



**Request for Proposals to
Purchase and Rehabilitation
10 Watson Avenue
Newark Valley, NY 13811**

Date Issued: August 15, 2023

Issued by: Tioga County Property Development Corporation
56 Main Street
Owego, NY 13827

RFP website: [Tioga County, New York Government - Property Development Corporation \(tiogacountyny.com\)](http://Tioga County, New York Government - Property Development Corporation (tiogacountyny.com))

Open House: By appointment only

Final Due Date: 4:00 PM Friday, September 15, 2023

RFP Coordinator: Brittany Woodburn

Phone: (607) 687-8256

Email: woodburnb@tiogacountyny.gov

I. Purpose and Background

The Tioga County Property Development Corporation (Land Bank) obtained this property from Tioga County subsequent to foreclosure for property tax delinquency. The Land Bank's mission is to return abandoned properties to the tax rolls and to productive use. We are seeking proposals for the rehabilitation of this property in order to identify a highly qualified developer with a feasible plan, due to its unique nature.

Applicants must submit a proposal that outlines:

- your plans for the property's ultimate use,
- rehabilitation plan and budget,
 - must include a plan and budget for site work and landscaping
 - must include a plan, budget and timeline to rehabilitate the single-family structure
- a statement of your experience, skills, and capacity to complete the project, and
- financial capacity to carry out the proposed rehabilitation.

II. Location and Siting

The photos below show the existing residential structure.



III. Descriptions and Conditions

10 Watson Ave, Newark Valley (tax map no. 64.15-2-56)

This 2,388 SF single-family residential structure is deteriorated. Rehabilitation of the structure is preferred. The lot is 0.23 acres.

IV. Purchaser Eligibility

Potential purchasers must submit the following to qualify:

- Description of the skills and experience of the members of your development team.
- Purchaser must have experience with redevelopment properties, and one or more local, experienced members of the development team who will be available to oversee the day to day management of this project.
- Documentation demonstrating at least \$50,000.00 of liquid equity available to member(s) of your development team.

V. Open House

The site will be open and available for inspection upon request. The building is badly deteriorated and visitors are encouraged to wear appropriate clothing, closed-toe shoes, and bring a flashlight as many windows are boarded over.

VI. Environmental Conditions, and Asbestos and Lead Abatement

No asbestos or lead-paint survey or abatement has been conducted on the properties; it should be presumed that the property contains asbestos, lead, and mold. The selected developer will have an opportunity to conduct this due diligence prior to closing should they so wish.

VII. Purchase price

The property is in extremely deteriorated condition and the Land Bank will consider selling for a reduced purchase price if the buyer will make significant investment in rehabilitation of the site. The Land Bank is also willing to invest funds to assist the developer in stabilizing the property. Please include requested assistance amount in your proposed program budget and clearly document the need for the additional assistance in the proof of financing plan.

VIII. Permits

Applicants should have preliminary conversations with the Village Code Enforcement Office staff about the approvals process that will be required to implement their rehabilitation plan. The Village Code Enforcement Office phone number is 607-642-8686.

IX. Post-Sale Restrictions – “Deed Restriction”

Any deed issued by the Land Bank will contain such deed restrictions as are deemed to protect the Land Bank’s interests in the project including an appropriate timetable for the termination of such restrictions.

X. Restriction on Communication

Questions about this RFP can be emailed to woodburnb@tiogacountyny.gov.

XI. Proposal Submission

Please review and complete the Land Bank's purchase application. Page three of the application outlines proposal requirements including:

- Description of applicant's experience/qualifications to complete the proposed project
- List of other properties owned in Tioga County
- Rehabilitation Plan
- Proof of Financing - Present a detailed rehabilitation budget including all anticipated soft and hard costs and a detailed plan for sources of funds including private capital, construction loans, permanent financing, and sources of subsidy and bank statements or commitment letters as applicable.
- Management Plan/Operating Pro Forma + description of how the property will be managed
- Articles of Incorporation or Articles of Organization (corporate applicants)

XII. Submission Evaluation and Selection

Complete proposals will be reviewed by a committee comprised of Land Bank staff and board members, elected officials, and County planning staff.

Evaluation Criteria:

Factor 1: Operational Plan / Project Viability	(30 points)
• Experience with similar or related projects	5
• Feasibility of proposal and likelihood of success	10
• Development team capacity	10
• Financial capacity	5
Factor 2: Development Concept and Municipal Objectives	(25 points)
• Commitment to meet municipal requirements	10
• Consistency with preservation & design requirements	10
• Integration with surrounding neighborhood	5
Factor 3: Developer Experience and Capacity	(15 points)
• Ability to structure project with public/private financing	10
• Experience with projects & programs in New York State	5
Factor 4: Municipal and Development Collaboration	(20 points)
• Ability to create economic opportunity through workforce participation of county residents	5
• Ability to generate tax revenue & enhance fiscal stability for the Village	15
Factor 5: Quality and completeness of the proposal	(10 points)
• All requested information has been submitted and proposal is consistent with municipal + submittal requirements	10

The developer selected will be awarded an option to purchase, with closing contingent upon their securing construction and permanent financing, commitments for any necessary gap financing, and obtaining the necessary permits for redevelopment of the site. Full proposals are due by 4:00 PM on Friday, September 15, 2023.

Proposals can be submitted via email to woodburnb@tiogacountyny.gov or in hard copy to:

Tioga County Property Development Corporation
Attn: Brittany Woodburn, Director
56 Main Street
Owego, NY 13827