

Town of Durham

First Selectman's Office
P.O. Box 428
30 Town House Road
Durham, CT 06422-0428

REQUEST FOR PROPOSALS FOR
THE SALE OF VARIOUS TOWN PARCELS OF LAND

Board of Selectmen

Laura L. Francis - First Selectman

John T. Szewczyk - Selectman

George M. Eames IV - Selectman

**LEGAL NOTICE
REQUEST FOR PROPOSALS**

TOWN OF DURHAM

THE TOWN OF DURHAM INVITES BIDS FOR THE SALE OF VARIOUS PARCELS OF LAND

Sealed bids for **THE SALE OF VARIOUS TOWN OF DURHAM PARCELS OF LAND** will be received at the Office of the First Selectman at the Durham Town Hall, 30 Town House Road, Durham, CT 06422, until 10:00 a.m., March 31, 2020. Bids will be opened at that time and date. FAX proposals will not be accepted.

Each bid must be submitted in a sealed envelope, clearly marked "SURPLUS PROPERTY RFP ENCLOSED". If forwarded by mail, the sealed envelope containing the request for proposal must be enclosed in another envelope addressed to the Office of the First Selectman, Durham Town Hall, P.O. Box 428, Durham, CT 06422.

All bids must be accompanied by a security deposit in the form of a bank or certified check or money order made payable to the Town of Durham. The deposit shall be 10% of the total amount bid with a minimum of \$500.00 or the full amount of the bid if below \$500.00. Cash or personal checks will not be accepted. The deposit of the winning bid will be applied as payment toward the bid. The deposits of all other bidders will be returned within 3 business days.

Specifications and bid documents may be obtained from the address above, at www.townofdurhamct.org/bids or by calling 860-349-3625. All inquiries should be directed to Martin French, Tax Collector, at 860-349-1165.

Laura L. Francis
First Selectman

Dated at Durham, Connecticut
This 10th day of March 2020

General Specifications

For: Surplus Land – Various Parcels

Date of Bid: _____

BID SECURITY REQUIRED: 10% of the total amount bid with a minimum deposit of \$500.00 or the full amount of the bid if below \$500.00. Must be a bank or certified check payable to: “Town of Durham”.

Purchase Proposal Form

Pursuant to and in accordance with the Invitation to Bid and General Information for Bidders, the undersigned hereby offers for the properties described herein, the following sums:

<u>Item</u>	<u>Parcel ID #</u>	<u>Location</u>	<u>Bid Price Offered</u>
1.	S0211000	Barbara Lane & Camera Road	\$ _____
2.	A0004201	Guilford Road	\$ _____
3.	C0057300	Higganum Road	\$ _____
4.	C0057400	Side Hill Drive	\$ _____
5.	B0030118	54R Turkey Hill Road	\$ _____
6.	B0030119	30R Turkey Hill Road	\$ _____
7.	W0257600	Crooked Hill Road	\$ _____

NOTES

- Bidders may submit offers on individual parcels as desired
- All standard procedures listed under “General Information” apply to this proposal
- Specific information on the properties listed are available at Town Hall

If written acceptance of this bid is received by the undersigned, the undersigned will, within thirty (30) days after receipt of such notice, make payment in full by way of bank or certified check payable to the Town of Durham.

Bid Security in the amount of \$ _____ is included with this proposal.

Name of Bidder (Person or Company)

By (signature)

Street

Signed by (printed or typed)

City, State, Zip

Dated

E-mail: _____

Phone: _____

GENERAL INFORMATION

- Bid Time** All bids will be received at the Office of the First Selectman, 30 Town House Rd, Durham, CT 06422-0428 on March 31, 2020 at 10:00 am, at which time all proposals will be publicly opened and read aloud. No bids will be accepted after the advertised hour of opening.
- Bid Submission** Each bid must be submitted in a sealed envelope, clearly marked "SURPLUS PROPERTY RFP ENCLOSED". If forwarded by mail, the sealed envelope containing the request for proposal must be enclosed in another envelope addressed to the Office of the First Selectman, Durham Town Hall, P.O. Box 428, Durham, CT 06422.
- All bids must be submitted on the Town of Durham Purchase Proposal forms provided. Bids submitted on other forms may not be considered.
- Bidders are urged to read all documents carefully and fill in all information requested. Proposals which are incomplete, obscure, or conditional, and which contain irregularities of any kind, may be rejected as informal.
- Withdrawal of Proposal** If a Proposer wishes to withdraw his Proposal, he may do so before the time fixed for the opening of bids by communicating his purpose to the Durham First Selectman. Upon such notice, the Proposal will be made available unopened to the Proposer at the Durham First Selectman's Office.
- Condition** The Town of Durham and its officials make no guarantees concerning the suitability or character of any property offered. All properties are sold "as is". Potential bidders assume full responsibility for ascertaining the suitability and character of each property. All accepted bids shall be deemed final and binding and bidders are expected to close without delay.
- All bidders are urged to inspect the property offered before making a proposal and are expected to have conducted due diligence with respect to all matters affecting said property.
- The Town of Durham makes no warranties, either express or implied, concerning the property's condition, and no adjustments will be made for any defects that may be discovered. The Town of Durham makes no representations of any kind as to the environmental condition of the property, its developability or its suitability for any purpose whatsoever. All bids are to be made based on the bidder's own information and knowledge of the property, learned through his or her own efforts, and not on any representation or comments made by the Town of Durham. Any properties sold pursuant to this RFP will be conveyed by quitclaim deed and the bidder is responsible for conducting its own title search and any other investigation regarding title to the property.
- Bid Security** All bids shall be accompanied by a security deposit in the form of a bank or certified check or money order made payable to Town of Durham for 10% of the total amount bid with a minimum deposit of \$500.00 or the full amount of the bid if below \$500.00. **CASH OR PERSONAL CHECKS WILL NOT BE ACCEPTED.**
- The deposit of the successful bidder will be applied as partial payment to the total amount of the bid. Deposits submitted by other bidders will be returned within three (3) business days of the date of award.

Payment

Payment in full must be made within thirty (30) days from the date of notification of award, in bank or certified check made payable to the Town of Durham.

Award

The Town of Durham reserves the right to waive any informalities or defects in any bid, and the right to reject any and all bids.

The Town of Durham reserves the right to reject any or all bids and to award the purchase to the bidder deemed to be in the best interest of the Town.

This proposal is not a contract offer, and no contract shall exist unless and until a written contract is signed by the Town and the successful proposer.

Town of Durham

Office of the Tax Collector
P.O. Box 428
30 Town House Road
Durham, CT 06422

Location: Barbara Lane & Camera Road
Parcel ID: S0211000 * .46 acres * Map 137 – Lot 05

History:

Town of Durham granted a certificate of foreclosure 2/8/2007.
70% assessed value: \$57,680 from 2015 revaluation.
Zoning status: Farm/Residential

Requirements: To be offered for purchase at a public sale via sealed bids.

Considerations: To be sold “as is.”
Located on the North Branford border.



Town of Durham

Office of the Tax Collector
P.O. Box 428
30 Town House Road
Durham, CT 06422

Location: Guilford Road

Parcel ID: A0004201 * 2.40 acres * Map 78 – Lot 2.1

History:

Town of Durham granted a certificate of foreclosure 6/26/2007.

70% assessed value: \$71,750 from 2015 revaluation.

Zoning status: Farm/Residential

Recommendation: Offer for purchase at a public sale via sealed bids.

Considerations: To be sold “as is”.



Town of Durham

Office of the Tax Collector
P.O. Box 428
30 Town House Road
Durham, CT 06422

Location: Higganum Road

Parcel ID: C0057300 * 4.72 acres * Map 60 – Lot 12.1

History:

Town of Durham granted a certificate of foreclosure 11/16/2005.

70% assessed value: \$9,100 from 2015 revaluation.

Zoning status: Farm/Residential

Requirements: To be offered for purchase at a public sale via sealed bids.

Considerations: To be sold “as is.” Appears to be “landlocked”. Bisected by wetlands.



Town of Durham

Office of the Tax Collector

P.O. Box 428

30 Town House Road

Durham, CT 06422

Location: Side Hill Drive * Parcel ID: C0057400 * .44 acres * Map 98 – Lot 24

History:

Town of Durham granted a certificate of foreclosure 2/21/2006.

70% assessed value: \$2,100 from 2015 revaluation.

Zoning status: Farm/Residential

Recommendation: Offer for purchase at a public sale via sealed bids.

Considerations: To be sold “as is.”



Town of Durham

Office of the Tax Collector
P.O. Box 428
30 Town House Road
Durham, CT 06422

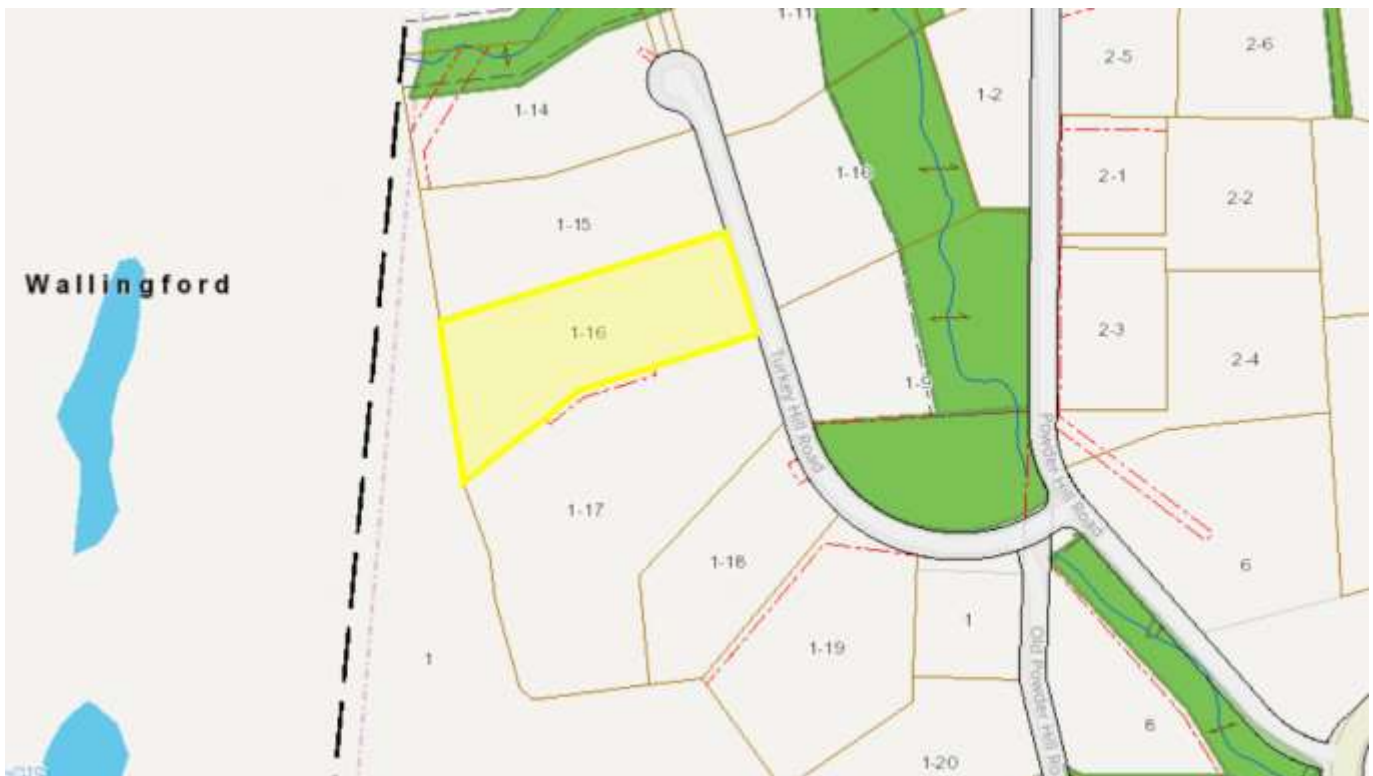
Location: 54R Turkey Hill Road
Parcel ID: B0030118 * 2.92 acres * Map 33 – Lot 1.16

History:

Town of Durham granted a certificate of foreclosure 3/01/2018.
70% assessed value: \$140,700 from 2015 revaluation.
Zoning status: Farm/Residential

Recommendation: To be offered for purchase at a public sale via sealed bids.

Considerations: To be sold “as is.”



Town of Durham

Office of the Tax Collector
P.O. Box 428
30 Town House Road
Durham, CT 06422

Location: 30R Turkey Hill Road

Parcel ID: B0030119 * 5.06 acres * Map 33 – Lot 1.17

History:

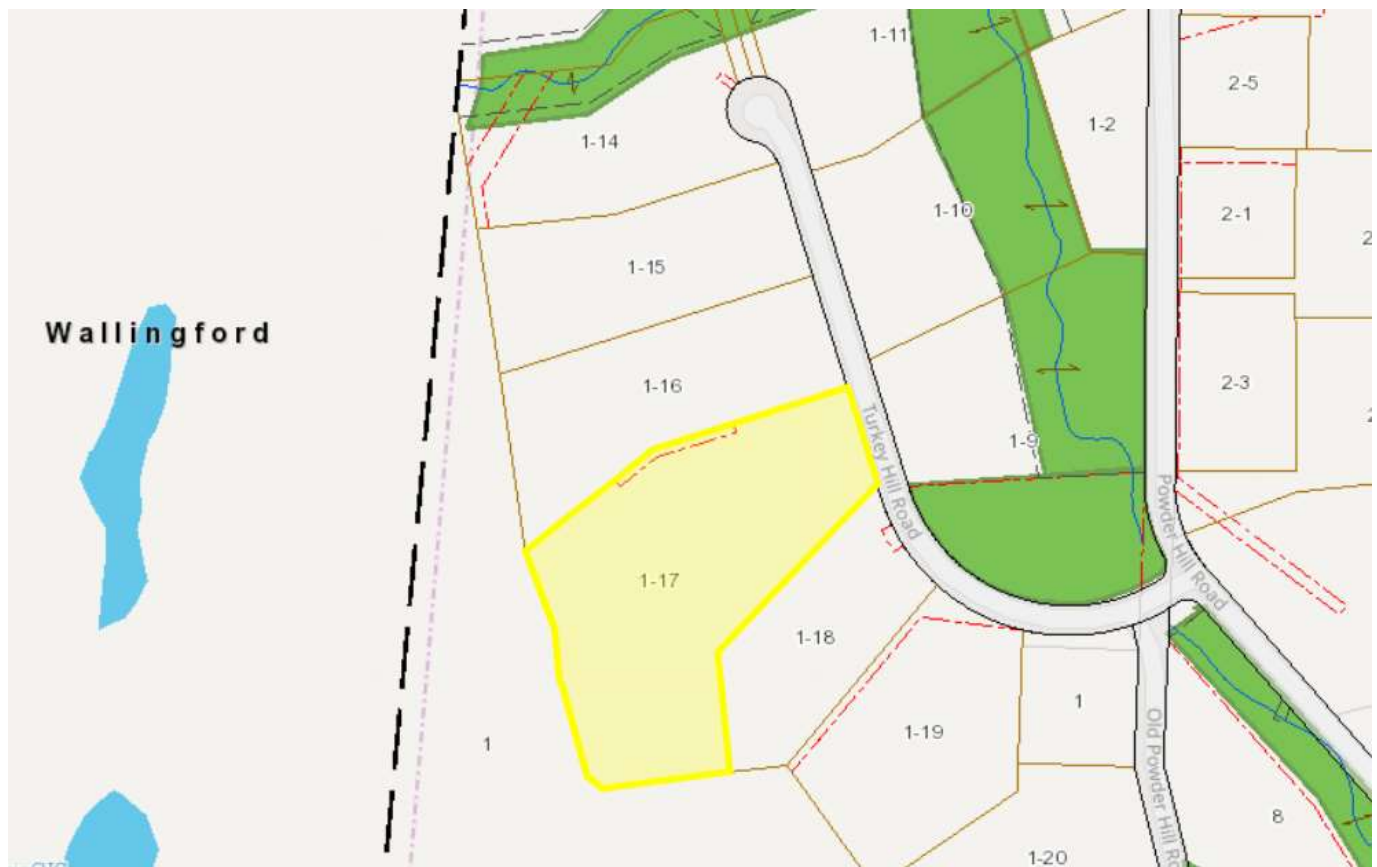
Town of Durham granted a certificate of foreclosure 3/01/2018.

70% assessed value: \$145,670 from 2015 revaluation.

Zoning status: Farm/Residential

Recommendation: Offer for purchase at a public sale via sealed bids.

Considerations: To be sold “as is.”



Town of Durham

Office of the Tax Collector
P.O. Box 428
30 Town House Road
Durham, CT 06422

Location: Crooked Hill Road

Parcel ID: W0257600 * 11.61 acres * Map 127 – Lot 37

History:

Town of Durham acquired at a tax sale 2/7/2019.
70% assessed value: \$47,530 from 2015 revaluation.
Zoning status: Farm/Residential

Requirements: To be offered for purchase at a public sale via sealed bids.

Considerations: To be sold “as is.”

