



Invitation to Bid

54' Boat Slip for Sale

South Cove Marina - New Buffalo, Michigan

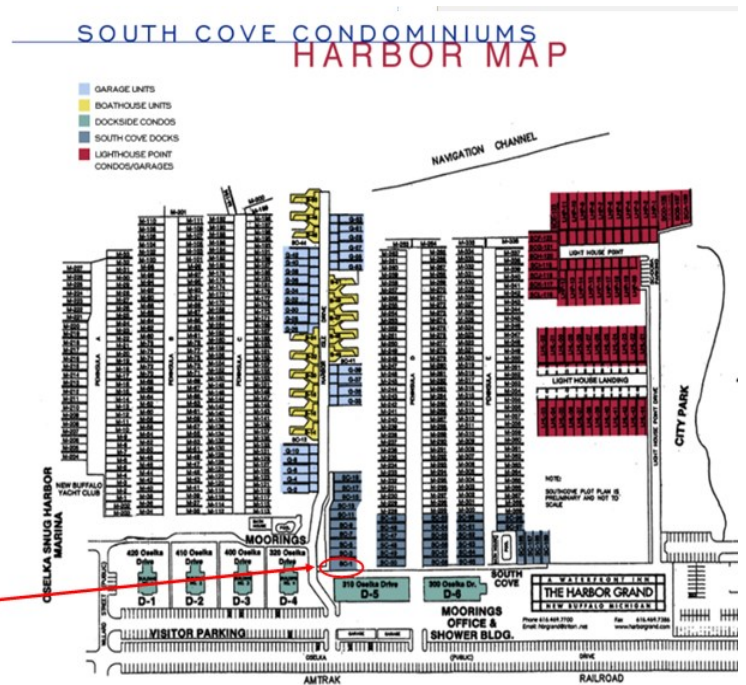
Opportunity

The City of New Buffalo currently owns slip SC-1, a 50' boat slip, within the South Cove Marina (<https://southcovecondos.com/>). Situated adjacent Lake Michigan in New Buffalo, South Cove is a convenient drive from numerous population centers and is located in the heart of the Harbor Country. The City of New Buffalo dredged the slip during 2023 to prepare it for sale. A copy of the final punch list and bathymetric information from the City's engineer is available in Attachment A for review. The slip is within walking distance from downtown New Buffalo, the community's public beach and the Marquette Greenway Trail.

About South Cove Marina

Originally built in the mid-late 70's, South Cove has a unique mix of properties ranging from 30' boat slips (dock-a-miniums) and cabanas to multi-story condos with attached garages and 50' boat slips. Over two hundred South Cove home owners enjoy many other features that create a resort lifestyle including Sidewalks adjacent to the marina and new Buffalo harbor areas

- Harbor and lake views
- Walking distance to the public marina, beach, downtown shops and restaurants, Am-trak
- Private pool and showers
- Designated reserved parking
- Guest parking
- Property management company assuring quality maintenance





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As required for any condominium association, South Cove has established By-Laws and Covenants to assure the long-term viability of the association. an elected Board of seven homeowners is responsible for:

1. Establishing and maintaining an annual operating budget, including monthly homeowner fees
2. Interpreting and enforcing compliance with the By-laws and Covenants
3. Protecting the long-term values of homeowners

To assure professional, quality maintenance for the homeowners, The South Cove Association has contracted with an independent property management company, Lake Front Property Management to provide property management services. Individual properties may be listed for sale by the homeowners. No "for sale" signs are permitted by the Association. To assure a quality lifestyle for owners, the By-Laws prohibit property owners from renting their units on a daily or weekly basis.

Important Bid Dates and Submission Information

- Invitation to Bid: July 5, 2024
- Bids Due Date: July 31, 2024 - 12:00 e.s.t
- All bids shall be submitted to New Buffalo City Hall in a **SEALED ENVELOPE** clearly labeled "**City of New Buffalo 54' Boat Slip Bid**" by 12:00 e.s.t on July 31, 2024 and addressed to:
Amy Fidler, City Clerk
City of New Buffalo
224 West Buffalo Street
New Buffalo, MI 49117
- *No electronic or facsimile bids will be accepted.*

Questions

Any questions should be addressed to Darwin Watson, City Manager at 269.469.1500. or dwatson@cityofnewbuffalomi.gov

Terms and Conditions

- A minimum bid of \$60,000 is required for a bid to be considered responsive.
- The winning bidder must submit a total of 10% earnest money in the form of a cashiers check. In the event you decide to withdrawal from your bid, the 10% earnest money will not be refunded.
- The City of New Buffalo plans to make a recommendation to City Council for the sale of the slip to the responsive high bidder at its August 19, 2024 City Council meeting for approval.
- All bidders are required to honor their bids for a forty-five(45) day period to verify the responsiveness of the bid and allow the City Council to act on the proposed sale.
- It is the intent of the City of New Buffalo to close on the sale of the slip within sixty (60) days of submission.
- Any association/user fees and taxes already paid for the year will be prorated between the City of New Buffalo and the purchaser to at the time of sale to reflect time of ownership for the current year.
- The City reserves the right to accept or reject any bids with the intent to accept the highest re-



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sponsive bid for the sale of the subject boat slip. The slip is being sold in "as-is" condition to the winning bidder.

- The information contained within this invitation to bid is accurate to the best knowledge of the City of New Buffalo. By signing and submitting the subject bidding document, the bidder agrees to the terms and conditions as outlined in the subject invitation to bid.

Bid Amount

(All information must be filled in below for a bid to be considered responsive)

I, _____ (name) submit an offer in the amount of \$_____ (US Dollars) for the purchase slip SC-1 in the South Cove Marina from the City of New Buffalo.

Signature

Date

Home Address: _____

Phone Number: _____

Email Address: _____

10% Earnest Monies Check Included: Yes_____ No_____





ATTACHMENT A