



INVITATION TO BID

FINANCE DEPARTMENT

GREGORY N. L'HEUREUX
Finance Director

KRISTIE BRADBURY
Deputy Finance Director

COLLEEN C. SELBERG
Purchasing Agent

SALE OF TAX ACQUIRED PROPERTY

Sealed bids for the sale by the City of South Portland of Tax Acquired Property located at 2 Gerry Avenue, Unit 2A as specified below and in the attached proposal will be received by the City Purchasing Agent, Room 105, City Hall, 25 Cottage Road, South Portland, Maine, 04106 until 2:00 P.M., **Friday, March 11, 2016**, at which time they will be publicly opened and read aloud. Bids received after that date and time will not be considered.

Bids shall be submitted on the attached form in sealed envelopes plainly marked "Bid #24-16 for Sale of Tax Acquired Property" and shall be addressed to the Purchasing Agent at the above address.

Question regarding this bid may be directed to Colleen C. Selberg, Purchasing Agent, at 207-767-7608 or via e-mail cselberg@southportland.org.

Minimum acceptable bid is \$14,000.00

Bidders are responsible for all of their costs in preparing and submitting proposals hereunder.

Each bid must be accompanied by a deposit of 10% of the amount bid. This may be a properly certified check, bank treasurer's check, bank cashier's check, bank money order, postal money order, or cash. Checks or money orders shall be made payable to the **City of South Portland** and will be deposited in its account. Such deposits will be returned to the unsuccessful bidders within a reasonable time after the award is made. The bid deposit of the successful bidder will be retained by the City of South Portland as a deposit toward the purchase price. In the event that a successful bidder fails to carry out the terms of his/her/its proposal, the bid deposit security will be retained by the City of South Portland, Maine as an agreed amount of liquidated damages. No bid may be withdrawn after it is deposited with the Purchasing Agent until after the award has been made.

Bids shall not contain any special conditions such as future zone changes, special exceptions, variances, availability of financing, etc.

The City acquired ownership of 2 Gerry Avenue, Unit 2A through the tax lien mortgage foreclosure process; the City subsequently confirmed its title pursuant to 36 M.R.S.A. § 946 by virtue of the recording of an attested copy of a Default Judgment dated January 4, 2016 in favor of the City of South Portland in the matter of *City of South Portland v. Nicholas M. Orlando, et als.*, Ninth District Court (Div. of So. Cumb.), Docket No.

PORDC-RE-2015-13, which final, non-appealable Default Judgment is recorded in the Cumberland County Registry of Deeds in Book 32853, Page 208.

Information obtained from the City's Code Enforcement and Engineering Departments list the property as zoned "G" Residential.

The property located at 2 Gerry Avenue Unit 2A is a first floor, 2 bedroom, 2 full bath condominium unit with attached garage. The property is being sold "AS IS, WHERE IS". There is significant mold damage and, therefore, showing of the interior will be extremely limited. A one-time opportunity to enter the unit will take place on Thursday, March 3, 2016 from 10:00 A.M. to 12:00 Noon. The City disclaims any and all responsibility for injury to bidders, their agents or others while examining the site or at any other time. Our recommendation would be to have a professional mold remediation specialist with proper gear conduct any inspections on the property.

The property is subject to a right of first refusal in the other two unit owners at Ward's Condominiums. See Article X of the Ward's Condominiums Declaration recorded in the Cumberland County Registry of Deeds in Book 4983, Page 43. The City will neither assist nor impede the successful bidder in obtaining releases from the other unit owners prior to the closing on the property.

Bidder will have 45 days from the date of award to pay the balance owed in full. The balance due may be a properly certified check, bank treasurer's check, bank cashier's check, bank money order, postal money order, or cash. Upon payment of the purchase price, the City of South Portland, Maine will issue a quitclaim deed.

In the event acceptance of said deed is refused for any reason, the City of South Portland shall not be required to return the purchase price and shall be entitled to retain it with no further obligation on its part. It is understood that the City of South Portland is conveying only whatever right, title and interest it may have in said property and that it makes no warranties of any kind, express or implied. It shall be the bidder's responsibility to satisfy themselves regarding the legal title to the property.

The purchaser must assume any sewer, street improvement, sidewalk or condominium assessments now due or pending. It is the responsibility of the bidder to complete any and all research in regards to current or pending assessments on this property.

The City of South Portland reserves the right to waive all informalities in bids, to accept any bid or any portion thereof or to reject any or all bids should it be deemed in its best interest to do so. Except as otherwise required by law or as specifically provided to the contrary herein, the award of this bid shall be governed by the City's purchasing ordinance.

Colleen C. Selberg
Purchasing Agent

Mailing address: P.O. Box 9422, South Portland, Maine 04116-9422
Telephone (207) 767-7608 Fax (207) 347-8303

P R O P O S A L

The UNDERSIGNED hereby proposes to purchase the following parcel from the City of South Portland in accordance with the attached Invitation to Bid and as shown on the Assessor's Map 53 Unit 2A Lot 85 located at 2 Gerry Avenue, Unit 2A and at the following price:

Condominium Unit 2A located at 2 Gerry Avenue, South Portland, Maine Assessor's Map 53 Unit 2A Lot 85

Minimum acceptable bid \$14,000.00

Bid Price \$ _____

Bid Deposit \$ _____ [10% of Bid Price]

Signed: _____
(Corporation, Firm or Company)

By: _____
(Officer, Authorized Individual or Owner)

Title: _____

Mailing
Address: _____

Zip Code _____ Date: _____

Telephone: _____ Fax: _____

Email: _____

Note: Bids must bear the handwritten signature of a duly authorized member or employee of the organization making the bid.