

City of Middletown, CT
Request for Proposals for the lease of city owned property

This Request for Proposals is prescribed in the Middletown Code of Ordinances Chapter 232-7 Sale of Public Property.

A. Site Description and History

The land was subject to A-2 surveys which are available for review at the Middletown Planning, Conservation & Development Office and the Town Clerk's Office.

<http://www.middletownplanning.com/images/Scan-0007.jpg>

The property is divided into 5 parcels, extending north to south from the Connecticut River to just south of Brooks Road between Silvermine Road/Bartholomew Road and Cedar Lane. Four of the parcels are adjacent to each other, providing over 200 acres of continuous open space.

- A. The owner is the City of Middletown.
 - I. Parcel 1 consists of 32 acres and is bordered to the:
North- Connecticut River East- Private Property Residential
South- River Road West- State Land
 - II. Parcel 2 consists of 83 acres and is bordered to the:
North- River Road East- Private Property Residential
South- Indian Hill Tree Farm West- Riverview Hospital
 - III. Parcel 3 consists of 91 acres and is bordered to the:
North- Bow Lane East- Cedar Lane
South- Reservoir Road West- Bartholomew Road
 - IV. Parcel 4 consists of 15 acres and is bordered to the:
North- Reservoir Road East- Cedar Lane
South- State Land West- State Land
 - V. Parcel 5 consists of 31 acres and is bordered to the:
North- Brooks Road East- State Land
South- Private Property West- Residential fronting Tollgate Rd

For additional information, refer to the [middletownplanning.com](http://www.middletownplanning.com) website pages:

<http://www.middletownplanning.com/Specialprojects/MaromasStateLand.html>

B. Value

The property is not for sale. The city is interested in long term leases to parties interested in implementing agricultural or recreational land uses.

C. History and Environmental Concerns

The property was formerly owned by the State of Connecticut. The State of Connecticut conveyed the property to the City of Middletown by Public Act No. 05-279 on July 12, 2005. Historical records and site characteristics suggest the property was used for mining and agriculture.

No environmental assessments have been conducted on the subject property.

D. Planning & Zoning and other regulatory concerns

The parcels are zoned R-45 (Residential) and RF (Riverfront), and the state has imposed additional deed restrictions.

State Deed Restriction - The city shall only use said property for one or more of the following purposes: agriculture, parks, natural areas, forests, camping, fishing, wetlands preservation, wildlife habitat, swimming, hiking or other **active** recreational purposes. ****(review deeds on file in Town Clerks Office for actual language)**

Outdoor Recreation (60,02.27), is allowed by Special Exception, which includes Parks, Playgrounds, Playfields, Golf courses, Boating areas, Community building, Developed open space, such as Arboreta, Botanical and Zoological gardens and similar recreational uses. The Riverfront Zone allows, by Special Exception for marinas and boatyards for the building, storage, repair, sale, or rental of boats; docks, wharfs, piers for the storage and transport of goods, merchandise, and/or people. (60.02.19), (44.04).

Open space allows for outdoor activities such as agriculture, parks, natural areas, forests, camping, fishing, wetlands preservation, riverfront preservation, wildlife habitat, swimming, hiking, passive recreation, active recreation, education opportunities, and other purposes that further state and municipal policies.

Active recreation is usually a structured (organized) activity requiring the use of physical facilities. Activities in this category include, but not limited to, baseball diamonds, soccer fields, dog parks, golf courses, playgrounds, and boat ramps.

Passive recreation encompasses a less intensive range of outdoor activities compatible with preserving natural resource functions, unstructured and not generally requiring the use of physical facilities such as habitat and floodplain protection. Activities in this category include, but not limited to, hiking, bird watching, photography, and nature study.

See the Middletown Zoning Code for full list of permitted uses.

E. Site Inspection

The property is open to the public for inspection.

F. Development Plans

It is the City's desire to lease this property to entities that will operate the property in full zoning compliance and transform the property or portions thereof into environmentally sensitive passive and/or active recreation areas.

The city is interested in receiving proposals from actual end users and developers capable of delivering an end user prior to the leasing of the property. The city is not interested in proposals from land speculators.

Proposals should discuss how the end user will accommodate, maintain and ensure the continued use of the land by the public and how City of Middletown residents, specifically, can benefit from a proposed use. (ie. reduced user fees, open to local non profit groups etc.)

G. Procedure for submitting proposals

Proposals will be received by the Department of Planning, Conservation and Development and must include:

- A cover letter briefly describing the developer's interest in the parcel, how it would be used, proposed improvements planned and a purchase offer.

Also, a detailed proposal which includes the following:

- Names, address and telephone number of interested developer.
- Description of the developer's current portfolio of similar properties.
- A description of the developer's experience developing, owning and/or operating such uses.
- Letters from banks and other financial institutions demonstrating the developer's financial capacity.
- Evidence of the developer's qualifications and financial ability to finance the acquisition and development of the land shall be included.
- A detailed summary of the funding sources for the project.
- A description of the developer's business plan and the proposed future use(s) of the property.
- A description of proposed improvements to the property.
- A timetable for the completion of the project.
- Anticipated investment in the property.
- Any grants, loans, tax abatements and any other type of subsidy or financial benefit sought from the City or State.
- Proposed lease terms.
- A \$10,000 fully refundable deposit (bank check or letter of credit).

- **PROPOSALS ARE DUE BY July 31, 2009 AT 11:00 AM IN THE DEPARTMENT OF PLANNING, CONSERVATION & DEVELOPMENT, 245 DEKOVEN DRIVE, MIDDLETOWN, CT 06457.**

H. Terms of Lease

- An agreement between the Economic Development Committee and the buyer(s) will require the approval of the Middletown Common Council. A public hearing will be held before each body prior to a decision. Approval of the Middletown Common Council is required to transfer any and all City owned property.
- The premises will be leased in “as is” condition without warranty of any kind as to condition but subject to ordinances, governmental regulations affecting said premises, and to such state of facts as an accurate survey may disclose. The buyer(s) will be responsible for seeking any and all local, state and federal approvals and environmental liability.

I. Contact Information

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Director
Department of Planning, Conservation & Development

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The City reserves the right to cancel this RFP process at any time and/or reject any or all submittals. No additional written or pictorial information may be submitted after the RFP deadline, unless specifically requested by the City to clarify aspects of a respondent's submittal.