

# Request for Proposals



## To Purchase and Renovate or Restore 301 Willow Street, Snow Hill, MD 21863

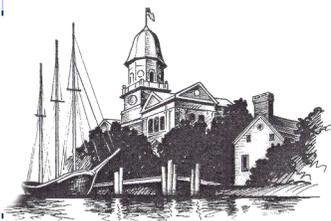
The Town of Snow Hill has declared the above referenced property, identified on Worcester County Tax Map 200 Parcel 110, as surplus property and is currently accepting proposals from interested buyers for the purchase, restoration and/or renovation of this 13,058 square foot property. The sale will include a perpetual easement to the Town of Snow Hill, as shown on L.E. Bunting survey of plat entitled "Horace G. Payne Estate, Lot 1", totaling 3,431 sq. feet. The building includes two floors, each totaling roughly 1264 square feet of space. The property is currently zoned R2 under the Town of Snow Hill Zoning Code. The sale is "as is, with all faults". The property will be available for inspection by appointment, which may be scheduled by contacting Kelly Pruitt, Town Manager at 410-632-2080.

The selection of the successful purchaser will be based upon a combination of the price offered for purchase of the property and the plan proposed for intended use. Submitted proposals must include:

- Scope of the project to include architectural, structural, electrical, plumbing and mechanical work
- Intended use of the property
- Level of rehabilitation (repairs, renovations, modifications or reconstruction)
- Site plan, preliminary floor plan, and elevations developed enough to clarify the applicants intended use of the property
- Project schedule based on all requirements (code review, historic district approval, permit procurement)

103 Bank Street  
P.O. Box 348  
Snow Hill, Maryland 21863

Phone: 410-632-2080  
Fax: 410-632-2858



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Page 2

Proposals will be reviewed by the Mayor and Town Council. The Mayor and Council reserve the right to reject any and all proposals, waive formalities, informalities and technicalities therein, and to take whatever proposal they determine to be in the best interest of the Town of Snow Hill. Considerations include: highest and/or best proposal, quality of goods and work, time of delivery or completion, responsibility of bidders being considered, previous experience of bidders with construction and restoration, or any other factors they deem appropriate. **Successful bidders must begin renovation or restoration within six (6) months of acquiring the property.**

All inquires shall be directed to Kelly Pruitt, Town Manager, at 410-632-2080. Deadline for submissions will be on June 3, 2016 by 4:30pm and should be submitted in a sealed envelope marked: Town of Snow Hill, Attn: Kelly Pruitt, "Willow Street Proposal", 103 Bank Street, Snow Hill, Maryland 21863. Submissions may be mailed or hand-delivered.

## TAX CREDITS

The property is located in Snow Hill's Arts and Entertainment District which provides the opportunity for property tax credits against town and county property taxes as established by Resolution 2006-02, approved by the Mayor and Council and by Resolution 06-4, approved by the Worcester County Commissioners. The intent to seek the tax credits must be established prior to rehabilitation in order to be approved by the Maryland Department of Assessment and Taxation. Seeking such tax credits will be the responsibility of the property owner.

The property is located in Snow Hill's Historic District and is included in the town's inventory of historic properties which may qualify the property for historic tax credits. Seeking such credits will be the responsibility of the property owner.

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