

REQUEST FOR PROPOSALS
CITY OF NEW BEDFORD, MASSACHUSETTS

**Sale of Lot East Side Mount Pleasant Street
(Map 123 Lot 081)**

RFP # 24181013



Proposals Due: Thursday, August 17, 2023 at 2:00 p.m.

Jonathan F. Mitchell
Mayor

City Council Property Committee
133 William Street
New Bedford, MA 02740



Sale Lot East Side Mount Pleasant Street – Map 123 Lot 081

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CITY OF NEW BEDFORD
MASSACHUSETTS

Advertisement

REQUEST FOR PROPOSALS

**Sale of Lot East Side Mount Pleasant Street
Map 123 Lot 081
RFP # 24181013**

The City of New Bedford Purchasing Department, in conjunction with the City Council Property Committee, hereby solicits proposals from qualified proposers to purchase a vacant lot on the East Side of Mount Pleasant Street in New Bedford, Massachusetts, 02740.

The City has established a **minimum sale value of \$85,000 per an appraisal performed by Integra Realty Resources on March 9, 2022.**

Sealed proposals will be received by the Purchasing Department until Thursday, August 17, 2023 at 2:00 p.m. . All proposals must be submitted via mail or in-person delivery to the Purchasing Department at 133 William Street, Room 208, New Bedford, MA 02740 during normal business hours (8:00 a.m. to 4:00 p.m.) until the above time and date or may be submitted electronically via Bidnet Direct at <https://www.bidnetdirect.com/massachusetts/newbedfordelectronically>. Immediately following the deadline for proposals, all proposals received within the time specified will be publicly opened and read aloud. Proposers can participate in the proposal opening in the Purchasing Department and the opening will also be live streamed via Zoom audio. Instructions for participating are posted on the City's website under the Purchasing page. Proposers must email purchasing@newbedford-ma.gov to confirm they have submitted a proposal. Proposals received after the above time and date will be rejected and returned unopened. Emailed and/or faxed proposals will not be accepted. All proposals must be accompanied by a proposal deposit of \$5,000 in the form of a bank check, certified check, or bid bond, made payable to the City of New Bedford, Massachusetts.

Interested parties may obtain the Request for Proposals (RFP) beginning on Tuesday, July 18, 2023, by visiting the City of New Bedford webpage at newbedford-ma.gov/Purchasing, Bidnet Direct or by emailing purchasing@newbedford-ma.gov. Questions concerning this RFP must be submitted in writing by mail or email to purchasing@newbedford-ma.gov and received by the City **on or before** Friday, August 11, 2023 at 4:00 p.m. Questions will be answered via Addendum emailed to all parties on record as having received the RFP and posted publicly on the Purchasing Department's page on the City of New Bedford's website.

After proposals have been opened on Thursday, August 17, 2023 at 2:00 p.m., no proposal may be withdrawn for a period of one hundred eighty (180) days. All proposals must include a signed and completed Non-Collusion Form, Certificate of Tax Compliance, Disclosure of Beneficial Interest Statement, and the other forms required by this RFP. Neither this advertisement nor this RFP constitutes an offer.

The City reserves the right to waive any informality in, or to reject, any or all proposals, if it deems such waiver or rejection to be in the best interest of the City. The Awarding Authority also reserves the right to accept other than the highest priced proposal if it deems such acceptance in the best interest of the City. The City Council is the Awarding Authority. The Mayor or his designee, once authorized by the City Council, will negotiate any sale of the property. The successful proposer will have thirty days from notice of selection to enter into a sale with the City; both of these timeframes may be extended by mutual agreement of the Parties.

AWARDING AUTHORITY
CITY OF NEW BEDFORD
City Council Property Committee
133 William Street
New Bedford, MA 02740



Sale Lot East Side Mount Pleasant Street – Map 123 Lot 081

Site Information

1. Overview

The City of New Bedford (City) is seeking proposals for the sale of the entire lot on the East Side (ES) of Mount Pleasant Street in New Bedford, Map 123 Lot 081. The lot consisting of 0.3289 acres is located between Standard Fastenings at 800 Mount Pleasant Street and HW Staffing Solutions at 822 Mount Pleasant Street. A map of the area to be sold is included as Attachment K.

2. Lot East Side Mount Pleasant Street

2.01 Area Description

The lot is a relatively flat parcel that slopes slight down towards the east side of the property. It is currently surrounded by a chain link fence with some minor vegetation and a few trees.

2.02 Legal Description

The Lot is shown on City of New Bedford Assessors' Map 123 Lot 81 and is zoned for Industrial A. The lot is 0.3289 acres.

2.03 Area

The Lot has direct highway access to Route 140 and is near anticipated pedestrian access for South Coast Rail, which is currently scheduled to commence service to Boston at the end of 2023. It is also on a Southeastern Regional Transit Authority (SRTA) bus route and within walking distance of the SRTA bus stop at the corner of Mount Pleasant Street and Downey Street. The lot is near the New Bedford Regional Airport, and as a result, aircraft noise may be noticeable.

2.04 Minimum Sale Value

The City has established a minimum sale value of \$85,000, per an appraisal performed by Integra Realty Resources on March 9, 2022.

2.05 Taxes

The City will take into consideration the tax revenues generated by the development of the Property, including, without limitation, real estate and personal property taxes, meals tax, room tax, and other fees, charges, and revenues payable to the City that are attributable to the development. Proposers are advised to estimate the revenues to be generated by the Project.

The City prefers to sell the Property to end-users who are not tax-exempt and not dependent on local tax incentives such as tax increment financing and the like. Proposers should identify if any tenants or end-users anticipate entering into such agreements with the City.

The tax bill for the first fiscal year after sale is based on the sale price. Subsequent tax bills are based on the actual valuation of the property and could vary significantly from the first years' bill.



Sale of Lot East Side Mount Pleasant Street – Map 123 Lot 081

Selection Process

3. Selection Process

3.1 Process for Evaluation of Proposals

All Proposal Packages submitted in response to this Request for Proposals will be opened simultaneously in public immediately following the deadline for the submission of proposals on Thursday, August 17, 2023 at 2:00 p.m. and thereafter reviewed by an Evaluation Committee. The Evaluation Committee will screen each Proposal Package to ensure that all submittals required by the Request for Proposals are included and that the proposal meets the Minimum Evaluation Criteria. The Evaluation Committee then will review each proposal that it considers complete and to have met the Minimum Evaluation Criteria against the Comparative Evaluation Criteria. Each proposal will be assigned a rating of “Highly Advantageous,” “Advantageous,” or “Not Advantageous,” for each of the Comparative Evaluation Criteria. The Evaluation Committee will then rank the proposals, considering the evaluation criteria rankings and the overall financial benefit to the City of each proposal, including the sale price offered by each proposer. The Evaluation Committee shall state in writing the reason(s) for its rankings of the proposals.

The Evaluation Committee will forward the top-ranked proposal to the City Council Property Committee (“Property Committee”), with a recommendation that the City proceed with the sale to the proposer. The Property Committee will review the Evaluation Committee’s recommendation and, if it agrees with it, will vote to recommend that the full City Council authorize the Mayor to proceed with the sale to the proposer.

The Committee and/or other City officials may interview and/or meet with some or all of the proposers and ask questions regarding their respective proposals, in the City’s sole discretion. The City reserves the right, in its sole discretion, to reject at any time any or all proposals, to cancel the RFP, to select finalists to submit and negotiate a more fully-developed response, to negotiate with one or more proposers, to negotiate a sale of the Lot on terms that are not materially different from those set forth herein, and to refuse to enter into a sale of the lot, if the City determines that such cancellation, rejection or refusal serves the best interests of the City. The City also reserves the right, at any time, to waive strict compliance with terms and conditions of this RFP.

By submitting its proposal, the Proposer agrees that it will not withdraw or modify its original price proposal if the City and Proposer do not agree as a result of negotiations to modify the original price offered by Proposer.

3.2 Evaluation Criteria

Each proposal must be sufficiently detailed and contain sufficient information to permit the Evaluation Committee to determine if the proposal has satisfied the Minimum Evaluation Criteria. Only those proposals that meet the Minimum Evaluation Criteria will be evaluated under the Comparative Evaluation Criteria.

A. Minimum Evaluation Criteria

Each proposal must comply with a variety of submissions before the Evaluation Committee can proceed with a qualitative evaluation of it under the RFP's Comparative Evaluation Criteria. These submission requirements are generally referred to as "Minimum Evaluation Criteria" and are used to determine if the proposal is responsive to the RFP and submitted by a responsible party. The Evaluation Committee will consider a proposal as responsive and responsible if it meets the following Minimum Evaluation Criteria.

1. Required Forms and Documents

To be eligible for consideration, proposers must submit a completed Proposal Packet including **all** the following signed documents, except as may otherwise be specifically noted:

- **Letter of Transmittal**, which should be signed as follows: (1) if the proposer is an individual, by that individual personally; (2) if the proposer is a partnership, by the name of the partnership, followed by the signature of each general partner; and (3) if the proposer is a corporation, by the authorized officer, whose signature must be attested to by the Clerk/Secretary of the corporation and the corporate seal affixed. If the proposal is being submitted by an entity other than an individual, partnership or corporation, the proposal must include written evidence of the proposer's authority from the entity to submit the proposal in the form of legally binding documentation.
- **Proposal deposit** of \$5,000 in the form of a bank check, certified check, or bid bond, made payable to the City of New Bedford, Massachusetts.
- **Statement of Qualifications**, as described below.
- **Proposal Narrative Addressing Comparative Evaluation Criteria**, as described below.
- **Certificate of Tax Compliance:** The proposal shall include either the individual or corporate or other legal entity Certificate of Tax Compliance Form (**Attachment B** or **Attachment C**), demonstrating payment of all Massachusetts state taxes, etc.
- **Disclosure Statement of Beneficial Interest:** The Proposal Package must include a completed Disclosure Statement of Beneficial Interest, as required by MGL, Chapter 7C, Section 38 (**Attachment D**).
- **Certificate of Non-Collusion:** The Proposal Package must include a completed Certificate of Non-Collusion (**Attachment E**).

- **Corporate Authorization:** if a corporation submits a proposal, the Proposal Package must include an executed Vote of Corporation Authorizing Execution of Corporate Agreements or LLC Certificate of Incumbency and Authority Form if proposer is not a corporation; **(Attachment F)**.
- **Acknowledgment:** An executed Acknowledgment of Solicitation Requirements, **(Attachment G)**.
- **Tax Status and History Disclosure:** A statement of proposer's property tax history, **(Attachment H)**, which will be reviewed by the City of New Bedford. A proposer cannot be delinquent in the payment of taxes on any property in the City of New Bedford or must be current in a pre-existing repayment agreement with the City of New Bedford Treasurer's Office. Proposers must also state if the City of New Bedford has ever foreclosed on any property they have owned and describe the circumstances that resulted in the foreclosure(s).
- **Health and Building Codes Violations Disclosure:** A statement of proposer's history of violations of the Health Code and Building Code, **(Attachment I)**, which will be reviewed by the City of New Bedford. Proposers must also state if they currently own any properties on which there are outstanding Health or Building Code violations.
- **Proposer Information Form (Attachment J):** All proposals must include a completed Proposer Information Form.
- Acknowledgement of all RFP addenda, if applicable. Acknowledgement forms will be attached to each of the addenda issued for the RFP.

2. Statement of Qualifications

Each proposal shall contain responses to the items below. The Evaluation Committee will review the answers to these questions, along with the proposer's Tax History, Status Disclosure, and Health and Building Codes Violations Disclosure, to determine whether the proposer is responsible. A proposer's submission of a proposal shall be deemed permission by the proposer for the City to make any additional inquiries concerning the proposer as considered necessary to fully review the proposer's qualifications. The Evaluation Committee will reject the proposal for any proposer that is not deemed responsible and will not review the comparative evaluation criteria for that proposal.

- a. Fill the Proposer Information Form (Attachment J) with information, including:
 - Name of legal entity, if applicable
 - Addresses and telephone numbers of all entity offices
 - Website address, if any, for entity
 - Structure of entity, (i.e., individual, partnership, corporation, LLC)
 - Size of entity (i.e., number of employees and gross annual revenue)
 - Years entity has been in business

- b. Please provide a detailed statement explaining why and how the proposer is financially capable of purchasing and occupying the Premises. Proposers should include evidence of the proposer's financial strength, including, where available: (1) audited financial statements for the past three years consisting of a Balance Sheet and Income Statement prepared by an independent certified public accountant according to generally accepted accounting principles; and (2) a sources and uses of funds statement. If no such documentation is available, the proposal should state so.
- c. Please provide the name, address, telephone, and email addresses of a contact at one or more financial institutions who is familiar with the proposer's current financial status and ability to meet the financial obligations of purchasing the Premises.
- d. Please state whether the proposer, any affiliated companies, principals, officers, partners, or investors holding in excess of a 50% interest in the proposing entity has filed for bankruptcy or been adjudged bankrupt, either voluntarily or involuntarily, within the past five years and if there has been any such bankruptcy, the date thereof and the name and address of the company or individual involved therein.

B. Proposal Narrative Addressing Comparative Evaluation Criteria

Each proposer should include a proposal narrative that contains the following information:

- A description of the proposer, including the type of business in which it engages, the number of people it employs, and the location(s) of its operations.
- The proposal should state whether the proposer has existing operations and/or plans for additional operations in the greater New Bedford area, including, but not limited to, its proposed operations at the lot subject to the proposal. For purposes of this proposal, the greater New Bedford area includes New Bedford, Acushnet, Dartmouth, Fairhaven, Freetown, Lakeville, Marion, Mattapoisett, Rochester, and Wareham. The proposal should also describe any existing and/or planned operations, including the number of current and anticipated employees and the existing or anticipated location(s) of such operations.
- A description of how the proposer would use the premises at the East Side of Mount Pleasant Street.
- The proposal should state how the proposer's operations in the space at the East Side of Mount Pleasant Street would contribute to economic development in New Bedford, particularly in burgeoning industries.
- The proposal should state, as a general matter, what type of build-out (if any) the proposer would undertake in the space at the East Side of Mount Pleasant Street.

The Evaluation Committee will rank each proposal under each of the Comparative Evaluation Criteria. Each proposal will receive a rank of “Highly Advantageous,” “Advantageous,” or “Not Advantageous,” for each comparative evaluation criterion. The rankings for each evaluation criterion will be based on each proposal’s comparative strength, with the strongest proposals receiving a ranking of “Highly Advantageous,” average proposals receiving a ranking of “Advantageous,” and weaker proposals receiving a ranking of “Not Advantageous.” Proposals that do not provide sufficient information for a particular evaluation criterion will be ranked “Unacceptable” for that category. Proposers are therefore advised to reference the Comparative Evaluation Criteria when preparing their proposal narratives and to submit sufficient information to permit the Evaluation Committee to assess the proposals fairly and responsibly under each category.

The Comparative Evaluation Criteria are as follows:

Economic Development Criteria

- (1) *The level of economic activity that would likely be directly generated in New Bedford by the proposer’s Purchase of the Premises. Proposals should address the economic activity generated in New Bedford by the proposer’s business itself and any economic activity generated by the employees who will work at the Premises.*

Highly Advantageous: A proposal will be considered Highly Advantageous if it convincingly demonstrates that the proposer’s purchase of the premises will generate a high level of economic activity in New Bedford as compared to the proposal(s) ranked Advantageous.

Advantageous: A proposal will be considered Advantageous if it credibly demonstrates that the proposer’s purchase of the Premises will generate some economic activity in New Bedford, but significantly less economic activity as compared to the proposal(s) ranked Highly Advantageous.

Not Advantageous: A proposal will be considered Not Advantageous if it does not credibly demonstrate that the proposer’s purchase of the Premises will generate economic activity in New Bedford.

- (2) *The number of new jobs that would be created in New Bedford by the proposer’s Purchase of the Premises.*

Highly Advantageous: A proposal will be considered Highly Advantageous if it convincingly demonstrates that the proposer’s purchase of the Premises would create significantly more new jobs in New Bedford than the proposal(s) ranked Advantageous.

Advantageous: A proposal will be considered Advantageous if it credibly demonstrates that the proposer’s purchase of the Premises will generate some new jobs in New Bedford, but significantly fewer jobs as compared to the proposal(s) ranked Highly Advantageous.

Not Advantageous: A proposal will be considered Not Advantageous if it does not credibly demonstrate that the proposer’s purchase of the Premises will generate new jobs in New Bedford.

Proposed Sale Price

(3) *Proposed Sale Price*

Highly Advantageous: A proposal will be considered Highly Advantageous if it proposes a significantly higher sale Price than the Minimum as stated in section 2.

Advantageous: A proposal will be considered Advantageous if it proposes at least the minimum sale price.

Not Advantageous: A proposal will be considered Not Advantageous if it proposes a sale price less than the minimum stated in section 2.

(4) *The extent to which the proposal contains any conditions other than those proposed by the City in this RFP.*

Highly Advantageous: A proposal will be considered Highly Advantageous if it does not include conditions other than those proposed by the City in this RFP.

Advantageous: A proposal will be considered Advantageous if it includes only minor conditions other than those proposed by the City in this RFP.

Not Advantageous: A proposal will be considered Not Advantageous if it includes conditions that are not acceptable to the City.

C. Rule for Award

Subject to the awarding authority's right to reject any and all bids and to select a proposal other than that containing the highest sale price for the Property (provided that the minimum base sale price provision is met or waived by the City), and subject to all rights of the awarding authority under Massachusetts General Laws and the provisions of this RFP, the awarding authority will select, in its discretion and best judgment, and in the best interest of the City of New Bedford, the most advantageous proposal from a responsive and responsible proposer, taking into consideration the sale price and all other evaluation criteria set forth in the RFP.



Sale of Lot East Side Mount Pleasant Street – Map 123 Lot 081

Submission Format and Requirements

4. Submission Format and Requirements

4.01 Availability of Requests for Proposals

The Request for Proposal may be obtained and/or examined on or after Tuesday, July 18, 2023 by visiting the City of New Bedford webpage at newbedford-ma.gov/Purchasing, Bidnet Direct or by emailing purchasing@newbedford-ma.gov.

4.02 Deadline for Questions/Addendum

Questions concerning this RFP must be submitted in writing by mail or email to purchasing@newbedford-ma.gov and received by the City on or before Friday, August 11, 2023 at 4:00 p.m. Questions will be answered via Addendum emailed to all parties on record as having received the RFP and posted publicly on the Purchasing Department's page on the City of New Bedford's website. Proposers are not entitled to rely upon answers or responses unless the same have been issued in writing by the City. No oral interpretations shall be made.

4.03 Submission Requirements and Deadline

Sealed proposals will be received by the Purchasing Department until Thursday, August 17, 2023 at 2:00 p.m. All proposals must be submitted via mail or in-person delivery to the Purchasing Department at 133 William Street, Room 208, New Bedford, MA 02740 during normal business hours (8:00 a.m. to 4:00 p.m.) until the above time and date or may be submitted electronically via Bidnet Direct at <https://www.bidnetdirect.com/massachusetts/newbedfordelectronically>. Immediately following the deadline for proposals, all proposals received within the time specified will be publicly opened and read aloud. Proposers can participate in the proposal opening in the Purchasing Department and the opening will also be live streamed via Zoom audio.

A proposal checklist is available on pg. 17 of this RFP.

4.04 Other Instructions and Conditions

- (a) At the time of the opening of proposals, each proposer will be presumed to have inspected the Premises and to have read and become thoroughly familiar with the RFP, including all addenda. The failure or omission of any proposer to examine any form, addendum, instrument, or document shall in no way relieve any proposer from any obligation to comply with this RFP.

- (b) Proposers are cautioned that it is the responsibility of each individual proposer to assure that their proposal is in the possession of the responsible official prior to the proposal submission deadline. The City is not responsible for proposals delayed by mail and/or delivery service of any nature.
- (c) The City shall bear no responsibility or liability due to copies, revisions, addenda, or other transmittals, however described, lost in mailing or not delivered to or received by a prospective proposer under any circumstances.
- (d) Proposals may be corrected, modified, or withdrawn prior to the deadline for submission by submitting the required number of copies (one original and one electronic) of such correction, modification, withdrawal, or new submission, by the proposal submission deadline. For hard copy submission, proposal modifications may be submitted in a sealed envelope clearly labeled "Modification No. __." Each modification must be numbered in sequence and must reference the original Request for Proposals.
- (e) Proposals cannot be withdrawn for a period of one hundred eighty (180) calendar days after the opening of proposals. All proposals shall remain open and available for acceptance by the City during the aforesaid 180-day period, or until the Premises have been sold or this RFP is canceled, whichever occurs first.
- (f) The successful proposer shall comply with all applicable federal, state, and local laws and regulations relating to real estate transactions.
- (g) All proposals submitted to the City must include all forms included within the contents of this RFP, and they must all be filled out and properly executed. Failure to submit all forms properly filled out and executed will be grounds for rejection of the proposal.
- (h) All signatures on the original copy of the proposal must be handwritten in ink by the person authorized to submit the proposal.
- (i) All proposal packages, their contents and accompanying documents, no matter when submitted, will become the property of the City and regarded as public records under Massachusetts General Laws Chapter 4, Section 7 (clause 26). Proposers should further be aware that, with certain exceptions, the City is required under Massachusetts General Laws Chapter 66 to make its records available for public inspection. Proposers should appropriately mark all materials they deem confidential or proprietary. However, the City will bear no liability to any proposer in the event that the City is legally required to disclose information that a proposer may define as confidential or proprietary.
- (j) The City reserves the right to reject any proposal if it deems it to be in the best interest of the City, and to award the opportunity to purchase the Premises to the next qualified proposer.
- (k) Consistent with Massachusetts General Laws Chapter 30B, Section 16, the City reserves the right to award the opportunity to purchase the Premises based on considerations other than price, as long as such award is advantageous to the City. The City will consider the overall value of the offer, including both monetary and non-monetary considerations.

- (l) The selection of the proposer shall be made without regard to race, color, sex, age, religion, political affiliation, or national origin.
- (m) The City reserves the right to reject any and all proposals, to negotiate any and all non-mandatory Purchase terms with the successful proposer, to waive informalities, irregularities, or technicalities of any proposal, or to cancel this solicitation at any time if it is in the City's best interest to do so.
- (n) The City makes no representations or warranties, express or implied, as to the accuracy and/or completeness of the information provided in this RFP. The City of New Bedford assumes no responsibility and no liability for costs incurred relating to the preparation of responses to this RFP. By virtue of submitting a proposal, each proposer acknowledges that all statements in this RFP regarding the condition or value of the Premises, or any investigation described as being conducted on the Premises, are for the purpose of illustration only and are not intended to be relied upon for any reason. Further, by virtue of submitting a proposal, each proposer acknowledges that it has not relied upon any information contained herein in the preparation of its proposal and that it has relied solely upon its own investigations and due diligence in all matters relating to this RFP and in its proposal preparation, including, but not limited to, the physical and environmental condition of the Premises, applicable zoning and other land use laws, required permits and approvals, and other development, ownership, and legal considerations pertaining to the Premises. The proposer assumes all risk in connection with the use of the information and releases the City from any liability in connection with the use of the information provided by the City.
- (o) Proposal deposits will be returned to unsuccessful proposers. In the event that the successful proposer fails, through no fault of the City, to meet all requirements of this Request for Proposals or enter into a Purchase agreement for the Premises, the City will retain the proposal deposit. After the Purchase agreement is executed, the City shall apply the successful proposer's proposal deposit to the sale price of the property.
- (p) After the proposal opening, a proposer may not change any provision of the proposal in a manner prejudicial to the interests of the City or fair competition. Minor informalities may be waived, or the proposer will be allowed to correct them. If a mistake and the intended correct proposal are clearly evident on the face of the proposal document, the mistake will be corrected to reflect the intended correct proposal, and the proposer will be notified of the correction in writing; the proposer may not withdraw the proposal. A proposer may withdraw a proposal if a mistake is clearly evident on the face of the proposal document, but the intended correct proposal is not similarly evident.

4.05 Schedule of Solicitation

The anticipated schedule is as follows:

Request for Proposals Available	Tuesday, July 18, 2023
Final Date for Submission of Questions	Friday, August 11, 2023 at 4:00 pm
Proposals Due	Thursday, August 17, 2023 at 2:00 pm



Sale of Lot East Side Mount Pleasant Street – Map 123 Lot 081

Proposed Purchase Terms

5. Proposed Purchase Terms

The Purchase of the Premises shall be awarded to the proposer selected in accordance with Section 3 above. The City shall send a letter to the successful proposer, informing the proposer of such award.

The City and the selected proposer (referred to as the “Owner”) shall, within thirty (30) days of date of the award, enter into a standard Purchase and Sales Agreement. In the event the successful proposer fails to enter into the Agreement with the City within said thirty (30)-day period, or such later time as the City may agree to, in its sole discretion, the City may rescind the award and retain any proposal security as liquidated damages.



Sale of Lot East Side Mount Pleasant Street – Map 123 Lot 081

Proposal Packet Checklist and Attachments

Proposers are required to submit one (1) original and one (1) electronic copy of the Proposal Package. Proposers are cautioned to review their Proposal Package prior to sealing and submitting it. The following checklist should be followed when assembling the Proposal Package:

- Submission envelope must have name and address of Proposer and be marked **RFP #24181013** Lot for Sale ES Mount Pleasant Street
- Letter of transmittal with original signature by proposer
- Proposal deposit of \$5,000 in the form of a bank check, certified check, or bid bond, made payable to the City of New Bedford, Massachusetts
- Statement of Qualifications
- Proposal Narrative
- City of New Bedford Purchase Proposal Form (Attachment A)
- Certificate of Tax Compliance (Attachment B or C)
- Disclosure Statement of Beneficial Interest (Attachment D)
- Certificate of Non-Collusion (Attachment E)
- Corporate Authorization or LLC Certificate of Incumbency and Authority (Attachment F)
- Acknowledgment of Solicitation Requirements (Attachment G)
- Tax Status and History Disclosure (Attachment H)
- Health and Building Codes Violation Disclosure (Attachment I)
- Proposer Information Form (Attachment J)
- Addenda Acknowledgments

Attachment A
PURCHASE PROPOSAL FORM
CITY OF NEW BEDFORD
Lot ES Mount Pleasant Street

The undersigned hereby submits the attached proposal for the purchase of property from the City of New Bedford in response to the Request for Proposals for the purchase of Map 123 Lot 081 ES Mount Pleasant Street.

PRICE

Please write your proposed Purchase price in letters and numbers:

Purchase Price in numbers

Purchase Price in letters

Name of proposer

Name and title of person signing proposal

Signature of person signing proposal

Date

Address

Email address

Attachment B
COMMONWEALTH OF MASSACHUSETTS
INDIVIDUAL CERTIFICATE OF TAX COMPLIANCE

Pursuant to M.G.L. c. 62C, §49A, the undersigned does hereby certify under the penalties of perjury:

I, _____, certify that, to the best of my knowledge, I am in compliance with the laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Signature

Name (printed)

Date

Social Security Number

Attachment C
COMMONWEALTH OF MASSACHUSETTS CORPORATE
OR OTHER LEGAL ENTITY CERTIFICATE OF TAX COMPLIANCE

Pursuant to the requirements of G.L. c. 62C, s. 49A, the undersigned does hereby state the following:

I, _____, as the _____ of

_____, whose principal place of business is located

at _____ do hereby certify under the

penalties of perjury that, to the best of my knowledge and belief, the above named corporation/firm

is in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and

contractors, and withholding and remitting child support.

Federal Identification

Number: _____

Company Name: _____

Address: _____

BY: _____
Name of Company Officer (printed)

Signature

Date

Attachment D
DISCLOSURE OF BENEFICIAL INTERESTS IN REAL PROPERTY
TRANSACTION

This form contains a disclosure of the names and addresses of all persons with a direct or indirect beneficial interest in the real estate transaction described below. This form must be filed with the Massachusetts Division of Capital Asset Management, as required by M.G.L. c. 7C, §38, prior to the execution the real property described below. Attach additional sheets if necessary.

For acquisition or disposition of real property by the City of New Bedford, Massachusetts, the undersigned does hereby state, for the purposes of disclosure, pursuant to Massachusetts General Laws, Chapter 7C, Section 38, of a transaction relating to real property, as follows:

1. Public agency involved in this transaction: City of New Bedford
2. Complete legal description of the property: Lot on East Side Mount Pleasant Street, New Bedford, MA. City of New Bedford Assessor's Map 123, Lot 081
3. Type of transaction: Sale Lease or rental for _____ (term):
4. Disclosing Party's Name and Type of Entity (if not an individual):
5. Role of Disclosing Party (check appropriate role):
 - Lessor/Landlord
 - Lessee/Tenant
 - Seller/Grantor
 - Buyer/Grantee
 - Other (please describe)
6. Names and addresses of all persons who have or will have a direct or indirect beneficial interest in the real property described above excluding only (1) a stockholder of a corporation, the stock of which is listed for sale to the general public with the Securities and Exchange Commission, if such stockholder holds less than ten percent of the outstanding stock entitled to vote at the annual meeting of such corporation, or (2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

Name	Address
_____	_____
_____	_____
_____	_____

7. None of the persons listed in this section is an employee of the Division of Capital Asset Management or an official elected to public office in the Commonwealth of Massachusetts except as noted below (insert “none” if none):

Name	Title or Position
<hr/>	<hr/>
<hr/>	<hr/>

8. The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee’s interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arm’s length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

9. The undersigned swears under the pains and penalties of perjury that this form is complete and accurate in all respects.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Attachment E
CERTIFICATE OF NON-COLLUSION

The undersigned certified under penalties of perjury that this Proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word “person” shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity or group of individuals.

Signature of individual submitting proposal

Printed name of individual submitting proposal

Name of business

Date

ATTACHMENT F
VOTE OF CORPORATION AUTHORIZING
EXECUTION OF CORPORATE AGREEMENTS

At a meeting of the Board of Directors of _____ duly called and held on _____, 20____ at which a quorum was present and acting throughout, the following vote was duly adopted.

VOTED: That _____, the _____ of the corporation, be and hereby is authorized to affix the Corporate Seal, sign and deliver in the name and behalf of the corporation contract documents with the City of New Bedford, the above mentioned documents to include but not be limited to Bids, Proposals, and Contracts; and also to seal and execute, as above, surety company bonds to secure bids and proposals and the performance of said contract and payment for labor and materials, all in such form and on such terms and conditions as he/she, by the execution thereof, shall deem proper. A true copy

ATTEST:

Name (printed)

Signature (Affix Corporate Seal)

Title

Date

ATTACHMENT G
ACKNOWLEDGMENT OF SOLICITATION REQUIREMENTS

As evidenced by the signature of the Proposer's authorized signatory below, the Proposer certifies that it has read and understands the Request for Proposals for the Sale of Lot East Side Mount Pleasant Street (Map 123 Lot 081) and understands the requirements of the solicitation.

Company Name: _____

BY: _____
Proposer's Authorized Signatory

Printed Name

Date

Title

ATTACHMENT H
TAX STATUS AND HISTORY DISCLOSURE*

The undersigned states that the Proposer, _____, is not delinquent in the payment of taxes on any property in the City of New Bedford or is current in a pre-existing repayment agreement with the City of New Bedford Treasurer's Office. I further state that the City of New Bedford has never foreclosed on property owned by the Proposer.

Company Name: _____

BY: _____
Proposer's Authorized Signatory

Printed Name

Date

Title

*If Proposer is delinquent in the payment of taxes on any property in the City of New Bedford, or is not current in a pre-existing repayment agreement with the City of New Bedford Treasurer's Office, or the City of New Bedford has foreclosed on property owned by the Proposer, state the circumstances of same below. (Attach additional sheets, if necessary.)

ATTACHMENT I
HEALTH AND BUILDING CODES VIOLATIONS DISCLOSURE*

The undersigned states that the Proposer, _____, has never been cited by the City of New Bedford, and has never owned any property in the City of New Bedford that has been cited, for a violation of the Health Code or Building Code. I further state that the Proposer does not currently own any property in the City of New Bedford on which there are outstanding Health or Building Code violations.

Company Name: _____

BY: _____
Proposer's Authorized Signatory

Printed Name

Date

Title

*If Proposer has been cited by the City of New Bedford, or has owned any property in the City of New Bedford that has been cited, for a violation of the Health Code or Building Code, or currently owns any property in the City of New Bedford on which there are outstanding Health or Building Code violations, state the circumstances of same below. (Attach additional sheets, if necessary.)

ATTACHMENT J
PROPOSER INFORMATION AND
ADDENDA ACKNOWLEDGMENT FORM

Please furnish the following information regarding the Proposer (use additional sheets if necessary).

Name and Address of Proposer:

The name, address, email address, and phone number of the Proposer's principal contact person for all matters concerning the RFP are:

If the Proposer constitutes one of the following types of entities, please provide the requested information. Use additional sheets if necessary.

(1) If the Proposer is a corporation, provide the state of incorporation and the names of the officers and directors:

(2) If the Proposer is a limited liability company, provide the state of organization and the names of the manager and members:

(3) If the Proposer is a partnership or limited partnership, the state of organization and the general partners are:

(4) If the Proposer is any other form of person or entity, specify the type of entity, state of organization, and its principals:

This Proposal will remain subject to acceptance by the City of New Bedford for 180 days after the date of submission or for such additional time as the City and the RFP Proposer may agree in writing.

Company Name: _____

BY: _____
Proposer's Authorized Signatory

Printed Name

Date

Title

ATTACHMENT K

Lot Location

