

Homestead Rentals LLC  
121-123 Rum River Dr. S.  
Princeton, MN 55371

6/14/23

Dear City of Princeton,

What a surprise it was to learn that the South Parking Lot was going up for sale. This created many thoughts and concerns for us as housing providers in that location. We rely heavily on the South Parking Lot for our tenant parking situation. Our building has 10 residential housing units plus two commercial spaces. The units vary in size from a studio to a three bedroom. Hence, some units have multiple vehicles. Additionally, we currently have two tenants that require handicap parking.

Frankly, the thought of buying a parking lot was not on our radar. Nonetheless, here we are bidding on a parking lot. Why? Because it is a necessity for our housing community. The only other option is to park on the street, which is not a positive option for the local business owners. We hope that you strongly consider our bid. Our bid includes an escalation clause, meaning that we are willing to pay \$1,000 over the highest bid if necessary to ensure that our tenants have adequate parking.

We have owned this building for 1.5 years but have over a decade of experience in managing rental properties. We take pride in ownership. If you want some examples, we would be happy to share some. We realize that this will be a costly lot to maintain. We are prepared to handle this.

We really need Lot B of the South Parking Lot to support our tenant situation and believe that we should be awarded the bid based on that. We have also included a bid for Lot A in the event that no one else bids on that. If that happens, our vision would be to figure out a plan to support the neighboring businesses with a local owner rather than having an outside entity enter the picture. There could be some benefits to this in terms of snow removal and maintenance.

Thank you for your consideration.

Sincerely,

Jason & Tressa Cramer  
612-990-7914

SEALED BID FORM

CITY OF PRINCETON

705 2nd Street North  
Princeton, Minnesota

Lot(s) For Sale

Price/Offer

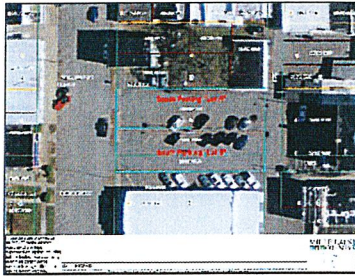
North Parking Lot

\$ X



South Parking Lot "Lot A" & "Lot B"

\$ 1,500



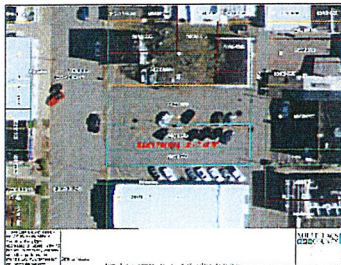
South Parking Lot - "Lot A"

\$ 500



South Parking Lot - "Lot B"

\$ 1,000



(w/escalation clause  
of \$1,000 over  
highest bid)

Narrative: We own the Strand Theater building.  
Currently we have 4 parking spaces and  
we need 15 spaces to support the needs  
of the tenants. (see attached letter)



# PRINCETON

PUBLIC SCHOOLS



06.15.2023

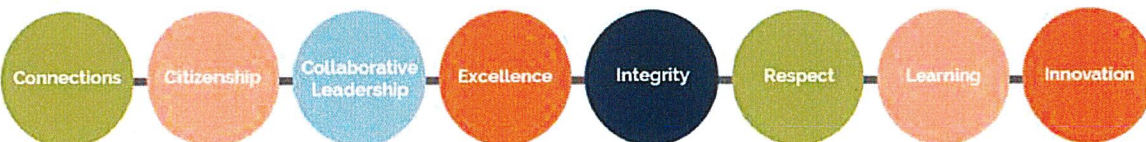
To: City Council

Please find enclosed our bid for 30 spaces of the North Parking Lot.

Sincerely

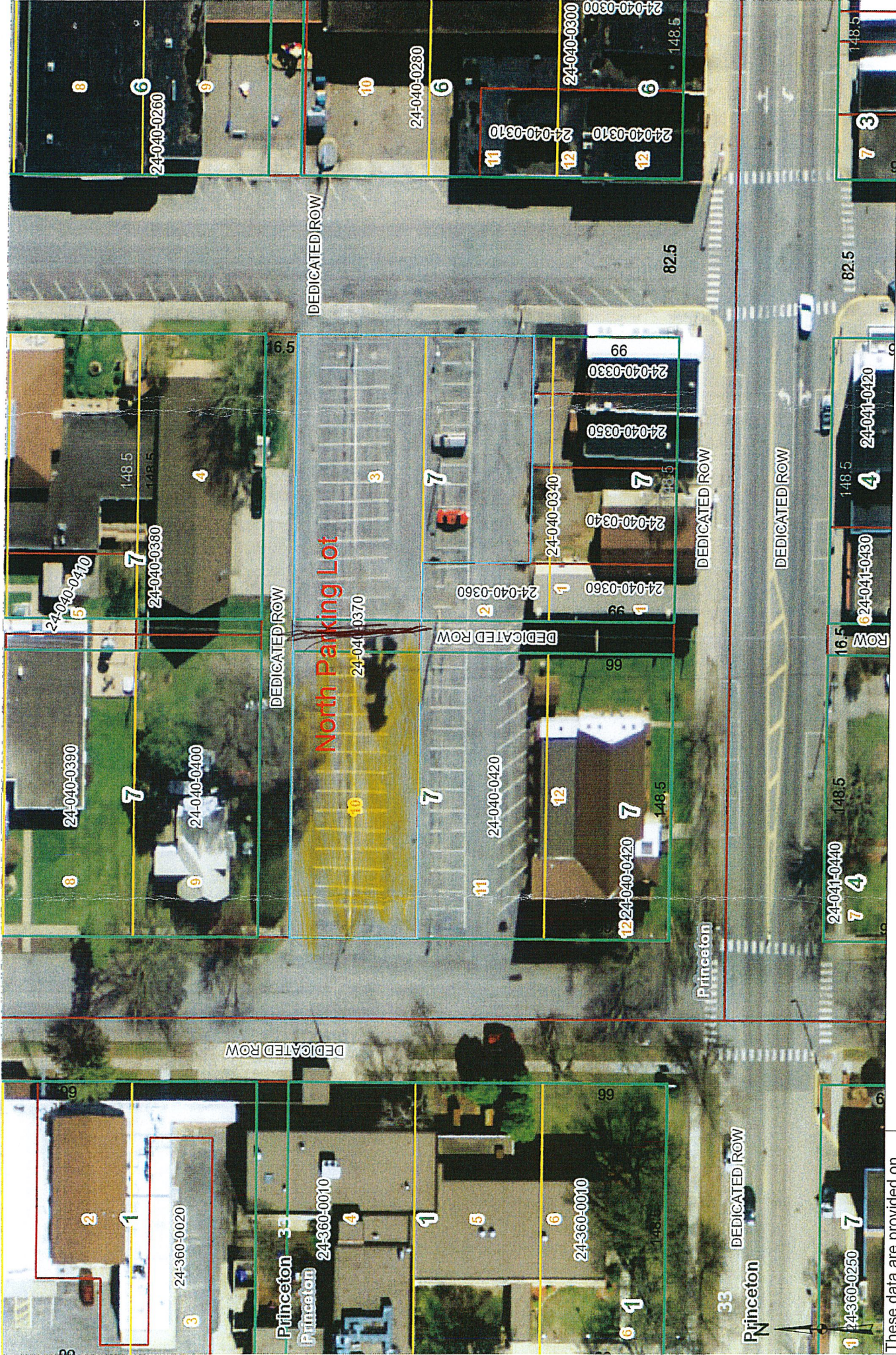
Ben Barton  
Superintendent of Schools

## Core Values



 706 1st Street,  
Princeton, MN 55371  
 763-389-2422  
 763-389-9142  
 [isd477.org](http://isd477.org)





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Date: 6/1/2023

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



SEALED BID FORM

CITY OF PRINCETON  
705 2nd Street North  
Princeton, Minnesota

Lot(s) For Sale

Price/Offer

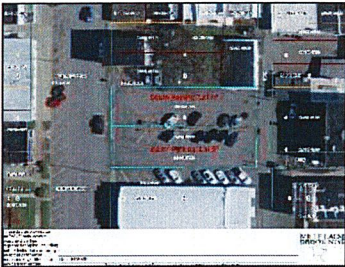
North Parking Lot



\$ 1.00 for 30 spaces of North  
Parking Lot hi-lighted in yellow  
on the attached document.

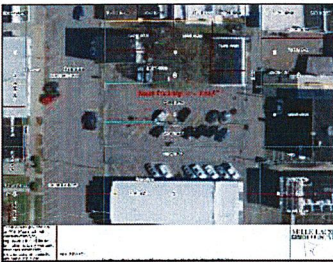
South Parking Lot "Lot A" & "Lot B"

\$ \_\_\_\_\_



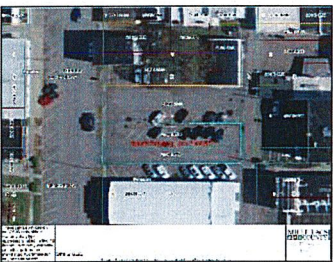
South Parking Lot - "Lot A"

\$ \_\_\_\_\_



South Parking Lot - "Lot B"

\$ \_\_\_\_\_



**Narrative:** Princeton Public Schools would use the 30 spaces for staff and parent parking.

We would maintain our 30 spaces by plowing in the winter, seal coating when needed, and  
striping once a year.



Offer #3

SEALED BID FORM  
CITY OF PRINCETON  
705 2nd Street North  
Princeton, Minnesota

Howard Homes, Inc.  
Dylan Howard  
763-286-1164

Lot(s) For Sale

Price/Offer

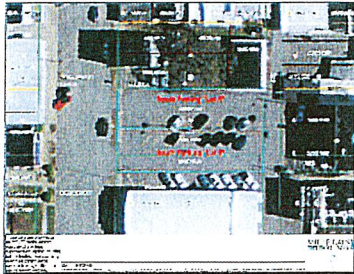
North Parking Lot



\$ 10,000.00  
(see attached)

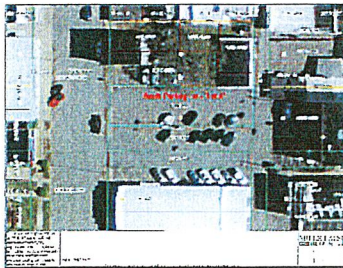
South Parking Lot "Lot A" & "Lot B"

\$ \_\_\_\_\_



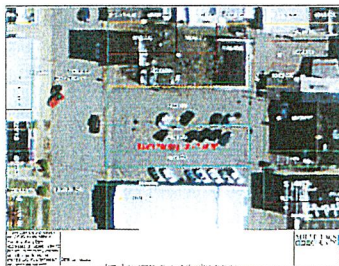
South Parking Lot - "Lot A"

\$ \_\_\_\_\_



South Parking Lot - "Lot B"

\$ \_\_\_\_\_



Narrative: See attached

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## **HOWARD HOMES OFFER #3**

**Dylan Howard – 763-286-1164**

**Price** - \$10,000 on the North Parking Lot. In exchange the city will split the parcel and we will own the southern portion of the lot to be used for our employee/tenant parking.

**Occupancy** – We own the 602 1<sup>st</sup> Street building and the 604 1<sup>st</sup> Street building. For those two buildings we utilize anywhere from 10-15 parking spots for our employees and tenants on any given day. Without access to the parking area we would be forced to park in the street taking up valuable community parking spots.



Offer #1

SEALED BID FORM  
CITY OF PRINCETON  
705 2nd Street North  
Princeton, Minnesota

Howard Homes, Inc.  
Dylan Howard  
763-286-1164

Lot(s) For Sale

Price/Offer

North Parking Lot

\$ 1.00  
(see attached)



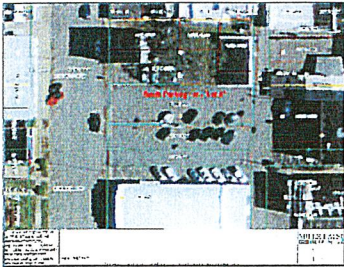
South Parking Lot "Lot A" & "Lot B"

\$ \_\_\_\_\_



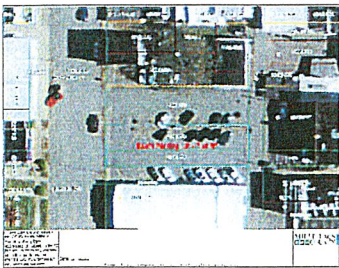
South Parking Lot - "Lot A"

\$ \_\_\_\_\_



South Parking Lot - "Lot B"

\$ \_\_\_\_\_



Narrative: See attached

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## **HOWARD HOMES OFFER #1**

**Dylan Howard – 763-286-1164**

**Offer** - \$1 for the North Parking Lot. In exchange, we will work with the school and church to split the parcel so that there is adequate parking space available for all. We would own the southern portion of the lot only and they would own the rest. Our charge to the church and school would be only to cover our time and any costs associated with the parcel split (survey/city fees, etc).

**Narrative** – We own the 602 1<sup>st</sup> Street building and the 604 1<sup>st</sup> Street building. For those two buildings we utilize anywhere from 10-15 parking spots for our employees and tenants on any given day. Without access to the parking area we would be forced to park in the street taking up valuable community parking spots.



Offer #2

SEALED BID FORM  
CITY OF PRINCETON  
705 2nd Street North  
Princeton, Minnesota

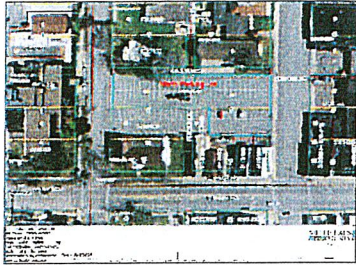
Howard Homes, Inc.  
Dylan Howard  
763-286-1164

Lot(s) For Sale

Price/Offer

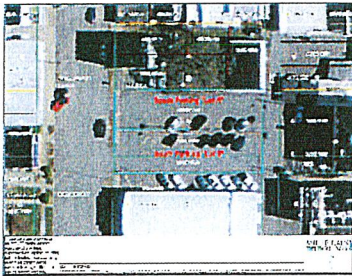
North Parking Lot

\$ 10,000.00  
(see attached)



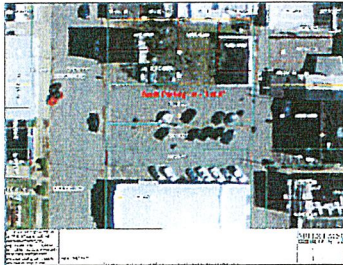
South Parking Lot "Lot A" & "Lot B"

\$ \_\_\_\_\_



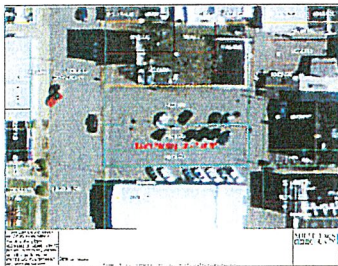
South Parking Lot - "Lot A"

\$ \_\_\_\_\_



South Parking Lot - "Lot B"

\$ \_\_\_\_\_



Narrative: See attached

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **HOWARD HOMES OFFER #2**

**Dylan Howard – 763-286-1164**

**Offer** - \$10,000 on the North Parking Lot. In exchange the city will supply free sewer hookup to allow us to build either residential or commercial on the lot.

**Occupancy** – We own the 602 1<sup>st</sup> Street building and the 604 1<sup>st</sup> Street building. For those two buildings we utilize anywhere from 10-15 parking spots for our employees and tenants on any given day. Without access to the parking area we would be forced to park in the street taking up valuable community parking spots.



SEALED BID FORM

CITY OF PRINCETON  
705 2nd Street North  
Princeton, Minnesota

Lot(s) For Sale

Price/Offer

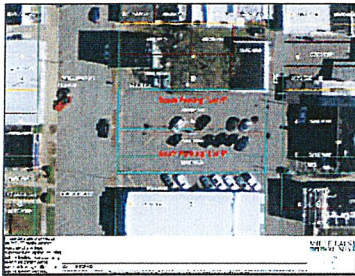
North Parking Lot

\$ 1000 <sup>lot</sup>



South Parking Lot "Lot A" & "Lot B"

\$ \_\_\_\_\_



South Parking Lot - "Lot A"

\$ \_\_\_\_\_



South Parking Lot - "Lot B"

\$ \_\_\_\_\_



Narrative: Trinity needs parking and would take  
the East part of the lot to the Power line



