

**TOWN OF HADLEY, MASSACHUSETTS
REQUEST FOR INFORMATION**

**EXPRESSIONS OF INTEREST TO SELL REAL
ESTATE**

May 21, 2015

Town of Hadley

100 Middle Street

Hadley, Massachusetts 01035

Save As: RFI Real Estate Purchase

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TOWN OF HADLEY

REQUEST FOR INFORMATION ON
PROPERTIES AVAILABLE FOR PURCHASE BY THE TOWN

May 21, 2015

REAL ESTATE

The Town of Hadley, in issuing this Request for Information (RFI), seeks letters of interest from landowners and/or real estate brokers who have property in the Town of Hadley, Massachusetts, available for sale.

The Town of Hadley may be interested in purchasing property in the future for municipal purposes, including, without limitation, for a fire substation and highway operations. **At this time, the Town is gathering information only.** Based on the results of the RFI, the Town may issue a Request for Proposals (RFP) to solicit price proposals for the actual purchase of such land. The Town has not received Town Meeting authorization to purchase any land at this time and has not appropriated funds for this purpose.

Deadline for submittal of a letter of interest is August 3, 2015 at 2:00 p.m. and delivered to: Select Board, Town of Hadley, 100 Middle Street, Hadley, MA 01035. Non-participation in this RFI does not disqualify land owners and real estate brokers from submitting a price proposal if and when the Town issues a formal RFP.

1. General Information and Proposal Submission Requirements:

General: Letters of interest will be accepted during business hours (9:00 a.m. to 4:00 p.m., Monday through Friday) until the deadline of August 3, 2015 at 2:00 p.m. Letters must be delivered to: Select Board, Town of Hadley, 100 Middle Street, Hadley, MA 01035.

Letters of interest must be submitted in duplicate and sealed in an envelope marked "REAL ESTATE".

This RFI is not governed by the provisions of MGL Chapter 30B.

If any changes are to be made to this RFI, an addendum will be issued. Addenda will be mailed or faxed to those who have picked up or obtained the RFI and have left their name and address with the Town.

Questions concerning this RFI must be submitted in writing to: David G. Nixon, Town Administrator, 100 Middle Street, Hadley, MA 01035 before 4:00 p.m. on July 6, 2015. Questions may be delivered, mailed, or faxed (413-586-5661). Written responses will be mailed or faxed to all proposers on record as having picked up the RFI.

The Town of Hadley retains the right to cancel this RFI, or to reject in whole or in part any and all proposals, and/or to waive any informalities in proposing, if the Town determines that cancellation or rejection serves the best interests of the Town.

Notice Concerning Unexpected Closures: If at the time of the scheduled letter opening, Town Hall is closed due to uncontrolled events, such as fire, snow, ice, wind, or building evacuation, the opening will be postponed until 2:00 p.m. on the next normal business day. Under these circumstances, the letters shall be opened by the Town Administrator. Letters will be accepted until that date and time.

Authorized Parties: A letter must be signed as follows: 1) if the proposer is an individual, by her/him 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.

Evaluation: All letters of interest shall be evaluated by the Select Board.

Pricing: No prices should be contained within the letter of interest, as the Town is in the preliminary stages of reviewing the availability of suitable property. A formal RFP may be issued under the provisions of MGL Chapter 30B at a later date, at which time proposers will submit a price proposal.

Land owners and real estate brokers who do not participate in this RFI are still eligible to participate in the formal RFP, when the Town is ready to purchase land.

Proposers are advised that the Town has made no commitment to purchase any property at this time. Town Meeting has not authorized the acquisition of land and has not appropriated any funds for this purchase. The Town is soliciting information on what properties may be available for sale, if and when the Town makes a decision to purchase property.

2. Property Description:

Land owners and real estate brokers may submit information about a parcel(s) of land that may be suitable for the Town's purpose. The Town has a preference for properties that possess each of these characteristics:

1. Minimum size of 3 acres, or about 130,600 square feet;
2. Minimum frontage of 200 feet on a public way;
3. Minimum rear lot width to be 300 feet as measured from side to side;
4. Minimum depth of 300 feet as measured from the public way;
5. Lot to be reasonably level with no large hills or swales;
6. Property to be north of Huntington Road;
7. Property not directly accessed from a predominately residential street;

8. Frontage of the lot should not have a large depth swale of a size that cannot be traversed; and
9. Land is free of any and all contaminations;

Letters of interest should identify the property, either by street address or by Assessors Map and Lot numbers and list if the property meets the Town's preferences above.

3. Letter of Interest Check List

- Signature(s).
- Duplicate letter of interest addressing Items 1 through 9 and identifying the property.
- Sealed envelope marked "REAL ESTATE".

NOTICE

TOWN OF HADLEY

REQUEST FOR INFORMATION

REAL ESTATE

The Town of Hadley seeks letters of interest from landowners and/or real estate brokers to explore the properties that may be for sale within the Town. The Town may purchase land in the future for general municipal purposes, including a fire substation and highway operations.

When the Town of Hadley is ready to purchase property, the Town of Hadley will issue a formal Request for Proposals as required by MGL Chapter 30B, Section 16.

Deadline for submittal of letters of interest is August 3, 2015 at 2:00 p.m. Sealed letters must be delivered to: Select Board, Town of Hadley, 100 Middle Street, Hadley, MA 01035.

<i>Post:</i>	<i>May 21, 2015</i>
<i>Daily Hampshire Gazette:</i>	<i>May 30, 2015</i>
<i>TV 5:</i>	<i>May 21, 2015</i>
<i>Website:</i>	<i>May 21, 2015</i>