



CITY OF OSHKOSH REDEVELOPMENT AUTHORITY
OFFER TO PURCHASE PROPERTY

The City of Oshkosh Redevelopment Authority owns a number of properties that are for sale. By filling out and signing this Offer, I am requesting that the Redevelopment Authority accept my offer for the property identified. I understand that the Redevelopment Authority may accept my offer as presented, or submit a counter offer, or reject the offer. I understand that the Redevelopment Authority will make its decision based on what it believes to be in the best interests of the City of Oshkosh. Decisions may be based on anything the Redevelopment Authority believes is relevant, including the amount offered and the proposed use of the property. The Redevelopment Authority reserves the right to reject all pending offers for a particular property.

Date submitted: _____ Property Address: _____
Tax Parcel Number: _____

Applicant's name and address: _____
(name to be on deed) _____

If applicant is entity,
Identify the contact person: _____

Phone number: _____

Email address: _____

Purchase price offer: _____

Proposed use: _____

Project timeline: _____



Identify any special requests: _____
(Purchase is expected to
be as-is, cash, as a lump sum) _____

Financing (circle all that apply): Financial institution loan Cash/No financing Government

Submittal Requirements:

1. The Offer to Purchase form for RDA parcels must be filled out and is available online at www.DevelopOshkosh.com.
2. The Offer to Purchase must be approved by the RDA board at its regular meeting.
3. Design and character of the proposed use must fit that of the neighborhood as approved by the City of Oshkosh Department of Community Development staff.
4. Buyer is responsible for all development costs including the cost of surveys and permits.
5. Project must be compliant with and meet all city codes.
6. The City reserves the right to deny any applicant based on the applicant's inability to provide adequate information needed to determine eligibility, as determined by the Department of Community Development staff of the City of Oshkosh.
7. Buyer is responsible to submit a preliminary site plan (drawn to scale), floor plan and elevations, a narrative of the proposed use, and showing the ability to obtain funding to construct the home at the time of making the Offer to Purchase.
8. Projects will be evaluated using the attached scoring matrix. (see Attachment A)

Conditions: All property transactions are subject to the following terms and conditions unless the Redevelopment Authority explicitly agrees to any other terms:

1. The property will be sold by the Redevelopment Authority, and accepted by the buyer, in an as-is condition. The City of Oshkosh and the Redevelopment Authority of Oshkosh make no representations regarding the property. Specifically, there are no warranties, whether explicit or implied, related to the property except those made by providing the buyer with a Warranty Deed.
2. The Redevelopment Authority is exempt from any requirement for providing a property condition report as described in Wisconsin Statutes 709.01, and therefore no condition report will be provided. In the event it is later determined that the Redevelopment



Authority does not meet a property condition report exemption, the buyer explicitly waives the right to receive a property condition report and also waives the right to rescind the transaction due to the lack of a property condition report.

3. The Redevelopment Authority has in most cases owned the property for a short time, and typically only after the property became distressed with the house needing to be torn down to correct the blighted property's condition. The Redevelopment Authority's knowledge of the property is therefore limited.
 - a. Upon request, the buyer is welcome to perform a site visit at the property, as well as inspect all available public records in the Redevelopment Authority or City of Oshkosh's possession in order to make its own determination about the property's dimensions, boundary locations, and condition.
 - b. The buyer is responsible for making determinations regarding exact property lines, location and responsibilities of fencing, and any environmental issues that may be present. The Redevelopment Authority will assist in making records it has to be available for inspection, but it remains the buyer's responsibility.
 - c. The Redevelopment Authority also makes no representations regarding the removal of basements and foundations on vacant properties that formerly contained a structure. This is not an issue that the Redevelopment Authority or the City of Oshkosh has tracked with very much detail. However, in properties where structures were removed in 2013 or earlier, there is a good chance that the basement was broken up but remains buried within the property. Structures removed after 2013 have a better chance of having the basements and foundations removed. However, for either sets of properties, the Redevelopment Authority makes no assurances regarding subsurface debris either way. If this issue is important to the buyer, it is recommended that they perform whatever due diligence may be necessary to ensure that the property they are receiving is acceptable.
4. The Redevelopment Authority is hopeful that the buyer will have a successful development. However, the Redevelopment Authority cannot guaranty that the buyer will be able to carry out the desired development. The buyer is expected to investigate the existence and location of curb cuts, driveway aprons, utility connections and laterals, and



all other items important to develop the property. All development remains subject to all local, state, and federal rules, regulations, and approvals.

5. The Redevelopment Authority makes no representations regarding the surrounding properties and neighborhood. The buyer is encouraged to investigate surrounding zoning and land uses, both current as well as known potential future changes. This includes, without limitation, viewing the sex offender registry as operated by the Wisconsin Department of Corrections.
6. The Redevelopment Authority has not retained and is not using a broker or other real estate or other professionals in this transaction and will not be responsible for the payment of any fee or other cost for such services, regardless of whether the buyer may have retained the services of such broker, real estate professional, attorney, accountant, or others to assist in the transaction. The City will pay only those closing costs normally attributed to the seller in a real estate transaction, or as otherwise agreed to in writing by the parties.
7. This Offer, and any counteroffers, must be approved by the Redevelopment Authority. Therefore, the schedule for approvals and closings is subject to change or delay based on the scheduling of Redevelopment Authority meetings. Offers may be withdrawn without penalty up until the Redevelopment Authority accepts an offer. Counter offers must be accepted and transmitted to the other party within five (5) business days or they will be considered rejected. Closings shall be held as soon as practicable after the Redevelopment Authority has accepted an offer. In the event the City at its sole discretion determines that an agreed-upon closing is being unnecessarily delayed, the City retains the sole discretion to set and provide notice of a closing date no later than thirty (30) calendar days from the date it makes that determination. The buyer's failure to agree to close the transaction within this thirty (30) day time period will void any interest the buyer has in the property and the Redevelopment Authority may pursue other buyers for the property.
8. These conditions will survive after the conveyance of the property.

Buyer/Representative's signature _____

Print Name _____ Date: _____

(include title, if organization)



Please also submit any pertinent information relative to the drawing of the proposed building, site plan, financing commitments or any other information that may assist in explaining your proposed project. Completed application and supporting materials may be submitted by email to jzarate@oshkoshwi.gov or by mail to City of Oshkosh Redevelopment Authority, 215 Church Ave., Oshkosh, WI 54901.

For internal staff use

Parcel Number _____ Date introduced to RDA _____

Redevelopment Authority Action: _____ Approve Offer _____ Reject Offer

If Reject, Counter Offer? _____ Yes _____ No

Counter Offer:

Redevelopment Authority Signature for Acceptance / Counter offer:

Matt Mugerauer, Chairperson

Kelly Nieforth, Executive Director

Buyer/Representative's signature (including title, if organization)

Accept Counteroffer:

Reject Counter Offer:

(print name) (title)

(print name) (title)

Scoring Matrix - RDA Infill Lot Sale (Attachment A)

Lot Name / Address/ID: _____

Evaluation Criteria	Rating 1 - 5 (5 being the highest)	Comments
Housing Concept		
The extent to which the proposal achieves the goals outlined in the City of Oshkosh's Housing Needs Assessment of providing a diverse range of housing homeownership opportunities and complementing the housing fabric in existing neighborhoods.		
New housing incorporates several inclusive and equitable aspects, including low-income housing, sustainability practices, universal design, and affordable homeownership.		
Zoning and Architectural Design Standards		
Does the design of the single-family home, duplex, or triplex meet the City's Zoning Code for setbacks, impervious surface requirements, and accessory structures requirements?		
Does the design of the single-family home, duplex, or triplex meet the City's Architectural Design Standards?		
Is the proposed design compatible with other homes in the neighborhood?		
Quality of development and overall aesthetics (architectural) beyond that which is minimally required by the Zoning Ordinance.		
Other Submittal Requirements		
Does the single-family home, duplex, or triplex include floor plans, elevations, and a site plan?		
Has the developer provided documentation to demonstrate that they can fund the project?		
Is the proposed development schedule timely? (Completed in less than 1 year)		