

In August, 2013 the Milton Board of Selectmen issued a Request for Proposals (RFP) for sale of the Town of Milton property at Central Avenue and Eliot Street, sometimes described as 0 Central Avenue. The deadline for submission of proposals was October 7, 2013. The minimum asking price was \$240,000.00, which is the appraised value of the property. The property would be sold with the following conditions:

1. The property would be restricted against any use not authorized by zoning, or, with the express consent of the Selectmen and the Planning Board, by a variance issued by the Board of Appeals or by a special permit issued by the Planning Board; and
2. If the property were to be combined with the abutting parcel(s), the combined site shall be developed by a special permit issued under Section III.J of the Zoning Bylaw (the Planned Unit Development Bylaw), the existing structure shall be demolished within sixty days of the closing, and the property shall be developed by the purchaser or his successor as a mixed – use development with a minimum of 4,000 square feet of street level retail/commercial use and substantially permitted within nine (9) months of the Purchase and Sale Agreement.

One proposal was submitted in response to this RFP. Carrick Realty Trust proposed to purchase the property for the sum of \$1,000.00. The proposal was effective for 180 business days, subject to two conditions:

- “1. The signing of a mutually acceptable Purchase and Sale Agreement.
2. The issuance of a Special Permit by the Town of Milton Planning Board authorizing the submitted proposal by 11/30/2013”.

The Board of Selectmen attempted in good faith to reach an agreement with Carrick Realty Trust. The negotiations were extensive and difficult. The Board of Selectmen extended the time to award a contract from October 31, 2013 until November 12, 2013. Ultimately the parties were unable to agree upon a Purchase and Sale Agreement which the Board of Selectmen felt was consistent with the RFP and in the best interests of the Town of Milton.

11/19/13 Bos mtg