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## Finance

2022-048  
Sale of 24 Walnut Street  
June 13, 2022

Sir/Madam:

Sealed proposals will be received in the office of the Purchasing Agent on **Friday, July 8, 2022**, until **2:00 p.m.** for the **Sale of 24 Walnut Street**.

The Lewiston City Council reserves the right to accept or reject any and all proposals.

Please use a clearly marked envelope with “**Sale of 24 Walnut Street**” when submitting your proposal.

**Only sealed proposals will be accepted. Faxed proposals will not be considered.**

Respectfully,

Allen Ward  
Purchasing Agent

# CITY OF LEWISTON, MAINE

Sale of 24 Walnut Street

RFP #: 2022-048

PROPOSAL DUE DATE: Tuesday, July 8, 2022, @ 2:00 PM

This is an invitation for proposals to purchase the property at 24 Walnut Street, owned by the City of Lewiston.

## **Background:**

The City tax acquired ownership of 24 Walnut Street. The City Council and Planning Board have authorized soliciting bids for the sale and reuse of the parcel (parcel map attached).

## **SECTION I: GENERAL INSTRUCTIONS**

- 1.1 A complete written purchase and reuse proposal shall be submitted to the City of Lewiston, attention of the Purchasing Agent, City Hall, 27 Pine Street, Lewiston, Maine 04240, not later than **2:00 p.m. on Tuesday, July 8, 2022**. Proposals received after that time and date shall not be accepted.
- 1.2 Interested parties may bid on this parcel.
- 1.3 The City of Lewiston City Council will review and award or reject proposals within sixty (60) days of their submission.
- 1.4 Each proposal submitted shall be accompanied by a certified check, cashier's check, or bond made payable to the City of Lewiston in the amount of **ten (10%) percent** of the total amount offered. The required proposal deposit shall be applied to the purchase price for the successful proposal or shall be returned within ten (10) days of the selection of a proposal. If any proposer fails to abide by his/her proposal, the bid security will be forfeited to the City.
- 1.5 The City has established no minimum bid for the parcel.
- 1.6 Each proposal shall include the legal name of the prospective purchaser and a statement of whether the prospective purchaser is a sole proprietor, a partnership, or a corporation. If a corporation, the corporation shall also give the state of incorporation and have a corporate seal affixed.
- 1.7 Each proposal shall be signed by the person or persons legally authorized to bind the prospective purchaser to a contract.
- 1.8 The prospective purchaser, in his/her proposal, shall signify that he/she has read and understands all conditions concerning the reuse of the site, as outlined in this invitation for proposals and that his/her proposal is made in accordance with the invitation.
- 1.9 The prospective purchasers, in submitting the proposal, shall agree and so state in the proposal that no person acting for or employed by the City has a direct or indirect financial interest in the proposal or in any portion of the potential profits derived.
- 1.10 No prospective purchaser will be permitted to withdraw a proposal for a period of sixty (60) days. All proposals will remain valid and binding for that period of time.
- 1.11 For questions regarding proposal requirements contact Allen Ward, Purchasing Agent at Telephone: (207) 513-3040; Fax (207) 784-2959; or e-mail [award@lewistonmaine.gov](mailto:award@lewistonmaine.gov).

- 1.12 The City of Lewiston reserves the right to select a proposal and sell the subject property based upon its determination of the highest and best use of the property. The City Council reserves the right to refuse any and all proposals.
- 1.13 Closing costs including attorney's fees and a pro-rated payment in lieu of the current year's taxes due are the buyer's responsibility payable at closing.

## **SECTION II: INFORMATION FOR INTERESTED PARTIES**

- 2.1 The parcel being offered for sale is described as follows:

**24 Walnut Street** - (Map/Lot: 195-512)

Zoning: Downtown Residential District (DR)

Parcel Size: .053 acres

Assessed Value: \$21,000 land

Current Use: Undevelopable vacant parcel given frontage and size

Council Action: Tax acquired 5/24/2012

- 2.2 **The City recommends that all bidders perform their due diligence in researching that their reuse or redevelopment proposal for any given parcel(s) complies with all applicable City ordinance requirements, including the Zoning and Land Use Code.**
- 2.3 The proposed reuse strategy for the subject property will be a principal determining factor in judging what the City deems to be the most acceptable proposal.
- 2.4 Closing on all sales transactions will be within 90 days of the award unless otherwise requested and approved by the City prior to award of bid.
- 2.5 If prospective purchasers require additional information contact:  
Allen Ward, Purchasing Agent  
City Hall, 27 Pine Street,  
Lewiston, Maine 04240  
Tel. #: 207-513-3040  
E-mail: [award@lewistonmaine.gov](mailto:award@lewistonmaine.gov)

## **SECTION III: CONTENTS OF THE PROPOSAL**

- 3.1 The proposal shall contain the price being offered for the purchase of this property and also shall include the proposed use of the parcel being bid.
- 3.2 Submitted proposals shall provide specific details on the proposed reuse of this site. Additional data, exhibits, statements, drawings, etc. are recommended to ensure a total understanding and proper evaluation of each proposal by the City.
- 3.3 The proposal shall include proof of the submitter's financial ability to undertake said proposal and shall include a timeline for completion.
- 3.4 **The City recommends that all bidders search the title of a property before submitting a bid. The City is not responsible for any title defects.**

## **SECTION IV: NEGOTIATION AND EXECUTION OF CONTRACT**

- 4.1 Negotiation is intended to result in a contract for the sale and subsequent reuse of the site deemed to be most beneficial to the public and in the best interest of the City.

- 4.2 The contract for the sale and reuse of this site will be executed only after final approval by the Lewiston City Council. The successful bidder will be required to undergo Development Review before the Lewiston Planning Board or Development Review Committee as a condition of conveyance of the property.
- 4.3 **At closing, the City will deliver a Quit Claim Deed with conditions, if applicable,** which will cover negotiated requirements.
- 4.4 **Closing costs including attorney's fees and a prorated payment in lieu of the current year's taxes are the buyer's responsibility payable at closing.**

#### **SECTION V: RESERVATION OF RIGHTS**

- 5.1 The City reserves the right to waive or disregard any informality, irregularity, or deficiency in any proposal received.
- 5.2 The City reserves the right to accept or reject any or all proposals received.
- 5.3 In accordance with section 3.1.6.5 of the City of Lewiston Purchasing Policy, The Finance Committee, upon recommendation of the Director or designee, shall have the authority to reject any and all bids when bids are deemed non-responsive, token, collusive, or otherwise non-acceptable, and such action is in the best interest of the City.

**PROPOSAL FORM**  
**Sale of 24 Walnut Street**  
**RFP #: 2022-048**

**PROPOSAL DUE DATE: Tuesday, July 8, 2022, @ 2:00 PM**

TO: Allen Ward, Purchasing Agent  
City of Lewiston  
City Hall, 27 Pine Street  
Lewiston ME 04240

Dear Sir:

The undersigned hereby declares that he/she has carefully examined the proposed Sale and Reuse of City-Owned land items and that he/she proposes and agrees, if the proposal is accepted, to complete the transaction on the item(s) proposed.

**Complete the Proposal Form for the parcel interested in. For additional parcels, use additional forms.**

<b>Location Address</b>	24 Walnut Street
<b>Price Offered</b>	\$
<b>Reuse of Property</b> (use of the parcel including timeline, use a separate sheet if needed)	

**Note: bidders may need to get an approved variance for the presented usage plan including parking.**

**Bid Deposit Amount: \$** \_\_\_\_\_ (minimum 10% of the total amount of bid) include appropriate security: Certified Check, Cashier's Check, or Bond (personal and business checks not accepted). Sign the proposal form in ink before returning it to the Purchasing Agent. Please return in a clearly marked sealed envelope with Bid Name and Number on the front.

**The City Council reserves the right to accept or reject any and all proposals.**

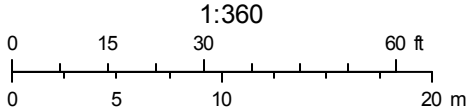
<b>NAME</b>	
<b>SIGNATURE</b>	
<b>PRINTED/TYPED NAME</b>	
<b>TITLE</b>	
<b>LEGAL ADDRESS</b>	
<b>MAILING ADDRESS</b>	
<b>DATE</b>	
<b>TELEPHONE #</b>	
<b>E-MAIL ADDRESS</b>	

Please attach any other supporting materials required by the request for proposal or which you believe would be helpful in the evaluation of your proposal.

# 24 Walnut Street



May 19, 2022



FEMA  
Lewiston, Maine

City of Lewiston  
City of Lewiston