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Town of Middleborough
Massachusetts

CHARLES J. CRISTELLO
Town Manager

508-947-0928
FAX 508-946-2320

TOWN MANAGER'S REPORT
OCTOBER 21, 2013

Attached please find correspondence from the office of the Town Manager for your review. Thank you.

Charles J. Cristello
Town Manager

FOR LEASE MIDDLEBOROUGH, MA



FIRST FLOOR FORMER BANK BRANCH

2750 Square Feet, 2 Entrances,
Corner Building on Route 105
5 Teller Windows, 2 Vaults, Space
For 200+ Security Boxes, ATM
Available December 1, 2013

Call Charles J. Cristello
Town Manager
(508) 947-0928
Ccristello@middleborough.com

LEASE PROPERTY
REQUEST FOR PROPOSALS

INSTRUCTIONS FOR SUBMISSION

MIDDLEBOROUGH BOARD OF SELECTMEN
(Awarding Authority)

LEASE OF COMMERCIAL SPACE LOCATED AT 1 SOUTH MAIN STREET AND 20 CENTRE
STREET

MIDDLEBOROUGH, MASSACHUSETTS

Introduction

This is a high-visibility, high traffic location at Middleborough Four Corners, the commercial center of Middleborough. It has two entrances, one on South Main Street (Route 105) the other on Centre Street. It has been occupied by successful commercial banking operations for many years and houses an ATM inside the Centre Street entrance. It is located minutes from Routes 28, 44 and I-495 allowing easy access from destinations North, South, East and West.

There is 2,750 square feet of first floor space available for lease. There is an additional 1,460 square feet of basement for storage and utilities that comes with the space. There are several nearby off-street public parking lots available for both customer and employee parking as well as on-street customer parking. All public parking is free. It is in the heart of a pedestrian-friendly downtown. Area amenities include local shops and restaurants. The building is zoned B (business). Commercial uses should be complementary to a typical New England downtown.

I. Instructions to Proposers

Sealed proposals shall be received by the Board of Selectmen, Middleborough Town Hall, 10 Nickerson Avenue, Middleborough, MA 02346 until Friday, November 15, 2013 at 12:00 P.M. Seven copies of each proposal shall be submitted in a sealed envelope clearly marked "One South Main Street Lease". Proposals received after this time will be deemed non-responsive and will not be accepted. Electronically transmitted proposals (either by fax or email) will be deemed non-responsive and will not be accepted. Applicants are cautioned to hand deliver their proposals or to allow sufficient time for their proposals to be received by the Town.

The Town of Middleborough reserves the right to consider proposals for 30 days after receipt, and further reserves the right to reject any or all proposals, waive any defects, informalities and minor irregularities, to accept exceptions to these specifications; and make such award or act otherwise as it alone may deem in its best interest. In its selection of a proposal the Town of Middleborough reserves the right to interview any or all proposers. It also reserves the right to request additional information from any or all proposers.

II. Questions and Tour of the Property

All inquiries regarding the property should be directed to Charles J. Cristello, Town Manager at (508) 947-0928 or at ccristello@middleborough.com. A tour of the property can be arranged by appointment. Questions regarding this RFP should be in writing no later than Friday, November 1, 2013 and directed to Caroline LaCroix, Assistant to the Town Manager, Town of Middleborough, 10 Nickerson Avenue, Middleborough, MA 02346, fax at (508) 946-2320, email clacroix@middleborough.com.

III. Property Description

Certain areas of the first floor and basement in the building, located at the junction of South Main Street and Center Street in Middleborough, Massachusetts. There is 2,750 square feet on the first floor and 1,460 square feet in the basement area. The building is zoned B (business). There are two shared entrances. See attached floor plans.

IV. Terms of Lease

1. The property may be used in any way consistent with the applicable Massachusetts General laws, the Town of Middleborough By-Laws and Zoning By-Laws.
2. The successful proposer will enter into up to a ten year lease mutually satisfactory to the Town and the proposer.
3. Such other terms and conditions as the parties may incorporate into the lease or purchase and sales agreement shall constitute the entire agreement between the parties.

V. Criteria for Evaluation of Proposal

Minimum Evaluation Criteria: Those proposals that do not meet the Minimum Evaluation Criteria will be judged unacceptable.

Each proposal must be accompanied by a refundable \$250 bid bond or certified check payable to the Town of Middleborough.

Comparative Evaluation Criteria: Price is important criteria but not the only criteria. In leasing this property, the Town prefers proposals that meet a "double bottom line" in terms of both monthly lease payments and community benefit. The Town reserves the right to select a proposal that is not the highest price offered if such a proposal ranks high on other criteria. All proposals will be rated on the following five criteria:

1. Price: The proposal that offers the highest price for the property will get the highest rating in this category. Offers through brokers are encouraged but they will ultimately be judged on the basis of the net price to the Town.
2. Restrictions/Conditions: The proposals that are subject to the fewest contingencies will be rated highest.
3. Advancement of the objectives of the Town including but not limited to improvement of the socio-cultural environment in the Town.
4. Effect on the existing commercial downtown area: Proposals will be rated according to impact of proposed uses on the neighborhood in terms of type of use, density, traffic, and aesthetic effect.
5. Economic impact: Proposals will be rated according to enhancement of the property tax base, demand for municipal services, and the creation of employment. The proposal with the greatest enhancement of taxes and jobs and the least demand for services would be rated highest.

VI. Submission Requirements

Complete proposals must include the following:

1. A description of the proposed use of the property and a description of the relationship,

explaining both benefits of the use to the surrounding area and to the Town of Middleborough.

2. A narrative addressing comparative evaluation criteria requirements.
3. Certification of Tax Compliance form available from the Town of Middleborough (attachment 1)
4. A signed Certificate of Beneficial Interest form available from the Town of Middleborough (attachment 2)

ATTACHMENT 1

TAX COMPLIANCE CERTIFICATION

Pursuant to M.G.L. c. 62C, Sec. 49A, _____ [name of proposer (s)] is/are certifying under the penalties of perjury that, _____ [name of proposer (s)] is/are in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

*Signature of Individual or
Corporate Name (Mandatory)

By: Corporation Officer
(Mandatory, if Applicable)

**Social Security # (Voluntary) or
Federal Identification Number

*Approval of a contract or other agreement will not be granted unless this certification clause is signed by the applicant.

** Your social security number will be furnished to the Massachusetts Board of Revenue to determine whether you have met tax filing or tax payment obligations. Providers who fail to correct their non-filing or delinquency will not have a contract or other agreement issued, renewed or extended. This request is made under the authority of Mass. G.L. c 62C. s. 49A.

ATTACHMENT 2

DISCLOSURE OF BENEFICIAL INTERESTS IN REAL PROPERTY TRANSACTION

This form contains a disclosure of the names and addresses of all persons with a direct or indirect beneficial interest in the real estate transaction described below. This form must be filed with the Massachusetts Division of Capital Asset Management, as required by M.G.L. c. 7, sec. 40J, prior to the conveyance of or execution of a lease for the real property described below. Attach additional sheets if necessary.

1. Public Agency involved in this transaction: _____
(Name of jurisdiction)

2. Complete legal description of the property:

3. Type of transaction: _____ Sale _____ Lease or rental for _____ (term):

4. Seller(s) or Lessor(s): _____
Purchaser(s) of Lessee(s): _____

Signature

Date

WILLIAM R. KEATING
9TH DISTRICT, MASSACHUSETTS

COMMITTEE ON FOREIGN AFFAIRS
SUBCOMMITTEES
RANKING MEMBER
EUROPE, EURASIA, AND EMERGING THREATS
ASIA AND THE PACIFIC

COMMITTEE ON HOMELAND SECURITY
SUBCOMMITTEES
COUNTERTERRORISM AND INTELLIGENCE
CYBERSECURITY, INFRASTRUCTURE
PROTECTION, AND
SECURITY TECHNOLOGIES



Congress of the United States
House of Representatives
Washington, DC 20515

September 28, 2013

WASHINGTON DC OFFICE
315 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-3111

CAPE AND ISLANDS OFFICE
297 NORTH STREET, SUITE 212
HYANNIS, MA 02601
(508) 771-0666

NEW BEDFORD OFFICE
568 PLEASANT STREET, SUITE 309
NEW BEDFORD, MA 02740
(508) 999-6462

PLYMOUTH OFFICE
2 COURT STREET
PLYMOUTH, MA 02360
(508) 746-0000

Mr. Richard A. Davey
Secretary
Massachusetts Department of Transportation
10 Park Plaza, Suite 4160
Boston, MA 02116

Dear Secretary Davey:

I am writing in regard to the Massachusetts Department of Transportation's (MassDOT) plans to restructure the rotary in Middleborough where Routes 18, 28, and 44 meet in order to alleviate the heavy congestion along the corridor. Located just north of Interstate 495, traffic jams on the rotary often extend to the interchanges – causing extensive and disruptive delays to commuters and local residents.

As you know, MassDOT has proposed to create a grade separation of Route 44 over the rotary, only allowing traffic approaching the rotary on Route 44 westbound to continue on this course. This would prevent any direct access to Route 44 westbound from Routes 18 and 28 and require the use of I-495. The existing rotary continues to deter investments in the nearby industrial and commercial parks; however, I have heard repeated concern from the local community that MassDOT's proposal may further deter businesses from relocating to Middleborough due to the limited access to all routes.

It is my understanding that the Town of Middleborough has proposed an alternate plan to address the numerous concerns regarding increased traffic congestion. The Town's design would allow traffic destined for Route 44 westbound to continue to utilize the rotary to access this road, without forcing local residents to use I-495. It is my strong belief that this alternative provides interested businesses with greater convenience and accessibility while mitigating the already heavy traffic and allaying the concerns of Middleborough and Lakeville residents. Further, I understand that the Middleborough Planning Board has received public comment from residents expressing frustration at the increasing traffic at the rotary. Greater access to these roadways must be a top priority as the rotary is restructured.

It is our shared concern that the existing design continues to deter investments in the nearby industrial and commercial parks, and, as you proceed with the redesign of the Middleborough rotary, I ask that you take these thoughts into consideration. It is my belief that the Town has submitted a sufficient alternative that will facilitate commercial growth within the community, while having less of a negative impact on local traffic. Please do not hesitate to reach out to Michael Jackman on my staff at Michael.Jackman@mail.house.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "W. R. Keating".

WILLIAM R. KEATING
Member of Congress

Charles Cristello

To: Christopher Peck
Cc: Caroline R. LaCroix
Subject: RE: Audible Pedestrian Buttons

Chris

I was at the intersection today and a visually impaired person was practicing crossing with the new audible signals. They are not very loud or intrusive at all. Thanks for getting it done.

Charlie

From: Christopher Peck
Sent: Thursday, October 10, 2013 2:32 PM
To: Charles Cristello
Subject: Audible Pedestrian Buttons

Charlie,
FYI- Central Mass Signal will be installing the audible Pedestrian Signal Buttons at the 4 corners on Tuesday 10/15/13.
Chris

Christopher Peck
Director of Public Works
Middleborough, MA 02346

PH: 508-946-2481
FX: 508-946-2484
cpeck@middleborough.com

