

September 21<sup>st</sup>, 2017  
Subject: Baie Verte Municipal Land Sales



On the 1st meeting of the 16th Baie Verte Town Council held September 14th, 2017, the following motion was passed:

Moved by Clr. White, seconded by Deputy Mayor Furey that, due to low response to June 9<sup>th</sup> land sale posting, reduce the minimum bid amounts by 20% and reissue for sale according to the original procedure. Dates for close of bids are to be selected by the CAO.

Motion Carried

In Favor: Philpott, Furey, White, Russell

The Municipal land identified for sale at this time is as follows:

Corner Lot Terra Nova Rd:

Acreage: 613m <sup>2</sup>	Minimum Bid: \$13,600	Bid Deposit: \$1,360
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1B Southshore Drive

Acreage: 944m <sup>2</sup>	Minimum Bid: \$21,200	Bid Deposit: \$2,120
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13 Highway 410 (4 building lots)

#1 Acreage: 1249m <sup>2</sup>	Minimum Bid: \$28,400	Bid Deposit: \$2,840
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#2 Acreage: 1434m <sup>2</sup>	Minimum Bid: \$33,380	Bid Deposit: \$3,338
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#3 Acreage: 1632m <sup>2</sup>	Minimum Bid: \$38,150	Bid Deposit: \$3,815
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#4 Acreage: 1086m <sup>2</sup>	Minimum Bid: \$24,980	Bid Deposit: \$2,498
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Surveys of lots have been prepared and are available for viewing at the Town Hall.

The procedure and conditions of auction are also available at the Town website.

## Conditions of Auction

- 1) The procedure for submitted bids is as follows:
  - a) A letter is submitted to the Town Hall in a sealed envelope (by hand or by mail) clearly providing contact information and specifying the bid amount(s) offered for the lot(s) the interested party wishes to purchase. Furthermore, the outside of the envelope will clearly:
    - i) Indicate the subject of the envelope is "Baie Verte Municipal Land Sales Sealed Bid".
    - ii) Identify the lots for which the enclosed bid(s) apply.
  - b) In a separate envelope (delivered by hand or by mail) the bid deposit amounts for the lots of interest must be submitted to the Town.
    - i) The method of payment for the bid deposit will be cash or cheque which will be promptly deposited into the Town bank account.
    - ii) If a cheque does not clear, the bidder will be charged a \$40 NSF fee and will be asked to resubmit their bid deposit or have their bid rejected at the discretion of Town staff.
  - c) Bidders will not be notified their bid has been received unless they visit or call the Town Hall (709-532-8222). It is the bidder's responsibility to ensure their bid has been received.
- 2) The procedure and subsequent events for awarding bids is as follows:
  - a) At 2:00pm on **November 8th, 2017**, the envelopes will be publicly opened and the highest bidders for each lot will be identified and declared to be the "winning bidders".
    - i) To be guaranteed for consideration, all bids and deposits must be received prior to 4:00pm on **November 1st, 2017**. Any bids received after this time but before the opening of envelopes may be considered or rejected at the discretion of Town Staff.
  - b) The winning bidders will be contacted by their preferred method of communication as indicated in their bid letters. Upon receiving this notification, the winning bidders will have 14 calendar days to finalize the purchase of their lot by submitting to the Town the outstanding difference between their specified bid price and their bid deposit.
    - i) Once a winning bidder finalizes a lot purchase, all other non-winning bidders for that lot will have their deposits refunded (available for pick-up at the Town Hall or by mail if requested by bidder). The Town will attempt to return these deposits promptly.
  - c) If a winning bidder declines to finalize a lot purchase or does not respond within the 14 calendar days as per section 2(b):
    - i) The winning bidder's bid deposit will be forfeited to the Town.
    - ii) The next highest bidder for the lot will be declared the winning bidder and steps outlined in 2(b) and 2(c) will be repeated.
- 3) Any bid amounts that are less than the specified Minimum Bid values will be rejected.