signed with the qualified builder making the highest offer. If all bids are for the same dollar amount, the first qualified offer will be accepted.
3. Builders offering to purchase more than one site will be given preference if their total offer is comparable to the total of the highest single bidders.
4. The HRA reserves the right to reject any and all offers at its sole discretion.

Bloomington Single-Family
Participation Agreement

This agreement is made and entered into this _____ day of _____ _____, by and between the Housing and Redevelopment Authority in and for the City of Bloomington, a body corporate and politic under the laws of the state of Minnesota, having its principal office at 1800 West Old Shakopee road, Bloomington, MN 55431-3096 (HRA) and ___ _____, a Minnesota _____, having its principal office at _____ (Developer).

In consideration of the mutual covenants and obligations of the HRA and the Developer, the parties do hereby covenant and agree as follows:

1. The Developer agrees to pay $500 to the HRA for the right to participate in redevelopment of a property owned by the HRA in accordance with the guidelines of the HRA's Single-Family Redevelopment Program (the HRA's Program).

2. In return for $500, the receipt of which from the Developer is hereby acknowledged by the HRA, the HRA grants to the Developer the exclusive right to enter into a contract to redevelop the property located at _____ and legally described as _____ in accordance with the HRA's Program. This right will expire on _____ unless prior thereto, the Developer and the HRA have executed a Contract for Private Development with regard to the property.

3. The HRA agrees to negotiate in good faith with the Developer regarding redevelopment of the property but nothing contained in this Agreement shall require the HRA to enter into a Contract for Private Development if, at the HRA's sole discretion, it deems such not to be in its best interests. Provided that the HRA negotiates in good faith, the Developer releases the HRA and waives any claim against the HRA it may have to: (1) execution of a Contract for Private Development; (2) damages of any kind attributable to failure to execute the same; (3) any costs or expenses it may incur attributable to this Participation Agreement; or (4) any other claims of any nature whatsoever directly or indirectly related to this Participation Agreement.

4. The fee paid by the Developer to the HRA in connection with this Agreement for participation in the HRA's Program is non-refundable (should the Developer fail to perform) and non-transferable to any other property or site owned by the HRA.

The Housing and Redevelopment Authority
In and for the City of Bloomington, Minnesota

By: _____
Its Administrator

_____
Developer

By: _____
Its

By: _____
Its

Bloomington Single-Family Program Application

10005 FIRST AVENUE SOUTH
$ 89,000.00

Please complete the following information. Application must be accompanied by $500 Participation Fee and Preliminary Site Plan, Elevation and Floor Plan.

Builder Information

Builder Name: _____ Phone: _____

Address: _____

Number of homes built in last five years: _____

Names of communities where homes were built: _____

Can you provide a Letter of Credit equal to the purchase price of the home? _____

Construction Information

Estimated square footage of home: Finished _____ Unfinished _____

# of bedrooms: _____ # of bathrooms: Finished _____ Unfinished _____

Garage size: _____ Proposed exterior building material: _____

Estimated sales price: $_____

Buyer Information

Buyer Name: _____ Phone: _____

Buyer Address: _____

First-time homebuyer? _____ Annual gross household income: $_____

Bid Amount $_____

Signature _____ Date _____

Bloomington Single-Family Program Application

10040 PLEASANT AVENUE SOUTH $109,000.00

Please complete the following information. Application must be accompanied by $500 Participation Fee and Preliminary Site Plan, Elevation and Floor Plan.

Builder Information

Builder Name: _____ Phone: _____

Address: _____

Number of homes built in last five years: _____

Names of communities where homes were built: _____

Can you provide a Letter of Credit equal to the purchase price of the home? _____

Construction Information

Estimated square footage of home: Finished _____ Unfinished _____

# of bedrooms: _____ # of bathrooms: Finished _____ Unfinished _____

Garage size: _____ Proposed exterior building material: _____

Estimated sales price: $_____

Buyer Information

Buyer Name: _____ Phone: _____

Buyer Address: _____

First-time homebuyer? _____ Annual gross household income: $_____

Bid Amount $_____

Signature _____ Date _____

Bloomington Single-Family Program Application

10626 VINCENT AVENUE SOUTH
$99,000.00

Please complete the following information. Application must be accompanied by $500 Participation Fee and Preliminary Site Plan, Elevation and Floor Plan.

Builder Information

Builder Name: _____ Phone: _____

Address: _____

Number of homes built in last five years: _____

Names of communities where homes were built: _____

Can you provide a Letter of Credit equal to the purchase price of the home? _____

Construction Information

Estimated square footage of home: Finished _____ Unfinished _____

# of bedrooms: _____ # of bathrooms: Finished _____ Unfinished _____

Garage size: _____ Proposed exterior building material: _____

Estimated sales price: $_____

Buyer Information

Buyer Name: _____ Phone: _____

Buyer Address: _____

First-time homebuyer? _____ Annual gross household income: $_____

Bid Amount $_____

Signature _____ Date _____

Bloomington Single-Family Program Application

8112 Wentworth Avenue South
$ 77,000.00

Please complete the following information. Application must be accompanied by $500 Participation Fee and Preliminary Site Plan, Elevation and Floor Plan.

Builder Information

Builder Name: _____ Phone: _____

Address: _____

Number of homes built in last five years: _____

Names of communities where homes were built: _____

Can you provide a Letter of Credit equal to the purchase price of the home? _____

Construction Information

Estimated square footage of home: Finished _____ Unfinished _____

# of bedrooms: _____ # of bathrooms: Finished _____ Unfinished _____

Garage size: _____ Proposed exterior building material: _____

Estimated sales price: $_____

Buyer Information

Buyer Name: _____ Phone: _____

Buyer Address: _____

First-time homebuyer? _____ Annual gross household income: $_____

Bid Amount $_____

Signature _____ Date _____

Bloomington Single-Family Program Application

8346 Wentworth Avenue South
$ 65,000.00

Please complete the following information. Application must be accompanied by $500 Participation Fee and Preliminary Site Plan, Elevation and Floor Plan.

Builder Information

Builder Name: _____ Phone: _____

Address: _____

Number of homes built in last five years: _____

Names of communities where homes were built: _____

Can you provide a Letter of Credit equal to the purchase price of the home? _____

Construction Information

Estimated square footage of home: Finished _____ Unfinished _____

# of bedrooms: _____ # of bathrooms: Finished _____ Unfinished _____

Garage size: _____ Proposed exterior building material: _____

Estimated sales price: $_____

Buyer Information

Buyer Name: _____ Phone: _____

Buyer Address: _____

First-time homebuyer? _____ Annual gross household income: $_____

Bid Amount $_____

Signature _____ Date _____