

**REQUEST FOR PROPOSALS
REDEVELOPMENT OF THE FORMER
WILTON TANNERY SITE
833 US ROUTE 2
WILTON, MAINE**



Contact Persons:

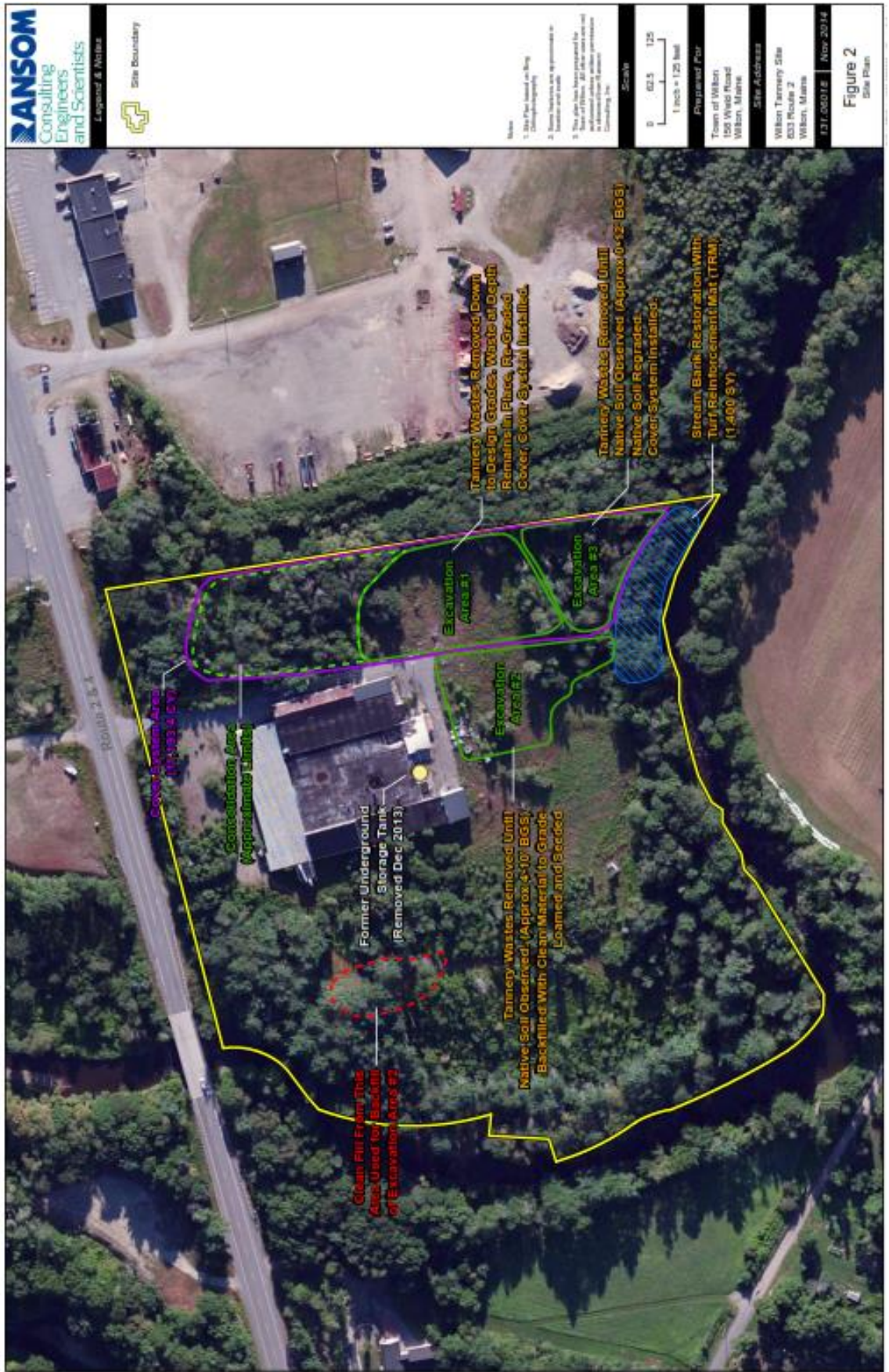
Redevelopment Questions:

Rhonda Irish
Wilton Town Manager
207-645-4961; email: manager@wiltonmaine.org

Environmental Questions:

Nicholas J. Hodgkins, Maine Department of Environmental Protection
Brownfields & VRAP Coordinator
(207) 287-4854; email: nick.hodgkins@maine.gov

Nicholas Sabatine, Vice President, Ransom Environmental
Brownfields Consultants for Town of Wilton
207-772-2891; email: nsabatine@ransomenv.com



Background...

The Town of Wilton is soliciting proposals for the redevelopment of the former Wilton Tannery property, located at 833 US Route 2, in the eastern side of the Town of Wilton, Franklin County, Maine. The site is located on the south side of US Route 2, a principal east-west route through the central portion of the state, extending from the New Hampshire border to the Town of Houlton. The site is located three miles northeast of the center of the Town of Wilton and five miles south of the Town of Farmington, Maine. The closest major city, Augusta, is located approximately forty miles northeast of the site. The Auburn, Maine intermodal facility is located approximately forty miles south of the site. Telecommunications providers and entities with a high demand for data transmission should take note of the close proximity to leasable “dark fiber” located approximately ½ mile north of this property.

The property consists of the following:

- approximately 15 acres, listed as Wilton Tax Map 34, Lot 139.
- approximate 62,000 square foot steel and concrete building that was historically operated as a Tannery and has been referred to as Wilton Tanning and Kroy Tanning. The main building was reportedly constructed in 1959, and has been vacant since 2003. Several outbuildings, and remnants of the historic water supply and waste water disposal systems, are located southeast of the Site building. The general condition of the main buildings and outbuildings varies, with some or all requiring demolition or reconstruction.
- An asphalt driveway runs along the east and south side of the building.
- The Site is serviced by public water and sewer.
- Fields and forested land currently surround the former tannery.
- The site is bounded to the east by a small stream and a commercial property, and to the south and west by Wilson Stream

The Site has been remediated as part of the EPA Brownfield Cleanup Program. Phase I and II environmental site assessments were completed in 2010 and 2011, and an Analysis of Brownfield's Cleanup Alternatives was completed for the Site in 2011. In 2013, the Town of Wilton was awarded a \$200,000 Brownfield's Cleanup Grant from the U.S. Environmental Protection Agency, and a \$150,000 Brownfield's Revolving Loan Fund Grant from the Maine Department of Economic and Community Development. Additional cleanup funds were provided through the Maine Department of Environmental 128A Brownfield program.

Site remediation was completed between December of 2013 and October of 2014, and included the following: asbestos abatement of the former tannery building; removal of a 10,000-gallon underground storage tank which formerly stored #6 fuel oil; decommissioning of onsite monitoring wells and piezometers; excavation and consolidation of approximately 12,500 cubic yards of tannery wastes; construction of approximately 11,500 square yards of engineered cover system; and the reconstruction and placement of turf reinforcement mat (TRM) along approximately 1,400 square yards of stream bank. As part of Site closure, the property will receive Maine Department of Environmental Protection Voluntary Response Action Program (VRAP) environmental liability protections. A deed restriction will be placed on the property which will prevent future extraction of groundwater, outline steps for maintenance and inspection of the cover system, and outline future steps for management of soil and groundwater during Site redevelopment activities.



Remediated site overlooking outbuildings



Remediated site - Wilson Stream at tree line

This site is owned by the Town of Wilton and is located in the Commercial Zone on Routes 2 & 4.

The Town envisions redevelopment of this property as the following:

- manufacturing
- mixed commercial
- light industrial uses
- technology based entity

Other potential uses include:

- agricultural
- ecotourism.

Successful redevelopment of this Tannery site is seen as important to the Town due to the location in the commercial district, and it could be a potential source of business activity for the Town.

The site is also designated as part of a **Tax Increment Financing District** and **Pine Tree Zone** incentives available for eligible businesses. The Town is willing to assist a qualified developer in applying for relevant Community Development Block Grant programs or other programs that would assist the project.

Request for Proposals

The Town of Wilton is seeking proposals to purchase this property from a developer/purchaser who can create and commit in a timely manner to a project with the highest possible use for the site.

All proposals must be in writing and must include the following:

- A proposed purchase price for the proposer's acquisition of the property.
- A plan for redevelopment of the property and any associated cost estimates, and a timeline for redevelopment.
- A plan for demolition of the existing deteriorated structures and outbuildings and/or redevelopment of these structures must also be included.
- References from any similar projects that you have been involved with would also be helpful.
- Evidence of the developer's financial capacity to complete the proposed redevelopment.
- Hold the Town harmless for any material or condition found on the property.

Site tours can be arranged, and additional information requested, including deed restrictions, can be obtained by calling Rhonda Irish at 207- 645-4961 at the Wilton Town Office.

The Town will evaluate proposals based on these criteria:

- ❖ Preference given to proposals that contributes to the growth of the Town's economy, generates revenues attributable to development of the Site through purchase proceeds and tax revenues, expands and preserves quality jobs, maximizes development of the Site in a thoughtful manner, including striving to incorporate green building practices, and maximizes permanent employment opportunities for Wilton and the Franklin County based area. (50%)
- ❖ Preference will be given to proposals that call for demolition or redevelopment of the buildings on the property within the shortest period of time (20%)
- ❖ The amount of the developer's total projected investment in the property (15%)
- ❖ Financial capacity, qualifications of the Developer and previous experience with similar projects (15%)

Three (3) copies of your proposal should be sent to:

Wilton Tannery Redevelopment Proposal
Town of Wilton
Attn: Rhonda Irish
158 Weld Road
Wilton, ME 04294

E-mail: manager@wiltonmaine.org

The deadline for proposals is January 2, 2015

The Wilton Selectboard is the sole authority in determining the ultimate disposition of the property and reserves all rights until a satisfactory proposal is accepted. The Town will deliver title in the form of a municipal quitclaim deed, **without warranty**, to the successful party with 30 days of final Selectboard action. The buyer shall be responsible for any court actions that may be necessary to quiet title or assure marketability of the property. The Town's conveyance of title may be made subject to a written development condition, consistent with the Developer's written proposal. The Developer/buyer shall be responsible for payment of the buyer's one-half share of applicable Maine real estate transfer taxes, plus deed recording costs.

The Town of Wilton reserves the right to accept or reject any or all proposals or negotiate additional terms and conditions based upon the best interests of the Town.

Further information may be requested by contacting the Town Manager's office at 207-645-4961 or manager@wiltonmaine.com