On 10/10/2013 1:30 PM, Viola, Robert wrote:

All,

I am writing this e-mail in the hopes that you would reconsider the decision made by the town council on 9-8-13 rejecting my bid on a parcel of land (map 31, lot 2&3) during a sealed bid on 9-18-2013.

I attended both the pre bid and the bid opening meetings and feel as though I have followed each procedure and have met all the requirements presented to me by the town.

I was told on 10-9-2013 that my bid, which was the highest bid, was rejected because I did not meet the minimum purchase price of the land. When attending the pre bid meeting the question was asked if there was a minimum bid. The answer as stated below (or see attached) indicated that there was no minimum bid and that the town was looking to capture the back taxes plus interest. I was under the impression that the pre bid meeting was to clarify things and I based my bid decision on this advice. This was my first time ever bidding in this manner and my bid is based on that statement.

Minutes of the meeting, question number 5

5. Question: Will the town accept the highest bid no matter how low, or is there a minimum bid for the properties?

Answer: There is no minimum bid for the property but the town is looking to at least capture the back taxes and interest for the property, which has been calculated through the date of the bid opening. However, the Selectmen will not be considering these properties until their October meeting and there may be additional interest that will need to be paid. Bidders should also consider the real value of the property and have their bids come in somewhere in between the two.

I watched the selectman meeting online on 10-9-13 and realized the reason for my bid being rejected seems based on the 20% of the land assessment price. This is the first time I have heard of the 20% minimum. It was a distress sale (As-Is basis) and I feel the bid I placed was to cover the taxes plus interest as was stated.

Because of the confusion of the auction rules, I would be willing to offer you a new bid that would meet the requirements discussed at the town meeting on 10-8-13.

Based on the fact that I was the only bidder on this parcel of land, my new offer will not affect anyone else involved at the auction.

I would like to offer you a new bid of $14,000. My offer meets the town requirement of 20% of the land assessed value.

I would also like you to consider this offer based on the acceptance of the other (2) parcels of land that you had stated during the meeting on 10-8-2013, had met the minimum requirement of 20% of the assessed land value.

I look forward to hearing from you.

Thank you,

Bob Viola