



# TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION

607.687.8256 | [www.tiogacountyny.com](http://www.tiogacountyny.com) | 56 Main St. Owego NY 13827

## Request for Proposals to Purchase, Demolish and Redevelop 58 Whig Street Newark Valley, NY 13811

Date Issued: July 8, 2022

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, August 12, 2022 **Please note - The final due date for this RFP has been extended to 4:00 PM Wednesday, August 31, 2022.**

RFP Coordinator: Brittany Woodburn

Phone: (607) 687-8256

Email: [woodburnb@tiogacountyny.gov](mailto:woodburnb@tiogacountyny.gov)

A PARTNER OF

TEAM TIOGA 

## I. Purpose and Background

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

Applicants can assume a nominal acquisition price, but must submit a proposal that outlines:

- your plans for the property's ultimate use,
- redevelopment plan and budget,
  - must include a plan and budget for site work and landscaping
  - must meet or exceed the quality of the work scope attached
  - must include a plan, budget and timeline to demolish and rebuild on this site
- a statement of your experience, skills, and capacity to complete the project, and
- financial capacity to carry out the proposed redevelopment.

## II. Location and Siting

The photo below shows the existing residential structure.



### **III. Descriptions and Conditions**

#### 58 Whig Street, Newark Valley

This 3,700 SF single-family residential structure is badly deteriorated. Demolition and replacement of structure, barn and the infill of pool is preferred. The lot is 1.02 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 demolition and 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 from among 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 and closed-toe shoes.

### **VI. Environmental Conditions, and Asbestos and Lead Abatement**

No asbestos or lead-paint survey or abatement has been conducted on the property; 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 nominal amount assuming the buyer will make significant investment in demolition and redevelopment of the site.

### **VIII. Zoning and Permits**

There is no zoning in the Village of Newark Valley. Please consult with the Village Code Enforcement Office regarding whether your plan would be allowed by right, require certain special permits, or variances.

Applicants should also have preliminary conversations with the Village Code Enforcement Office staff about the approvals process that will be required to implement their redevelopment plan.

### **IX. Post-Sale Restrictions – “Enforcement Mortgage”**

The Land Bank will hold a lien against the property secured by a mortgage, which will be discharged once the property is fully redeveloped. The selected purchaser and the Land Bank will agree to a development timeline with performance benchmarks that must be met to avoid financial penalties and/or foreclosure on the mortgage held by the Land Bank. Reasonable delays in the development process are understandable, but the applicant must demonstrate a good faith effort to meet the benchmarks agreed upon by both parties and incorporated into this agreement.

### **X. Restriction on Communication**

Questions about this RFP can be emailed to [woodburnb@tiogacountyny.gov](mailto: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
- Redevelopment Plan
- Proof of Financing - Present a detailed redevelopment 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
- \$500.00 deposit (will be returned if you are not awarded the property)
- Articles of Incorporation or Articles of Organization (corporate applicants)
- Copy of Applicant's Photo ID

## 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:**

<b>Factor 1:Operational Plan / Project Viability</b>	(30 points)
• Experience with similar or related projects	5
• Feasibility of proposal and likelihood of success	10
• Development team capacity	10
• Financial capacity	5
<b>Factor 2: Development Concept and Municipal Objectives</b>	(25 points)
• Commitment to meet municipal requirements	10
• Consistency with preservation & design requirements	10
• Integration with surrounding neighborhood	5
<b>Factor 3: Developer Experience and Capacity</b>	(15 points)
• Ability to structure project with public/private financing	10
• Experience with projects & programs in New York State	5
<b>Factor 4: Municipal and Development Collaboration</b>	(20 points)
• Ability to create economic opportunity through workforce participation of county residents	10
• Ability to generate tax revenue & enhance fiscal stability for the Village	10
<b>Factor 5: Quality and completeness of the proposal</b>	(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 Wednesday, August 31, 2022.**

Proposals can be submitted via email to [woodburnb@tiogacountyny.gov](mailto:woodburnb@tiogacountyny.gov) or in hard copy to:

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

