



# TOWN OF WAREHAM

54 Marion Road  
Wareham, MA 02571

## Minutes of Meeting for Bids for Disposition of Real Property for the Development of CEDA-Owned "Bay Pointe" Property, Wareham MA

### I. CALL MEETING TO ORDER:

The meeting was called to order at 10:00 A.M. on Wednesday, March 01, 2017

### II. ROLL CALL:

In attendance from the Town of Wareham was Kenneth Buckland, Director, Department of Planning and Community Development; Peter Sanborn, Interim CEDA Director; and Mrs. Paula Nord, CEDA Secretary/Bookkeeper.

Also in attendance please as per the sign-in sheet: Mr. Timothy Fay and John Drew, Esq.

### III. INVITATION FOR BIDS:

Ken Buckland stated that the purpose of the meeting was to introduce potential bidder to the project opportunity and to answer questions. He summarized the Information for Bids (IFB), which was issued pursuant to M.G.L. c 30B, S16. The Town of Wareham, acting through the Wareham Community and Economic Development Authority (CEDA) board, is requesting proposals for the sale of approximately 7.49 acres of land and improvements of two adjacent parcels, located at 0 Bay Pointe Drive and 19 Bay Pointe Drive, Wareham, Massachusetts. The Town and CEDA seek proposals from qualified bidders in accordance with the terms and conditions of the Invitation for Bids.

The purpose of this IFB is to facilitate the selection of a Bidder who is responsive and responsible and best meets the Evaluation Criteria set forth in the IFB.

Two (2) addenda have been issued since the IFB's release:

- a. Addendum #1: Valuation of the Property: \$727,100 total (0 Bay Pointe Road, \$372,300; 19 Bay Pointe Rd, \$354,800)
- b. Addendum #2: Summary of Revised IFB Schedule – BID DUE DATE: Monday March 27, 2017 at 10:00 AM

Both addenda must be acknowledged in the Bid submission.

### IV. SUBMISSION REQUIREMENTS:

The IFB stipulates the submission requirements. All submissions must include the following forms in accordance with and attached to the IFB:

- a. Exhibit E: Bid Price Form
- b. Exhibit F: Disclosure of Beneficial Interest Form
- c. Exhibit G: Certification of Tax Compliance
- d. Exhibit H: Certificate of Non-Collusion

V. QUESTIONS and RESPONSES:

- a. **Q.** Why was the Bid due date changed? **R.** It was changed to meet Central Register publication requirements.
- b. **Q.** The IFB referenced a February 23, 2017 Pre-Bid Meeting; did that occur? **R.** No; please refer to Addendum # 2 IFB Schedule.
- c. **Q.** There was nothing to support the change of values presented in the addendum. What is the basis for this change? **R.** The addition of the second land parcel, which was mistakenly omitted in the original solicitation.
- d. **Q.** What is the zoning and the requirements? Most of the property is zoned as “Conference Recreation,” with an area fronting on Onset Avenue as “Multi-Residence-30.” The requirements under the CR zone require 100 acres. In light of this, how do you do something? **R.** 1) Acquire more land, 2) seek a re-zoning, or 3) apply for a use variance.
- e. **Q.** What happens if there are no bids? **R.** The Town and CEDA would then need to decide which of several possible courses of further action that it would pursue.
- f. **Q.** The IFB uses the term “applicant.” Is there a difference in meaning between this term and “bidder?” **R.** The words should be considered interchangeable.
- g. **Q.** Regarding Section VI. Terms and Conditions, #13 which states that the Offeror reserves the right, in its sole discretion, to reject at any time any or all proposals, to withdraw the IFB, and to negotiate with one or more applicants. Can someone come in after the deadline to negotiate with the Offeror or make an offer if there are NO Bidders? **R.** No, if there are no Bids received by the deadline, the process initiated under the IFP will terminate.
- h. **Q.** What if a Bid does not meet requirements? **R.** Per Section VIII Criteria all bids must meet the Minimum Threshold Criteria to be deemed responsive and responsible and, thus, to be considered. There could be certain deficiencies that are not considered material to the Bid, and thus waived as an informality. In such an event, the Offeror would seek Town Counsel’s guidance.
- i. **Q.** What are requirements for Town approval if a Bid is accepted? **R.** The CEDA Board and Board of Selectmen will have to meet and approve before it goes in front of the next Town Meeting. Town Meetings are held twice a year (April and October).

Meeting adjourned at 10:23 a.m.

Paula Nord  
 Secretary/Bookkeeper  
 Community and Economic Development Authority