



GREENE COUNTY PROPERTY PURCHASE & DEVELOPMENT PROPOSAL

The County of Greene is accepting applications to purchase and develop County-owned property. Property Purchase & Development Proposals should indicate how your redevelopment project will benefit the community and surrounding neighborhood, describe in detail the final use of the property, and illustrate your capacity to rehabilitate the property. The *Purchase Offer* and *Property Purchase & Development Proposal* should be accompanied by the attachments described below. Development Proposals are reviewed by County Planning staff and the Public Works Committee of the Greene County Legislature.

Property Offered for Purchase and Development:

Former Candyman Building
4 Bridge Street
Catskill, NY 12414
Tax I.D.: 156.78-5-3

Property information may be viewed on the County's website:
<http://greenegovernment.com/public-notice/request-for-proposals>

The following submittals are required for your application to be considered complete:

- Purchase Offer (Contract)
- Deposit (check or money order)
- Property Purchase & Development Proposal (supplemental information)
- Description of your redevelopment plan (if not included in the proposal form—more detailed description, site plans, drawings, etc. should be attached if available. It is important that a redevelopment schedule be provided with clear and concise dates and milestones for both acquisition and construction phases of the project)
- Proof of financing for acquisition and rehab (or new construction or other actions necessary to carry out the development plan)
- Description of applicant's experience in real estate development

INSTRUCTIONS

Name of the Proposal: Greene County Property Purchase and Development Proposal,
Former "Candyman" Building

Contact Person: Warren Hart, Director
Department of Economic Development, Tourism and Planning
Catskill, NY 12414
E-mail: whart@discovergreene.com
Phone: (518) 719-3290
Fax: (518) 719-3789

Proposal Release Date: **Thursday, November 21, 2013**

Property Inspection (Optional): **Monday, December 9, 2013** (10:00 a.m.- On-Site, Prior
notification of site visit is required)

Deadline for Questions: **Friday, December 20, 2013 at 2:00 p.m.**

Deadline for Proposals: **Friday, January 3, 2014 at 2:00 p.m.**

Proposals Submitted to: Tammy L. Sciavillo, Acting Clerk
Greene County Legislature, 411 Main St., Suite 408,
Catskill, NY 12414

Method of Submittal: By delivery, mail, or in person

Greene County is not responsible for delays occasioned by the U.S. Postal Service or any other means of delivery employed by the party submitting the proposal. Greene County will not open any proposals received later than the date and time stated above. Late proposals will be returned unopened. The party submitting the proposal shall assume full responsibility for timely delivery at the location designated for receipt of proposals. Oral, telephonic, telegraphic, facsimile or other electronically transmitted proposals will not be considered.

Any questions about the meaning, intent, or the specifications must be directed to the Contact Person in writing no later than Friday, December 20, 2013 at 2:00 p.m. Fax or Email your written questions to the contact person listed above. Questions will be responded to and posted with this Notice to Submit Proposals on the Greene County website at <http://greenegovernment.com/public-notice/request-for-proposals>. Answers to questions will become part of the Terms and Conditions.

Wherever requested throughout this document, a company representative who is authorized to bind the Contract will sign on behalf of the company to indicate to Greene County that you have read, understand, and will comply with the Terms and Conditions. Greene County reserves the right to reject any and/or all proposals, and to accept in whole or in part the proposal which in the judgment of the County is the most responsive. No party submitting the proposal may withdraw their Purchase Offer deposit within 90 days from the date of submission. The Contract is to be authorized by the Greene County Legislature which reserves the right to waive any informalities or to reject any and/or all bids.

Purchase Offer (Contract)

County of Greene
411 Main Street
Catskill, NY 12414

Date: _____

OFFER TO PURCHASE

- 1) I (We) _____ agree to purchase from the County of Greene all right, title and interest of the County of Greene in and to the following property: **Former Candyman Building, 4 Bridge Street, Catskill, NY 12414 Tax I.D.# 156.78-5-3.**
- 2) I hereby offer the County of Greene the sum of _____ dollars to purchase the above property, **payable as follows;**
 - a) \$ _____ cash, representing **10% of the above purchase price**. This deposit will be held by the County of Greene and will become part of the purchase price. *Make checks payable to the County of Greene.*
 - b) \$ _____ cash, representing the balance of the purchase price which shall be paid to the County at the time of closing. This payment must be made by certified check or money order, *made payable to the County of Greene.*
- 3) In addition to the purchase price, I agree to pay the following:
 - a) All costs associated with recording the deed(s) in the Greene County Clerk's Office, payable at closing.
- 4) I understand and agree that I have either fully examined the property or have waived my rights to examine the property prior to closing. I understand that I am purchasing the property "As Is" and am accepting it in the condition it will be in on the date of closing. Buyer shall indemnify, defend, and hold harmless, the County of Greene from and against, any and all liability, suits, consent orders, administrative actions, and claims, arising from the environmental condition of this property.
- 5) I understand and agree that the intended use of this property shall not in any way conflict with the subject property's existing legal land use as specified by local zoning rules and regulations.
- 6) I understand and agree to supply the County of Greene with a written statement of my intentions for the subject property. (In attached *Property Purchase & Development Proposal*)
- 7) I represent that there is no real estate broker in this transaction, that no real estate broker or agent has helped bring this sale, and that no commissions will be paid by the County to any broker or agent as result of this sale
- 8) Buyer understands and acknowledges that the County has relied on the representations made by buyer and agrees and stipulates that if buyer has provided any information under this contract to purchase which is incorrect or becomes incorrect at any time during the term of this agreement, the buyer shall be deemed in breach of this contract to purchase and the County shall have the right, without additional notices to buyer, to declare this contract null and void, and the County shall have the right to retain any and all payments and deposits made by buyer with respect to this agreement as liquidated damages by reason of breach of this contract to purchase.

Purchase Offer (Contract)

- 9) I understand and agree that the County reserves the right to retain all money deposited for the purchase of the subject property, in the event the buyer withdraws his offer subsequent to the approval of the sale by the Greene County Legislature.
- 10) I understand and agree that if I am an employee or officer of the County, I must inform the County of the nature of such employment at the time this offer is made. This offer shall be null and void if my position of office with the County violates applicable conflicts of interest rules.
- 11) I understand and agree that the County reserves the right to solicit and accept other offers to purchase this property until the sale is approved by the Greene County Legislature.
- 12) I hereby stipulate and swear that I do not own property in the County of Greene either individually or collectively through a partnership or corporation, which is tax delinquent; nor am I a party to an installment plan agreement with the County which is in default. I understand that if I own property which is tax delinquent or if I am in default on an installment plan agreement, this offer shall be declared null and void and the County shall retain any and all payments by me to the County in respect to this agreement.
- 13) I understand and agree that the purchase price stated in this contract is affected by the status of this property, as well as by the County of Greene's commitment to restoring the property to a tax-paying status; this price therefore in no way represents the market value or assessed value of this property, unencumbered.
- 14) I am not acting on behalf of or as a representative of the current owner or any party holding an interest in the subject property. I understand and agree that if I transfer the subject property, it will not be to the party in which the County of Greene exercised its authority for the taking of the Tax Deed.
- 15) I understand and agree that the acceptance of this offer is contingent upon the full satisfaction of the above terms and conditions, and is not final until a resolution authorizing the sale is adopted by the Greene County Legislature.

Signature of Buyer: _____

If corporate entity, please list officers below:

If LLC; please list members below:

Pres. _____

V.P. _____

Treas. _____

Secy. _____

Date: _____

If applicable, attach articles of incorporation for LLC or other corporate entity.

Purchase Offer (Contract)

PLEASE PROVIDE THE FOLLOWING INFORMATION:

Name: _____
(Note: Please PRINT name exactly as it is to appear on deed)

Address: _____

Municipality: _____ STATE: _____ ZIP: _____

Phone: _____

Social Security Number or Tax ID# _____

Additional Information

Additional information necessary for completing the *Purchase Offer and Property Purchase & Development Proposal*:

Proof of Financing Options	
Financing Method	Required Attachment
Personal Assets	Bank or Account Statement
Credit Card	Credit Card Statement showing available credit
Line of Credit	Letter from bank confirming line of credit available
Bank Loan	Prequalification Letter
Personal Loan	Notarized, signed statement indicating their relationship to the buyer and the terms of the loan
Personal Income (as the project is completed)	Three recent pay-stubs or W2

Property Purchase & Development Proposal

Basic Information:

Name: _____ Title: _____
Org./Company _____ Mailing _____
(if applicable): _____ Address: _____
Applicant Phone: _____ Applicant Fax: _____ Applicant Email: _____

Are you or your organization/company based within the neighborhood you are planning to develop in? Yes No

Do you consider yourself: (please check one) Individual Small Entrepreneur Developer or contractor Non-profit organization
Nonprofits please attach a copy of 501(c)(3) certification if requesting a reduced purchase price for a non-profit purpose.

Property Information:

What property are you interested in purchasing? _____
Address: _____
Check the type of proposed activity for the property:
 New Construction for Residential uses Acquisition of neighboring property for lot expansion
 Rehabilitation for residential uses Rehabilitation for Commercial/Mixed Use
 Commercial New Construction
Will this property be used as: Resale Rental Property Owner Occupied Property
Number of residential units? _____ Number of commercial units? _____ How many bedrooms per unit: _____
Is the final use of the property permitted under existing zoning? Yes No

Project Description:

Describe the final use of the property you are interested in purchasing. Please include detailed information regarding the target population, target business, or other information relevant to the redevelopment of the properties, including anticipated cost, source of financing, and schedule with milestone dates. If needed, please attach additional pages, renderings, plans, etc.

Insert the number of units and expected rents, for example a home with one two-bedroom apartment and one three-bedroom apartment would enter "1" twice below and indicate the rent for each unit.

	Number of Units	Monthly Rent		Number of Units	Monthly Rent
Commercial Units			Residential Units		

Project Construction & Financing:

Please indicate how much you would be willing to pay for the property.

Purchase Offer: _____

Please indicate the amount of capital you have available and are willing to invest in the development of the property.

Capital available for development: _____

Please indicate the time you expect will be required to complete the project. (Typical time frame is one year, but depends on complexity of the proposal.)

Duration of project: _____

By what method do you plan to finance this redevelopment project?

- Loan
- Personal/Company Assets
- Credit Card
- Other (Please explain on additional sheets)

Required Attachment:
Purchase Development Proposal

- Are there any outstanding judgments against you? Yes No
- Have you been declared bankrupt within the past 7 years? Yes No
- Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years? Yes No
- Are you a party to a lawsuit? Yes No
- Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment? Yes No

Provide additional information if necessary:

Applicant History:

Does the applicant own (in full or in part) any other real estate within the County of Greene? Yes No

If Yes, Please list the address of each piece of real property below that the applicant has an ownership interest in within the County of Greene, and indicate whether that property is owned by you as an individual, or as a member, partner, principal of an LLC, Corporation, Partnership or other entity. **If needed, please attach additional pages.**

_____	_____
_____	_____
_____	_____
_____	_____

Are there any open code violations or delinquent taxes or water bills on any of the properties you currently own or have an ownership interest in? If yes, please explain.

Please note: Application will be rejected for delinquent taxes or water bills, or open codes violations without an adequate explanation.

Required Attachments:

Please attach the following documents to your application.

- Proof of financing (see page four for what proof is required depending on method of finance)
Note: Financing must cover anticipated acquisition and development costs.
- Written description of applicant's experience in housing and real estate development
- Development plan (if additional sheets are required)

Signature Line:

The applicant certifies to the truth of the matters contained in this application and agrees to provide any other documents upon request. The applicant further certifies they read and understand the Purchase & Development Proposal Additional Information Sheet.

Signature _____
Date

Print Name