



Garden Estates Housing Development Request for Proposals (RFP)

Yankton Thrive is pleased to announce the development of Garden Estates, a workforce housing neighborhood located in Yankton. Yankton Thrive is seeking proposals from qualified builders and individuals interested in purchasing and developing within this neighborhood. Garden Estates will feature 89 owner-occupied lots for single-family and twin home development.

Project Overview

- **Development Name:** Garden Estates
- **Location:** 28 acres in Yankton, SD (see attached map)
- **Total Lots:** 89 lots for owner occupied single-family homes and twin homes
- **Lot Pricing:** \$36,500 to \$50,000 per lot
- **Homeowners Association (HOA):** Yes
 - **Annual Dues:** \$100 annually
- **Development Requirement:** Purchasers must fully develop purchased lots into homes within 3 years of the lot sale.
- **Special Considerations:** Some lots have a high-water table.
- **Covenants:** Covenants will be in place to ensure a consistent standard of development and neighborhood aesthetics.

Proposal Requirements

Interested parties are invited to submit proposals that include the following information:

1. **Contact Information**
 - Name of Builder/Individual
 - Company Name (if applicable)
 - Address
 - Phone Number
 - Email Address
2. **Lot Selection and Development Plan**
 - List of desired lots
 - Detailed development plan for each lot, including timelines
 - Construction approach for lots with high water table

3. **Qualifications and Experience**
 - Background information on the builder/individual
 - Relevant experience and past projects
 - References may be requested by Yankton Thrive
4. **Financial Capability**
 - Proof of financial ability to complete the project(s)
 - Proposed financing plan
5. **Compliance with HOA Requirements and Covenants**
 - Acknowledgment of HOA dues and any other regulations
 - Agreement to comply with HOA rules, guidelines, and covenants
6. **Deposit and Payment Terms**
 - Upon acceptance of the proposal, the purchaser will have 30 days to perform any due diligence to ensure informed decision making and risk management. Additional time may be requested.
 - Upon completion of due diligence, the purchaser agrees to pay a non-refundable deposit of \$5,000 per lot.
 - Full payment for each lot due upon closing

Submission Guidelines

- **Submission Deadline:** Proposals will be accepted starting on 8:00 am CST on Monday, December 9, 2024. The initial round of reviews will begin on 12:00 pm CST on Friday, December 20, 2024. Proposals will be accepted until all lots are sold.
- **Submission Format:** Proposals may be submitted in either electronic or printed formats.
 - **Electronic Submission:** Email proposals to Nancy Wenande, CEO at nancy@yanktonsd.com
 - **Printed Submission:** Mail or deliver proposals to Yankton Thrive at 803 E 4th Street, Yankton, SD 57078
- **Questions:** Any questions regarding this RFP should be directed to Nancy Wenande at nancy@yanktonsd.com or by phone at 605-660-0438.

Evaluation Criteria

Proposals will be evaluated based on the following criteria:

- Completeness and clarity of the proposal
- Demonstrated experience and qualifications
- Financial capability
- Proposed development plans and timelines
- Compliance with HOA requirements and covenants

Selection Process

Selected proposals from the initial review will be notified by Friday, January 3, 2025. Proposals, after the initial review, will be evaluated as received and notified within 15 business days of the proposal is accepted. Yankton Thrive reserves the right to accept or reject any or all proposals, and to negotiate terms with the selected builders/individuals.

Additional Information

- **Site Visits:** Interested parties are encouraged to visit the Garden Estates site. Please contact Nancy Wenande if you would like to schedule a meeting with Yankton Thrive onsite.
- **Additional Documentation:** Documentation, including maps and covenants, are available on the Yankton Thrive website, www.yanktonsd.com. Any additional documentation or details required for the proposal can be requested from Nancy Wenande.

Conclusion

We look forward to receiving your proposals and working together to develop Garden Estates into a thriving neighborhood. Thank you for your interest in this exciting project.

Contact Information:



Yankton Thrive

Attn: Nancy Wenande

803 E 4th Street

Yankton, SD 57078

Email: nancy@yanktonsd.com

Phone: 605-660-0438

Garden Estates is a workforce housing project with Yankton Thrive as the developer. This project meets the Thrive mission of providing leadership in fostering efficient growth of the Yankton Area economy. Primary funding for this project is provided from the YES4 capital campaign.



Garden Estates Housing Development Application

Name: _____
Company: _____
Address: _____
Phone: _____
Email: _____

List the Block # and Lot # for consideration

Development plan with timeline. Attachments may be included.

Construction approach with high water table.

Qualifications & Experience: Attachments may be included.

Initial in the box

- I acknowledge and will abide by the HOA bylaws, guidelines and covenants.
- I acknowledge and will abide by the land covenants.
- I acknowledge all utility hook ups and fees are the responsibility of the purchaser of the lot.
- I acknowledge I have 30 days due diligence after executing a purchase agreement.
- I acknowledge there is a \$10,000 per lot non-refundable deposit.
- I acknowledge full payment is due upon closing.

Signature: _____
Date: _____

Acknowledgement of receipt for staff use only:

Name and Date: _____

