

NOTICE OF REQUEST FOR SEALED BIDS TO PURCHASE SURPLUS PROPERTY

Matagorda County Navigation District No. 1 (MCND #1) will accept sealed bids up until 4:00 p.m. on Tuesday, October 26, 2021, for the purchase of the below described surplus property, on the following terms:

1. *Surplus Property* – The Surplus Property consists of the Marine Education Center, together with any improvements thereon, which includes the 75.79 Acre Upland Tract and 42.64 Acre Marsh Land Tract. The improvements include each of the buildings on the Marine Education Center property listed as the Hulen House, Main Education Classroom Building, Small Lab, Large Lab, Well House, Covered Walkway, Wood Pier, and the building known as the Diesel Mechanic Shop. A detailed Property description is available in the information packet available from MCND#1.
2. *Condition of Property* – The Surplus Property must be accepted by the successful bidder “as is, where is and with all faults,” based upon the bidder’s own investigations and not in reliance upon any statements or records furnished to the bidder by MCND#1. There are no implied warranties of merchantability or of fitness for a particular purpose.
3. *Requirements of Successful Bidder* – MCND#1 will assign its interest, rights and obligations in the four (4) existing leases on the Surplus Property, which are a ten (10) year, two - three (3) year, and a one (1) year lease to the Purchaser of the Property, and the Purchaser must assume all of MCND#1’s obligations under these four (4) leases. A complete list of the existing leases is available for inspection at the MCND#1 Port Administration Building office located at 1602 Main St., Palacios, Texas, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday. Because Seller is a governmental entity, there are no property taxes presently owing on the Property. Buyer shall be responsible for all property taxes that occur from the date of purchase forward, including any property tax assessments resulting from change of use or ownership. Buyer shall also be responsible for all other terms, conditions and requirements set forth in the Sealed Bid Form.
4. *Terms for Sealed Bids* – The minimum acceptable bid for the property is set at \$3,350,000. Any bids received that are lower than the minimum bid shall be rejected. Sealed bids for the sum of the offer to purchase the property will be accepted up until 4:00 p.m. on Tuesday, October 26, 2021, at the MCND#1 Port Administration Building office located at 1602 Main Street, Palacios, Texas 77465. Any sealed bids received after 4:00 p.m. on October 26, 2021, will not be accepted and will be returned unopened. The envelope containing the bid should be sealed and labeled “Sale of Surplus Property – Marine Education Center”. No other identifying information should be displayed on the envelope containing the Bid documents.

Pursuant to Section 60.041 of the Texas Water Code, all sealed bids to purchase the Property are required to be accompanied by a cashier’s check, certified check or bidder’s bond in an amount equal to five (5) percent of the bid price for the property, made payable to “MCND#1”. MCND#1 requires that a Sealed Bid Form shall also be included with the payment in the sealed envelope. Any sealed bids received without an accompanying MCND#1 Sealed Bid Form and a cashier’s check, certified check or bidder’s bond shall be rejected and not considered. MCND#1 Commissioners reserve the right to accept or reject any and all bids received and to waive any formalities in the bidding. However, MCND #1 will not consider and will reject any bid that modifies any of the terms or conditions set forth in the Sealed Bid Form.

All Sealed Bids will be publicly opened and read aloud on Tuesday, October 26, 2021, at 4:00 p.m. at the MCND#1 Port Administration Building office located at 1602 Main Street, Palacios, Texas. You may be present but are not required to be present for your bid to be considered. Action to accept a successful bid will be taken at a MCND#1 Regular Board Meeting on October 27, 2021, at 1:00 p.m. or within ten (10) days of the bid closing date of October 26, 2021 at 4:00 p.m. Closing of the purchase transaction (tendering of all due consideration by Purchaser, providing of Special Warranty Deed by Seller, and exchange of all other related documents between the Parties) shall take place no later than sixty (60) days after approval and acceptance of the successful bid.

For further information and to request a Bid Packet regarding the above, please contact Victor Martinez Jr., MCND#1 Port Director, at 361-972-5556, by email at vmartinez@portofpalacios.com or by mail at P.O. Box 551, Palacios, TX 77465. Additional information on the property can be found on www.portofpalacios.com.