



TOWN OF WESTFORD
OFFICE OF THE TOWN MANAGER

TOWN HALL
55 Main Street
WESTFORD, MA 01886
(978) 692-5501 FAX (978) 399-2557

To: Jodi Ross, Town Manager
From: Eric Heideman, Assistant Town Manager
Date: January 22, 2021
Re: 12 North Main Street RFP Award Recommendation

Recommended Motion: to award the solicitation process for the Disposition of 12 North Main Street to Urban Design / Development Corporation and to authorize the Town Manager's Office to begin purchase and sale negotiations with the buyer with assistance from members of the 12 North Main Street Task Force.

On November 18th, 2020, we released another request for proposals for the disposition of the 12 North Main Street mill property. We received one proposal response from Urban Design / Development Corporation. They already own the connecting property, located at 10 North Main Street. They offered a purchase price of \$5,000 and intend to redevelop the property into 60 or more residential rental units. They stressed concerns with the site's unknown environmental status, which the town is working to clarify through the completion of a limited Phase II Environmental Site Assessment, which is expected to be complete in February 2021.

The RFP Review Group felt that the respondent submitted an advantageous proposal, which should proceed forward into purchase and sale negotiations to further identify the requirements that must be met for both parties. The 12 North Main Task Force heard this recommendation from the RFP Review Group and voted unanimously to recommend contract award to the Select Board.