

Request for Proposals

Reuse/Redevelopment of Property at 4 Beech Street, Gardiner Maine

February 15, 2007

The City of Gardiner is soliciting proposals for the reuse/redevelopment of the property at 4 Beech Street, tax map 34, lot 43. The City recently acquired the property for unpaid taxes of approximately \$4,400. A packet containing City records pertaining to this property including assessing records and the City's tax liens and tax lien foreclosure notices may be inspected at www.gardinermaine.com by following the announcement for this request.

An inspection of the property will be held at the site on February 28, 2007 at 9 am.

The property is a two-story residence built in a "New England Farmhouse Style" with approximately ten rooms and 1,400 square feet. The lot is approximately 0.2 acres in a high density residentially zoned area. All systems appear to need upgrade or replacement. The foundation and sills appear in need of repair. There is a significant amount of accumulated debris both inside and outside.

The City desires that a reuse/redevelopment of the property be proposed that removes dangerous, blighted conditions and limits City liability/exposure due to present site conditions. At a minimum, interested parties must propose to:

- Remove accumulated debris.
- Demolish the existing structure and return the property to a safe and legal state, or
- Repair the existing structure and return it to a habitable, legal condition.
- Hold the City harmless for any material or condition found on the property.

A schedule of these activities will be required as part of the proposal.

Specific details beyond these required actions will aid the City in properly evaluating proposals. Examples might include:

- Estimate of City revenues to be generated by the proposal, including future property tax revenues.
- Capacity of the party to accomplish all that is proposed in a timely fashion with a beneficial outcome.
- Prior experience in such redevelopment/reuse projects.
- Other circumstances that remove blighted, dangerous or illegal conditions or provide benefit to the community.

All proposals must also state a proposed purchase price for the proposer's acquisition of the property.

The City will evaluate proposals based on these equally weighted criteria:

- Extent to which blighted, dangerous or illegal conditions are eliminated.
- Timeframe for the clean up and redevelopment to be completed.
- Capacity of proposer to accomplish these tasks.
- Experience with similar projects.
- Ultimate reuse of the property and the benefits created for the community.
- Revenue generated by proposed reuse.

Proposals are due in the City Manager's Office, 6 Church Street, Gardiner, ME 04345 or via email at info@gardinermaine.com on March 12, 2007 at noon. The Gardiner City Council will act upon the proposals by April 12, 2007. Proposals must be signed, dated and contain the statement:

“This proposal is submitted in accordance with the February 15, 2007 Request for Proposals for Redevelopment/Reuse of property at 4 Beech Street and complies with conditions and stipulations that are a part of that request. The representations made in this proposal are valid until April 13, 2007.”

Further information may be requested by contacting the City Manager' office at 582-4200 or info@gardinermaine.com.

The City Council is the sole authority in determining the ultimate disposition of this property and reserves all rights until a satisfactory proposal is accepted. The City will deliver title in the form of a quit claim deed, without warranty, to the successful party within 30 days of final Council action. The buyer shall be responsible for any court actions that may be necessary to quiet title or assure marketability of the property. The City of Gardiner reserves the right to accept or reject any or all proposals or negotiate the terms and conditions of proposals based upon the best interests of the City.

Attachments:

Notice of Lien
Notice of Foreclosure
Property Assessment Records