

Historic Preservation Commission Meeting REGULAR

Tuesday, May 12, 2026 at 7:00 PM

REMOTE ACCESS ONLY

To Join Via Zoom Meeting Go To:

<https://us06web.zoom.us/j/89238445474?pwd=nA1Ehjl8Qjh8v4LTGxrra3h0DGd8CR.1>

Alternatively you can Call In by Dialing: 1-929-205-6099

For both remote options, the Meeting ID is: 892 3844 5474

Passcode: 528804

Members: Eric Gilbertson (Chair), Robert McCullough (Vice Chair), Paul Carnahan, Bryan Jones and Linden Chozinska

1. Call to Order
2. Public Comments [~5 minutes]
3. Approval of the Agenda [~5 minutes]
4. Comments from the Chair [~5 minutes]
5. Review Draft Letter re: 87 State St (Federal Building)
6. Update re: CLG Grant Applications
7. Review and Approve Minutes: 04/14/2026 [~5 minutes]
8. Other Business - Next Meeting, June 9th
9. Adjournment

Meetings are open to the public. For questions about accessibility or to request accommodations please call (802) 223-9506.



802-233-9506 phone

39 Main Street, Montpelier, VT 05602

802-262-6080 fax

www.montpelier-vt.org

Mr. Anthony Barbati
General Services Administration
anthony.barbati@gsa.gov

Mr. Jon Copans
Montpelier Commission for Recovery and Resilience
jon@montpelierstrong.org

Mr. Ben Doyle
President, Preservation Trust of Vermont
Ben@ptvermont.org

Mr. Matthew Jelacic
Community and Economic Development Specialist
City of Montpelier
mjelacic@montpelier-vt.org

Ms. Lindsay Kurrle
Secretary, Agency of Commerce and Community Development
lindsay.kurrle@vermont.gov

Ms. Laura Trieschmann
Vermont State Historic Preservation Officer
laura.trieschmann@vermont.gov

Dear Colleagues:

Montpelier's Historic Preservation Commission is deeply concerned about the prospects for the Federal Building at 87 State Street in Montpelier, currently being marketed by the General Services Administration via online auction at: https://www.realestatesales.gov/asset-details/?property_id=53.

Due to its size, design, historic significance, and prominent location in the center of Montpelier's Downtown Historic District, the property will be especially challenging to rehabilitate. Our greatest concern is that the property be transferred to a new owner who has a demonstrated history of successful commercial projects, and who can promptly and efficiently rehabilitate the building for new uses that are compatible with the city's Master Plan. The building already has been standing vacant for almost three years, and a lengthy continuation of that vacancy would be visually, physically, and economically devastating for the city—a stark failure of resolve for all to see.

Fortunately, Montpelier is rich in the goodwill of its city officials and committees or commissions, commercial businesses, non-profit organizations, property developers, resident volunteers, and local work force. Together, this civic-minded citizenry can offer tangible contributions in time and expertise, and we urge all concerned to tap this endowment in order to help the project succeed.

We also urge city officials to sharpen their focus on the best new uses for the building, among them the potential for housing units located on the building's interior perimeters, consistent with the city's goals of providing living spaces within walking distance of downtown resources. In addition, the building's central core may hold capacity for commercial offices, with opportunities to design protection from flooding. Moreover, developing a variety of model floor plans will facilitate cost estimates when developers are able to load those plans into CAD software. Similarly, providing trial or preliminary opportunities to test permit review will also aid developers and reduce costs, and the Historic Preservation Commission will be glad to assist in that effort.

We also urge the General Services Administration to take a thoughtful approach to the transfer, notwithstanding the limitations of auction sales and the predilection (or mandate) for highest bidders. To date, GSA has dutifully complied with the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, and the regulations adopted to implement that law, found in 36 CFR Part 800.1 and subsequent sections. *Our commission sincerely appreciates those efforts.*

In at least one aspect, however, conclusion of the Section 106 process remains unresolved because the potential for adverse effect continues to exist and may depend heavily on the success or failure of the auction sale and the qualifications of the winning bidder. In 36 CFR 800.5 (a) (1) *Criteria of Adverse Effects*, the regulations specifically anticipate the type of complicated circumstances surrounding the Federal Building in Montpelier by explaining that: *Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.*

Granted, this is a challenging project, and the conditions imposed by the city's formal findings under Section 106 hopefully will lead to a successful project. Nevertheless, we urge GSA to be cognizant of these challenges and to work with city officials and commissions to achieve mutually satisfactory results.

HPC

copy to:
Chittenden County Commercial Real Estate Brokers

-

**U.S. General Services Administration
Invitation for Bids**

**SALE OF GOVERNMENT REAL PROPERTY
Former Montpelier Federal Office Building
87 State Street, Montpelier VT**



**IFB Number: 126VT118201
GSA Control No. VT-1182-AA
Issued on 5/06/2026**

Bids for the purchase of the Government-owned Property described in the Property Description portion of this Invitation for Bids will be received continuously and will be posted at RealEstateSales.gov.

Auction Summary

Sale Type: **Online Auction**

Start Date: **June 15, 2026**

Soft Close Date: **August 5, 2026**

Starting Bid: **\$ 500,000**

Registration Deposit: **\$ 50,000**

Bid Increment: **\$ 10,000**

Sales Information

Anthony Barbati
617-459-6776
anthony.barbati@gsa.gov

Online Auction

RealEstateSales.gov

Register and submit your bid

Online Auction Assistance

Lawanda Maryland
617-565-5700
realestate.sales@gsa.gov

Send Bid Form and Registration Deposit to:

U.S. General Services Administration
Real Property Disposition (1PIB)
10 Causeway Street, Suite 1100
Boston, Massachusetts 02222
Attn: Lawanda Maryland

Property Disposition Web Page

<https://disposal.gsa.gov>

Inspection Opportunities:

Inspection will be available for registered bidders, by appointment only. See RealEstateSales.gov for information.

Table of Contents

Property Description	page 2
Terms of Sale	page 4
Instructions to Bidders	page 10
Notices and Covenants	page 17
Bidder Registration and Bid Form	page 23

PROPERTY DESCRIPTION

1. LOCATION AND SETTING

This office building is prominently located in Montpelier, the capital city of Vermont. Situated in a commercially accessible area, the property is located at 87 State Street. The building benefits from Montpelier's unique character, offering a blend of small-town charm and accessibility to state government resources.

Located less than a ¼ mile from the State Capitol building, the property is easily accessible via Vt Route I-89. Its location provides convenient access to downtown Montpelier's amenities, including restaurants, shops, and government offices. Montpelier is nestled in a picturesque valley along the Winooski River, offering a scenic backdrop to the property. The surrounding area features a mix of residential neighborhoods and commercial developments. The building's location also provides relatively easy access to outdoor recreational opportunities.

2. SALE PARCEL DESCRIPTION

The former Montpelier Federal Building is a 3-story, 70,000 sf contemporary office building on a 1.6+/- acre lot that supports a mix of office, administrative and storage uses. Surrounding properties include government and commercial uses. The building was listed in 2018 as a contributing resource to the Montpelier Historic District National Register nomination (78000246).

3. LEGAL DESCRIPTION

For legal descriptions and full parcel delineation in a survey prepared by Kenneth A. Leclair dated 1966 see (Exhibit A).

4. TAX PARCEL ID (OR ASSESSOR'S PARCEL NO.)

Parcel ID: 148-087000

5. UTILITIES & SERVICE PROVIDERS

Procurement of utility service shall be the responsibility of the Purchaser as of the date of conveyance. Bidders are urged to contact utility providers for the local service area. Below are the current utility service providers.

Electric - Green Mountain Power

Water - City of Montpelier

Sewer - City of Montpelier

District Heat - City of Montpelier

Boiler – Oil

Diesel Fuel Generator (not operable)

TERMS OF SALE

1. DEFINITIONS

a. AUTOMATIC BID

Also known as “bid by proxy” wherein the bidder establishes a person to bid on their behalf at auction up to a certain limit. In the case of online auctions, computers have automated the proxy role and bidders establish their bid limits online and the software answers bid challenges by automatically making the next bid increment up to the proxy limit.

b. BACKUP BIDDER

The term “Backup Bidder” refers to the bidder, whose bid conforms to the terms and conditions of the IFB, is the second-highest dollar bid at the close of the auction and is determined by the Government to be the second most acceptable bid.

c. BIDDER(S)

The term “Bidder” or “Bidders” as used herein refers to the offeror or offerors for the purchase of the subject Property, and is used interchangeably with “you.”

d. BID INCREMENT/INTERVAL

The “Bid Increment” is the minimum amount of money required to increase a starting or current bid. “Bid Interval” is the maximum amount of time in which to make a bid before the auction ends. The Bid Interval is also referred to as the Inactivity Period at RealEstateSales.gov.

e. BROKER

The term “Broker” as used herein refers to a person with an active real estate license in the State where the Property is located, who acts on behalf of a Bidder

f. CLOSE TIME

Close Time is stated on the RealEstateSales.gov website in the “Item Information” section and represented by the Time Remaining countdown clock as the time remaining for making bids. **Online auction sales cannot end on Weekends or Federal Holidays.**

g. EARNEST MONEY

The term “Earnest Money” refers to the Bidder’s deposit of money demonstrating the Purchaser’s good faith offer to the Government to fully execute and comply with all terms, conditions, covenants and agreements contained in any contract resulting from the Government’s acceptance of the Bidder’s offered bid price. Once a bid is accepted by the Government for a contract, all prior deposits made by the Purchaser to register for the sale, subject to this Invitation for Bids, become Earnest Money to the benefit, custody, accountability and control of the Government.

h. FLAT BID

A flat bid is for an amount at least the current bid plus the posted minimum Bid Increment. If the bid is greater than another bidder’s automatic bid, the system will consider this flat bid as the current (winning) bid. If the bid is less than or equal to another bidder’s automatic bid, the system will record the bid but it will not be considered the current (winning) bid.

i. GENERAL SERVICES ADMINISTRATION

The term “General Services Administration” (“GSA”) as used herein refers to the United States General Services Administration.

j. GOVERNMENT

The term “Government” as used herein refers to the United States of America, and is used interchangeably with “Seller” and “Grantor.”

k. HIGH BIDDER

The term "High Bidder" refers to the bidder, whose bid conforms to the terms and conditions of the IFB, is the highest dollar bid at the close of the auction and is determined by the Government to be the most acceptable bid.

l. INVITATION FOR BIDS

The term "Invitation for Bids" ("IFB") refers to this document and the following items that are attached hereto and incorporated herein: the Property Description; Terms of Sale; Instructions to Bidders; Notice and Covenants; Bidder Registration and Bid Form for Purchase of Government Property; Exhibits and Additional Documents. Should the aforementioned documents be modified or supplemented by any addenda or amendments, or replaced by a new issue, issued by the Government prior to the conclusion of the online auction, those modifications, addenda or amendments, shall be part of the reissued IFB.

m. PROPERTY

The term "Property" refers to the property or properties described in the Property Description of this IFB.

n. PURCHASER

The term "Purchaser" refers to the bidder whose bid the Government accepts and is used interchangeably with "Buyer" and "Grantee."

o. WEBSITE

The GSA Real Property Disposition website, RealEstateSales.gov, allows the public an opportunity to bid electronically on Federal real property. Additional information can also be found at disposal.gsa.gov.

2. DESCRIPTION PROVIDED IN IFB

The description of the Property, and all other information provided with respect to the Property set forth in the IFB, are based on the best information available to GSA, Real Property Disposition (1PIB) and are believed to be correct. Any error or omission, including but not limited to, the omission of any information available to the agency having custody over the Property and/or any other Federal agency, shall NOT constitute grounds or reason for nonperformance of the contract of sale, or claim by Purchaser for allowance, refund or deduction from the purchase price. The IFB is made available at Realestatesales.gov and may be modified and amended by the Government at any time prior to the conclusion of the auction. Bidder agrees and accepts that notices of any changes to the descriptions provided in this IFB are satisfactory when made available on either or both of GSA's real property disposal websites at RealEstateSales.gov and/or disposal.gsa.gov.

3. INSPECTION

Inspection will be available for registered bidders, by appointment only. GSA will post inspection opportunities on the auction website.

No one will be allowed access to the Property without the presence of a GSA employee or designee.

Bidders are invited, urged, and cautioned to inspect the Property prior to submitting a bid. Photos provided by the Government may not represent the condition or existence of any improvements of the Property and are NOT to be relied upon in place of the Bidder's own inspection. Any maps, illustrations or other graphical images of the Property are provided for visual context and are NOT to be relied upon in place of the Bidder's own inspection. The failure of any bidder to inspect, or to be fully informed as to the condition of all or any portion of the Property, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid after the auction.

4. CONTRACT

The IFB and the bid, when accepted by the Government shall constitute an agreement for sale ("Agreement") between the high bidder ("Purchaser") and the Government. Such Agreement shall constitute the whole contract to be succeeded only by the formal instrument(s) of transfer, unless modified in writing and signed by both parties. No

oral statements or representations made by, or for, or on behalf of either party shall be a part of such contract. In addition, the Purchaser shall not transfer or assign the Agreement without the express written consent of the Government. Any assignment transaction without such consent shall be void.

5. CONDITION OF PROPERTY

The Property is offered for sale **“AS IS” AND “WHERE IS”** without representation or warranty, expressed or implied. The Purchaser, and Purchaser’s successors and assigns, or any party-in-possession of the Property, or any part thereof, further acknowledges that the Government makes no representations or warranty concerning the title, zoning, character, condition, size, quantity, quality and state of repair of the Property. The Government makes no other agreement or promise to alter, improve, adapt or repair the Property not otherwise contained herein. Purchaser shall rely solely on their own due diligence and examination of the Property. Purchaser acknowledges that there will be no claims or any allowances or deductions upon grounds that the Property is not in condition or fit to be used for any purpose intended by the Purchaser after the conclusion of the auction.

6. ZONING

Verification of the present zoning and determination of permitted uses, along with compliance of the Property for any proposed future use, shall be the responsibility of the bidder; and the Government makes no representation in regard to zoning matters. Any inaccuracies or changes in the zoning information shall NOT be cause for adjustment or rescission of any contract resulting from this IFB.

For more information contact:

The City of Montpelier
Planning & Community Development Department
permits@montpelier-vt.org
39 Main Street, Montpelier VT 05602
Phone: 802-223-9506
<https://www.montpelier-vt.org/778/Planning>

7. RISK OF LOSS

As of the date of conveyance, the Purchaser shall assume all responsibility for care and handling and all risks of loss or damage to the Property, including but not limited to all buildings and other improvements located thereon, and assume all obligations and liabilities of ownership and no claim for any allowance or deduction upon such grounds will be considered after the conclusion of an auction.

8. TAXES, ASSESSMENTS AND OTHER COSTS

As of the date of conveyance, the Purchaser shall assume responsibility for all general and special real and personal property taxes or other assessments which have been or may be assessed on the Property, and for all sums due to be paid by the Government in lieu of taxes, which amount shall be prorated.

9. REVOCATION OF BID AND DEFAULT

Purchaser agrees that bids made to purchase the Property are binding offers and once accepted for contract by the Government, all deposits made by the Purchaser to register for the sale, subject to this Invitation for Bids, become Earnest Money to the benefit, custody and accountability of the Government.

In the event of (1) revocation of a bid after the conclusion of an auction, but prior to acceptance of the high bid by the Government, or (2) in the event of revocation of a bid after notice of acceptance, or (3) in the event of any default by the Purchaser in the performance of the contract of sale created by such acceptance, or (4) in the event of failure by the Purchaser to consummate the transaction, the Purchaser agrees that any Earnest Money and all deposits paid to the Government in any acceptable form, including credit card, together with any payments subsequently made on account, are subject to forfeit by the Purchaser to the Government at the option of the Government as damages for breach of contract, in which event the Purchaser shall be relieved from further liability. Purchaser agrees that all deposits made with credit cards are subject to forfeit upon Government determination of Purchaser’s default and breach of contract. Purchaser shall not request retrieval, chargeback or any other cardholder refund.

Purchaser agrees and understands that a debt to the United States of America subject to claim or collection by applicable Federal law may be created if their Earnest Money is in any way made unavailable to the Government and that any party that knowingly participates in such retrieval or refund may be held fully accountable for interfering with a Government contract.

10. GOVERNMENT LIABILITY

If the Government accepts a bid for the purchase of the Property and (1) the Government fails for any reason to perform its obligations as set forth herein; or (2) title does not transfer or vest in the Purchaser for any reason, although Purchaser is ready, willing, and able to close; or (3) any other contractual claim or cause of action hereafter accrues in favor of Purchaser under the terms of this IFB, Government's liability to Purchaser shall be strictly limited to all amounts of money Purchaser has paid to Government without interest whereupon Government shall have no further liability to Purchaser.

11. TITLE EVIDENCE

Any bidder, at their sole cost and expense, may procure any title evidence that the said bidder desires. The Government will, however, cooperate with the Purchaser or their authorized agent in this transaction, and will permit examination and inspection of such deeds, abstracts, affidavits of title, judgments in condemnation proceedings, or other documents relating to the title of the premises and Property involved, as it may have available. It is understood and agreed that the Government is not obligated to pay for any expense incurred in connection with title matters or survey of the Property.

12. TITLE

If a bid for the purchase of the Property is accepted, a quitclaim deed or a deed without warranty in conformity with local law and practice will convey the Government's interest. The Government does not pay for or provide title insurance.

13. EASEMENTS, ENCROACHMENTS AND RESERVATIONS

The Property will be sold subject to any and all covenants, reservations, easements, restrictions, encroachments, and rights, recorded or unrecorded, in favor of third parties, for highways, streets, power lines, telephone lines and equipment, pipelines, drainage, sewer and water mains and lines, public utilities, public roads, railroads and other rights-of-way, and any easements, reservations, rights and covenants reserved by the Grantor herein.

14. CONTINUING OFFERS

Each bid received shall be deemed to be a continuing offer for sixty (60) calendar days after the close of the online auction until the bid is accepted or rejected by the Government.

If the Government desires to accept any bid after the expiration of the sixty (60) calendar days, the consent of the bidder shall be obtained prior to such acceptance.

15. TENDER OF PAYMENT AND DELIVERY OF INSTRUMENT OF CONVEYANCE

Prior to closing, the Purchaser or Purchaser's agent must open an escrow account with an independent, unaffiliated escrow company ("Escrow Holder") to handle the closing. All closing costs, including escrow fees and document handling expenses, shall be borne solely by the Purchaser. As part of the closing, the Government will provide escrow instructions to the Escrow Holder regarding the recording, disposition of proceeds and related matters.

The closing date of the sale is sixty (60) calendar days after acceptance of the bid. Upon written agreement by the Government, the Purchaser may close the transaction prior to the sixty (60) calendar day period.

On the closing date, the Purchaser shall tender to the Government (or to the Purchaser's Escrow Holder) the balance of the purchase price in the form of an electronic wire transfer. Upon confirmation that Purchaser's wire transferred funds have been received by the Government have been confirmed to the satisfaction of the Government, (the Purchaser's Escrow Holder shall record the instrument, or instruments, of conveyance and provide copies of the recorded instrument(s) to the parties) the Government shall deliver the instrument, or instruments, of conveyance to the Purchaser's Escrow Holder for recordation. Possession of the Property will be assumed by the Purchaser at the time of closing. The Government reserves the right to extend the closing date for a reasonable amount of time.

16. DELAYED CLOSING

Any change to the established closing date is subject to the written approval by the Government. The Government reserves the right to refuse a request for extension of closing. However, if the Government grants an extension, the Purchaser may be required to pay either: (i) a liquidated damages assessment of \$100.00 per day; or (ii) interest on the outstanding balance of the purchase price, whichever is greater, if the closing of the sale is delayed, and the delay is caused, directly or indirectly, by the Purchaser's action or inaction and not by any action on the part of the Government. The interest rate shall be computed based on the yield of 10-year United States Treasury maturities as reported by the Federal Reserve Board in "Federal Reserve Statistical Release H.15" plus 1-1/2% rounded to the nearest one-eighth percent (1/8%) as of the date of bid acceptance. The Government may impose additional terms and conditions to grant an extension.

17. CLOSING COSTS, DOCUMENTARY STAMPS AND COST OF RECORDING

All closing costs, including escrow and financing fees, shall be borne solely by the Purchaser. The Purchaser shall pay all taxes and fees imposed on this transaction and shall obtain at Purchaser's own expense and affix to all instruments of conveyance and security documents such revenue and documentary stamps as may be required by Federal, state and local law.

All instruments of conveyance and security documents shall be placed on record in the manner prescribed by local recording statutes at the Purchaser's expense.

Within five (5) business days from receipt of the executed deed, the Purchaser (or the Purchaser's Escrow Holder) shall record the quitclaim deed in the official records of the county. The Purchaser (or the Purchaser's Escrow Holder) shall provide GSA a conformed copy of the recorded quitclaim deed within five (5) business days of recording to the following address:

U.S. General Services Administration
Real Property Disposition (1PIB)
10 Causeway Street, Suite 1100
Boston, Massachusetts 02222
Attn: Lawanda Maryland

18. OFFICIALS NOT TO BENEFIT

No member or delegate to the Congress, resident commissioner or any other official of the Government of the United States shall be admitted to any share or part of the contract of sale or to any benefit that may arise therefrom, but this provision shall not be construed to extend to the contract of sale if made with a corporation for its general benefit. GSA employees are prohibited from bidding on the Property offered in the IFB.

20. CAPACITY TO CONTRACT

Bidders must have the legal capacity to enter into a contract in order to bid and acquire the Property.

21. COMPLIANCE WITH SECTION 889 PART B

By signature of the Bidder Registration and Bid Form, bidders hereby certify that their entity is in compliance with Section 889, Prohibition of Certain Telecommunications and Video Surveillance Services or Equipment of the Fiscal Year 2019 National Defense Authorization Act (Pub. L. 115- 232). The bidder represents that it does not use covered telecommunications equipment or services, or use any equipment, system or service that uses covered telecommunications equipment or services. The statute prohibits contracting with an entity that uses certain telecommunications equipment or services produced by the below entities, companies, affiliates, or subsidiaries:

- a. Huawei Technologies Company
- b. ZTE Corporation
- c. Hytera Communications Corporation
- d. Hangzhou Hikvision Digital Technology Company
- e. Dahua Technology Company

The prohibition of use of these telecommunications equipment or services applies regardless of whether or not that usage is related to the terms and conditions of this IFB and the certification extends until closing of the transaction as specified herein.

22. EXCLUDED PARTIES

Bidders are hereby notified that GSA determines bidders' eligibility for participation in the sale described in this IFB both upon registration and at prospective award. GSA validates prospective bidders' eligibility via the System for Award Management (SAM) Exclusions Extract (available at www.sam.gov > SAM Home > Data Access > Exclusion Interfaces) and are required to provide their Social Security Number or Tax Identification Number on the Bid Form.

23. ANTITRUST LAWS

The contract made by the acceptance of bid by the Government may be transmitted to the Attorney General of the United States for advice as to whether the sale would tend to create or maintain a situation inconsistent with anti-trust laws. The Government may rescind the acceptance of any bid, in case unfavorable advice is received from the Attorney General, without liability on the part of the Government other than to return any and all deposits held by the Government without interest.

INSTRUCTIONS TO BIDDERS

1. AUCTION START DATE

The auction opens on **Monday June 15, 2026, at 9:00 a.m. (Central Time)**.

2. TYPE OF SALE

This sale will be an online auction conducted at RealEstateSales.gov. The auction will be conducted over a period of time, usually several weeks, as determined by bid activity. The date of the auction close (see Paragraph 10, Auction Close) will be announced at RealEstateSales.gov, with at least three business days prior notice. The auction may continue beyond that date as long as bidders continue to submit higher bids. Thus, the bidders determine when the sale closes by their bidding activity.

3. BIDS AND TERMS OF SALE

Bids to purchase must be ALL-CASH. Buyers are expected to arrange their own financing and to pay the balance in full by the closing date. No Government credit terms are available. GSA has no information on the availability of private financing or on the suitability of this Property for financing.

4. STARTING BID

This auction is being opened with an amount which does not represent the value of the Property but rather provides a reasonable starting point for the online auction. The starting bid will be displayed as the Current Bid. The Government seeks to obtain fair market value for the Property and reserves the right to reject any and all bids.

5. BIDDER REGISTRATION AND DEPOSIT

a. Bidder registration is a multi-step process:

- (1) Register using Login.gov: Bidders must have an active account created through Login.gov to bid online at RealEstateSales.gov. Click on "Login" and establish an account at Login.gov using a valid email address and create a password. You may use a previously created account with Login.gov. Login.gov uses a Multi-Factor Authentication (MFA) process to secure your account. Upon account authentication using MFA, you will be a Subscriber in RealEstateSales.gov.
 - To register to bid for a specific property, while logged in, click on "Register to Bid" on the right side of the listing page and you will be redirected to a registration page.
 - Click on "Verify with Login.gov". You will be asked to complete an identity verification process, which will require you to upload a photograph of your U.S. state-issued ID, provide a U.S. mailing address, a phone number and other personal information which is then verified against authoritative sources.
 - Once you are successfully verified within Login.gov, you will be redirected back to RealEstateSales.gov and the Bidder Verification check mark will be displayed as green.
 - You must confirm that: you have read and agree to the GSA terms and conditions, you are 18 years of age or older, and all contact information provided is accurate.
 - Click the "Continue" button. This action will direct you to the Submit Bid Registration screen.
 - Click the "Submit Bid Registration". A confirmation screen will appear indicating that your registration has been sent to GSA.
 - Your registration will indicate "Approval Pending" until you complete the following.
- (2) Complete Registration Form: Bidders must complete and submit the official Bid Form titled "Bidder Registration and Bid Form for Purchase of Government Real Property" accompanying this IFB. All information and certification requested thereon must be provided and the Bidder Information should match the information provided through Login.gov. Bidder registration and bids submitted which fail to

furnish all information or certifications required may be rejected. The Bid Form should be filled out legibly with all erasures, strikeovers and corrections initialed by the person signing the bid. The Bid Form must be signed and dated. Additional bid forms are available upon request or you may photocopy the form in this IFB.

You may register as either an individual or as a company and such designation must be provided on the Bidder Registration and Bid Form for Purchase of Government Real Property. You may need to complete the Certificate of Corporate/Organization Bidder to distinguish you as a bidder for another entity. Changes to title may be considered after bid acceptance at the discretion of the Government. If you wish to participate as an individual and a representative of a company, you must register separately for each and place bids accordingly.

In accordance with Public Law No. 104-134, Section 31001, the Debt Collection Improvement Act of 1996, the Tax Identification Number (TIN) must be provided by anyone conducting business with the Federal Government, from which a debt to the Government may arise. Individuals cannot successfully register to bid on items without providing a TIN. A TIN is defined as an individual's Social Security Number (SSN) or business entity's Employer Identification Number (EIN). If you registered as an Individual, your SSN will be validated with your name and address. If you registered as a Company, your business identity's EIN will be validated with your company name and address. The use of an individual's SSN is subject to the Privacy Act of 1974 (5 U.S.C. Section 552a) and will be collected to verify the data submitted by the user.

- (3) Provide Registration Deposit: A deposit in the amount of **\$50,000** (the "Registration Deposit") must accompany your Bidder Registration and Bid Form. Registration Deposits must be provided in the form of credit card (Visa, MasterCard, Discover or American Express). For deposits by credit card, bidders must also complete the Registration Deposit portion of the official Bid Form to be authorized to bid.

Only upon verification of your Registration Deposit, will you be allowed to bid. All Registration Deposits received will be deposited with the U.S. Treasury, in a non-interest bearing account, immediately upon receipt.

- b. To complete the bidder registration process, please submit the completed Bidder Registration and Bid Form for Purchase of Government Real Property, along with the required Registration Deposit to:

U.S. General Services Administration
Real Property Disposition (1PIB)
10 Causeway Street, Suite 1100
Boston, Massachusetts 02222
Attn: Lawanda Maryland

If the Registration Deposit is to be provided by credit card, the Bidder Registration and Bid Form can also be submitted to GSA by email at realestate.sales@gsa.gov

- c. It is the responsibility of the bidder to ensure that adequate time is available to complete the registration process as described above. The identity authentication process, through Login.gov, requires a bidder to provide additional information to be able to bid on a property. GSA personnel cannot assist with any issues or errors in registering through Login.gov. Prospective bidders should review the information at <https://login.gov/help/> or contact the Login.gov help desk by viewing the Login.gov Contact Us page <https://login.gov/contact/>. GSA makes no representation or guarantee that any additional assistance or time will be provided to complete the registration process. Only fully registered bidders will be allowed to participate in the sale.
- d. Registration may occur any time prior to the conclusion of the auction. The Government, however, makes no representation or guarantee that your registration will be completed prior to the announced date and time for the receipt of final bids. Therefore, bidders are encouraged to register with Login.gov before an auction and complete the requirements of this Paragraph 5 and its subsections at the start or of before an auction. If you have any questions regarding the registration process, please contact GSA at [617-565-5700](tel:617-565-5700) or email realestate.sales@gsa.gov.

6. BIDDING IN GENERAL

- a. Registered bidders may bid online by following the instructions at RealEstateSales.gov. By submitting your bid through RealEstateSales.gov, you agree that your bid is a binding offer. You will be legally obligated for any and all bids submitted using your email and password.
- b. Bids received through RealEstateSales.gov are date and time stamped Central Time. The Government will not be responsible for any discrepancies between the time indicated on the Website and the apparent time indicated, displayed, or otherwise stated or represented by a registered bidder.
- c. Bids must be submitted without contingencies.
- d. Bidders that are currently in default status will not be allowed to place bids for real property.

7. CONTINUOUS BIDDING RESULTS AND AUCTION INFORMATION

Bidders are strongly encouraged to monitor bidding activity at RealEstateSales.gov. New bids are immediately posted at RealEstateSales.gov upon receipt. If you no longer have the high bid and the sale has not closed, you can go back to the item and place another bid. Bids cannot be lowered or canceled.

If your bid is not accurately shown on RealEstateSales.gov, then you should call GSA at [617-565-5700](tel:617-565-5700). Bidders are urged to pay close attention to RealEstateSales.gov which will contain new, revised, and useful information regarding the high bid, modification to bid increment and the closing date of the auction that is subject to change. Bidder agrees and accepts that notices of any changes to the terms and conditions of sale or instructions to bidders is satisfactory when made available on either or both of GSA's real property disposal websites at RealEstateSales.gov and/or disposal.gsa.gov.

8. ONLINE BIDDING

RealEstateSales.gov allows you to place either a flat or automatic ("proxy") bid. A flat bid is for an amount at least the current bid plus the posted minimum Bid Increment. If the bid is greater than another bidder's automatic bid, the system will consider this flat bid as the current (winning) bid. If the bid is less than or equal to another bidder's automatic bid, the system will record the bid but it will not be considered the current (winning) bid. The required minimum bid will be specified on the bid screen and once entered it will be displayed as the winning bid unless an automatic bid that is greater than this amount has been placed.

An automatic bid is an amount that you set above the posted minimum bid. Realestatesales.gov will use as much of your bid as needed to make you the current winner of the auction or to meet the auction's reserve price. The system will automatically apply the minimum Bid Increment up to the total amount bid to make you the current winner of the auction or to meet the auction's reserve price. Your automatic bid amount is not shown to other bidders until it is reached through competitive bidding. You may change your bid amount but not less than the next bid increment amount. If the system reaches your automatic bid limit, it stops bidding for you. Submit another bid, if you want to continue bidding. If you chose to receive e-mail notifications during registration, the system will notify you if you are no longer holding the winning bid. You can submit another flat bid or reset your automatic bid amount, if you want to continue bidding. Your automatic bid is not shown to other bidders. If a reserve price is set, RealEstateSales.gov will use as much of your bid as needed to meet the reserve price.

When two automatic bids compete, the greater of the two always wins. If the greater automatic limit does not exceed the lesser automatic limit by the full stated Bid Increment, then the greater automatic limit bid is placed. You may increase or decrease your automatic bid limit at any time. You cannot decrease your automatic bid below the current bid. If you are currently the winner in an auction, increasing your automatic bid will not increase your current bid until challenged by another bid. Changing your automatic bid may affect the indicated time remaining.

If you learn from RealEstateSales.gov that your bid was not the high bid, or if another bidder exceeds your previous high bid, you may increase your bid at RealEstateSales.gov until such time as bidding is closed. Increases in previously submitted bids are welcome and your Registration Deposit will apply to subsequent increased bids. All increased bids must be made online. **The Government reserves the right to modify the Bid Increment at any time prior to the close of the auction.**

9. TRANSMISSION AND RECEIPT OF BIDS

The Government will not be responsible for any failure attributable to the inability of the bidder to transmit or the Government to receive registration information, bid forms or a bid by any method. Failure to receive registration information, bid forms or a bid may include, but is not limited to the following:

- a. Receipt of a garbled or incomplete bid.
- b. Availability or condition of the sending or receiving electronic equipment.
- c. Incompatibility between the sending and receiving equipment and software.
- d. Malfunctioning of any network, computer hardware or software.
- e. Delay in transmission or receipt of a bid.
- f. Failure of bidder to properly identify the bid.
- g. Security of bid data.
- h. Inability of bidder to enter bid. For example: due to lost or forgotten password or system lock due to repeated login failures.
- i. Unavailability of GSA personnel.

If your bid is not accurately shown or you cannot enter a bid at RealEstateSales.gov then you should call GSA at [617-565-5700](tel:617-565-5700) for assistance.

Occasionally, technical problems will interrupt the bidding process for an unspecified amount of time. These interruptions may affect some or all bidders. In the event of an interruption, an evaluation of the length of interruption time and the numbers of bidders affected may extend the closing time for an auction. Extension may range from 1 hour to 24 hours based on the aforementioned criteria, to insure fair and full competition. An email notification will be sent to those bidders who participated in these auctions when they are extended.

10. CLOSE OF AUCTION

- a. Posting of the Close of Auction. The Government will post on [the Website](#) the date and time on which the auction is anticipated to close (shown on the Website as "Close Time"). This posting is typically at least three (3) business days prior to the posted Close Time. The Website will also show the days, hours and minutes remaining until the Close Time (shown on the Website as "Time Remaining").
- b. Inactivity Period and Closing of Auction. When the Close Time is posted, a twenty-four (24) hour inactivity period is established (shown on the Website as the "Inactivity Period") and is posted under the "Bidding Details" tab of the Website. Note that the Website shows the Inactivity Period in minutes with 24 hours represented as 1440 minutes. In order for the Auction to close, the High Bid must remain unchanged for the Inactivity Period. Each time a new High Bid is received within the Inactivity Period or if the maximum amount that a Bidder is willing to pay for the Property under a proxy Bid is changed within the Inactivity Period, the Auction will automatically extend for an additional 24 hour Inactivity Period. The Time Remaining and Close Time will adjust accordingly. If the High Bid remains unchanged for the full Inactivity Period, the Auction will close.
- c. Exceptions for Weekends and Holidays. Notwithstanding the foregoing, **online auction sales cannot end on Weekends or Federal Holidays**. Therefore, if the posted Inactivity Period extends into a Weekend or Federal Holiday, which the Website defines as the time between: (i) 12:00 am on Saturday until 11:59 pm on Sunday; or (ii) the 24-hour period between 12:00 am to 11:59 pm on any Federal Holiday, the Auction will automatically extend to the same time on the first business day following the Weekend or Federal Holiday. Examples are in the table below. Federal Holidays are available by search at the [Office of Personnel Management FAQs](#).

Bidders are responsible for monitoring the Website for the posting and any changes to the Close Time, the Inactivity Period, and the Time Remaining.

11. ACCEPTABLE BID

An acceptable bid is one received from a responsible bidder, whose bid, conforming to this IFB, will be most advantageous to the Government.

12. BID EXECUTED ON BEHALF OF BIDDER

A bid executed by an attorney or agent on behalf of the bidder shall be accompanied by an authenticated copy of their Power of Attorney or other evidence of their authority to act on behalf of the bidder.

If the bidder is a corporation, the Certificate of Corporate/Organization Bidder, included in this IFB, must be executed. The certificate must be executed under the corporate seal by some duly authorized officer of the corporation other than the officer signing the bid. In lieu of the Certificate of Corporate Bidder, there may be attached to the bid, copies of so much of the records of the corporation as will show the official character and authority of the officer signing, duly certified by the secretary or assistant secretary, under the corporate seal, to be true copies.

If the bidder is a partnership, and all partners sign the bid, with a notation that they are all general partners, the Government will not ordinarily require any further proof of the existence of the partnership. If all the partners do not sign the bid, then the names of all those except limited partners must be furnished on the bid form and the Government, in its discretion, may require evidence of the authority of the signer(s) to execute bids on behalf of the partnership. The name(s) and signature(s) of the designated bidder(s) must be included on the Bidder Registration and Bid Form.

If the bidder is a limited liability company, a certificate of the LLC must be completed and executed by the manager and submitted with the Bidder Registration Form. The Certificate of Corporate/Organization Bidder form may be used for this purpose.

13. NOTICE OF ACCEPTANCE OR REJECTION

Notice by the Government of acceptance or rejection of the bid shall be deemed to have been sufficiently given when faxed, mailed or e-mailed to the bidder or their duly authorized representative at the fax number physical address or e-mail address indicated on the Bid Form. The processing of a registration deposit by the Government shall not, in itself, constitute acceptance of the bidder's offer. The Government reserves the right to reject any or all bids or portions thereof for any reason.

14. AUCTION SUSPENSION OR CANCELLATION

The Government reserves the right to temporarily suspend or cancel the auction for any reason without accepting a bid and resume the auction or start a new auction at any time. In the event of a temporary suspension due to technical problems, or other bidding issues, the Government will determine the high bidder and the high bid amount; re-open bidding and allow the auction to proceed according to the bidding terms described herein. The Government reserves the right to cancel the sale at any time and Registration Deposits will be returned to bidders without interest or further obligation by the Government..

15. INCREASE OF EARNEST MONEY AND TRANSACTION CLOSING

Within three (3) business days of acceptance of a bid by the Government, the Purchaser agrees to deposit an additional amount, if required, in the form of an electronic wire transfer, which when added to the Registration Deposit, will equal at least ten percent (10%) of the total bid. Failure to provide these funds will result in a default and forfeiture of the Registration Deposit.

Upon written acceptance of a bid, the Earnest Money shall be applied towards payment of the Purchaser's obligation to the Government. The full balance of the purchase price in the form of a electronic wire transfer is **payable within sixty (60) calendar days after acceptance of bid**. At the time of closing, all monies paid by the Purchaser will be credited, without interest, toward the total purchase price.

16. REFUND OF REGISTRATION DEPOSITS

Registration Deposits accompanying bids that are rejected will be refunded to bidders without interest. Refunds will only be processed to the same individual or entity identified on the Bidder Registration and Bid Form for Purchase of Government Real Property. Registration Deposits provided by credit card will be credited to the same account number provided.

Registration Deposits received from the second highest bidder will be held as stipulated in Paragraph **17**, Backup Bidder. All other Registration Deposits will be processed for refunds after the last day of the auction or upon written request to withdraw from the auction unless the bidder is the first or second highest bidder. Refunds to a credit card will usually be processed within three business days.

17. BACKUP BIDDER

The second-highest bidder will be the Backup Bidder. The bid of the Backup Bidder may be considered for acceptance for the duration of Continuing Offer period described in Terms of Sale, Paragraph 15, Continuing Offers, if: 1) the original High Bidder is unable to fully complete the transaction according to the terms and conditions of the IFB; or 2) if the original High Bidder fails to provide the required 10% of the purchase price as Earnest Money. The Bidder identified as the Backup Bidder agrees that their Bid remains a bona fide offer with which their Registration Deposit may be retained without interest, until the High Bidder provides the 10% Earnest Money or completes the transaction or both, at the Government's discretion. During the Continuing Offer period, the Bidder identified as the Backup Bidder agrees that they will not request retrieval, chargeback or any other cardholder refund and understands that a debt to the United States of America may be created if their deposits are in any way unavailable to the Government to which any party that participates in such chargeback or refund may be held accountable as provided in Terms of Sale, Paragraph **9**, Revocation of Bid and Default. When the Backup Bidder is converted to the High Bidder, all terms, conditions and agreements described in the IFB are applicable to the successful bidder.

The Registration Deposit of the Backup Bidder will be returned as described in Paragraph **16**, Refund of Registration Deposits, if the Backup Bidder is not converted to the High Bidder. In the event that the Government is unable to complete the transaction with the highest or backup bidder, the Government reserves the right to consider the remaining bid(s) and accept a bid that is in the best interest of the Government.

18. ADDITIONAL INFORMATION

GSA will provide additional copies of this IFB and make every effort to answer requests for additional information concerning the Property to facilitate preparation of bids. Each bid shall be deemed to have been made with full knowledge of all terms, conditions, and requirements contained in this IFB and any amendments made thereto prior to bid acceptance. Bidders may also review the information pertaining to the Property at <https://disposal.gsa.gov> or RealEstateSales.gov.

19. WAIVER OF INFORMALITIES OR IRREGULARITIES

The Government may, at its election, waive any minor informality or irregularity in bids received.

NOTICES AND COVENANTS

The following Notice and Covenants will be inserted in the Quitclaim Deed.

HAZARDOUS SUBSTANCE NOTIFICATION

- a. Notice Regarding Hazardous Substance Activity. Pursuant to 40 CFR 373.2 and Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA) (42 U.S.C. §9620(h)(3)(A)(i)), and based upon a complete search of agency files, the United States gives notice that no hazardous substances have been released or disposed of or stored for one year or more on the Property.
- b. CERCLA Covenant. Grantor warrants that all remedial action necessary to protect human health and the environment has been taken before the date of this conveyance. Grantor warrants that it shall take any additional response action found to be necessary after the date of this conveyance regarding hazardous substances located on the Property on the date of this conveyance.
 - 1) This covenant shall not apply:
 - (a) in any case in which Grantee, its successor(s) or assign(s), or any successor in interest to the Property or part thereof is a Potentially Responsible Party (PRP) with respect to the Property immediately prior to the date of this conveyance; OR
 - (b) to the extent that such additional response action or part thereof found to be necessary is the result of an act or failure to act of the Grantee, its successor(s) or assign(s), or any party in possession after the date of this conveyance that either:
 - (i) results in a release or threatened release of a hazardous substance that was not located on the Property on the date of this conveyance; OR
 - (ii) causes or exacerbates the release or threatened release of a hazardous substance the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance.
 - (iii) in the case of a hazardous substance(s) previously unknown by Grantor and Grantee as of the date of this conveyance but which is hereafter discovered by Grantee, its successor(s) or assign(s), or any party in possession and where after such discovery, Grantee, its successor(s) or assign(s), or any party in possession thereafter causes or exacerbates a release or threatened release of such hazardous substance(s).
 - 2) In the event Grantee, its successor(s) or assign(s), seeks to have Grantor conduct any additional response action, and, as a condition precedent to Grantor incurring any additional cleanup obligation or related expenses, the Grantee, its successor(s) or assign(s), shall provide Grantor at least 45 days written notice of such a claim. In order for the 45-day period to commence, such notice must include credible evidence that:
 - (a) the associated contamination existed prior to the date of this conveyance; and
 - (b) the need to conduct any additional response action or part thereof was not the result of any act or failure to act by the Grantee, its successor(s) or assign(s), or any party in possession.
- c. Access. Grantor reserves a right of access to all portions of the Property for environmental investigation, remediation or other corrective action. This reservation includes the right of access to and use of available utilities at reasonable cost to Grantor. These rights shall be exercisable in any case in which a remedial action, response action, or corrective action is found to be necessary after the date of this conveyance, or in which access is necessary to carry out a remedial action, response action, or corrective action on adjoining property. Pursuant to this reservation, the United States of America, and its respective officers, agents, employees, contractors, and subcontractors shall have the right (upon reasonable advance written notice to the record title owner) to enter upon the Property and conduct investigations and surveys, to include drilling, test-pitting, borings, data and records compilation and other activities related to environmental investigation, and to carry out remedial or removal actions as required or necessary,

including but not limited to the installation and operation of monitoring wells, pumping wells, and treatment facilities. Any such entry, including such activities, responses or remedial actions, shall be coordinated with record title owner and shall be performed in a manner that minimizes interruption with activities of authorized occupants.

NOTICE OF PRESENCE OF LEAD-BASED PAINT (LBP)

The Purchaser of any interest in real property on which a building was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to converting the Property to a residential dwelling.

ASBESTOS CONTAINING MATERIALS

- a. Bidders are warned that the Property contains asbestos-containing materials. Unprotected or unregulated exposures to asbestos in product manufacturing, shipyard, and building construction workplaces have been associated with asbestos-related diseases. Both the Occupational Safety and Health Administration (OSHA) and the Environmental Protection Agency (EPA) regulate asbestos because of the potential hazards associated with exposure to airborne asbestos fibers. Both OSHA and EPA have determined that such exposure increases the risk of asbestos-related diseases, which include certain cancers and which can result in disability or death.
- b. Bidders are invited, urged, and cautioned to inspect the Property to be sold prior to submitting a bid. More particularly, bidders are invited, urged, and cautioned to inspect the Property as to its asbestos content and condition, and any hazardous or environmental conditions relating thereto. The Government will assist bidders in obtaining any authorization(s) which may be required in order to carry out any such inspection(s). Bidders shall be deemed to have relied solely on their own judgment in assessing the overall condition of all or any portion of the Property including, without limitation, any asbestos hazards or concerns.
- c. No warranties either express or implied are given with regard to the condition of the Property including, without limitation, whether the Property does or does not contain asbestos or is or is not safe for a particular purpose. The failure of any Bidder to inspect, or to be fully informed as to the condition of all or any portion of the Property offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid or offer after its opening or tender.
- d. The description of the Property set forth in this IFB and any other information provided therein with respect to said Property is based on the best information available to the disposal agency and is believed to be correct, but an error or omission, including but not limited to the omission of any information available to the agency having custody over the Property and/or any other Federal agency, shall not constitute grounds or reason for nonperformance of the contract of sale, or any claim by the Purchaser against the Government including, without limitation, any claim for allowance, refund, or deduction from the purchase price.
- e. The Government assumes no liability for damages for personal injury, illness, disability or death, to the Purchaser, or to the Purchaser's successors, assigns, employees, invitees, licensees, or any other person subject to Purchaser's control or direction, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Property which is the subject of this sale, whether the Grantee, their successors or assigns has or have properly warned or failed properly to warn the individual(s) injured.
- f. The Grantee further agrees that in their use and occupancy of the Property it will comply with all Federal, state, and local laws relating to asbestos.

NOTICE OF THE PRESENCE OF POLYCHLORINATED BIPHENYLS (PCBs)

Bidder is notified that the Property may contain polychlorinated biphenyls (PCBs). No warranties, either expressed or implied, are given regarding the condition of the Property. Grantee shall be deemed to have relied solely on its own judgment in assessing the overall conditions of all or any portion of the Property, including any PCB hazards or concerns. Grantor assumes no liability for damages for personal injury, illness, disability, or death to Grantee or Grantee's successors, assigns, employees, invitees, or any person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with PCB's on the Property whether Grantee has properly warned or failed to properly warn the individuals injured. Grantee agrees, by acceptance of this Quitclaim Deed, for itself, its successors and assigns, and each successor in interest to the Property or any portion thereof that, in its use and occupancy of the Property, it will comply with all Federal, State, and local laws pertaining to PCB's.

NOTICE OF UNDERGROUND STORAGE TANKS

The Property contains two permitted 1000-gallon diesel fuel and 8,000-gallon oil fuel underground storage tanks ("UST"), located at the rear parking lot. The 1,000-gallon tank was installed in 1994 and the 8,000-gallon tank was installed in 1999. The Government certifies the USTs have been maintained, is in compliance, and will be in compliance as of the date of conveyance with EPA's UST provisions codified in 40 CFR Part 280 and other applicable laws, including Vermont law. The Government and the Grantee (the new owner of the tank) will fill out and sign EPA form 6200-10, Notification of Ownership Change for Underground Storage Tanks, for execution on the date of the conveyance of the Property.

FLOODPLAIN NOTICE

The property is located within the Flood Insurance Rate Map (FIRM) Panel 50023C026E (FEMA 20013). The property is mapped primarily as Zone AE, meaning that it is a Special Flood Hazard Area (SFHA) with Base Flood Elevation (BFE). FEMA defines Zone AE as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year (FEMA 2022). The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. Zone AE is the resulting designation on the flood map, to indicate an SFHA with BFE as the computed elevation to which the flood is anticipated to rise during the base flood (FEMA 2022) drainage areas of less than one square mile.

Use of the property may be restricted under federal, state, or local floodplain regulations. The Grantee agrees to comply with all federal, state and local regulations pertaining to use and development of the Property, including all applicable federal, state or local floodplain regulations.

NOTICE OF HISTORIC RESTRICTION

Changes to the exterior of the Property are subject to local Historic Preservation Commission approval for compliance with the NPS Secretary of Interior's Standards for Rehabilitation, 36 C.F.R. Part 67.

EXHIBIT A

Lot 1

Deed from Joseph and Julia Poland recorded in the City of Montpelier dated September 21, 1885 in Volume 12 Page 351

Situated on the Northerly side of State Street in the Village of Montpelier; and for bounds thereof commence on the Northerly line of Street, at an iron rod or pin set in the ground; thence North 32 1/2° East one hundred and fifty seven (157) feet in a line parallel with the granite underpinning of the Westerly wall of the Washington County Court House and four (4) feet and one (1) inch distant Westerly therefrom, to the Southerly line of land now of E.P. Walton, to a stake and stones; thence North 57 1/2° West on said Walton's southerly line forty (40) feet to a stake and stones; thence North 32 1/2° East, one hundred and nineteen (119) feet, on said Walton's Westerly line, and in the same course and line on the Westerly line of land of George Howes, fifty four (54) feet, to a stake and stones; thence North 57 1/2° West on the Southerly line of land of Mary Mahoney forty one (41) feet; thence in the same course and line on the Southerly line of land of Thomas Moriarty forty six (46) feet; thence in the same course and line on the Southerly line of land late of Robert Hargin, deceased, four (4) feet to a stake and stones; thence South 32 1/2° West on the Easterly line of land late of said Hargin thirty three (33) feet; thence in the same course and line on the Easterly line of land of Emily D. Willard one hundred and forty seven (147) feet, to a stake and stones; thence North 57 1/2° West on the Southerly line of land of the said Emily G., eighteen and one half (18 1/2) feet to a stake and stones; thence South 32 1/2° West on the Easterly line of land of the said Emily D. one hundred and fifty (150) feet to the Northerly line of said Street; thence South 57 1/2° East on the Northerly line of said Street one hundred and fifty (150) feet to the place of beginning.

Lot 2

Deed from Washington County, Vermont recorded in the City of Montpelier dated January 28, 1933 in Volume 48 Page 243;

Lying and being in Montpelier aforesaid, and being a strip of land one hundred twenty feet (120') long by thirty-five feet (35') wide adjoining the presents post office site on the east, as shown on the plat submitted with a proposal dated December 14, 1932 marked for identification "Exhibit '1' Nov. 1, 1932", together with all the improvements thereon."

Lot 3

Deed from Pansy M. and Whitney F. Parker recorded in the City of Montpelier dated January 25, 1966 in Volume 112 Page 147

Beginning at a stone bound on the Northerly R.O.W. of Elm Street in the City of Montpelier, Vermont, and being 40.03 feet from G.M.P. Co. pole #2, and being 67.14 feet from the South-westerly corner of the Odd Fellows Building;

Thence N 02° 41' W, along land of N/F of the Odd Fellows Fraternal Bldg. Asso., a distance of 53.80 feet to a concrete bound.

Thence N 17° 33' E, along said Odd Fellows Land, a distance of 130.60 feet to a concrete bound;

Thence N 65° 46' W, along land N/F of Wm. Price, a distance of 7.00 feet to a concrete bound;

Thence N 24° 00' E, along land of said Price, a distance of 11.93 feet to a concrete bound;

Thence N 66° 13' W, along lands N/F of Price, Charles Collins, Chapin, John Boucher, a distance of 150.22 feet to a concrete bound;

Thence S 31° 30' W, along land N/F of Howard Martin, a distance of 36.41 feet to a concrete bound;

Thence continuing at same bearing of S 31° 30' W, along land of U.S., a distance of 52.40 feet to a concrete bound;

Thence S 58° 15' E, along land of Washington County a distance of 105.00 feet to a concrete bound;

Thence S 05° 55' E, along remaining land of Washington County, a distance of 145.61 feet to a stone bound;

Thence N 62° 07' E, along the Northerly R.O.W. of Elm Street, a distance of 50.00 feet to the point of beginning, containing 22,702.65 square feet.

Survey On Following Page

**BIDDER REGISTRATION AND BID FORM FOR PURCHASE OF
GOVERNMENT REAL PROPERTY**

Former Montpelier Federal Office Building
87 State Street, Montpelier VT
IFB #: 126VT118201
REGISTRATION DEPOSIT: \$50,000.00

(Bidder's User ID)

Bidder Information: Please print or type legibly. This information must match the information through [Login.Gov](https://www.login.gov)

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: (____) _____ Fax: (____) _____
E-mail: _____
SSN/TIN: _____ (required)

BIDDER REPRESENTS THAT THEY OPERATE AS (check which applies) see Instructions to Bidders, Paragraph 12.

- ☐ An individual _____
☐ A partnership consisting of _____
☐ A trustee, acting for _____

THE FOLLOWING MUST PROVIDE THEIR CERTIFICATE OF CORPORATE/ORGANIZATION BIDDER – SEE NEXT PAGE

- ☐ A limited liability partnership consisting of _____
☐ A corporation, incorporated in the State of _____
☐ A limited liability company _____
☐ Other _____

Registration Deposit (check one):

- ☐ By Credit/Debit Card: _____ Exp: ____/____ CSC/CVC _____
☐ Visa ☐ MasterCard ☐ Discover ☐ American Express ☐ Debit

Name of Bidder as it appears on credit card _____

Certification and Authorization

The undersigned Bidder hereby offers and agrees to purchase the Property as described in the accompanying Invitation for Bids (IFB) for any bids placed online by the undersigned and if any bid is accepted by the Government within **thirty (30) calendar days** after the auction close date. This Bid Form is made subject to the terms of **IFB No. 126VT118201** including the Property Description, Terms of Sale, Instructions to Bidders, Notices and Covenants, Bidder Registration and Bid Form For Purchase of Government Real Property, and any associated amendments to the IFB, all of which are incorporated herein and by reference made a part of any bid placed online at [RealEstateSales.gov](https://www.RealEstateSales.gov). If a Bidder is providing the Registration Deposit by credit card, the Bidder must be the authorized cardholder and agrees that their credit card account will be debited the full amount of the Registration Deposit, as specified in the IFB. In the event the Bidder is not the Purchaser, the Registration Deposits will only be refunded as specified in the IFB. Information collected herein is governed by the Privacy Act of 1974 (5 U.S.C. Section 552a) and is being collected to register a Bidder for the sale of Government property.

Signature: _____ Date: _____

Send Registration Form with Registration Deposit to:

U.S. General Services Administration
Real Property Disposition (1PIB)
10 Causeway Street, 11th Floor Boston, MA 02222
Attn: Lawanda Maryland

EMAIL: PIBRealEstateSales@gsa.gov

CERTIFICATE OF CORPORATE/ORGANIZATION BIDDER

(For use with Bidder Registration and Bid Form for Purchase of Government Real Property
see Instructions to Bidders, Paragraph 12, Bid Executed On Behalf Of Bidder for instructions)

**Former Federal Office Building
87 State Street
Montpelier, VT 05602**

THIS FORM MUST BE SIGNED BY SOMEONE OTHER THAN THE BIDDER
(UNLESS THE BIDDER IS THE SOLE AUTHORIZED REPRESENTATIVE OF THE
CORPORATION/ORGANIZATION)

I, _____, certify that I am _____
(Secretary or Other Title)

of the Corporation/Organization named as bidder herein; that _____
(Name of Authorized Representative)

who signed this Bid Form for Purchase of Government Property on behalf of the bidder was then

_____ of said Corporation/Organization; that said bid was
(Official Title)

duly signed for and on behalf of said Corporation/Organization by authority of its governing body and is within the
scope of its corporate/organization powers.

(Signature of Certifying Officer/Manager)

(Corporate Seal Here, if applicable)

Minutes
Historic Preservation Commission Meeting
Tuesday, April 14, 2026 at 7:00 PM
Via Zoom Only

Members attending: Eric Gilbertson (Chair), Robert McCullough (Vice Chair), Paul Carnahan, Linden Chozinska, Yana Walder (alternate), and Bryan Jones.

Others in attendance: Meredith Crandall (staff)

1. Call to Order: 7:08 P.M.

2. Public Comments. No public

3. Approval of the Agenda. Unanimously approved.

4. Comments from the Chair. Apology from Eric for the slightly delayed start due to technical difficulties.

5. Section 106 Review: 89 Main St - Verizon Antenna Update. ATT and Verizon periodically update antennas on City Center. Currently adding three antennas and changing equipment. Nothing substantially taller than existing equipment, approximately 46 to 54 feet in height, in comparison to the general building height of approximately 42 feet. Are of equipment above parking garage is screened by fencing. The proposal adds one more block of antennas. Equipment is visible but not intrusive. Some discussion about whether the new antenna block could be moved back from the corner edge and to use a light color that makes the structure less visible. Edit for the letter suggested for moving the Verizon Gamma Sector back from the building corner and edge, if possible, but diagonally to avoid visual interference with the building's decorative parapet.

Bob made a motion to find of no adverse effect with recommendation to shift location of Verizon Gamma Sector and adjust color in letter drafted by Meredith with review by Eric and Bob. Seconded by Eric. Approved unanimously.

6. 87 State St (Federal Building): Should Commission Draft Opinion Letter? What can GSA do to make the transfer of the building easier and more successful.

Yana reported meetings with Jon Copans of the Foundation for Resilient Montpelier and City Staff Matt Jelacic regarding the need to coordinate with GSA to make sure that the Post Office does not remain empty and derelict, leading eventually to its demolition, the worst possible scenario. She recommends:

- Taking advantage of the good will that is available in Montpelier to encourage GSA to complete the transfer of the building in a thoughtful manner.
- Converting the building to housing, with living units located on the building exterior and central core used for commercial office or storage areas to be rented for living units.

- City or Foundation should develop floor plans that developers can put into CAD and make it easy to estimate costs.
- It might also be possible to take the building through a courtesy preliminary permit process to identify potential issues.
- With city assistance, a RFP could be distributed with advantageous financial assistance to encourage proper development of the project.
- At this stage, the city should commit to what they want built at the site because currently there is no end-goal.
- HPC is available to help developers with grants and information about plans

It may also be useful to write a letter to GSA inviting the agency to take advantage of the good will in the city and reminding the agency that their responsibilities under Section 106 remain in effect during the process of transferring the building.

Bob and Yana were nominated to draft a proposed letter to the City Mayor, Manager, and Planning Director, and bring it to the next HPC meeting for further discussion.

7. Review and Approve Minutes: 03/10/2026 & 03/31/2026. Eric made a motion to approve minutes as drafted. Bob seconded. Motion approved unanimously.

8. Other Business

(a) Redstone Meeting. Yana reported that Lake Point did not come to an agreement with Alan Goldman regarding management of properties. Her understanding is that the building at 7 Court Street is being considered for development but no actual plan is currently being considered.

(b) CLG Grant Applications Status - April 23rd Vt ACHP review. Eric reviewed all the applications up for consideration.

(c) Next Meeting: Tuesday, May 12th

9. Adjournment. 8:40 P.M.