

Town of East Haven
Bid # 18-02 Purchase – 82 Elliot Street

The Town of East Haven requests bids/offers from qualified buyers to purchase and redevelop the former D.C. Moore Elementary School located at 82 Elliot Street.

Bids must be received by February 20, 2018 @ 10:30 A.M., in the Finance Office @ Town Hall, where they will be open & read.

The 10.05 acre property is currently zoned R-3 and contains a 38,366 sq. ft., one level building.

Qualified buyers should submit their offers to:

Paul S. Rizza, Director of Finance
250 Main Street
East Haven, CT 06512

All offers MUST be accompanied by an offer packet consisting of the following information:

1. Explanation of the buyer's proposed re-use for the property;
2. Explanation of the rationale for why the proposed re-use constitutes the highest and best use for the property (buyers are encouraged to cite hard financial data or verifiable quality of life considerations in substantiating their proposals);
3. Expected/proposed timeline for acquisition and development;
4. Information demonstrating successful completion of similar re-uses and/or like-kind development projects;
5. Information demonstrating financial capability to undertake and complete the intended re-use.

Upon receipt of all offers, the Town, intends to determine which re-use plan, if any, promotes the highest and best use of the property.

Considerations will include, but not be limited to: (1) tax implications for the Town/residents; (2) quality of life considerations to surrounding residents including traffic and noise; (3) impact, if any, on emergency services and other public safety resources; (4) the need, if any, for zoning accommodations or changes.

Prospective buyers should be aware that the Town's acceptance of any offer shall be conditioned on: (1) the issuance of a favorable "8-24 Referral" from the Town's Planning & Zoning Commission; (2) approval and acceptance, by ordinance, of the Legislative Town Council following a duly held public hearing. The Town reserves the right to reject all offers and re-solicit offers for any reason.

Mandatory walkthroughs must be arranged by contacting:

Sal Brancati at 203-468-3204.