

Request for Proposals
Disposition of Town-Owned Real Property

ADVERTISEMENT

The Town of New Milford ("Town") gives notice pursuant to the Town Charter of the request for submission of proposals for the purchase and development of Town-Owned Real Property.

The property is a former mixed use retail building located at: 25 Church Street, New Milford, CT 06776. The subject property is comprised of a 0.376 acre lot. The site has varied topography, with public utilities available. The property is located within the Village Center District. Currently, the site is improved with an approximately 3,932 square foot, two story mixed use building as well as a barn. The Town of New Milford is proposing to retain approximately 3,598 square feet of the parcel via a lot line revision to add to the adjacent New Milford Library property, resulting in a lot area of approximately 12,769 square feet, or 0.293 acres for disposition, or an area as more accurately determined by a Connecticut Licensed Land Surveyor. Bidders are encouraged to offer bids at a dollar amount they feel appropriate for this property.

Evaluation will be based on:

- Proposals that meet the needs and are consistent with the character of the community, including with respect to use, design, anticipated traffic, parking, and landscaping.
- Price that is offered.
- Bidders' ability to successfully complete the transaction and the contemplated development in a timely manner.

The property would be sold on an "As Is" basis. Bidders are required to make a firm offer for the Property, submit an earnest money deposit equaling 2% of the offered purchase price to be held by the Town in escrow pending evaluation of responsive bids, and provide a completed and signed Project Proposal Form on the form provided by the Town.

Upon acceptance of a responsive Proposal, the contemplated transaction would be contingent on (a) negotiation and agreement on an appropriate Contract of Sale, (b) approval of the Contract of Sale and conveyance by the New Milford Town Council, any Board required by statute, and Town Meeting approval. The successful Bidder shall be required to pay the balance of the purchase price at closing as provided in the approved Contract of Sale. If a selected Proposal fails to receive either Town Council or Special Town Meeting approval, any deposit will be returned to the Bidder. The earnest moneys of any Bidders not selected by the Town will be returned to each such Bidder.

The property will be made available for inspection by appointment by calling Kathy Castagnetta at 860-355-6080.

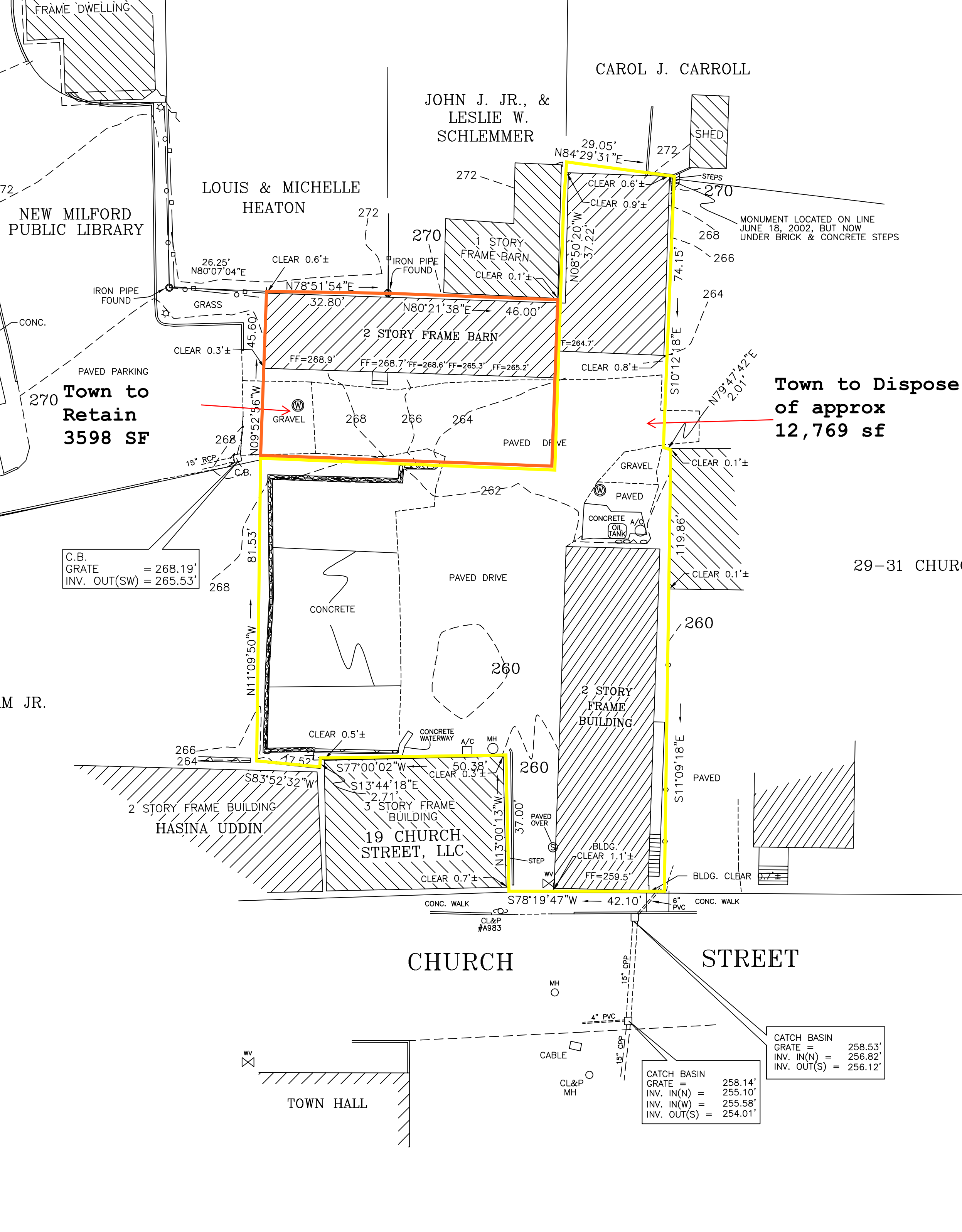
All Bidders must submit the Town of New Milford Project Proposal Form and earnest money deposit by **June 30, 2017, 3:00 p.m.** to the Town of New Milford Purchasing Department, Town of New Milford, 10 Main Street, New Milford, CT 06776. Mark the outside of the sealed envelope "RFP for the purchase of Town-Owned Property Located at: 25 Church Street, New Milford, CT 06776.)".

To obtain a Town of New Milford Project Proposal Form and other information applicable to the Project, you may access the Town website at <http://www.newmilford.org>. If a Bidder would like a Proposal package to be sent via U.S. mail, the Bidder should contact the Purchasing Specialist by calling (860) 355-6060 Ext. 1.

By making a bid, every Bidder accepts and acknowledges the following terms and conditions:

1. Proposals involving the demolition of the building will be considered.
2. The property will be sold "as-is".

In selecting a proposal, the Town is not bound to make the award on the basis of the highest monetary offer. It is the Town's goal to strengthen the mission and stability of the community and therefore, shall give preference to Bidders who intend on using the property in a manner consistent with its highest and best use, consistent with the Town's Plan of Conservation and Development and associated planning objectives. The Town reserves the right to accept or reject any and all proposals, either in whole or in part, with or without cause, waive any informality of any proposals, cancel this request for proposals, and to make the award in the best interest of the Town, subject to and contingent upon Town Council approval and the other approvals recited above.



CAROL J. CARROLL

JOHN J. JR., &
LESLIE W.
SCHLEMMER

LOUIS & MICHELLE
HEATON

NEW MILFORD
PUBLIC LIBRARY

Town to Retain
3598 SF

Town to Dispose
of approx
12,769 sf

29-31 CHURCH

M JR.

2 STORY FRAME BUILDING
HASINA UDDIN

19 CHURCH
STREET, LLC

CHURCH

STREET

TOWN HALL

C.B.
GRATE = 268.19'
INV. OUT(SW) = 265.53'

CATCH BASIN
GRATE = 258.14'
INV. IN(N) = 255.10'
INV. IN(W) = 255.58'
INV. OUT(S) = 254.01'

CATCH BASIN
GRATE = 258.53'
INV. IN(N) = 256.82'
INV. OUT(S) = 256.12'