

# **Request for Developer Qualifications (RFQ)**

**The Town of East Haddam offers 2.75 +/- acres of land with three (3)  
existing structures for mixed use development within the village  
Historic District on the scenic East bank of Connecticut River**

**1 & 7 Main Street  
EAST HADDAM, CONNECTICUT**



**LEGAL NOTICE**

**TOWN OF EAST HADDAM, CONNECTICUT**

**REQUEST FOR QUALIFICATIONS (RFQ)**

**Issued: Friday, March 8, 2019**

Sealed Qualifications are being requested for the purchase or lease of publicly owned property, in accordance with all terms and specifications contained in the Request for Qualifications (RFQ), and will be received by the Town of East Haddam, CT until the following deadline:

**2:00 P.M., Thursday, May 16, 2019**

Qualification packages with appendices for the above project may be examined and/or obtained from the Town of East Haddam website [www.easthaddam.org](http://www.easthaddam.org) under Town Departments, Selectman's Office, Bids - RFP's - RFQs - <http://www.easthaddam.org/Bids-RFPs-RFQs/>.

Seven paper copy submittals and one electronic copy on a flash drive must be delivered by mail or hand-delivered in sealed envelopes addressed to the Town of East Haddam, Attn: Emmett Lyman - First Selectman. The submittals should be marked referencing "RFQ for 1 & 7 Main Street, East Haddam, CT".

A mandatory site visit at the 7 Main Street, East Haddam site will be conducted on Friday, March 29, 2019 at 10:00 am.

Questions regarding this RFQ should be directed to the Selectmen's Office at [admin@easthaddam.org](mailto:admin@easthaddam.org) no later than 12:00 P.M. on Thursday, April 11, 2019. Responses to all questions will be available by Thursday, April 25, 2019 in the form of an addendum and posted on the website.

**THERE WILL NOT BE A PUBLIC OPENING AND QUALIFICATIONS/PROPOSALS RECEIVED WILL NOT BE RELEASED UNTIL A FINAL RECOMMENDATION IS MADE BY THE SELECTION COMMITTEE.**

**ADMINISTRATIVE POINT, SITE VISIT AND PROPERTY CONTACT**

Selectmen's Office  
1 Plains Road  
Moodus, CT 06469  
(860) 873 - 5021  
[admin@easthaddam.org](mailto:admin@easthaddam.org)

Dated this 8th day of March, 2019

Emmett J. Lyman,  
First Selectman

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**1. Project Overview:**

The Town of East Haddam is soliciting Qualifications from qualified and experienced development teams that can best serve the economic and community development interests of the Town. The primary objective of the Town is the planned and timely redevelopment of this property in a way that maximizes financial and community benefits. The Town desires for the property to realize its highest and best use and to contribute to East Haddam’s economic development and tax base.

The site, located at 1 & 7 Main Street (Assessor’s Map 17, Lots 1 & 2), is owned by the Town of East Haddam and was the former Town Office site and Municipal Public Works Garage. The site contains 2.75 +/- acres and has three (3) existing buildings on it. This unique property is adjacent to and overlooks the Connecticut River and the East Haddam / Haddam Swing Bridge; and is directly across the street from the award winning Goodspeed Opera House and the Gelston House Restaurant. Main Street in East Haddam had an Average Daily Trip (EDT) of 10,700 vehicles per day according to a 2012 CT DOT count.

Applicants are encouraged to view the Town of East Haddam’s webpage for “RFQ for 1 & 7 Main Street” project found at [www.easthaddam.org](http://www.easthaddam.org). The webpage serves as the primary data source for this property including project description, property card and assessor’s map, photos, environmental conditions, environmental reports, survey, zoning regulations, historic district guidelines and more.

## **2. Development Opportunity:**

Taken directly out of the current 2008 East Haddam Plan of Conservation and Development:

East Haddam has a multitude of strengths upon which we can capitalize. It starts with our world class natural resources (the Connecticut, Salmon, and Eightmile Rivers, Chapman's Pond, large undeveloped areas including 2,000 acres of State parks and forest, and a diversity of animal and plant life). Added to that are the rich historical settings (4 historic districts and 17 sites and structures listed on the National Register of Historic Places), the Town's resorts, golf courses, inns, specialty shops, and the cultural foundation of the Goodspeed Opera House and other cultural venues.

A 2004 report published by the Connecticut Commission on Cultural Tourism, stated "Arts, film, history, and tourism together accounted for over 14 billion dollars in economic activity and 170,000 jobs in Connecticut". East Haddam has all of the components for Resource Based Tourism (cultural – Goodspeed Opera House and the arts, historic – historic structures and villages, environmental – State parks and forest). Presently, 500,000 tourists visit East Haddam annually. Finally, the Town's centralized location makes East Haddam accessible to many. Hartford, New London, and New Haven are only forty minute drives. Lower Fairfield County is within ninety minutes, while New York, Boston, and Providence can be reached within two-and-one-half hours.

The subject property is within the village sewer district, opening up development opportunities which could not be permitted prior to installation of the sewage treatment facility. The East Haddam Planning and Zoning Commission revised land use regulations for East Haddam and Moodus Village to allow flexibility in uses while preserving the historic and cultural integrity of the villages. From 2002 to 2005, the Planning and Zoning Commission participated with village residents and business owners to develop a vision statement for East Haddam Village aimed at preserving the neighborhood and architectural character, scale, scope, and views and vistas that have historically characterized the village.

***A Vision for East Haddam*** included six (6) project guidelines to ensure the development will enhance and restore the character of East Haddam Village, while improving many existing issues.

*Aesthetics* – East Haddam Village is a nationally recognized historical district with multiple historical structures. It is the authors' vision that both the River House and the former Town Office buildings be incorporated into the developer's overall plan.

*Economic Development* – the authors believe that in order for the Village to be vibrant and viable, there must be a mixture of residential, commercial, public, and private developments.

*Roadway and Traffic Flow* – not only do the existing roads, including the East Haddam Swing Bridge, suffer from heavy traffic volumes, but the layout of the roads fragment the community. The authors strongly support the use of traffic calming measures to slow traffic through the Village. Additionally, pedestrian safety and access to the Village are issues needing attention. Therefore, the authors support the development of improved and expanded sidewalks and crosswalks.

*Parking* – Currently, there is not an adequate amount of parking to allow an increased number of tourists. The authors support additional parking, designed as small, dispersed, interconnected areas necessary for the Village to be commercially viable.

*Natural Resources* – East Haddam Village offers access to unique features along the Connecticut River Valley. The authors desire the development of the Village to provide easy public access to these areas for pedestrians while maintaining the integrity of the natural resources.

*Community Involvement* – The authors desire to achieve a development plan that reflects the wants and needs of all aspects of the community.

The future development of East Haddam Village and the Town Office site, in conjunction with the recent expansion and renovation of Goodspeed Opera House Foundation housing facilities, could create the critical mass that would sustain significant economic growth.

The Town has contracted consulting firms over the past several years to develop conceptual plans for the site as talking points. Recently the East Haddam Revitalization Committee held a public hearing to listen to community comments and concerns. Ultimately it will be up to the development team to decide what is feasible physically and economically.

Attached in Appendix A - E are the following;

Appendix A – Mobility Improvement Study for the Village of East Haddam Concept Design Phase by Fuss & O’Neill – July 9, 2004

Appendix B – Town Office Site Re-Use Study East Haddam, CT by Harrall – Michalowski Associates August 2006

Appendix C – East Haddam Village, East Haddam Village Revitalization Committee – Fellner Associates Architects 2010

Appendix D – East Haddam 2008 Plan of Conservation Development

Appendix E – Minutes from the September 26, 2018 East Haddam Village Revitalization Committee Public Hearing

### **3. Site History:**

The site was once occupied by the residence of William H. Goodspeed and after the building was destroyed by fire, the site served as a commercial site and lumberyard. The River House building that exists on site (1 Main Street) was constructed for the bridge operator of the East Haddam / Haddam Swing Bridge around 1911. The former Town Office Building was built as an office for the lumberyard in 1874. In the 1930’s the Connecticut Department of Transportation took over the site and constructed garages for their equipment. Eventually the entire site was occupied by the Town of East Haddam for town offices and a municipal garage. The Town moved the Public Works Department out in 2000 and the Town Offices in 2018. The State of Connecticut has a perpetual easement for the bridge generator building on the southwest corner of the property.



#### **4. Community Background and Village Assets:**

The Town of East Haddam was established as a society in 1704 and a Town in 1734. The first settlement was on Creek Row around 1670. The Town is 56.6 square miles in size and has a population of 9100 residents with a median owner household income of \$93,426. The median housing price was \$279,500 in 2016. The municipal facilities include a new Municipal Office Complex, a Public Works Department facility, three excellent schools, a senior center, and two libraries, along with multiple recreational fields and parks. The Town also has over 8600 acres of preserved open space and over seventy miles of trails open to the public.

East Haddam Village which encompasses this site, is situated on the east bank of the Connecticut River south of the entrance to the Salmon River and just north of Chapman's Pond. The Village is framed to the east by steep hills. The property from the east shore of the Connecticut River to the peaks of these hills is part of the Connecticut River Gateway Conservation Zone consisting of 25,000 acres spread over eight towns created to protect the natural, historic, and aesthetic values of the lower Connecticut River Valley. The lower Connecticut River is part of one of the richest and most complex ecological systems in the northeastern United States. The multiple designations ("Last Great Places", "Wetlands of International Importance", and American Heritage River) awarded to this watershed area emphasize the unique and abundant natural resources around East Haddam Village.



East Haddam is situated in the center of a triangle between Hartford, New Haven, and New London all about a forty-minute drive. It is also a 2 to 2.5 hour drive to Boston or New York. The economic future of East Haddam and the Lower Connecticut River is dependent on regional tourism and presently there is a great base to work with.

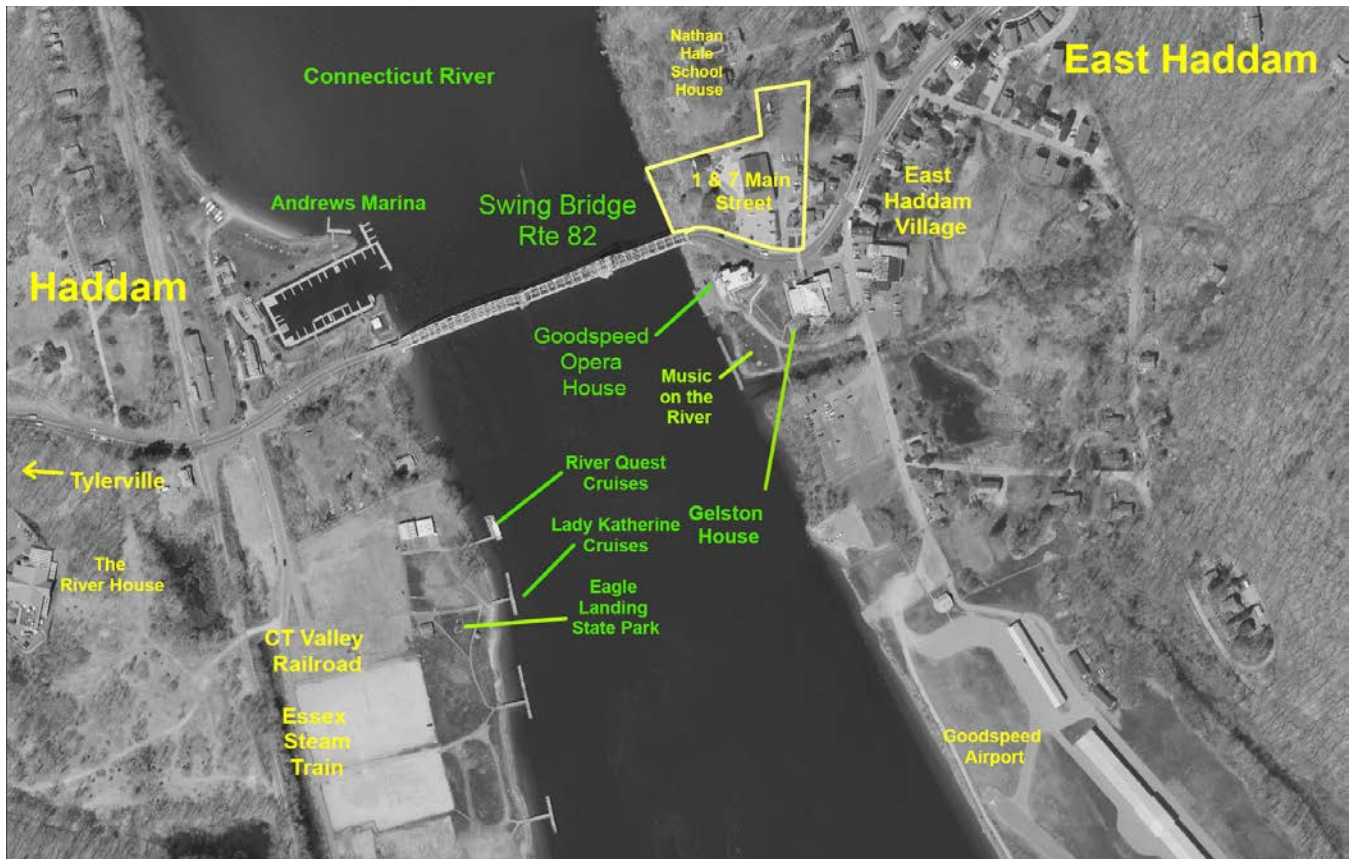


Located on the East Haddam side of the river and across the street to the south is the award winning Goodspeed Opera House, originally constructed in 1876, that attracts over 100,000 visitors annually to their shows. Next to it is the Gelston House Restaurant which was reconstructed in 1853 to its present configuration and can seat over 350 guests at one time. East Haddam Village Historic District is on the National Historic Register. Buildings within the district include the Nathan Hale School House and sixty-five other historic structures built between 1750 and 1880. All of these structures are within walking distance of this Main Street site. Further to the south is the Goodspeed Airport which is also within walking distance of the Village. There are a variety of other shops and stores with the potential for much more growth. It is a ten-minute drive to either Gillette's Castle State Park or Devil's Hopyard State Park. These parks attract over 250,000 visitors annually.

On the Haddam side of the river is Eagle Landing State Park, home to the Lady Katherine, River Quest, and Adventure Cruise lines which operate from the state park and offer a variety of spring,



summer, and fall cruises along with winter eagle cruises departing from the park's waterfront on the Connecticut River. When discussing regional importance, the Essex Steam Train and River Boat excursions bring over 160,000 visitors to the Connecticut River Valley and Middlesex County annually. The Essex Steam Train travels along the Connecticut River through Essex, Deep River, Chester, with a final destination in Haddam at the Swing Bridge.



Presently the Connecticut Department of Transportation has plans to start the rehabilitation of the Swing Bridge No. 01138 in late fall of 2019 or the beginning of 2020. The project will be completed by 2022. The intent of the rehabilitation is to preserve the structure for the next thirty years. The ConnDOT project cost for the bridge rehabilitation is \$45 million dollars.

See Appendix F - CERC Town Profile 2018,

See Appendix G - Partnership for Strong Communities Housing Data Profiles



## **5. Current Zoning and Historic District Guidelines**

The zoning for this town owned parcel is part of the East Haddam Village District Zoning. The intent of the regulations is to protect the distinctive character, landscape and historic structures yet allow a greater amount of flexibility in permitted uses, lot coverage, side yard, and height typically for a commercial district. The regulations allow a mixture of uses from retail, commercial, country inn and hotel, to mixed residential. The full regulations are part of the appendices.

See Appendix H – East Haddam Zoning Regulations – Section 9.5 East Haddam Village District

The site is part of the East Haddam Historic District and those guidelines are also part of the appendices. Architecturally, the village reflects a long history including mill buildings, framed sheds and outbuildings, and more formally Federal, Georgian, and Greek revival, various Victorian styles (Second Empire, Carpenter Gothic, Italianate) and contemporary post World War II structures. The town owned River House on this property is on the National Historic Register.

See Appendix I – East Haddam Historic District Guidelines

The site is also part of the Connecticut River Gateway Conservation Zone. However, East Haddam's Village District Regulations were accepted as an exception leaving the height limitations to match the Town's regulations.

See Appendix J – Connecticut River Gateway Adoption of the East Haddam Village District Regulations from 2005.

## **6. Access and Roadways:**

Access to the property is currently from Main Street (CT Route 82). However, there is frontage on the Town owned Broom Road to the north. The survey of the property is found in Appendix K.

## **7. Utilities:**

The existing electrical service originates at the overhead utility poles on Main Street. There is an onsite potable water supply well that services all the structures. The site is served by the East Haddam Sewer District. The sewer treatment plant has a capacity of 50,000 gallons per day with existing average daily flows of 17,000 gallons per day, and peak flows of 34,000 gallons per day. The sewer treatment plant was designed for domestic waste and not industrial waste. The Water Pollution Control Authority Regulations are posted as Appendix L.

The Town of East Haddam is the Exclusive Water Provider under the Central Water Utility Coordinating Committee, so any community water system proposed will be constructed in coordination of the East Haddam Water Pollution Control Authority.

## **8. Environmental Assessment and Remediation:**

Between March of 2002 and October of 2018 the Town of East Haddam has retained the services of multiple professional environmental consulting firms to assist with the evaluation of the site and initiate remedial action activities. These studies have included Phase I through Phase III environmental assessments and investigations, building hazard assessments to support potential renovation and / or demolition of the structure (s), as well as the preparation of a conceptual remedial action plan. Remedial actions already conducted have included the removal of several underground storage tanks and the remediation by excavation of both petroleum product and arsenic impacted soil. Copies of these reports and documents are provided as part of Appendix M.

In the event of a property transfer of ownership, it is anticipated that the site would be subject to the Connecticut Transfer Act. As such, a final remedial action plan should be developed to support the proposed redevelopment activities so that compliance with the Connecticut Remedial Standard Regulations can be demonstrated.

The primary environmental impacts at the site appear to be associated with former use of the property by the Connecticut Department of Transportation; historical property use from 1911 to 1973, including a blacksmith shop, machine shop, bridge construction fabrication, and paint storage; and petroleum product storage in underground storage tanks. Limited environmental impacts by the Town of East Haddam resulted from vehicle maintenance and petroleum storage.

Hazardous waste generated on the property appears to be a result of materials left behind by the CTDOT, specifically paint waste associated with bridge maintenance.

The property is located in an area that utilizes potable water supply wells (typically located on each individual parcels) as a source of drinking water. Abutting sensitive receptors includes the Connecticut River. Environmental impacts are shallow, typically within 2 to 6 feet above bedrock. Soil environmental impacts, mainly heavy metals (arsenic and lead) and petroleum products, in some areas extend to the bedrock surface. Environmental impacts exist both exterior to and below existing site structures. Outcrops are present along the south western corner of the site.

The proposed remedial strategy by the developer should be beneficial to public health and the environment. It is anticipated that the remedial action may include strategies such as the removal of source soil impact areas and the rendering of other soil impacts environmentally inaccessible and/or isolated in compliance with the Connecticut Department of Energy and Environmental Protection Remedial Standard Regulations.

#### **9. Development Guidelines:**

The Town of East Haddam desires the property to be developed in a manner consistent with the following development guidelines:

- a. Implementation of a quality development including use, design, and function, that will be an asset to the Town, creating a stronger tax base and supporting its historic character;
- b. Development which is complementary to the existing and surrounding neighborhood and leverages local assets and resources such as the Goodspeed Opera House, Goodspeed Airport, local attractions and businesses, and the Connecticut River and associated natural resources;
- c. Development which will be complementary to the regional tourist based businesses;
- d. Provisions for public access to the Connecticut River for river views and potential trail along the shoreline;
- e. Management of traffic circulation and pedestrian friendly access;
- f. Completion of the project in a timely, planned, and well-executed manner.

#### **10. Project Incentives:**

The Town's primary goal is to attract the best development team to redevelop the property in a timely, superior, and well-planned manner. The Town is also interested in receiving a competitive offering for the property, one that maximizes financial and community benefits to the Town. This specifically includes adding the property to the Town's grand list to generate property taxes or

equivalent lease agreements.

The Town will entertain proposals that require incentives to improve project success. Such incentives would be entertained as a part of the competitive evaluation to be scored against other submittals. Additionally, the requested incentives are not guaranteed and are a part of a negotiated process involving the developer and the Town. Potential incentives may include, but are not limited to the following, and are subject to the quality and caliber of the development proposal:

- a. Local technical assistance with local and state permitting,
- b. Assignment of the East Haddam Village Revitalization Committee as the local project liaison to assist with project completion,
- c. Tax abatement programming if eligible,
- d. Infrastructure assistance funding.

Prospective developers may integrate these and other incentives into their proposals for review by the Town. The consideration and granting of incentives is contingent upon the total value of the developer's proposal. The decision to grant any incentives will be packaged with the final award to the selected development team after the Request for Proposal phase.

**11. Evaluation Criteria:**

Each proposal will be evaluated by the Town upon the following:

- a. Team Qualifications and Experience:
  - i. Demonstrated experience in completing similar projects
  - ii. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.
  - iii. References for key completed projects
- b. Project Approach:
  - i. Compliance with the RFQ submission requirements
  - ii. Clear and comprehensive submittal
  - iii. Rational, detailed, and thorough approach to implementation
  - iv. Degree to which project complies with local plans and visions
- c. Project Viability and Ability to Execute Project in a Timely Manner:
  - i. Demonstrated project marketability
  - ii. Demonstrated evidence supporting project financing
  - iii. Reasonable timeframe to initiate and complete project
  - iv. Demonstrated on-time completion of past projects

Criteria	Possible Points
Team Qualification & Experiences	1/3
Project Approach	1/3
Project Viability and Ability to Execute Project in a Timely Manner	1/3

**12. Municipal Process:**

The formal solicitation of qualified development teams begins with the issuance of this RFQ. “Proposal” shall mean quotation, offer, qualification/experience statement, and/or services. Prospective respondents shall also mean vendors, offers, or any person or firm responding to an RFQ. Qualifications submitted will be reviewed and evaluated based upon their responsiveness to the RFQ. Submitted qualifications will be reviewed by a Selection Committee, who will determine the best qualified development teams based upon benefit to the Town with regard to the evaluation criteria stated within this RFQ. All materials provided will be taken into consideration. Interviews and/or follow up information requests may be involved during the review process.

A short list of no more than four (4) development teams shall be selected by the selection committee to move forward to the next project phase - Request for Proposals. A Request for Proposal document will be issued to the short listed development teams outlining the criteria and timeline for proposal submission. The development teams submitting proposals will be required to make a formal presentation to the town at an interview followed by questions and answers.

Following the Request for Proposal evaluation process, the best proposal will be forwarded to the Board of Selectmen for further consideration.

Once a preferred developer is selected, there will be detailed discussions regarding the creation of agreements specific to the future development. Any agreement for sale or long term lease will require approval through the municipal approval process, including a town meeting.

**13. Submittal Requirements:**

Below are the submission requirements. The Town of East Haddam is not responsible for errors and/or omissions.

Submission Format: Respondents are required to provide seven (7) paper copies of their submittal plus one electronic copy on a flash drive. Each submittal must contain all information as outlined below. Relevant supplemental information will be accepted within and in addition to the submission format. Submissions that omit requested information may be subject to disqualification.

- a. Executive Summary



- b. Contact information (names, phone, address, email) for the development team plus the identification of the primary contact person
- c. Statement of Team Qualifications
- d. Previous experience with similar projects and references
- e. General narrative description and site plan/sketch for the proposed project.
- f. Conceptual remedial action plan narrative that incorporates the redevelopment objectives with the need to demonstrate regulatory compliance with Remediation Standard Regulations.
- g. Intent to purchase or lease property.

**IMPORTANT:** All submittal materials become the property of the Town of East Haddam.

**14. Submittal Deadline and Review Schedule:**

Submissions are due by the date and time specified unless a formal extension has been granted by the Town of East Haddam. Respondents must ensure that submittals are delivered on time to assure consideration by the Town. The Town of East Haddam reserves the right to modify the deadline and schedule. The submission deadline is final. Late submittals received beyond the deadline will not be considered.

- a. RFQ Issuance and Distribution: **March 8, 2019**
- b. Mandatory Site Visit **March 29, 2019**
- c. RFQ Question Deadline **April 11, 2019**
- d. RFQ Question Response Deadline **April 25, 2019**
- e. RFQ Submittal Deadline: **May 16, 2019 no later than 2:00pm**
- f. Review by Selection Committee **May 16 through June 14, 2019**  
(Including interviews with development teams as necessary)
- g. Recommendation of Short Listed Developers: **June 14, 2019**
- h. RFP Issuance and Distribution to Short Listed Developers: **June 28, 2019**
- i. RFP Submittal Deadline: **September 19, 2019 no later than 2:00pm**
- j. Review by Selection Committee: **September 19 through October 17, 2019**
- k. RFP Interviews with Short Listed Developer (s) **October 17 to October 31**
- l. Recommendation of Developer to Selectmen: **November-December, 2019**
- m. Public Hearing **January, 2020**
- n. Town Meeting/Referendum **February, 2020**

The outlined relative schedule is subject to change depending on the review of submittals, negotiations with potential developers, and other factors.

The RFQ submittals and all supporting documents must be received by the above-stated deadline at the following address:

Town of East Haddam  
1 Plains Road – P.O. Box 385  
Moodus, Connecticut 06469  
C/O Emmett Lyman – First Selectman  
Attention: RFQ 1 & 7 Main Street

**15. GENERAL CONDITIONS AND TERMS:**

The Town of East Haddam (Town) reserves the right to accept or reject any and all proposals in whole or in part, to waive any technical defects, irregularities, and omissions, and to give consideration to past performance of the prospective respondents where the interests of the Town will be best served. The Town reserves the right to directly negotiate with any entity who submits a proposal in response to this RFQ. The Town reserves the right to request interviews of developers, discuss all project details, and to select and negotiate a preferred development proposal that is in the best interest of the Town prior to final award.

The Town may determine that proposals are technically and/or substantially non-responsive at any point in the evaluation process and may remove such proposal from further consideration. Faxed proposals will not be accepted. Proposals arriving after the deadline may be returned unopened or may simply be declared non-responsive and not subject to evaluation, at the sole discretion of the Town. All original documents and drawings shall become the property of the Town once submitted. The Town is not responsible for any costs related to the preparation and/or submittal of proposals or any subsequent costs related to presentations or clarification pertaining to this RFQ. All costs are the responsibility of the prospective respondent.

“Proposal” shall mean quotation, offer, qualification/experience statement, and/or services. Prospective respondents shall also mean vendors, offers, or any person or firm responding to an RFQ.

All prospective respondents are responsible for insuring that no addendums have been made to the original RFQ or that all addendums have been reviewed and addressed. All addendums will be posted on the Town of East Haddam’s website.

The Town reserves the right to waive any informality or irregularity when it is in the best interest of the Town to do so, to discuss modifications to any proposal, to re-advertise for additional proposals if desired or necessary, and to accept or reject any or all proposals, for any and all reasons. The Town reserves the right to postpone or reschedule any of the actual or proposed dates or deadlines.

There is no official public opening of proposals. To best protect the solicitation and competitive negotiation process, the Town has determined that it is in the public interest to keep all proposals confidential until after a recommendation has been made by the Selection Committee. Proposal materials become public information only after the recommendation to the Board of Selectmen following the Request for Proposal process.

The prospective respondent warrants, by submission of a proposal, that he/she is not an employee, agent, or servant of the Town, and that he/she is fully qualified and capable in all material regards to satisfying the requirements and fulfilling the proposal as submitted. Nothing herein shall be construed as creating any contractual relationship or obligation between the Town and the prospective respondent. The prospective respondent warrants that he/she has not, directly or indirectly, entered into any agreement or participated in any collusion or otherwise taken any action in restraint of fully competitive process. The prospective respondent warrants that he/she has not paid, and agrees not to pay, any bonus, commission, fee or gratuity to any employee or official of the Town for the purposes of obtaining any contract or award issued by the Town.

**16. Resources and Attachments:**

The following resources are available on the Town's web site at [www.easthaddam.org](http://www.easthaddam.org)

Request for Qualifications

Appendix A - Mobility Improvement Study for the Village of E. H. Conceptual Design Phase

Appendix B - Town Office Site – Re-Use Study – Harrall – Michalowski Associates – 2006

Appendix C - East Haddam Village, East Haddam Revitalization Committee – Fellner Associates

Appendix D - 2008 East Haddam Plan of Conservation

Appendix E - Public Input Information minutes from September 26, 2018

Appendix F - CERC Town Profiles

Appendix G - Partnership for Strong Communities Housing Data Profiles

Appendix H - East Haddam Zoning Regulation Section 9.5 East Haddam Village District

Appendix I - East Haddam Historic District Guidelines

Appendix J - Connecticut River Gateway Adoption of the E. H. Village District Regulations 2005

Appendix K – Property Survey

Appendix L – WPCA Sewer Regulations

Appendix M - Environmental Site Assessments

Appendix N - Property Cards

Attachment A – Non-collusion Affidavit

Attachment B – Anti-Kickback Acknowledgement

Attachment C – Proposal Transmittal Sheet

Attachment D – Listing of Officers Sheet

Web links to various area business and attractions:

- Goodspeed Opera House - [www.goodspeed.org](http://www.goodspeed.org)
- The Gelston House -- [www.gelstonhouse.com](http://www.gelstonhouse.com)
- Lavita Restaurant - [lavita.9main.com](http://lavita.9main.com)
- Goodspeed Airport - <https://airnav.com/airport/42B>
- Bishopsgate Inn - [Bishopsgate.com](http://Bishopsgate.com)
- Boardman House Inn - [www.boardmanhouse.com](http://www.boardmanhouse.com)
- Nathan Hale Schoolhouse - [www.connecticutsar.org/historic-sites/Nathan-Hale-Schoolhouse-east-haddam](http://www.connecticutsar.org/historic-sites/Nathan-Hale-Schoolhouse-east-haddam)
- Gillette's Castle State Park - <https://www.ct.gov/deep/cwp/view.asp?q=325204>
- Devil's Hopyard State Park - <https://www.ct.gov/deep/cwp/view.asp?q=325188>
- Salmon River State Boat Launch -  
<https://www.ct.gov/deep/cwp/view.asp?Q=384278>
- Essex Steam Train - <https://essexsteamtrain.com>
- The Lady Katherine Cruises - <https://ladykatecruises.com>
- Goodspeed Station - [www.goodspeedstation.com](http://www.goodspeedstation.com)
- River Quest Cruises - [ctriverquest.com](http://ctriverquest.com)
- The River House - [theriverhouse.com](http://theriverhouse.com)
- Andrews Marina - [andrewsmarina.com](http://andrewsmarina.com)

**Attachment A**

**NON-COLLUSION AFFIDAVIT**

(Prime Respondent) \_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_

\_\_\_\_\_, being first duly sworn, deposes and says:

That he/she is \_\_\_\_\_ (partner or officer) of the firm of

\_\_\_\_\_, the party making the foregoing proposal, that such

Proposal is genuine and not collusive or sham, that said respondent has not colluded, conspired connived or agreed, directly or indirectly with any respondent or person, to put in a sham proposal or to refrain from submitting, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the proposal or affidavit of any other respondent, or to fix any overhead, profit or cost element of said proposal, or of that of any other respondent, or to secure any advantage against the Town of East Haddam or any person interested in the proposed award; and that all statements in said proposal are true.

Signatures:

Respondent, if the respondent is an individual; \_\_\_\_\_

Partner, if the respondent is a partnership; \_\_\_\_\_

Officer, if the respondent is a corporation; \_\_\_\_\_

Subscribed and sworn to before me

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Notary: \_\_\_\_\_

Printed Name: \_\_\_\_\_

My Commission expires: \_\_\_\_\_, 20\_\_

**Attachment B**

**ANTI-KICKBACK ACKNOWLEDGMENT**

**ALL RESPONDENT/OFFERORS MUST ATTEST TO THE FOLLOWING:**

The vendor acknowledges, under the pains and penalties of perjury, that he/she has not been offered, paid, or solicited for any contribution or compensation, nor has he/she been granted a gift, gratuity, or other consideration, either directly or indirectly by any officer, employee or member of the governing body of the Town of East Haddam who exercises any functions or responsibilities in connection with either the award or execution of the project to which this contract pertains.

Further, the vendor acknowledges, under the pains and penalties of perjury, that he/she has not offered, paid, or solicited by way of any contribution or compensation, nor has he/she granted a gift, gratuity or other consideration either directly or indirectly to any officer, employee, or member of the governing body of the Town of East Haddam who exercises any functions or responsibilities in connection with either the award or execution of the project to which this project or contract pertains.

\_\_\_\_\_  
SIGNATURE OF RESPONDENT/OFFEROR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
COMPANY

Title of RFQ:  
\_\_\_\_\_



**Attachment C**

QUALIFICATION TRANSMITTAL SHEET –

RFQ 1 & 7 Main Street, East Haddam, CT

Date: \_\_\_\_\_

I/We \_\_\_\_\_ the undersigned do hereby submit a proposal to the Town of East Haddam, Connecticut, for the purchase or lease of 1 & 7 Main Street, in accordance with all terms and specifications contained within said RFQ herein. The undersigned acknowledges that the submittal does not rely on the Town of East Haddam regarding the condition of the property and will make their own investigation on the condition of the property and its suitability for development.

\_\_\_\_\_  
NAME OF FIRM

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
ADDRESS, CITY, STATE, ZIP CODE

\_\_\_\_\_  
TELEPHONE NUMBER

\_\_\_\_\_  
FAX NUMBER

\_\_\_\_\_  
E-MAIL ADDRESS

**Attachment D**

**LISTING OF OFFICERS SHEET**

List the Officers of your Corporation or Principals of your LLC as of the date of this submission.  
Evaluation cannot be completed without the attachment.

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Complete Company Name

_____ Name	_____ Title/Officer/Position
_____ Name	_____ Title/Officer/Position
_____ Name	_____ Title/Officer/Position
_____ Name	_____ Title/Officer/Position
_____ Name	_____ Title/Officer/Position
_____ Name	_____ Title/Officer/Position
_____ Name	_____ Title/Officer/Position