

**TOWN OF EAST HAMPTON, CT**

**REQUEST FOR PROPOSAL**

**Property for Town Hall  
&  
Police Department**

**RFP #2016-11**

**PHONE(860)685-1609**

DATE: January 9, 2017

FROM: Christopher G. Burt, BR, LLC 860-685-1609

Dear Sir:

#### E. TERMS AND CONDITIONS:

**Appraisal:** Accepted by respondent.

Page Two of Three:

Freedom of Information: Accepted by respondent.

## II SUBMISSION OF PROPOSALS

PROPOSAL INSTRUCTIONS: Accepted by respondent.

A. Enclosed

B. This is to confirm respondent is title owner of Site(s) and is interested in selling subject properties to the Town of East Hampton, Ct.

C. Christopher G. Burt [860-685-1609/cburtbml@aol.com](mailto:860-685-1609/cburtbml@aol.com).

D. 48 & 50 West High Street aka Old West High Street (Rt. 66) East Hampton, CT.

E. Enclosed.

F. Respondent: Christopher G. Burt.

G. Enclosed.

H. Agreed.

I. Agreed.

J. Enclosed.

K. Enclosed.

TOWN CONTACTS: Accepted/Understood by respondent.

## III. EVALUATION AND SELECTION PROCESS

A. EVALUATION CRITERIA: Accepted by respondent.

B. SELECTION PROCESS: Accepted by respondent.

C. TIMELINE: Accepted by respondent.

Page Three of Three

**RESPONDENT SUMMERY:**

I am truly pleased to present the enclosed site(s) pursuant the **TOWN OF EAST HAMPTON - REQUEST FOR PROPOSAL - Property for Town Hall & Police Department - RFP #2016-11**. The subject properties have been in my family tree for over 100 years.

\*This is to certify, I, Christopher G. Burt (owner), will accept a purchase price of \$600,000 or hereby agree to ground lease subject property for \$60,000 per year. The creation of any endowment herein shall be to the benefit of Christopher G. Burt for the remainder of his natural life not to exceed 20-25 years. The heirs of Christopher G. Burt shall not be entitled.

Thank you once again for permitting me this opportunity to present this **RFP** to you.

Very truly yours,



Christopher G. Burt

CGB/jgb

Enclosure

**ATTACHMENT A**

**TOWN OF EAST HAMPTON  
Property for Town Hall & Police Department  
PROCUREMENT NOTICE  
REQUEST FOR PROPOSAL  
RFP #2016-11**

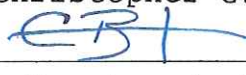
**NON-COLLUSION STATEMENT**

The company/ individual submitting this proposal certifies that it is being submitted without any collusion, communication or agreement as to any matter relating to it with any other respondent or competitor. We understand that this proposal must be signed by an authorized agent to constitute a valid proposal.

Date: January 9, 2017

Name of Company: Burt Realty, LLC

Name and Title of Agent: Christopher G. Burt Manager/Partne

By (SIGNATURE): 

Address: East Hampton Centre, P.O. Box 26  
East Hampton, CT 06424-0026

Telephone Number: 860-685-1609

**PERSONAL & CONFIDENTIAL**

**East Hampton**

**Facilities Future**

**48-50 West High Street  
Burt Site(s)**

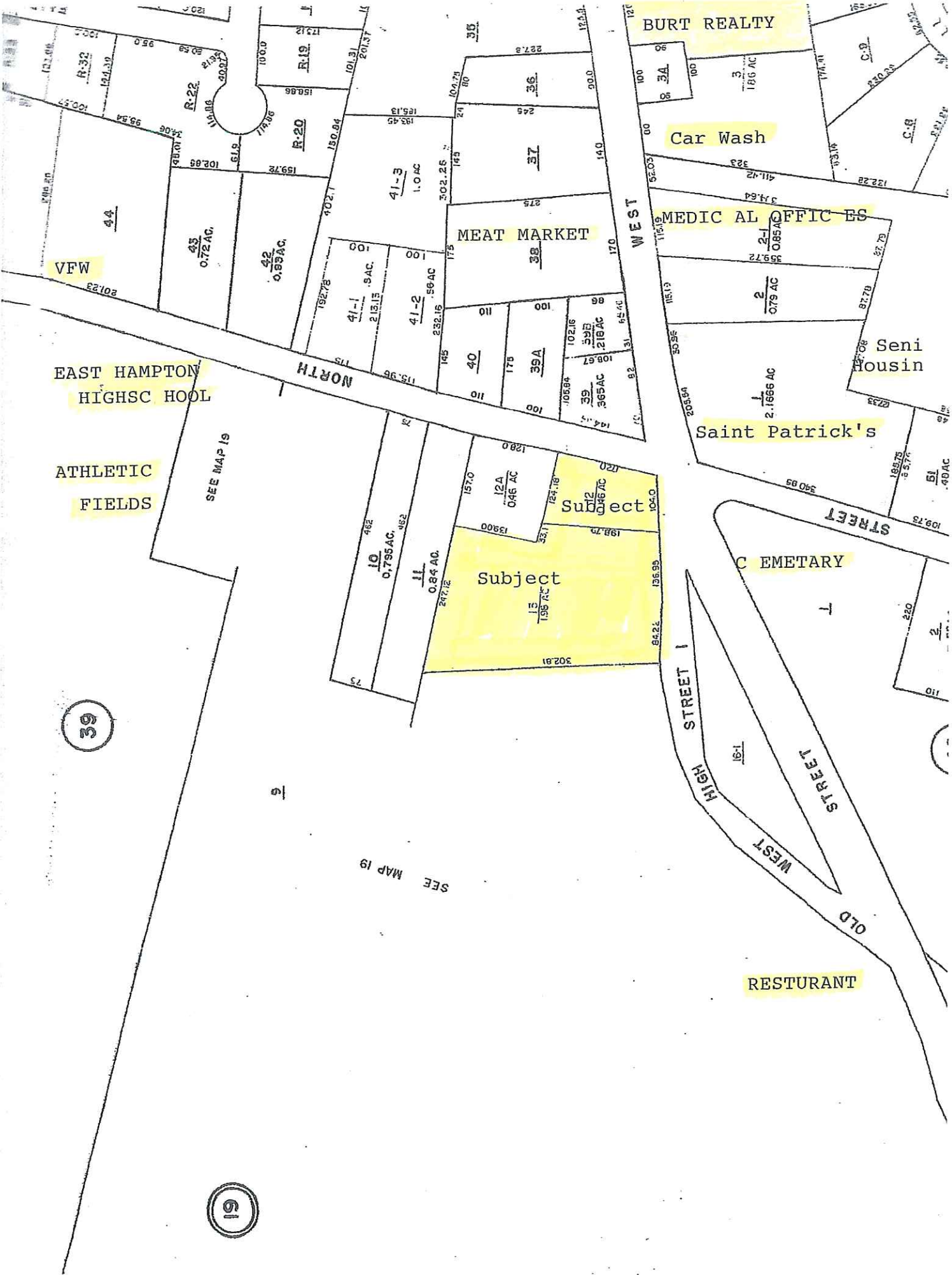
**PROPOSAL SENT SEPTEMBER 2016**



**PHONE(860)685-1609**

**PERSONAL & CONFIDENTIAL**

Enclosure





SUBJECT PROPERTY:

50 West High Street  
AKA "Old" West High

Yellow House

2+- Acres



SUBJECT PROPERTY:

48 West High Street  
AKA "Old" West High

Green House

1/2 +- Acres



Traffic Light  
Interchange

Over Looking  
Saint Patrick Church









## SUMMARY:

### **EAST HAMPTON FACILITIES FUTURE**

#### **West High Street/North Maple Street Location(s)**

The Enclosed proposal is the most prudent concept for our communities' future services and Tax Payers responsibility.

The **Burt Site(s)** are an optical illusion as they are the same size+- of Saint Patrick's compound, larger than the Rite Aid Plaza, an acre+ larger than the Theater Square. property and a prime location for a **New Town Hall**.

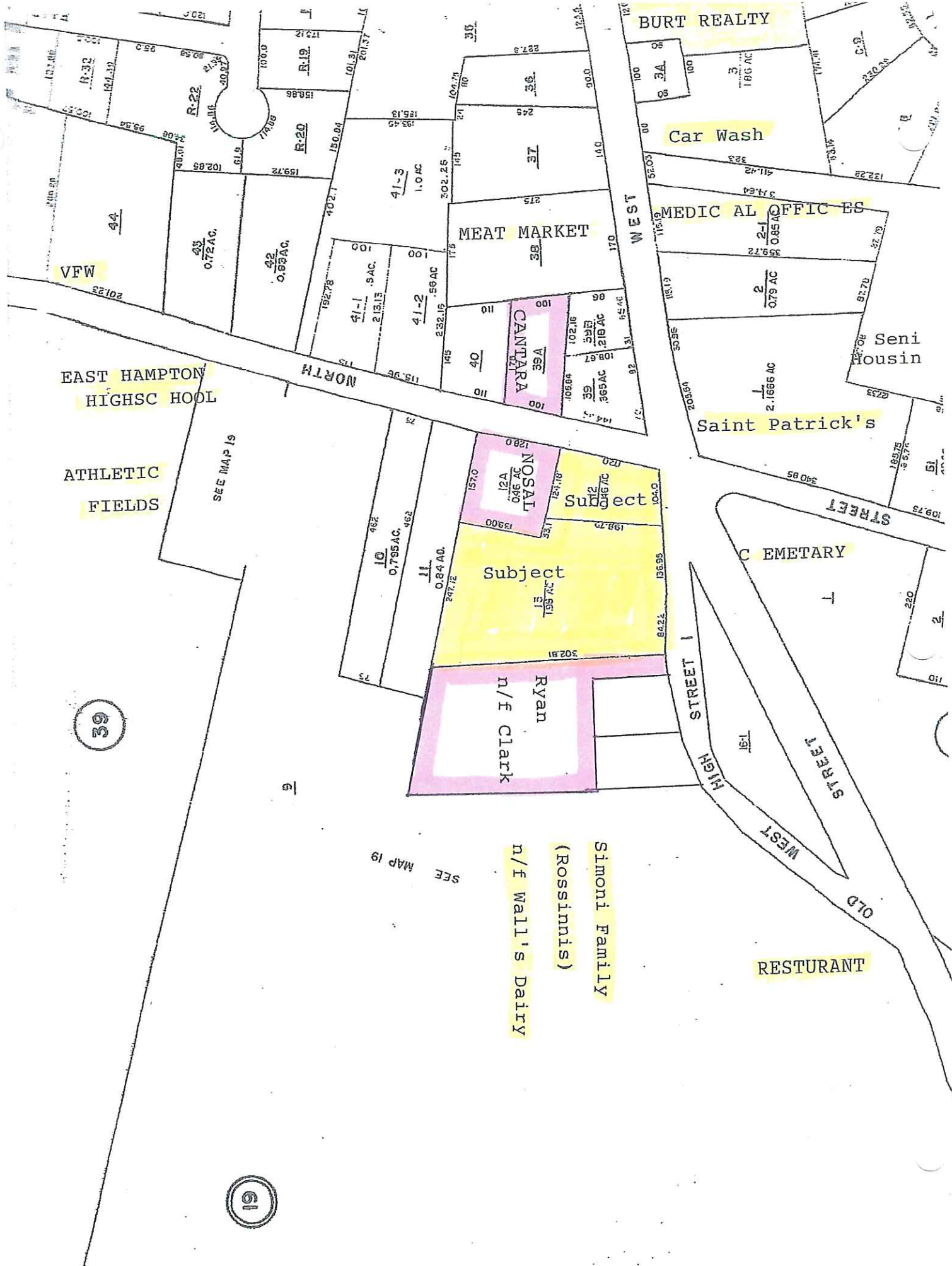
Our immediate municipal future will also require a New Fire Department location to replace Company 1 (Barton Hill) as Those headquarters are past their economic life. The **Burt Site(s)** are a one minute response time to the Middle School, High School, VFW and our commerce corridor.

The concept of building a **New Police Station** @ a cost of **\$8-\$10 Million Dollars** is financially unreasonable. A New Town Hall may be built for less than \$300 per square foot. We have just spent **\$50+ Million Dollars** on the East Hampton High School 100 yards north of the **Burt Site(s)**.

The **Burt Site(s)** located @ 48-50 West High St. aka Old West High St. (Rt.66) is adequate for a first floor building of 25,000 Sq. Ft. Thus, a 50,000 Sq. Ft. size building fits.

The subject **Burt Site(s)** are owned personally by Chris Burt. This proposal would create an endowment for both Our Community and Burt. Burt's heirs will not be recipients of this financial planning/inheritance. A lease buy-out by our community for \$1 by a Term Life Policy on Christopher G. Burt (59 ½ y o) will insure this concept. Burt is unmarried with no children/lineal decedents, only Burt can deliver this financially prudent concept.

The following pages contain information of additional site(s) available by purchase and/or eminent domain.



BURT REALTY

Car Wash

MEDICAL OFFICES

VFW

EAST HAMPTON  
HIGH SCHOOL

ATHLETIC  
FIELDS

SEE MAP 19

MEAT MARKET

CANTARA

NOSAL

Subject

Subject

Ryan  
n/f Clark

Saint Patrick's

Seni Housin

CEMETARY

RESTURANT

SEE MAP 19

Simoni Family  
(Rossinis)  
n/f Wall's Dairy

39

61

## 4 NORTH MAPLE ST

**Location** 4 NORTH MAPLE ST

**Mblu** 01A/ 39A/ 39A/ /

**Acct#** R04321

**Owner** CANTARA NANCY RACHEL

**Assessment** \$124,190

**Appraisal** \$177,420

**PID** 4096

**Building Count** 1

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$121,120	\$56,300	\$177,420
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$84,780	\$39,410	\$124,190

### Owner of Record

**Owner** CANTARA NANCY RACHEL  
**Co-Owner**  
**Address** P O BOX 26  
EAST HAMPTON, CT 06424

**Sale Price** \$0  
**Certificate**  
**Book & Page** 319/ 674  
**Sale Date** 06/28/2000  
**Instrument** 29

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CANTARA NANCY RACHEL	\$0		319/ 674	29	06/28/2000

### Building Information

#### Building 1 : Section 1

**Year Built:** 1966  
**Living Area:** 1,416  
**Replacement Cost:** \$174,288  
**Building Percent** 69  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$120,260

Building Attributes	
Field	Description



**SPECIFIC DETAIL:**  
**EAST HAMPTON FACILITIES FUTURE**  
**48-50 West High Street**  
**Burt Properties**

**SITE REVIEW:** The subject enclosed site is located @ a **Traffic Light Interchange**. The Traffic Light /Road Improvements @ Rt. 66 and Rt. 196 were 10 years in administrative issues @ a cost Exceeding \$2 Million Dollars.

**SITE**

**IMPROVEMENTS:** Are minimal on the **Burt Properties**. A Level Parcel(s) on City Sewerage and City Gas with The Best well water in our community.

**ADDITIONAL**

**ACERAGE:** An additional Acre parcel adjacent to the 50 West High Street (n/f Rita Clark title) site May be available in the future by purchase or Eminent domain. 1 North Maple Street is under Under Foreclosure (adjacent parcel). (Cantara) 4 N. Maple available for additional Parking.

**PARCELS**

**1-4:** Per letter received by Chairman Anderson (Enclosed) are either not environmentally Sound, require massive site improvements or Are financially impossible. No traffic lights.

**POLICE**

**STATION:** Renovate current Town Hall. Central location Comfortable transition. Minimal Cost (\$1-\$2m)

**COMPENSATION**

**BURT SITE:** As this property is owned by Christopher G. Burt, personally. An "Endowment Lease" funded By a Term Life Insurance policy with the Government of East Hampton recipient, this is The Solution to our facilities Future.

A \$60,000 per year lease (ground) for a 20-25 year term. The Town may assign any/all Improvements there upon and compensate via Lease hold and effectively have minimal cost Of our **Facilities Future**. (48-50 WH)

**CONTROVERCIES:** Minimal- Heirs of Christopher G. Burt, Cobalt Fire House elimination, Subject Site large Enough to hold both New Town Hall & New Fire House (Company 1 Replacement) and/or EHPD.

September 13, 2016

The Honorable Patience Anderson, Chairwoman  
East Hampton Town Council  
20 East High Street  
East Hampton, CT 06424

Dear Chairwoman Anderson:

With Council action on August 30th to reject pursuit of a \$250,000 special appropriation for engineering, architectural, environmental and project management fees relative to conversion of the Center School/Town Hall/Memorial School with estimated costs of up to \$44.4 million, we believe it is time for the Council to move on and address the much needed police and town hall facilities. Leave Center School just that - a school! It already is a draw to the Village Center. Putting a Town Hall in that facility would change very little in that regard.

After months and months of the sub-committee focusing on that one plan - conversion of the Center School into a Town Hall and Police Station and building replacement classrooms and facilities at Memorial School - the challenge becomes daunting on the direction now to take. Immediate action is necessary so that those needs are not further stalled.

We would strongly suggest the following course of action:

- A. Use the *Facilities Assessment Report* from the Town Facilities Evaluation Committee of October 2014 as a primer.
- B. Immediately investigate plausible sites to locate the police station and town hall. It could make tremendous sense to convert the current town hall into the police and public safety facility. This approach will require renovation and conversion expenses as the building now has several critical structural needs. But it is highly visible for those in need of police services.
- C. Begin evaluation of sites to locate a new town hall. Such a facility would be properly designed and sized for our community, planning for modest population and service growth for a community of 18,000 - not 25,000 to 30,000 people. It is very likely that new town hall and the renovation of the existing town hall could be accomplished for less than \$15 million - a far cry from the Center School renovation plan estimated at \$24.0 million.

To jump start this, we suggest several sites that could meet the town's needs. Each has direct access to public sewer and natural gas. Some have access to public water or existing wells. These sites are:

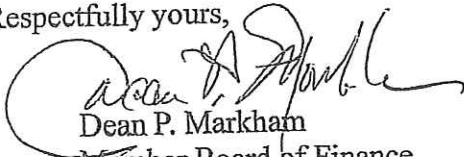
1. The police annex at 205 East High Street along with 197 East High Street, providing a 3.24 acre site, owned by J2 Management LLC and Morgan & Molly LLC, respectively;
2. Undeveloped land owned by Mr. Ronald Wallace at 170-180 East High Street totaling 7.85 acres which backs up to Bear Swamp Road. It may be possible to acquire adjacent parcels to create a 10.65 acre campus;




3. Inclusion within the Edgewater Hill Properties LLC complex at 130 East High Street. There is a significant aquifer at this location which could possibly accommodate town water needs along Rt. 66;
4. In the Village Center, encompassing 3.61 acres at 101 Main Street and 8 Walnut Avenue owned by GMA3 LLC and Susan Russo/ Jason Mellon, respectively. Formerly known as the Gong Bell Mfg. Co., it is located adjacent to the Library - Senior Center. Clean up of these parcels would greatly enhance the viability and development of the Village Center and meet prior Council objectives to bring more visibility to the downtown; and,
5. The parcels at the corner of North Maple Street located at 48 and 50 Old West High Street owned by Mr. Christopher Burt, encompass 2.44 acres.

It is now up to the Town Council to identify a site, establish a budget "not to exceed" and appoint a building committee independent of the Town Council. Propose a sensible project within our taxpayer's financial means - one that is in the best interests of our community.

Respectfully yours,

  
Dean P. Markham  
Member Board of Finance  
8 Huckleberry Acres  
East Hampton, CT 06424

  
Alan Hurst  
Member Board of Finance  
1 Spice Hill  
East Hampton, CT 06424

**BURT REALTY, LLC**

PHONE(860)685-1609

\*\*\*\*\*

P. O. Box 26, East Hampton Centre, EAST HAMPTON, CT 06424

**Christopher G. Burt, Broker**

cburtbml@aol.com

## DISCLAIMER

Christopher Gorman Burt is the Managing/Partner of Burt Realty, LLC  
A Connecticut Legal Entity pursuant State Statue. Burt Realty, LLC is  
A Licensed Real Estate Broker (REB 0757182) pursuant the Connecticut  
Department of Consumer Protection. The enclosed subject properties are  
Titled to Christopher Gorman Burt. The legal description may be  
Researched on the Land Records of the Town Clerk of East Hampton, CT.  
The subject properties are not titled to Burt Realty, LLC.

