

TOWN OF NORTH HAVEN, CONNECTICUT
LEGAL NOTICE
REQUEST FOR PROPOSAL

The Town of North Haven is accepting Proposals for:

PURCHASE OF MUNICIPAL TAX LIENS

The property location of the liens being sold is identified as follows:

- 5 Lancelot Drive, North Haven, Connecticut

Proposals shall be submitted in the manner specified. Sealed Proposals will be accepted at the Director of Finance/Administration office, until **10:00 a.m.** local time on Wednesday, September 9, 2015 at which time they will be publicly opened and read.

Each Proposal shall be accompanied by a Certified Check in the amount of ten (10)% of the Proposal amount in Dollars, refundable to unsuccessful bidders.

The Town is requesting written sealed Proposals from prospective purchasers for the purchase of part of the Town's delinquent municipal tax liens pursuant to the current provisions of Connecticut General Statutes §12-195h and in accordance with the terms of this Request for Proposals. Specifically, the Town is requesting proposals for the purchase of its real estate tax liens on the Grand Lists of October 1, 2000 through October 1, 2014. The total sum due for the foregoing is currently \$87,374.84 (including principal, interest and lien fees). Interest continues to accrue per the Connecticut General Statutes at the rate of 1.5% per month. The Town has a foreclosure action pending in Connecticut Superior Court and the successful purchaser will have the option of substituting itself as the party plaintiff or withdrawing the action.

The right is reserved by the Town of North Haven to reject any or all Proposals, in whole or in part, to award any part or parts, or total Proposal, and to waive informality or technical defects, if it is deemed to be in the best interest of the Town of North Haven.

Edward J. Swinkoski, CPA
Director of Finance/Administration

TOWN OF NORTH HAVEN
TOWN HALL
18 CHURCH STREET
NORTH HAVEN, CT 06473
PROPOSAL FORM

PROPERTY
LOCATION

PROPOSAL
AMOUNT

Legal Name of Bidder

5 Lancelot Drive

Business Address

Signature & Title of Person
Authorized to Sign

Date

Telephone Number

STANDARD TERMS AND CONDITIONS

PROPOSAL SUBMISSION INSTRUCTIONS:

Proposals are to be submitted in a sealed envelope. The sealed envelope must have the bidder's name and address in the upper left-hand corner and the words "PROPOSAL DOCUMENT for: Purchase of Municipal Tax Liens to be opened on September 9, 2015, at 10:00 a.m." in the lower left hand corner.

Proposals must be completed, submitted and signed in the full legal name of bidder, and must be fully and properly executed by an authorized person.

Proposals received after the time and date specified shall not be considered and shall be returned unopened.

Amendments to or withdrawal of Proposals received later than the time and date set for the Proposal opening will not be considered.

Bidders or their representatives may be present at the Proposal opening.

SURETY:

Each Proposal shall be accompanied by a Certified Check in the amount of ten (10)% of the Proposal amount in Dollars.

The successful Bidder's surety will be applied to the purchase price.

LIQUIDATED DAMAGES:

The successful Bidder, upon their failure or refusal to close when requested, shall forfeit to the Town, as liquidated damages for such failure or refusal, an amount equal to the surety deposited with their Proposal. Such forfeiture shall not be considered a penalty, but as liquidated damages to compensate the Town for the loss or deprivation of the sale.

AWARD:

The Director of Finance/Administration reserves the right to make an award on the Proposal which, by his judgment, best meets the specifications and is deemed to be in the best interest of the Town of North Haven. Bidders are advised that approval of the sale of the subject tax liens is subject to the approval of the Town's Board of Selectmen and its legislative body.

The Director of Finance/Administration further reserves the right to reject any or all Proposals, in whole or in part, to award any part or parts, or total Proposal, and to waive informality or technical defects, if, in his judgment, the best interests of the Town of North Haven will so be served.

ADDITIONAL INFORMATION:

For additional information contact:

Finance/Administration Office, Town Hall, 18 Church Street, North Haven, CT 06473

Telephone: (203) 239-5321

INSTRUCTIONS

Receipt and Opening of Proposal:

The Town of North Haven, Connecticut, (herein called the "Town"), invites Proposals on the form attached hereto, all blanks of which shall be appropriately filled in. Separate,

sealed Proposals will be received by the Director of Finance/Administration, or authorized Representative, Town Hall, North Haven, Connecticut 06473 until the time and date stated in the Request for Proposals. Proposals shall then be publicly opened and read aloud.

All Proposals shall be submitted in sealed envelopes clearly labeled with the Bidder's name, address, and the words " Proposal Document" must appear on the envelope with the time and date to be opened. If mailed, the sealed envelope containing the Proposal, marked as described above, shall be enclosed in another envelope properly addressed for mailing. No responsibility will be attached to any Town Representative or employee for the premature opening of a Proposal not properly addressed and identified.

2) Preparation of the Proposal: Each Proposal shall be submitted on the Proposal form annexed hereto. Proposals shall be signed by the Bidder and all blank spaces shall be filled in, in ink or typewritten, both in words and figures. No change shall be made in the phraseology of the Proposal or in the items mentioned therein. All Proposals shall be prepared in conformity with and shall be based upon and submitted subject to all requirements of the specifications together with all addendum (or addenda) thereof.

3) Method of Proposal: The Town may make such investigations as it deems necessary to determine the ability of the Bidder to perform, and the Bidder shall furnish to the Town all such information and data for this purpose as the Town may request. The Town reserves the right to reject any Proposal if the evidence submitted by, or investigation of such Bidder fails to satisfy the Town that such Bidder is properly qualified to carry out the obligations. Conditional Proposals will not be accepted.

4) Withdrawal of Proposals: Proposals may be withdrawn personally or in writing or fax request dispatched by the Bidder in time for delivery in the normal course of business prior to the time fixed for opening, provided that written confirmation is placed in the mail and postmarked prior to the time set for Proposal opening. Negligence on the part of the Bidder in preparing the Proposal confers no right of withdrawal or modification of the Proposal after such Proposal has been opened. The fax number is (203) 234-2130.

5) Special Considerations:

The Town reserves the right to reject any or all Proposals and may waive any informalities.

The Town reserves the right to correct any award erroneously made as a result of a clerical error.

6) Corrections: Erasures or other changes in the Proposals shall be explained or noted over the signature of the Bidder.

7) Right to Reject Proposals: The Town of North Haven reserves the right to reject any and all Proposals, to waive any discrepancies in the Proposals, quotations, or specifications, when deemed to be in the best interest of the Town.

8) Indemnify and Hold Harmless: Bidder does hereby defend and indemnify the Town of North Haven, its employees, officials, successors and assigns and agree to hold it/them harmless by reason of any and all loss, cost or damage, including attorneys' fees and court costs, which the Town of North Haven may sustain by reason of the purchase of liens or the condition of the property securing the liens.

9) No Representations Made: The Town of North Haven makes no representations as to the condition, value or marketability of the real property which is subject to the liens described in the Request for Proposals. The Town of North Haven makes no representations as to the said real property's compliance with Federal, State or Local laws or regulations. The Town of North Haven is not conveying real property. The Town of North Haven is assigning municipal tax liens pursuant to Conn. Gen. Stat. §12-195h. The liens are conveyed "AS IS" with no representations made as to their validity.

10) Purchase of Future Liens: The successful Bidder shall purchase all future liens against the lien property until title to such property vests in a party other than the present owner. The successful bidder shall enter into a contract with the Town which provides for the terms and conditions of the payment for future liens.