



# City of Auburn, Maine

Capital Investments & Purchasing [CIP]

Dan Goyette, Director

60 Court Street | Auburn, Maine 04210

[www.auburnmaine.gov](http://www.auburnmaine.gov) | 207.333.6601

## FOR SALE BY SEALED BID

The City Council of the City of Auburn is accepting sealed bids for the purchase of the City's interest in the following piece of property that is being offered for sale in "as is condition" with no warranties:

PROPERTY LOCATION	PARCEL ID	MINIMUM
369 Main Street	221-044	\$5,000
351 Main Street	221-048	\$5,000
115 Newbury Street	221-055	\$5,000
103 Newbury Street	221-058	\$5,000

The tax maps and other public information concerning the properties may be reviewed at [www.auburnmaine.gov](http://www.auburnmaine.gov) or City Hall during its normal business hours, which are: Monday - Friday from 8:30 a.m. to 4:00 p.m.

Each bid must be in writing and in a sealed envelope marked "**2023-027 Sale of City Owned Properties**" on the outside. Bid packages will be available beginning on Tuesday, April 25, 2023. Documents can be obtained from the City of Auburn's website: [www.auburnmaine.gov/business/bid-notice](http://www.auburnmaine.gov/business/bid-notice). All bids must be received at the Office of the Facilities Manager/ Purchasing Agent by **2:00 p.m. on Tuesday, May 09, 2023**. Late bids will not be opened or considered. The City Council reserves the right to reject any or all bids.

Each bid must include the bidder's name, mailing address and phone number and must be accompanied by a deposit in the form of a certified check or money order, in an amount equal to or greater than 10% of the bid price. Each successful bidder's deposit will be credited to the total purchase price for that parcel. Deposits will be returned to the unsuccessful bidders. Any bid which does not contain the proper deposit will be rejected.

Each successful bidder shall have 30 days from the date of the bid acceptance in which to complete the purchase. Each property will be conveyed by a quitclaim deed without covenants. In the event that a successful bidder fails, for any reason, to complete the purchase in the time stated, the bid acceptance is void and the bidder's deposit shall be forfeited to the City. The City Council may thereafter negotiate a sale of the property with any or all unsuccessful bidders.

**Price:**

The City shall consider which proposal will result in an overall higher benefit than comparable proposals; Net tax revenues, overall compatibility with the neighborhood and purchase price will be considered. The City reserves the right to reject all proposals. The proposed purchase price must be included in the submitted proposal.

**Development:**

Each proposal must include a short narrative, on a separate sheet of paper, explaining what the property will be used for and what, if anything, will be built on the property. Sketches, drawings, and renderings are welcome, but not required.

## CITY OWNED PROPERTY INFORMATION SHEET

<b>PARCEL ID: 221-044</b>	<b>Location: 369 Main Street</b>
<b>Note: This property is topographically challenging (Steep Embankment) *Requires extensive renovations.</b>	
Acreage: 0.40	Minimum Bid: \$5,000
Zone: T- 4.2	

<b>PARCEL ID: 221-048</b>	<b>Location: 351 Main Street</b>
<b>Note: This property is topographically challenging (Steep Embankment) *Requires extensive renovations.</b>	
Acreage: 0.15	Minimum Bid: \$5,000
Zone: T- 4.2	

<b>PARCEL ID: 221-055</b>	<b>Location: 115 Newbury Street</b>
<b>Note: This property is in a Flood Zone *Requires extensive renovations.</b>	
Acreage: 0.16	Minimum Bid: \$5,000
Zone: T- 4.2	

<b>PARCEL ID: 221-058</b>	<b>Location: 103 Newbury Street</b>
<b>Note: This property is in a Flood Zone *Requires extensive renovations.</b>	
Acreage: 0.21	Minimum Bid: \$5,000
Zone: T- 4.2	



## CITY OWNED PROPERTY BID SPECIFICATION SHEET

PROPERTY LOCATION	PARCEL ID	MINIMUM BID	BID
369 Main Street	221-044	\$5,000	
351 Main Street	221-048	\$5,000	
115 Newbury Street	221-055	\$5,000	
103 Newbury Street	221-058	\$5,000	
		<b>GRAND TOTAL</b>	

**Bidders may bid on one or more properties using this Bid Specification Sheet.**

BIDDER INFORMATION					
Name:				Phone:	
Address:					
Email:					
City:		State:		Zip:	
Amount of Bid:	\$	Amount of Deposit Enclosed:		\$	

A 10% deposit is required with each bid. If the bid is successful, this amount will be subtracted from the balance due. If you are not the successful bidder, this amount will be returned to you immediately.

Please indicate on the outside of the sealed envelope, the parcel ID and location of the property you are bidding on. Bids must be submitted to Derek Boulanger, Facilities Manager/Purchasing Agent by **2:00 p.m. on Tuesday, May 09, 2023**. The City Council reserves the right to reject all bids received.

**PROPOSAL FORM:**

Due: Tuesday, May 09, 2023

To: City of Auburn  
Derek Boulanger,  
Facilities Manager/Purchasing Agent  
60 Court Street  
Auburn, ME 04210

The undersigned individual/firm/business guarantees this price for thirty days (30) from the proposal due date. The undersigned submits this proposal without collusion with any other person, individual, firm or agency. The undersigned ensures the authority to act on behalf of the corporation, partnership or individual they represent; and has read and agreed to all of the terms, requests, or conditions written herein by the City of Auburn, Maine.

By signing this form, the firm listed below hereby affirms that its bid meets the minimum specifications and standards as listed above.

Signature: \_\_\_\_\_

Company: \_\_\_\_\_

Name (print): \_\_\_\_\_

Telephone #: \_\_\_\_\_

Title: \_\_\_\_\_

Fax #: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

STATE OF MAINE, County of \_\_\_\_\_, SS.

Date: \_\_\_\_\_

\_\_\_\_\_ personally appeared and acknowledged the foregoing instrument to be his/her free act and deed in his/her capacity and the free act and deed of said company.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Commission Expires