

Herkimer County Land Bank

109 Mary Street, Suite 1310, Herkimer, New York 13350

Phone: 315-867-1650

Fax: 315-867-1651

Email: hclb@herkimercountyny.gov

**Request for Proposal for
Purchase and Rehabilitation of
161 – 163 East State Street, Ilion, New York 13357
Herkimer County Tax Parcel # 120.37-4-28
HCLB Rehab 2025-01**

Date Issued: January 28, 2025

Issued By: Herkimer County Land Bank Corporation

Open House: Available by appointment only

Final Due Date for Proposal Submittal: 10:00AM Monday February 24, 2025

Submit Proposal to: Herkimer County Land Bank
HCLB Rehab 2024-01
109 Mary Street, Suite 1310
Herkimer, NY 13350

For Questions: Phone: 315-867-1650
Email: hclb@herkimercountyny.gov

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Purchase and Rehabilitation

1. Purpose and Background

The Herkimer County Land Bank (HCLB) obtained this property from Herkimer County subsequent to the foreclosure for property tax delinquency. The HCLB's mission is to return vacant, abandoned and blighted properties to the tax rolls and to productive use. We are seeking proposals for the sale and rehabilitation of:

161-163 East State Street, Ilion, New York 13357

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 structure
- A statement of your experience, skills, references and ability to complete the project
- Verify that you are financially capable to carry out the proposed rehabilitation

2. Location, Description and Conditions

161-163 East State Street, Ilion, New York 13357 Tax Parcel # 120.37-4-28

This is a large two story, two family, residential structure in deteriorated condition. All sales are "As Is" condition with no warranty offered.

3. Purchase Eligibility

Potential purchasers must submit the following to qualify:

- Description of the skills and experience of yourself or your team
- Purchaser must have experience with redevelopment of properties, and on or more local, experienced members of the development team who will be available to oversee the project.
- Documentation demonstrating funding availability in the amount of the proposed rehabilitation costs for this project

4. Minority/Women Business Enterprises and Veterans

It is the goal of the HCLB to award a fair share of Procurement Contracts to Minority-Owned Business Enterprises ("MBE"), Women-Owned Business Enterprises ("WBE"), and Veteran-Owned Business Enterprises ("VET") (collectively, "MWBE/VET"). It is also the HCLB's goal to award Procurement Contracts to those procurement contractors who have evidenced compliance with the laws of the State of New York prohibiting discrimination in employment. Local utilization reasonable preference will be given to New York State business enterprises as defined in New York State Public Authorities Law 2897 operating locally and regionally. Furthermore, reasonable preference will be given to qualified proposers demonstrating utilization of local trade apprenticeship programs relevant to the Scope of Services. MWBE/VET are encouraged to apply.

5. 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, shoes and gloves. A flashlight is also advised.

6. Environmental Condition

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

7. Purchase Price

The property is in extremely deteriorated condition and the HCLB will consider selling the property as a greatly reduced purchase price if the buyer will make significant investment in the rehabilitation of the property.

8. Zoning and Permits

Prior to purchase, you are encouraged to consult with the Authority Having Jurisdiction (Codes Enforcement and Zoning Departments) to determine the zoning of the property, as well as and right of ways, required permits, variances and the NYS and Local code requirements.

9. Post-Sale Restrictions – Deed Restriction

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

10. Communication/Questions

Questions about this RFP can be emailed to: hclb@herkimercountyny.gov
or by Phone: 315-867-1650

11. Proposal Submission

Please review and complete the HCLB's purchase application. Include all required information in your application, including;

- Description of applicant's experience/qualifications to complete the proposed project
- List of completed projects
- List of other properties owned in Herkimer County
- Your Rehabilitation Plan with Costs
- Proof of Financial ability to complete the proposed rehabilitation – including a detailed budget with hard and soft costs, detailed where you are getting the funds to do the proposed project.
- Management plan
- Articles of Incorporation for corporate applicants

The HCLB Executive Director and Board of Directors will review all accepted proposals and make a final determination of award. All proposals must be submitted by Monday February 24, 2025 at 10:00AM. The Executive Director will notify the developer/contractor if awarded. Submit proposals to:
Herkimer County Land Bank, 109 Mary Street, Suite 1310, Herkimer, New York 13350 or
Email: hclb@herkimercountyny.gov

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Request For Proposal: Acquisition and Rehabilitation – Rehab 2024-01

The Herkimer County Land Bank is accepting proposals for the acquisition and rehabilitation of the following property:

- **161 – 163 East State Street, Ilion, New York 13357 – Tax Parcel 120.37-4-28**

A. This proposal from purchaser will include an acquisition price for the property as well as proposed scope for rehabilitation with estimated costs to complete the project. The purchase contract will include a final date when all of the agreed upon renovations are to be completed with a maximum completion of one-year from the date that a contract is signed and notarized. The HCLB maintains the right to visit and inspect the property at any time during the contract. Failure to complete the requirements of the contract will result in the property title being returned to the HCLB and forfeiture of any expenditures or rights or improvements done to the property. The property is being sold “as is” with no warranty’s given.

B. Once the purchaser has taken title, the purchaser will be responsible to pay all property taxes (County, City, and School). The purchaser will be responsible for all utilities, and maintain property casualty and liability insurance to cover full replacement cost for the structure during the rehabilitation phase of the contract.

C. The purchaser will also perform rehabilitation that will follow all State and Local Codes Enforcement requirements and local regulations. The purchaser will also obtain all necessary permits required for the rehabilitation project.

D. The purchaser will provide a scope of work proposed for the redevelopment including estimated costs to be submitted with the bid proposal.

E. The purchaser states that they have the financial capability to complete this project in the timeline stated.

BID PROPOSAL

Acquisition Bid Price: \$ _____ Redevelopment Cost Estimate: \$ _____

RFP’s will be evaluated as a complete project based on both acquisition price and scope of rehabilitation proposed to be completed within one year. Additionally, the end-use will also be a determinate factor in the selection.

BIDDER CONTACT INFORMATION:

NAME: _____

ADDRESS: _____

CITY, STATE ZIP: _____

EMAIL: _____

COMPANY NAME: _____

PHONE: _____

Proposed Use/Development

- Owner Occupied Mixed-Use_____
- Renovate and Sell_____
- Rental Property Investment_____
- Rental Property Investment for Low Income Housing_____
- Other:_____

Narrative for Redevelopment Use:_____

By their execution below, the parties hereto have agreed to all of the terms and conditions of this Agreement effective as of the last date of signature below, and each signatory represents that it has the full authority to enter into this Agreement and to bind her/his respective party to all of the terms and conditions herein.

Printed Name:_____

Signed:_____ Date:_____

Printed Name:_____

Signed:_____ Date:_____

Please return all bids in a sealed envelope to:

Herkimer County Land Bank

Rehab 01-2024

109 Mary Street, Suite 1310

Herkimer, New York 13350

All bids must be received by Monday February 24. 2025 at 10 AM.

Any bid submitted after the deadline will not be accepted

Any additional questions can be directed to the Herkimer County Land Bank at 315-867-1650