



REQUEST FOR PROPOSALS

for the

Purchase and Redevelopment of

147 and 151 Front Street

Vestal, NY 13850

Proposal Due Date: 12:00 p.m. (noon) on Thursday, October 10, 2019

I. INTRODUCTION

The Broome County Land Bank Corporation (“BCLBC” or “Land Bank”) is a New York not-for-profit corporation dedicated to fostering economic and community development by acquiring, holding managing, developing and marketing distressed, vacant, abandoned and underutilized properties within Broome County.

The BCLBC is soliciting Request for Proposals (“RFP”) from qualified interested parties for the purchase and redevelopment of 147 and 151 Front Street, Vestal, NY 13850. **Properties are being sold “as-is”.**

The BCLBC’s Board of Directors will evaluate the RFPs submitted and select one purchaser/developer, as determined by the Board of Directors in its sole discretion. All RFPs will become part of the Land Bank’s files without any obligation on the Land Bank’s part.

II. PROPERTY DESCRIPTION

147 and 151 Front Street (Tax Map Numbers 173.23-1-12 and 157.79-1-22) are located within a main business district of the Town of Vestal. The dilapidated, multi-unit structures that once stood on site were demolished by the Broome County Land Bank in August 2019, clearing the way for redevelopment. Combined, the parcels total 0.19 acres and are zoned C-1 “General Shopping.” Properties are being sold as-is.



III. PROPOSAL FORMAT

To be considered for selection, your proposal must include the following:

A. Respondent Information

1. Cover letter of interest
2. Identify Point of Contact for Proposal, including name, mailing address, email address, phone and fax number
3. Brief history and description of individual or firm
4. Resumes of key individuals including their roles and responsibilities for this project

B. Development Approach

1. Offered Purchase Price
2. Detailed project description and proposed approach to redevelopment of property
3. Project phasing, inclusive of detailed project timetable
4. Any unique attributes of the project, such as approach, partnerships, public benefit, etc.

Note: Any design/site plans proposed for the redevelopment of 147-151 Front Street, Town of Vestal, are subject to review by the appropriate boards and committees of the Town of Vestal.

C. Relevant Project Experience (up to 3 relevant completed projects)

1. Project name and location
2. Project description (partners, financing, project schedule/completion, etc.)
3. Project cost (budgeted and actual)

D. Qualified References

1. Contact information of at least two (2) qualified references.

IV. QUESTIONS RELATING TO RFP

All questions pertaining to this RFP shall be submitted on or before 12:00 P.M. on **Tuesday, September 24, 2019** via email to Margaret Scarinzi, BCLBC Executive Director at Margaret.Scarinzi@BroomeCounty.US.

V. SELECTION PROCESS

A. Anticipated Timetable

The BCLBC expects to undertake the selection process according to the following schedule:

RFP release date: 08/15/2019

Closing date for RFP questions: 12:00 pm (noon) on 09/24/2019

Deadline for submission of proposals: 12:00 pm (noon) on 10/10/2019
Proposal review: by 10/22/2019
Selection of Purchaser/Developer: No later than 10/22/2019

**This schedule subject to change at the discretion of the BCLBC*

B. Proposal Evaluation

Proposals will be evaluated and scored based on the following criteria:

Proposed Project	(maximum 40 points)
Offered Purchase Price	(maximum 35 points)
Relevant Project Experience	(maximum 25 points)

VI. PROPOSAL SUBMISSION

To be considered, respondents must submit a complete response to this RFP providing all the required information outlined in *Section III, Proposal Format*.

Interested parties shall submit one (1) hard copies and one (1) electronic version* of their proposal to the BCLBC office by hand or mail by 12:00 p.m. on Thursday, October 10, 2019 to:

Margaret Scarinzi, Executive Director
Broome County Land Bank Corporation
County Office Building, 5th Floor
60 Hawley Street
Binghamton, NY 13901

**Electronic versions may be submitted via email to Margaret.Scarinzi@BroomeCounty.US no later than 12:00 p.m. on Thursday, October 10, 2019.*

The BCLBC is not liable for any costs incurred by respondents prior to naming the project's preferred developer. The contents of the response of the selected individual or firm will become contractual obligations should a contract be entered into as a result of the RFP.

Respondents may be asked to make an oral presentation to the BCLBC Board of Directors. The purpose of this would be to provide respondents an opportunity to elaborate their qualifications and ensure mutual understanding of the project.

The BCLBC reserves the right to reject any or all responses as a result of this RFP or to negotiate with any or all responding firms.