



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	01/08/2020	Department	Tax Collector
Agenda Item	4.12 Review and Possibly Accept TAP Bid for 38 Partridge Drive		
Est. Cost	n/a		

Background Information

At a previous City Council meeting, approval was given to send 38 Partridge Drive back out to bid with select covenants.

Attached are the bids that the city received for the property.

Requested Action	'I move to accept the bid of \$XXXX.XX from XXXXX for the tax acquired property located at 38 Partridge Drive.'
City Manager and/or Finance Review	The City Manager recommends the above action.
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only	1 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____

bid

Invitation, Bid and Acceptance – Sale of Property by City of Gardiner

Section I – Invitation for Bids

Sealed bids are to be made on this form and are for the property known as City of Gardiner Tax Map 022 Lot 073, together with any improvements thereon, being located at 38 Partridge Drive, Gardiner, Maine. The City is selling any interest it may have in the property acquired under and by virtue of undischarged tax liens.

The bids are subject to all conditions stated in Section IV – (Conditions of Bid) attached hereto and made a part hereof. Sealed bids will be received by the Gardiner City Hall, at 6 Church Street, Gardiner, Maine, 04345, until 2:00pm on January 3, 2020 at which time all bids will be opened. A decision will be made by the City Council at the council meeting on Wednesday, January 8, 2020 at 6:00pm.

All bids must be submitted in a sealed envelope clearly marked "T.A.P. Bid – Tax Map 022 Lot 073" on the envelope. Bids must be mailed or delivered in sufficient time to reach the above address prior to the time specified above. Bids not submitted in accordance with these instructions will not be considered.

Section II – Bid

MINIMUM BID: \$4500

Improvements

Amount of Bid (in U. S. currency) \$ 4550

Amount of Deposit (10% or more) \$ 455.00

The undersigned bidder offers to purchase from the City of Gardiner, herein referred to as the City, the above property with full knowledge of the bid conditions enumerated in Section IV, The City of Gardiner will notify all bidders within thirty (30) days after the date specified above in Section 1, by mail or otherwise delivered to the bidder, whether or not their bid was successful.

David Dutille
(Bidder's signature)

David Dutille
(Type or Print Bidder's name)

14 Stanley Lane
(Street/Mailing address)

Gardiner
(City/Town/State/Zip)

207-522-4810
(Telephone number)

12/31/19
(Date)

Section III – Acceptance by the City of Gardiner

(Signature)

(Type name & title of official)

(Date of acceptance)

Section IV – Conditions of Bid

- 1. Bid Deposit.** All bids must be accompanied by a check drawn on a local financial institution, certified cashier's check or postal money order, payable to the City of Gardiner, in an amount not less than ten percent (10%) of the bid price, to be included as a deposit on the bid. Failure to submit a deposit shall cause the bid to be automatically rejected. The deposit of the successful bidder will be applied on the purchase price upon the City's acceptance. Deposits of unsuccessful bidders will be returned or refunded. The City may retain any or all deposits until a final acceptance is made.
- 2. Bid Modification.** Any sealed bids may be modified or withdrawn by written request received by the City prior to the time fixed for receiving bids. Negligence of the bidder in preparing the bid confers no right to withdraw the bid after the time of submission in the case of bids made in writing in conjunction with negotiated sales or submission of the highest acceptable bid at a public sale.
- 3. Payment.** Payment in full shall be required from any successful bidder within thirty (30) calendar days following the date when the bid is accepted. Should the bidder fail to pay the full balance, the municipality shall retain the bid price deposit and title to the property and, thereafter, negotiate a sale of the property with any and/or all unsuccessful bidders. Payment shall be made by certified cashier's check or postal money order, payable to the City of Gardiner. Any and all real estate transfer taxes shall be paid by the successful bidder.
- 4. Deed.** Within sixty (60) days after payment in full of the bid amount, the City will deliver to the successful bidder a *Municipal Quitclaim Deed*, in accordance with the Short Form Deeds Act, 33 M.R.S.A. §761, subject to the following items:

 - a. Any and all municipal, state, or federal laws, regulations, and ordinances including, without limitations, permits and approvals heretofore issued by any federal, state, or municipal government authority (compliance with, application for the transfer of any such permits, or approvals shall be the sole responsibility of the successful bidder?).
 - b. Any and all public easements or other public interests in the above-described parcel for roads, sewers, or other purposes and governmentally imposed or required zoning, subdivision, environmental, and other land use restrictions.
 - c. Any condition which a physical examination or adequate survey of the property might reveal.
 - d. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and which may or may not be shown by the public records.
 - e. The rights of tenants and persons in possession, if any.
 - f. All outstanding municipal fees and charges, including water and sewer and municipal taxes, including those which constitute liens encumbering the property. Provided, however, before closing the City of Gardiner shall discharge the sewer and municipal liens assessed against the property as of the date of the sale to the successful bidder.
 - ~~g. An obligation running with the land and the grantees' successors and assigns to, within 24 months from the date of the deed, complete the construction of a house upon the property with an assessed value of at least \$150,000. This obligation shall be fulfilled pursuant to duly issued City of Gardiner demolition permits and in compliance with all zoning requirements and building codes. In the event this obligation is not complete by the deadline, the City shall have all of the following remedies without waiving any claims for breach of agreement or any other rights or remedies available at law:~~

Invitation, Bid and Acceptance – Sale of Property by the City of Gardiner

Page 3:

(1) upon thirty (30) days written notice from the City to grantee(s), the grantee(s) shall convey the property to the City for \$1.00, (2) the City may seek specific performance or (3) the City may fulfill this obligation or cause the obligation to be fulfilled for the account of grantee(s), and the grantee(s) shall reimburse the City for any amount paid and any expense or contractual liability so incurred, and any amounts due thereunder shall; be deemed payable on demand of the City.

5. Title. The City, in selling the property, is conducting a sale due to the unpaid taxes. The property is sold AS IS and WHERE IS, with all existing defects and without any warranties of any kind, even as to fitness for a particular purpose, habitability or merchantability. All bidders are invited to inspect the property and the public records prior to making a bid. No warranties, guaranties or representations of any kind are made, and all warranties are disclaimed with respect to any improvements located on the property, including improvements located underground, the location and/or boundaries of the property or improvements thereon, title to the property, environmental compliance, or its compliance with any applicable zoning or land use regulations, law or ordinances. Bidders assume responsibility and expense for any title search, title examination or title insurance. THE SUCCESSFUL BIDDER WILL ASSUME RISK OF ANY DEFECTS, AND EACH BIDDER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE AMOUNT BID REFLECTS THE "AS IS, WHERE IS" CONDITION OF THE PROPERTY AND THE ASSUMPTION OF ALL RISKS RELATING TO UNDISCLOSED DEFECTS. EACH BIDDER FURTHER ACKNOWLEDGES AND AGREES THAT SUCH BIDDER IN NO WAY RELIES UPON REPRESENTATIONS MADE BY THE CITY OF GARDINER OR ITS REPRESENTATIVES AND AGENTS.

6. Abstracts or Title Evidence. The City will not furnish any abstracts of title and/or title evidence regarding the property being sold; but the bidder may examine the municipal tax records pertaining thereto at the bidder's expense.

7. Property Condition and Clean Up. The City makes no assurances, warranties, or guarantees, either expressed or implied, of the condition, habitability, development, or future use of this property. The City specifically disclaims, and the successful bidder acknowledges that the City shall not be responsible for or obligated now or at any time in the future to, protect, exonerate, defend, indemnify and save the successful bidder or its successors or assigns, harmless from and against any loss, damage, cost, expense, clean-up, or liability, including, but not limited to, attorney's fees and court costs, and including, but not limited to such loss, damage, cost, expense or liability, based on personal injury, death, loss or damage to property suffered or incurred by any person, corporation or other legal entity, which may arise out of the presence of any such hazardous or toxic waste, substance, matter or material on the property.

8. Acceptance or Rejection of Bids. The City may accept any bid or reject any or all bids and may waive any defects therein.

9. Default. If the successful bidder should fail to comply with any or all of the terms or conditions hereof, the City may retain the deposit and terminate the contemplated sale, at its option, by notice in writing sent to the bidder at the address shown in Section II, by depositing such notice in the U.S. Post Office, postage prepaid. Acceptance of this bid is not valid until duly signed by an authorized official of the City of Gardiner. The successful bidder whose deposit is retained under this paragraph will also be responsible for any and all consequential damages and additional costs, deficiencies, expenses and losses suffered as a result of successful bidder's failure to perform, including without limitation, reasonable attorney's fees. The successful bidder's commitment will not be contingent upon securing financing or upon any other condition; the successful bidder's deposit will not be refunded due to an inability to obtain financing or any other failure by successful bidder to perform.

10. Representation Regarding Property. Representations or statements regarding the property made by any representative of the City shall not be binding on the City or considered as grounds for any claim for adjustment in or rescission of any resulting contract. The purchaser expressly waives any claim for adjustment or rescission based upon any representation or statement not expressly included herein.

I wish to have:

Section IV - Conditions of Bid

4. Deed.

g. An obligation running with the land . . .

taken out if I am the winning bidder, as I am the owner of the abutting property at map #22 lot #2. I want to use the land I'm bidding on to have better access to my property.

David Dutille
(Bidders's signature)

David Dutille
(Typed Bidder's name)

01/02/2020
(Date)

**Robert Duplisea
Anne-Marie Brown
39 Partridge Drive
Gardiner ME 04345
207-416-7346**

January 2, 2020

City of Gardiner
6 Church Street
Gardiner ME 04345

Please accept this bid on behalf of Anne-Marie and myself.

Please let me know if you need anything further.

Regards

A handwritten signature in black ink, appearing to read 'R. Duplisea', written in a cursive style.

Robert Duplisea
Anne-Marie Brown
207-416-7246

bid

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Section II – Bid

MINIMUM BID: \$4500

Improvements
Amount of Bid (in U. S. currency) \$ 7,255.00
Amount of Deposit (10% or more) \$ 725.50

The undersigned bidder offers to purchase from the City of Gardiner, herein referred to as the City, the above property with full knowledge of the bid conditions enumerated in Section IV, The City of Gardiner will notify all bidders within thirty (30) days after the date specified above in Section 1, by mail or otherwise delivered to the bidder, whether or not their bid was successful.

[Signature]
(Bidder's signature)

Robert Duplisea
(Type or Print Bidder's name)

39 Partridge Drive
(Street/Mailing address)

Gardiner ME 04345
(City/Town/State/Zip)

207-416-7246
(Telephone number)

1/2/20
(Date)

Section III – Acceptance by the City of Gardiner

(Signature)

(Type name & title of official)

(Date of acceptance)

bid

Invitation, Bid and Acceptance – Sale of Property by City of Gardiner

Section I – Invitation for Bids

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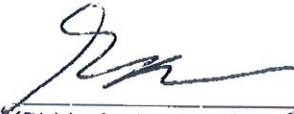
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Section II – Bid

MINIMUM BID: \$4500

Improvements
Amount of Bid (in U. S. currency) \$ 6730.00
Amount of Deposit (10% or more) \$ 673.00

The undersigned bidder offers to purchase from the City of Gardiner, herein referred to as the City, the above property with full knowledge of the bid conditions enumerated in Section IV, The City of Gardiner will notify all bidders within thirty (30) days after the date specified above in Section 1, by mail or otherwise delivered to the bidder, whether or not their bid was successful.


(Bidder's signature) Scott Herrick, Manager

Fars Properties, LLC
(Type or Print Bidder's name)

PO Box 7565
(Street/Mailing address)

Portland ME 04112
(City/Town/State/Zip)

207 807 8476
(Telephone number)

12/17/19
(Date)

Section III – Acceptance by the City of Gardiner

(Signature)

(Type name & title of official)

(Date of acceptance)

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 - b. Any and all public easements or other public interests in the above-described parcel for roads, sewers, or other purposes and governmentally imposed or required zoning, subdivision, environmental, and other land use restrictions.
 - c. Any condition which a physical examination or adequate survey of the property might reveal.
 - d. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and which may or may not be shown by the public records.
 - e. The rights of tenants and persons in possession, if any.
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 - g. An obligation running with the land and the grantees' successors and assigns to, within 24 months from the date of the deed, complete the construction of a house upon the property with an assessed value of at least \$150,000. This obligation shall be fulfilled pursuant to duly issued City of Gardiner demolition permits and in compliance with all zoning requirements and building codes. In the event this obligation is not complete by the deadline, the City shall have all of the following remedies without waiving any claims for breach of agreement or any other rights or remedies available at law:

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7. Property Condition and Clean Up. The City makes no assurances, warranties, or guarantees, either expressed or implied, of the condition, habitability, development, or future use of this property. The City specifically disclaims, and the successful bidder acknowledges that the City shall not be responsible for or obligated now or at any time in the future to, protect, exonerate, defend, indemnify and save the successful bidder or its successors or assigns, harmless from and against any loss, damage, cost, expense, clean-up, or liability, including, but not limited to, attorney's fees and court costs, and including, but not limited to such loss, damage, cost, expense or liability, based on personal injury, death, loss or damage to property suffered or incurred by any person, corporation or other legal entity, which may arise out of the presence of any such hazardous or toxic waste, substance, matter or material on the property.

8. Acceptance or Rejection of Bids. The City may accept any bid or reject any or all bids and may waive any defects therein.

9. Default. If the successful bidder should fail to comply with any or all of the terms or conditions hereof, the City may retain the deposit and terminate the contemplated sale, at its option, by notice in writing sent to the bidder at the address shown in Section II, by depositing such notice in the U.S. Post Office, postage prepaid. Acceptance of this bid is not valid until duly signed by an authorized official of the City of Gardiner. The successful bidder whose deposit is retained under this paragraph will also be responsible for any and all consequential damages and additional costs, deficiencies, expenses and losses suffered as a result of successful bidder's failure to perform, including without limitation, reasonable attorney's fees. The successful bidder's commitment will not be contingent upon securing financing or upon any other condition; the successful bidder's deposit will not be refunded due to an inability to obtain financing or any other failure by successful bidder to perform.

10. Representation Regarding Property. Representations or statements regarding the property made by any representative of the City shall not be binding on the City or considered as grounds for any claim for adjustment in or rescission of any resulting contract. The purchaser expressly waives any claim for adjustment or rescission based upon any representation or statement not expressly included herein.

98 Harding Road
Brunswick, Maine 04011

13 August 2019

City of Gardiner
Gardiner City Hall
6 Church Street
Gardiner, Maine 04345

To Whom it May Concern,

This letter is written in reference to a tax acquired property that previously has been listed for purchase through bid submission. The property is 38 Partridge Drive Gardiner Maine 04345. I am prepared to offer \$4,200.00 for 38 Partridge Drive Gardiner Maine 04345 payable in the form of a certified check 3 business days following acceptance of this offer. In addition, and contingent to this offer, I reserve the right to review the terms with my attorney during the 3 business days following acceptance of this offer and can withdraw during that timeframe. Furthermore, I request that a period of 24 months following the closing of this deal be granted to begin developing the property.

Sincerely,

Jonathan Sylvester



J.Sylvester11@hotmail.com

Cell: 207.295.5017