

**ADVERTISEMENT FOR SALE
OF BUTTONHOOK PROPERTY**

**CHAPPAQUA CENTRAL SCHOOL DISTRICT
P.O. Box 21, Chappaqua NY 10514**

NOTICE TO PROSPECTIVE PURCHASERS

The Board of Education of the Chappaqua Central School District, Chappaqua, New York invites the submission of bids/offers to purchase the following property:

**BUTTONHOOK ROAD PROPERTY
BUTTONHOOK ROAD and GAREY DRIVE**

Information and Conditions of Sale regarding the above properties may be obtained beginning **June 30, 2022 at 12 Noon** at the District Business Office, 66 Roaring Brook Road, Chappaqua, NY 10514 (914-238-7200), between the hours of 9:00 a.m. and 4:00 p.m. Monday through Thursday, except holidays and from the District website at www.chappaquaschools.org.

All bids/offers to purchase shall be sent to Andrew Lennon, Assistant Superintendent for Business, 66 Roaring Brook Road, Chappaqua, NY 10514, NY by no later than Tuesday, August 30, 2022 at 1:00 p.m. at which time bids/offers to purchase will be opened publicly.

All bids/offers to purchase must be in writing and submitted in an opaque envelope clearly marked with the name of the person(s) or organization making the bid/offer, and designated "BID/OFFER TO PURCHASE BUTTONHOOK PROPERTY". All bids/offers must include all conditions of sale and any additional stipulations. Such conditions of sale and additional stipulations may or may not be acceptable to the School District.

The Board reserves the right to accept or reject any such bid/offer or may reject all such offers in its discretion if they are not in the best interests of the School District.

If any potential bidder/offeror wishes to ask any questions or to view the site described above, please contact: Andrew Lennon, Assistant Superintendent for Business, Chappaqua, NY, Telephone No. (914) 238-7200 or email AnLennon@ChappaquaSchools.org. All questions should be submitted in writing to the above address.

By Order of the Chappaqua Central School District.

Dated: June 30, 2022

CONDITIONS OF SALE

CHAPPAQUA CENTRAL SCHOOL DISTRICT 66 Roaring Brook Road, Chappaqua NY 10514

The Board of Education of the Chappaqua Central School District, Chappaqua, New York (the “Board”) invites the submission of bids/offers to purchase the following property:

BUTTONHOOK ROAD, CHAPPAQUA, NY (“Property”), Section 081, Block 0001, Lot 008, 20.36+/- acres.

The following are the terms and conditions:

1. All bids/offers must be received by Andrew Lennon, Assistant Superintendent for Business, Chappaqua Central School District, 66 Roaring Brook Road, Chappaqua, NY 10514 by August 30, 2022 at 1:00 p.m., at which time the bids/offers received will be opened and read.
2. All bids/offers must include all of the following:
 - The name of the person(s) or organization making the bid/offer.
 - The Purchase Price for the building and property.
3. The Board reserves the right to reject any/all bids/purchase offers.
4. Upon the sale of the property by the Board, the NYS Education Department may no longer have jurisdiction and these buildings will then become subject to all Federal, State and local codes, ordinances, laws and regulations. The Board makes no representation regarding the potential use of the property or the ability of the purchaser to receive approval from any agency, authority, board, commission and Federal, State and local jurisdiction. The bidder/offeror is solely responsible for understanding the zoning laws and regulations applicable to the particular property and the potential use, and for making application to the federal, state and/or local agency/municipality for any use permit or variance.
5. The bidder/offeror shall be solely responsible for the costs attendant to any State Environmental Quality Review Act (SEQRA) review, including a comprehensive review if the use is a Type I activity under the SEQRA Regulations.
6. No bid or offer shall be contingent upon the bidder/offeror receiving approval from any governmental or other agency, authority, board, or commission.
7. A. Buttonhook is offered for sale in its current condition “as is”. The Board makes no warranty or representations regarding the condition of the property. The Board will not perform any repairs, renovations or reconstruction of the building or property. It

is strongly recommended that any interested individual or organization make an appointment to inspect the property prior to making an offer.

And/Or

B. Buttonhook is offered for sale based upon all governmental approvals for the property being developed with six single family building parcels. The Board will not perform any repairs, renovations or reconstruction of the building or property. It is strongly recommended that any interested individual or organization make an appointment to inspect the property prior to making an offer.

8. The closing of title on Buttonhook shall occur within 180 days of the bid award (which may be extended upon mutual agreement).
9. The purchaser will be solely responsible for any and all of the purchaser's expenses and costs, including but not limited to their attorney's fees, testing, inspections, survey, title report and title insurance, financing costs etc.
10. The successful bidder, upon notification in writing from the Board of Education of the acceptance of the bid/offer, will be permitted access to the Property to conduct tests and inspections as are appropriate and reasonable, at their sole expense, including but not limited to an ESA Phase I analysis, structural inspection, radon etc., subject, however, to the requirement that the bidder/offeror provide liability insurance naming the School District as an additional named insured. The bidder/offeror and its consultants and contractors must also agree to hold harmless and indemnify the School District from any liability whatsoever arising or resulting from the conducting of such tests, inspections etc. The purchaser shall have no more than 60 days from the date of the notice of award of the bid/offer within which to perform all such tests and inspections.
11. The successful bidder/offeror will be required to provide documentation proving that it/they has the financial resources available to purchase the property, which may include an audited financial statement within the last six months, or proof of preapproval by a bank or other institution if a mortgage is being sought.
12. Each bid/offer must be accompanied by a bid bond or certified/bank check in the amount of \$100,000 as bid security, made payable to the Chappaqua Central School District. The bid security of the successful bidder/offeror will be deposited in the School District's Trust and Agency account pending the closing of title.
13. If no acceptable bid/purchase offer is received by the Board by the date in paragraph 1 above, the Board may sell the property in accordance with terms that are agreeable to the Board of Education.
14. All questions should be submitted in writing and directed to Andrew Lennon, Assistant Superintendent for Business, P.O. Box 21, Chappaqua, NY 10514 or AnLennon@ChappaquaSchools.org

15. The School District will provide good and marketable title and will transfer such property using a bargain and sale deed with covenant against grantor's acts.