

Date: March 18, 2025

To: All Prospective Respondents

Subject: Request for Proposals (RFP) No. 2025-10: SALE OF PTA LANE PROPERTY BY TOWN OF MONTVILLE

The Town of Montville invites proposals to purchase from the Town of Montville certain real property known as 87 PTA Lane, Montville, Connecticut, Parcel # 099-089-000, and being premises conveyed to the Town of Montville by deed dated September 2, 1967 and recorded in Volume 96, Page 575 of the Town of Montville land records. Said premises contains approximately 10 acres and is more particularly described in the RFP whose components can be found on the Town of Montville website, www.townofmontville.org. *IRS Form W-9, Request for Taxpayer Identification Number and Certification* must be completed and submitted with your proposal.

We ask that your proposal conform to our format request as closely as possible. These terms and conditions herein are made part of the resultant contract between the Town and the successful Buyer which is part of the RFP, which must be signed by the Buyer.

All proposals must be received in the office of the Finance Director by **1:00 P.M. Thursday, March 27, 2025.**

Two written originals shall be submitted to the attention of
**Finance Director
Town of Montville
310 Norwich-New London Turnpike, 2nd Floor
Uncasville, CT 06382**

The Package submitted containing proposals shall be sealed, bearing on the outside the firm's name and address and plainly marked "**RFP #2025-10 SALE OF PTA LANE PROPERTY BY TOWN OF MONTVILLE**".

The property will be sold under the following non-negotiable conditions:

- The purchase price offered shall be paid in cash at closing;
- There will be no financing or other contingency;
- Title will be conveyed by quitclaim deed in statutory form;
- The condition of the property will be conveyed +expressly "as-is" and on an "all faults" basis, including environmental matters, if any, and Buyer will expressly assume and release the Town of Montville from any such liability;
- The legal description will be based upon a Class A-2 survey with no warranty as to accuracy;
- A 10% deposit at risk of forfeiture must be delivered with the proposal by bank check;
- Closing must occur within thirty (30) days of the acceptance of the proposal by the Town;
- The property will be sold subject to zoning, wetlands and building laws, and subject to taxes on the October 1, 2024 Grand List;
- The sale will be subject to the Town completing all its administrative and legislative approvals, if any.

In addition to other reservations and conditions contained in the proposal documents, the Town of Montville reserves the right to waive any technical defects in the proposals received; to waive any formalities or irregularities; to reject any and all proposals for any reason, including that it or they do not

conform to the terms and conditions described herein, as determined by the Town in its sole discretion; to accept or reject any part of any proposal received; and to select any proposal or part thereof based the Town's best interests. The Town further reserves the right to retain all proposals submitted.

Questions about the sale and other requirements may be directed to Julie Chapman, Finance Director at Jchapman@montville-ct.org no later than 1:00 p.m., Monday, March 24, 2025. She will also schedule site visits and may require that any persons be properly and adequately insured. *Buyers are required to limit their contact with the Town regarding this RFP to the person named herein.*

The Town of Montville looks forward to receiving your response.