



Request for Proposals (RFP)

Sale and Development Opportunity for 39, 41, 43, and 45 Chestnut Street, in conjunction with 246 and 252 Main Street, Windsor Locks, Connecticut

Town: Windsor Locks, Connecticut

RFP No.: 2026-005

Issue Date: October 22, 2026

Proposal Due: December 4, 2026 at 11 a.m.

Submission Method: Electronic submissions only; all proposal documents in PDF format.

Proposal Recipient: Yana Abramovich, Finance Director (yabramovich@wlocks.com)

1. Introduction and Invitation

The Town of Windsor Locks, Connecticut (the “Town”) is soliciting proposals for the sale and development of 39, 41, 43, and 45 Chestnut Street, Windsor Locks, CT 06096 (the “Properties”). The Town currently owns these properties, two of which are vacant, and two of which have existing homes. The Town has collaborated with the current owners of 246 and 252 Main Street with the goal of offering all six properties as a package for more cohesive development. **Note:** The Town does not own 246 and 252 Main Street, and all purchase and sale negotiations for those properties will need to be undertaken with their current owners and/or representatives.

The Town seeks a mixed residential and commercial development for this site. The Chestnut Street parcels may only be used for residential purposes, and will be deeded as such if and when a proposal is selected. The Main Street properties may be used for commercial and/or residential purposes, however, all land use and building approvals must be obtained by the selected respondent.

An informational flyer, provided with this RFP, is intended to inform the respondents as to Town goals and objectives.

2. Scope of Opportunity

The successful proposer will be expected to negotiate a purchase and sale agreement with the Town and construct housing on the properties currently owned by the Town. The



properties which are currently privately owned (246 and 252 Main Street), may be developed with housing and commercial uses. Mixed-use developments on these sites are highly encouraged. All permitting, including but not limited to land use and building permits, will be the responsibility of the selected respondent.

3. Proposal Requirements

Proposals shall include the following information:

- Proposer's business name, primary contact, address, phone number, and email address. Proposers may submit a response individually or as a team of multiple companies/development entities.
- Description of the proposed residential and commercial concepts and intended uses of the properties.
- Relevant development experience, qualifications, and a minimum of three (3) references.
- Preliminary fit-out plan, including anticipated buildings and structures, broken down by use type.
- Proposed purchase and sale terms for 39, 41, 43, and 45 Chestnut Street. Note that the Main Street properties are not owned by the Town, and the purchase and sale of those properties must be negotiated with the respective property owners.
- A statement noting how the proposed uses complement the existing and ongoing developments on Main Street, including the new train station and residential/commercial development being constructed at 255 Main Street.
- Evidence of financial capacity to complete the project as proposed.
- A proposed timeline of permitting and development.
- Financial modeling/proformas for the proposed development.
- Recommended phasing strategies (if applicable).
- Any anticipated permits, approvals, or licenses that must be obtained, or regulatory requirements that must be met. Note that prior to the purchase and sale of the Town-owned parcels, the Town must bring the proposal to the Windsor Locks Planning and Zoning Commission for a referral (as required by CT General Statutes Section 8-24), and to a Town Meeting to vote on the sale of the land. These two tasks will not be the responsibility of the respondent.



4. Evaluation Criteria

The Town may evaluate proposals based on the criteria below, in no particular order:

- Compatibility of the proposed use with the surrounding Main Street and Chestnut Street areas.
- Strength and feasibility of the development plan.
- Proposer's experience, qualifications, and financial capacity.
- Quality and feasibility of proposed improvements to the sites.
- Public benefit, including service to commuters, residents, visitors, and downtown businesses.
- Proposed purchase and sale terms and overall value to the Town.
- Proposed timeline for permitting and completion.
- Ability to begin construction within a reasonable timeframe.
- Commitment to maintaining the property in a clean, safe, and attractive condition.
- A background check relating to any previous businesses and/or criminal history of the proposer.

5. Submission Instructions

Proposals shall be submitted via email to Yana Abramovich, Finance Director, Town of Windsor Locks at yabramovich@wlocks.com. All proposal documents must be in PDF format. Proposals must be submitted by 11 a.m. Eastern Daylight Time on December 4, 2026. Late proposals shall not be considered under any circumstances. The Town reserves the right, either before or after the opening of proposals, to conduct interviews, to request additional information, and to ask any proposer to clarify its proposal. Questions regarding the RFP should be submitted in writing as set forth in Section 7 below.

6. Anticipated Schedule

Event	Date/Time (ET)
RFP Issued	October 22, 2026
Questions Due	November 13, 2026 – 11 a.m.
Responses/Addenda Issued (if any)	November 20, 2026
Proposals Due	December 4, 2026 – 11 a.m.
Interviews (if held)	December, 2026/January, 2027
Anticipated Selection / Award	January 2027



7. Questions; Addenda; Communications

Questions must be submitted via email to Yana Abramovich, Finance Director, Town of Windsor Locks at yabramovich@wlocks.com no later than 11 a.m. Eastern Daylight Time on November 13, 2026. Proposers are prohibited from contacting any other Town employee or official with respect to this RFP. Failure to comply with such requirement shall be grounds for disqualification.

Responses, if any, shall be issued by written addendum and posted on the Town's website. No oral statement, including oral statements by the Finance Director or other Town representatives, shall waive, change, or otherwise modify any of the provisions of this RFP.

8. Disclaimer and Reservation of Rights

Nothing in this RFP shall be construed to obligate the Town to award a sale, enter into any agreement, or reimburse any costs incurred in the preparation of a proposal submitted in response to this RFP.

The Town reserves the right to reject any or all proposals received in response to this RFP, to waive informalities or irregularities, to request clarifications or additional information, to negotiate with one or more proposers, to modify or cancel this RFP in part or in its entirety, and to award a sale in the manner determined, in the Town's sole discretion, to be in its best interests. The Town may or may not conduct interviews prior to the award of this RFP.

9. Public Records (FOIA)

All proposals and their contents are subject to disclosure pursuant to the Connecticut Freedom of Information Act ("FOIA"). If a potential proposer believes that any portion of its proposal is exempt from disclosure, it must clearly identify such portions and provide the legal basis for the claimed exemption. The Town shall comply with its obligations under the FOIA and makes no guarantee that any portion of a proposal will be withheld from disclosure.



10. Compliance

The successful proposer shall comply with all federal, state, and local laws, regulations, and ordinances, including the Town of Windsor Locks Purchasing Guidelines, at all times relevant to its proposal and its performance under any subsequent award. The Town may require additional certifications and/or representations in accordance with applicable practices and legal requirements.

The successful proposer shall be responsible for obtaining and maintaining all such permits, approvals, and licenses necessary to move forward with the proposed development and shall immediately notify the Town in writing if any such permit, approval, or license is suspended, revoked, or otherwise not maintained.

11. Nondiscrimination

The successful proposer shall not make employment decisions, including decisions related to hiring, assignment, compensation, promotion, demotion, disciplinary action, or termination, on the basis of race, color, religion, age, sex, marital status, sexual orientation, national origin, ancestry, disability (including pregnancy), genetic information, veteran status, gender identity or expression, or any other class protected under federal, state, or local law, except in the case of a bona fide occupational qualification.

DEVELOPMENT OPPORTUNITY

WINDSOR LOCKS, CT



Windsor Locks is seeking development partners to help catalyze continued investment in downtown.

**2.05 ACRES
IN DOWNTOWN
WINDSOR LOCKS,
ACROSS FROM THE
NEW TRAIN STATION**



SITE INFORMATION

Location

Located in Downtown Windsor Locks, the site encompasses properties along Main St and Chestnut St, with convenient access to the new downtown train station.

Ownership

The Chestnut St properties are Town-owned. The two Main St properties are privately owned; preliminary discussions indicate that the owners are interested in selling.

Site Composition

The six parcels include vacant land, two single-family homes, and one 8,400-square-foot commercial building, totaling 2.05 acres.

Development Potential

A conceptual redevelopment envisions mixed-use development along Main St and townhomes along Chestnut St.

Development Momentum

Windsor Locks is building on its new downtown train station and Hartford Line access to catalyze transit-oriented development and continued investment in the downtown.

We look forward to discussing this development opportunity with you.

GOMAN+YORK

DEVELOPMENT OPPORTUNITY

WINDSOR LOCKS, CT



The site includes six lots: 39, 41, 43, and 45 Chestnut St. & 246 and 252 Main St. They include vacant land, two single-family homes, and one 8,400-square-foot commercial building, totaling 2.05 acres. All six parcels are part of the Main Street Overlay Zone.

The conceptualized redevelopment includes mixed-use development along Main St. and townhomes along Chestnut St. Across Main St. are the new train station and 120 apartments under construction. Across Chestnut St. is Pesci Park, featuring ball fields, basketball courts, an outdoor pool, and a playground.



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GOMAN+YORK

DEVELOPMENT OPPORTUNITY

WINDSOR LOCKS, CT



RECENT & ACTIVE INVESTMENT IN WINDSOR LOCKS

- ★ **Windsor Locks Train Station**
New downtown rail station providing Hartford Line and Amtrak service.
- ★ **255 Main Street TOD**
120 mixed-income apartments & commercial space adjacent to the new train station.
- ★ **Bradley Airport Logistics Center East**
250,000+ SF Class A logistics facility near Bradley International Airport.
- ★ **Police Station & Senior Center**
Two new civic facilities representing approximately \$31M in municipal investment.
- ★ **Montgomery Mill Apartments**
160-unit adaptive reuse of a historic mill that helped catalyze downtown revitalization.

100 Miles to Boston ▪ **13 Miles to Hartford, CT** ▪ 130 Miles to NYC



Downtown Windsor Locks offers Amtrak and CT Rail Hartford Line service with connections throughout Connecticut and the Northeast.



CTtransit provides connections to Hartford, Bradley International Airport, and surrounding communities, including Routes 24 and 905.



Windsor Locks is home to CT's only international airport, Bradley (BDL).



Main Street provides direct access to I-91, conveniently connecting Windsor Locks to Hartford, Springfield, and New Haven.

DEMOGRAPHIC OVERVIEW



\$304,719

Median Home Value



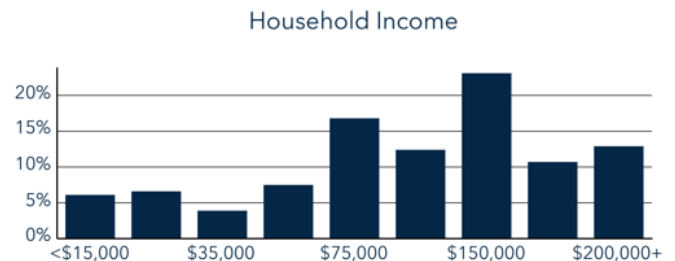
5,987

Total Housing Units



\$1,265

Median Contract Rent



12,651

Population

2.18

Household Size (Avg)

30,695

Retail Goods (Avg)

6.1%

Unemployment Rate

44.3

Median Age

\$91,922

Median Household Income

\$356,837

Median Net Worth

Source: Esri, ACS

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GOMAN+YORK