



## Memorandum

**To:** Community Development Committee

**From:** Dawn Reinhart

**Date:** 1/28/20

**File ID:** 20-0089

**Re:** Action on counter offer to purchase 1121 Avon St

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An offer to purchase 1121 Avon St was presented to the Community Development Committee (CDC), on 1/14/2020 in the amount of \$10,000 to build a 3 bedroom, 1 ½ bath home without a basement and garage. Offer also had a contingency for the Seller to pay a 2% Commission to the Buyer's Agent at Closing.

The CDC approved to counter the offer to purchase with the following contingencies; Buyer shall either add a basement w/ stubbed plumbing and an egress window for future expansion OR a two-car garage AND home must be focus on energy certified AND install metal shingles vs. asphalt shingles AND strike "Seller to pay 2% Commission to the Buyer's Agent".

Staff has received a counter offer to purchase from the Buyer. The Counter offer accepts all of the conditions stated above EXCEPT the installation of metal shingles. Buyer has communicated that their roofing materials are donated from First American Roofing; changing to metal shingles would add significant costs to the construction.

Buyer has advised that a basement will be constructed if the household size allows (this is standard practice for Habitat); if the household size does not allow a basement then a two car garage will be constructed.

Staff Recommendation: Accept the Buyer's counter offer to purchase.

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