



**Town of Hebron, Connecticut  
Request for Qualifications**

**Redevelopment of  
Former Hebron Service Center Site  
501 Church Street  
Hebron, CT**

**January, 2018  
Town Bid #2018-07**

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## **I. Project Overview and Site Description:**

The Town of Hebron invites experienced qualified developers to submit proposals for the redevelopment of the former Hebron Service Station property located at 501 Church Street in the Amston Village section of Hebron. The lot is 1.2 acres and was the site of an automotive service station, the main structures of which have been demolished by the Town. The property is zoned “AV” – Amston Village District, for which the intent is to recognize the historically mixed-use village center nature of development patterns and to encourage the continuation of that mix. It also recognizes that the area is environmentally sensitive, with proximity to the largest stratified drift aquifer in Hebron.

The Planning and Zoning Commission and the Board of Selectmen have determined that this site would be best suited for commercial use, including the potential for mixed-use development. The property is an identified brownfield property requiring environmental remediation. The Town has, through grant funds, undertaken Phase I-III Environmental Site Assessments on this property in 2010, and has updated the Remedial Action Plan and Opinion of Probable Costs in 2017. These documents are available via download at: <https://cmeengineering.sharefile.com/d-sadfb6891e534203a>, and contain a great deal of information of the property location, history, and environmental context. The Town had also commissioned sketch-level redevelopment concepts for the property’s redevelopment, which should be considered illustrative only, and are attached as appendices to this Request.

It should be reinforced that the property is not “shovel-ready” for redevelopment. The Town has taken ownership of the property in October, 2017 via foreclosure and is seeking to remediate the environmental contamination on site and sell the property to see it redeveloped. After foreclosure, the structures on site (pictured on the cover of this RFQ) have been demolished and removed. The Town is also seeking to acquire environmental remediation (brownfields cleanup) funds via grants through Connecticut’s Department of Economic & Community Development (DECD).

## **II. RFP/RFQ Procedure**

| <b>Activity</b>                    | <b>Anticipated Completion Date</b> |
|------------------------------------|------------------------------------|
| RFQ issued by Town                 | January 10, 2018                   |
| Responses to RFQ submitted to Town | February 8, 2018                   |
| Invitation to submit RFP           | February 22, 2018                  |
| RFP submitted to Town              | April 12, 2018                     |
| Interviews and Selection           | *Starting April 23, 2018           |
| Contract with Developer            | *June, 2018                        |

\* = Tentative Dates

### **III. Legal Description of the Parcel**

MBLU: 67-23. See Property Description in Certificate of Foreclosure in Appendix

### **IV. Site Visits**

Site visits can be scheduled by contacting the Town Manager's office at 860-228-5971

### **V. Submission Requirements**

Responses should be mailed or delivered to:

Hebron Brownfield Task Force  
Re: Bid #2018-07  
c/o Office of the Town Manager  
15 Gilead Street  
Hebron, CT 06248

The submission packages must include eight (8) hard copies and an electronic (PDF) copy of the proposal and be received no later than 4:00 pm on Thursday, February 8, 2018. The Hebron Brownfield Task Force will review proposals and contact developers with any questions.

#### **A. Firm Qualifications**

1. Contact Information. Name, address, and contact information of firm or individual responding to the proposal.
2. Firm Overview. Provide a brief description of organization, year established, number of employees, and types of business conducted.
3. Experience. Provide a list (and corresponding materials) of projects with similar development criteria, environmental sensitivity, and location characteristics.
4. References. Provide, for projects listed above, a contact person and information.
5. Financial Viability. Provide a statement and worksheet that indicate the firm's financial capability to accomplish the project.

#### **B. Conceptual Proposal**

A conceptual proposal plan is requested to be submitted with the Firm Qualifications by February 8, 2018 and should include the following:

1. Narrative description of the project. A written description of the proposed development concept, which illustrates the firm's understanding of the Town of Hebron and the local Amston Village environment. Descriptions may include the scale of development, an estimate of square footage allocated to each proposed use, and information describing the proposed character and quality of the development. Applicants should also discuss how green building and design elements may be incorporated in the proposed project.
2. Conceptual site design. A simple draft site plan based on the narrative description to assist the Committee in visualizing the outlined details.

3. **Proposal for Disposition of the Site.** Provide a short description of the proposed structure and phasing of legal and financial transfer between the Town and the developer. As the ultimate disposition of the site will be subject to negotiations, the developer should demonstrate a willingness to work with the Town to reach the most equitable arrangement.

A detailed project proposal will be requested from developers who have successfully completed the Qualifications stage of this process. Requests for detailed development proposals will be made by February 22, 2018. Developers will then have until April 12, 2018 to complete such proposals (see Section II for more details).

#### **VI. Proposal Evaluation Criteria:**

The following items will be taken into consideration in evaluating qualifications.

1. **Completeness of Submittal.**
2. **Relevant Experience:** demonstrated ability to undertake development projects in complex environments from concept to construction.
3. **Demonstrated Success:** of past public/private partnerships and similar development proposals.
4. **Access to Equity and Financing:** degree to which the development entity demonstrates its access to equity and financing to underwrite construction.
5. **Appropriateness of Proposed Use:** responsiveness to community vision and needs, including a demonstrated understanding of the Town of Hebron and the importance of a high quality project at the site.
6. **Community benefit:** demonstrates a clear long term benefit to the community.
7. **Consistency with Town Plans:** demonstrates understanding and consistency with the Town of Hebron Zoning Regulations and the Plan of Conservation & Development.

#### **VII. Disclaimer:**

Please note, the Town of Hebron reserves the right to determine the appropriateness and merit of all submissions and to amend, withdraw, and/or cancel this request at any time. Submittal of proposals does not obligate the Town to enter into negotiations of agreements with any responding party, and the Town may, without qualification, reject any or all proposals at any time prior to entering into an agreement with the selected developer. The Town shall consider all information provided by responding parties to be public record. If a developer claims a privilege against public disclosure for trade secret or other proprietary information, such information must be clearly identified in the proposal.

Furthermore, the Town of Hebron shall not be liable for any pre-contractual expenses incurred by any developer in relation to the preparation or submittal of a proposal. Pre-contractual expenses include, but are not limited to, expenses by the developer in: preparing a proposal or related information in response to the RFQ/RFP; negotiations with the Town on any matter related to the RFP; and costs associated with interviews, meetings, travel, or presentations. Additionally, the Town shall not be liable for expenses incurred as a result of the Town's rejection of any proposals made in response to the RFP.

## APPENDIX:

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2016.



Information on the Property Records for the Municipality of Hebron was last updated on 11/10/2017.

### Parcel Information

|                       |               |                |             |                |                        |
|-----------------------|---------------|----------------|-------------|----------------|------------------------|
| Location:             | 501 CHURCH ST | Property Use:  | Vacant Land | Primary Use:   | Commercial Vacant Land |
| Unique ID:            | 1215          | Map Block Lot: | 67-23       | Acres:         | 1.20                   |
| 490 Acres:            | 0.00          | Zone:          | AV          | Volume / Page: | 542/ 401               |
| Developers Map / Lot: |               | Census:        | 5261        |                |                        |

### Value Information

|                       | Appraised Value | 70% Assessed Value |
|-----------------------|-----------------|--------------------|
| Land                  | 65,000          | 45,500             |
| Buildings             | 0               | 0                  |
| Detached Outbuildings | 0               | 0                  |
| Total                 | 65,000          | 45,500             |

### Owner's Information

| Owner's Data                                      |
|---------------------------------------------------|
| HEBRON TOWN OF<br>15 GILEAD ST<br>HEBRON CT 06248 |

### Owner History - Sales

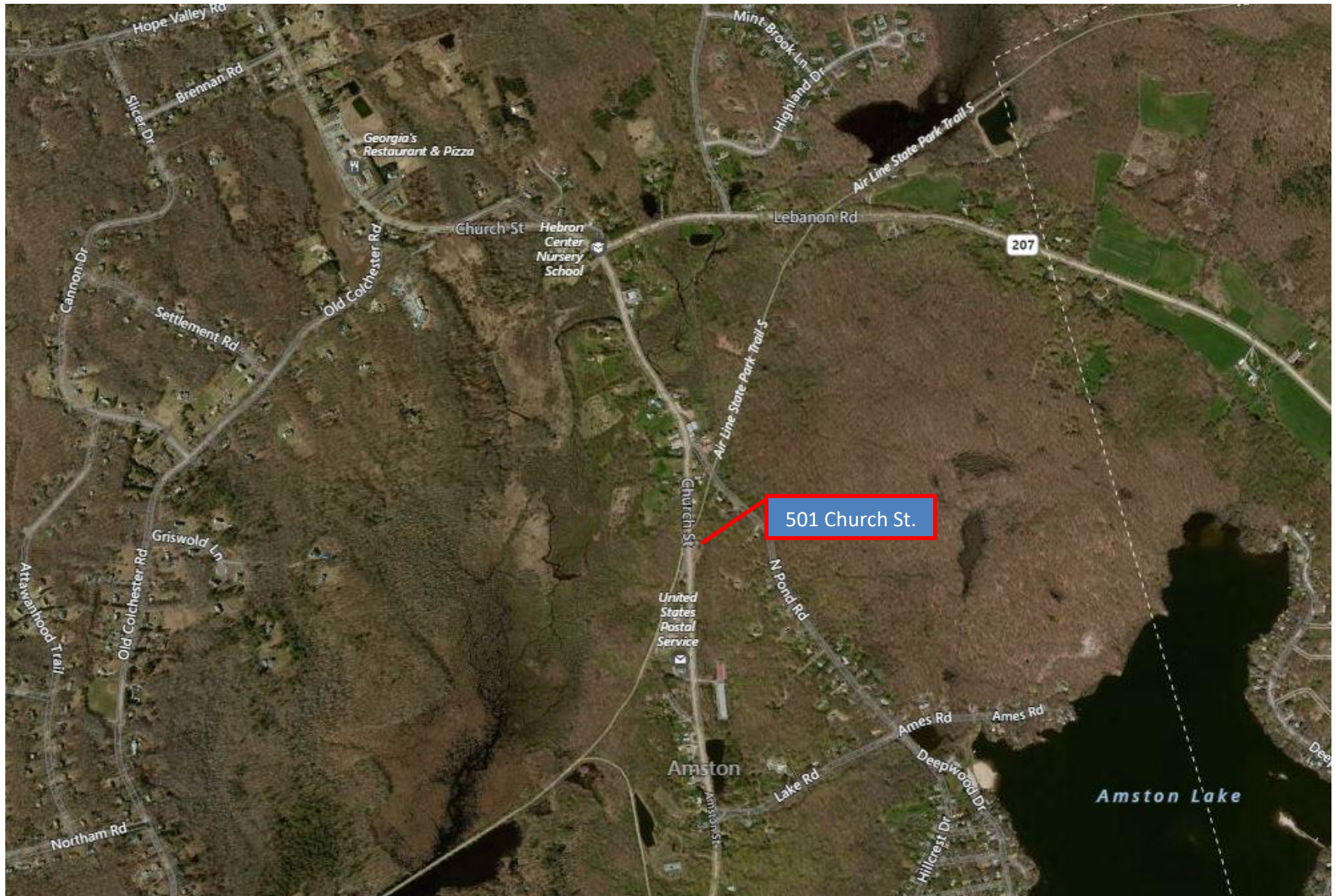
| Owner Name                | Volume | Page | Sale Date  | Deed Type   | Valid Sale | Sale Price |
|---------------------------|--------|------|------------|-------------|------------|------------|
| HEBRON TOWN OF            | 542    | 401  | 06/29/2017 | Foreclosure | No         | \$0        |
| HEBRON SERVICE CENTER INC | 0101   | 0169 | 03/24/1981 |             | No         | \$55,000   |

### Building Permits

| Permit Number | Permit Type           | Date Opened | Date Closed | Permit Status | Reason                     |
|---------------|-----------------------|-------------|-------------|---------------|----------------------------|
| 26704         | Commercial Demolition | 08/25/2017  |             | Closed        | DEMO BUILDING DOWN TO SLAB |

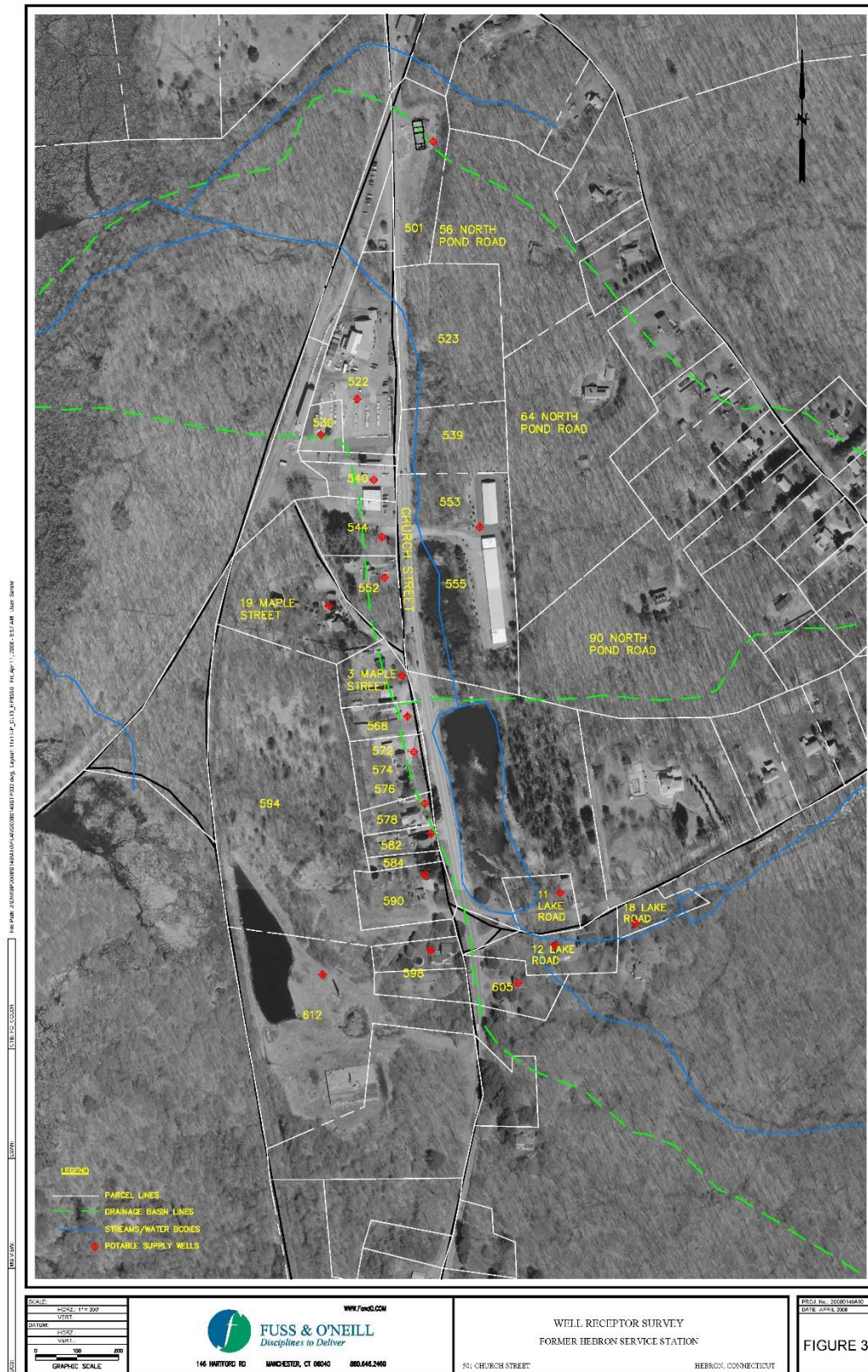
Information Published With Permission From The Assessor







## Surrounding Area:







Return to:  
Christopher J. McCarthy, Esq.  
Halloran & Sage, LLP  
225 Asylum Street  
Hartford, CT 06103

DOCKET NO. TTD-CV-17-6011810-S : SUPERIOR COURT  
TOWN OF HEBRON : J.D. OF TOLLAND  
VS. : AT ROCKVILLE  
HEBRON SERVICE CENTER, INC., ET AL : JUNE 27, 2017

**CERTIFICATE OF FORECLOSURE**

**TO ALL WHOM IT MAY CONCERN:**

This certifies that the following real estate tax liens and trash liens in favor of the TOWN OF HEBRON were foreclosed upon the complaint of TOWN OF HEBRON against HEBRON SERVICE CETNER, INC., the owner of the Equity of Redemption in said premises, , and against Defendants AMSTON LAKE TAX DISTRICT, THE CITIZENS BANK AND TRUST COMPANY OF GLASTONBURY NKA BANK OF AMERICA, N.A., MITCHELL FUEL OIL CO., MANNING MORTGAGE COMPANY, AND STATE OF CONNECTICUT – DEPARTMENT OF REVENUE SERVICES, said entities having had an interest therein, in the Connecticut Superior Court, Judicial District of Tolland at Rockville, within and for the County of Tolland, and the State of Connecticut on the 1<sup>st</sup> day of May, 2017. The premises foreclosed are described as follows, vis.:

**TAX LIENS:**

| <u>List Year</u> | <u>Recorded</u> | <u>Volume/Page</u> |
|------------------|-----------------|--------------------|
| 10/1/2001        | 5/3/2003        | 337/276            |
| 10/1/2002        | 5/4/2004        | 369/139            |
| 10/1/2003        | 5/25/2005       | 389/272            |
| 10/1/2004        | 5/4/2006        | 406/171            |
| 10/1/2005        | 5/29/2007       | 423/527            |
| 10/1/2006        | 5/15/2008       | 436/401            |
| 10/1/2007        | 5/18/2009       | 447/284            |
| 10/1/2008        | 5/17/2010       | 460/482            |
| 10/1/2009        | 5/23/2011       | 473/625            |
| 10/1/2010        | 6/1/2012        | 487/12             |
| 10/1/2011        | 5/16/2013       | 501/492            |
| 10/1/2012        | 5/20/14         | 513/187            |
| 10/1/2013        | 5/27/2015       | 521/482            |
| 10/1/2014        | 6/30/2016       | 532/231            |

**SEWER ASSESSMENT LIENS:**

| <u>Dated</u> | <u>Recorded</u> | <u>Volume/Page</u> |
|--------------|-----------------|--------------------|
| 5/14/1993    | 5/18/1993       | 158/532            |

**SEWER LIENS:**

| <u>List Year</u> | <u>Recorded</u> | <u>Volume/Page</u> |
|------------------|-----------------|--------------------|
| 101/2001         | 5/2/2003        | 338/10             |
| 101/2002         | 5/4/2004        | 369/137            |
| 101/2003         | 4/5/2005        | 386/574            |
| 5/1/2005         | 4/20/2006       | 405/312            |
| 5/1/2006         | 11/6/2007       | 430/385            |
| 5/1/2008         | 2/12/2009       | 443/308            |
| 5/1/2007         | 2/12/2009       | 443/338            |

The premises foreclosed are described as follows, vis.:

**See Schedule A attached hereto.**

The time limited for redemption in said Judgment of the Foreclosure has passed, and the title to said premises became absolute in the said TOWN OF HEBRON on the 27<sup>th</sup> day of June, 2017.

Dated at Hartford, Connecticut this 27<sup>th</sup> day of June, 2014

By: \_\_\_\_\_

Christopher J. McCarthy  
HALLORAN & SAGE LLP  
225 Asylum Street  
Hartford, CT 06106  
Ph: 860-522-6103 / Juris: 026105

## SCHEDULE A, PROPERTY DESCRIPTION

A certain piece or parcel of land with all buildings and improvements thereon and appurtenances thereto, situated on the easterly side of the Hebron-Colchester Road, Route No. 85, in the Town of Hebron, County of Tolland and State of Connecticut, being more particularly bounded and described as follows:

Beginning at a point in the easterly line of the Hebron-Colchester Road, said point being at an angle of 90° and 35 feet easterly of Station 1049 plus 86.57 of the monumented center line of the Railroad; thence running N 34° E along the easterly line of land of said Railroad 85 feet to a point in said line, said point being at the southwest corner of land of Alfred D. Goldstein; thence running S 56° E along the southerly line of land of Alfred D. Goldstein about 130 feet to a point in the westerly line of lands now or formerly of A. G. Turner, said point also being at the southeast corner of land of Alfred D. Goldstein; thence running southwesterly along the westerly line of lands of said Turner about 465 feet to a point in the easterly line of lands now or formerly of the Town of Hebron; thence running northerly along the easterly line of lands of said Town of Hebron about 238 feet to a C.H.D. monument in the easterly line of said Hebron-Colchester Road; thence running northerly along the easterly line of said Road 191.97 feet to the point or place of beginning.

ALSO that certain piece or parcel of land situated on the easterly side of Amston Road in the Town of Hebron, County of Tolland and State of Connecticut, bounded and described as follows:

Commencing at a C.H.D. marker set in the easterly line of Amston Road (Route No. 85) at land of the State of Connecticut, the line runs thence southerly in the easterly line of Amston Road, a distance of 238 feet, more or less, to a point at other land now or formerly of the Town of Hebron; thence the line runs easterly along land last mentioned a distance of 75 feet, more or less, to an iron pin at other land of Philo J. and Rose W. Perham; thence the line runs northwesterly along said Perham land, a distance of 238 feet, more or less, to a C.H.D. marker; thence the line runs westerly by land of the State of Connecticut, a distance of 40 feet, more or less, to the first mentioned C.H.D. marker at the point of commencement.

Received For Record In  
Town of Hebron On  
Jun 29, 2017 at 11:44A  
Volume 542 Page 401

By Ann E. Hughes  
Town Clerk/Assistant.

*ant*