

**City of Newburgh  
Department of Planning and Development**



**Public/Private Housing Partnership – Round II  
*Re-Issued***

**Request for Qualifications (RFQ)**

**March 2008**

**[www.cityofnewburgh-ny.gov](http://www.cityofnewburgh-ny.gov)**

A copy of this RFQ, photographs of the subject properties, information regarding the City of Newburgh's zoning regulations, tax information, and other resources are available via the City of Newburgh's web site at [www.cityofnewburgh-ny.gov](http://www.cityofnewburgh-ny.gov).

### *Overview*

The City of Newburgh is located sixty (60) miles north of New York City on the western side of the Hudson River in Orange County, New York. It is a small, densely settled community of 3.9 square miles bounded by the Town of Newburgh on the west and north, the Hudson River on the east and Town of New Windsor on the south. The city and its immediate suburbs have a population of more than 100,000 persons.

The City is an enthusiastic participant in redevelopment activities. It offers considerable assets, including but not limited to: land, links to the regional transportation system, including Interstate I-84 and the New York State Thruway (I-87), navigable Hudson River access, and proximity to Stewart International Airport; scenic beauty; a rich cultural and architectural history; Empire Zone designation for a large portion of the City; and organizations willing to invest time and capital to stimulate redevelopment.

The City of Newburgh is seeking qualified housing developers to collaborate on its successful Public/Private Housing Partnership Initiative for currently City-owned properties. The Initiative entails the analysis of currently owned properties and the 'bundling' of a group of properties to be offered for redevelopment. Each 'bundle' will have three to seven properties – including vacant lots and properties in need of substantial redevelopment. This is the re-issuance of the second round of offerings; twelve (12) properties are now under contract to four (4) private developers under Round I.

The City seeks to partner with a team of pre-qualified developers who have demonstrated a good track record of housing development and expertise, sound financial backing, and a strong commitment to implementing creative, quality development in a timely manner. Each successful developer will be sold a 'bundle' of properties to be redeveloped and sold to owner-occupants.

**Re-sale to owner-occupant homebuyers –either through smaller residential development or larger/condo new construction projects - is a requirement of this Initiative which is designed to improve homeownership in the City of Newburgh rather than to provide long-term investment opportunities for developers.**

## Offered Properties

The properties which are part of this initiative have been 'bundled' - as such are offered in groups and cannot be bid upon separately. Interested developers must prioritize their preferred 'bundle' in their submission. All properties are offered 'as is' and without City subsidy. Properties offered under this RFQ are (*See Photos*):

Bundle No.	S	B	L	NO	Street	Zoning*	Description
1	23	2	1	98	Lander St	R-1	2,036SF brick and wood-frame shell on a 62x104-foot lot
	23	2	8	84	Lander St	R-1	29x100-foot vacant parcel on WS of Lander 100 Ft N. of Campbell
	23	2	11	78	Lander St	R-1	4,000SF former multi family
2	29	5	27	22	City Terrace	R-1	3 story, 1,281SF detached wood frame former single family residence on a 25'x55 foot lot.
	38	2	12	241	Washington St	C-1	25x100-foot vacant commercial lot
	48	2	20	56	Courtney Ave	R-1	25 x 100 vacant property w/improvements
3	11	2	13	190	Lander St	R-1	23'x100' lot
	18	4	21	137	Chambers St	R-1	2 1/2-story, 2,034SF (includes lower level), attached, wood-frame, single-family residence on a 25x100-foot lot.
	18	9	10	109	Chambers St	R-1	1 1/2 story, 587SF, detached single-family, wood-frame on a 19x34-foot lot.
	18	10	5.2	116	Lander St	R-1	3-story, brick, 3,252SF former 230

\* Recent legislation has been adopted to allow for two family development within certain specific areas. Applicants are responsible for confirming the current zoning of each individual property.  
*S/B/L - Street/Block/Lot*

***Acquisition Costs:***

Acquisition prices are based on estimated values for individual properties as determined by City staff and upon review of the development budget provided by the developer. All or a portion of outstanding school and/or property taxes may be payable upon closing. Final acquisition prices are subject to approval by the City of Newburgh Council.

***Zoning***

Each of these properties falls within a specific zoning district. Prospective developers are encouraged to become familiar with the City of Newburgh zoning and market characteristics as redevelopment scenarios are considered.

***Response to the RFQ***

Interested parties should submit the following information for consideration:

- I. A cover letter which includes the name, address, phone number, fax number, e-mail address, federal ID number (if applicable), and Business ID number (if applicable) of the person or entity submitting the proposal. The cover letter should also be used to describe why you are interested in this particular project and what you feel your organization can bring to the project that would be in the interest of Newburgh at this point in time.
  
- II. **QUALIFICATIONS**
  1. **Resumes**

Identify the principals and members of the development team (architects, engineers, contractors, financial partners, etc.) and describe their roles and responsibilities in the planning and implementation of this project. Include resumes for all parties.
  
  2. **Representative Project Experience**
    - Identify relevant project experience. In particular, projects financed and completed within the last three (3) years, as well as on-going projects with their stage of development.
    - Specify projects that involve the development team members that will also be a part of your Newburgh partnership.
    - Indicate prior experience, if any, in developing projects within the City of Newburgh.
  
  3. **Financial Responsibility**

Provide proof of financial capability to develop the proposed project. This documentation should include the following:

- Identify if the Developer/Respondent is a subsidiary of, or affiliated with, any other corporation(s) or firm(s).
- Indicate whether the Developer/Respondent, the parent corporation, subsidiary or affiliated corporation, or any of the officers or principal members or other interested parties, been adjudged bankrupt, either voluntarily or involuntarily, within the past 10 years.
- Indicate whether the Developer/Respondent or anyone referred to above has been indicted for or convicted of any felony within the past ten (10) years.
- Indicate whether the Developer/Respondent or anyone referred to above has been summoned to appear in Newburgh City Court on a Housing Code violation.

4. References

Please provide four (4) references as follows:

- Two (2) references should be provided from financial institutions, lenders and project sponsors demonstrating the Respondent’s ability to complete projects in a timely manner and within established budgets.
- Two (2) references should be provided from clients, indicating ability to complete projects in a timely manner, and demonstrating the success of the project.

5. Bundle Preferences

Please list preference of bundle in order of priority. The City of Newburgh will not guarantee that interested parties will receive their primary choices and will engage in a lottery system to determine which respondent receives its highest priority. Respondents will be notified of lottery results and can opt against developing the properties offered. In that instance, respondent’s information will be kept on file and future bundles may be offered for redevelopment when and if they become available.

***Incomplete submissions will not be considered.***

<b><i>Open Houses</i></b>
---------------------------

An Open House has been scheduled for buildings to allow interested parties and their construction/design professionals enter each property. Please refer to the “**Offered Properties**” section for bundle number.

**Friday, April 25, 2008**  
 9:00 AM – Bundle #1  
 10:00 AM – Bundle #2  
 11:00 AM – Bundle #3

***Submission Requirements***

Respondents should submit four (4) copies of the requested information. The complete package of materials shall be submitted to the following agency and contact person:

**Lourdes Zapata-Perez**  
Community Development Director  
City of Newburgh, Department of Planning & Development  
83 Broadway, 3rd Floor  
Newburgh, NY 12550  
845-569-9400

***Proposal Due Date***

**All responses must be received by 3 p.m. on  
Friday, May 23, 2008**

Responses which do not meet this deadline will not be considered.

**Minority-owned and women-owned business enterprises  
are encouraged to apply.**

### ***Selection Criteria***

Submissions will be evaluated according to the following criteria:

- Prior experience of the development team.
- Ability of the developer to assemble a team with all requisite disciplines.
- Past performance of projects.
- Financial capability.
- Demonstrated understanding of the City of Newburgh's housing revitalization goals.

After a review of all submissions, a limited number of respondents may be selected for interviews and/or to submit more detailed proposals. The City of Newburgh reserves the right to reject any and all submissions. Notification of selection will be provided to all respondents.

### ***Notification of Award***

Developers will be notified of their acceptance of qualifications and their bundle award on or about June 6, 2008. At that time, respondents will be offered a specific time frame within which to accept or refuse their assigned bundle.

# **PUBLIC/PRIVATE PARTNERSHIP INITIATIVE ROUND II**

## **BUNDLE #1**



98 Lander Street S/B/L: 23-2-1



84 Lander Street S/B/L: 23-2-8



78 Lander Street S/B/L: 23-2-11

# **PUBLIC/PRIVATE PARTNERSHIP INITIATIVE ROUND II**

## **BUNDLE #2**



22 City Terrace S/B/L 29-5-27.0



56 Courtney Avenue S/B/L 48-2-20



241 Washington Street S/B/L 38-2-12

# **PUBLIC/PRIVATE PARTNERSHIP INITIATIVE ROUND II**

## **BUNDLE #3**



137 Chambers Street S/B/L 18-4-21



109 Chambers Street S/B/L 18-9-10



116 Lander Street S/B/L 18-10-5.2



190 Lander Street S/B/L 11-2-13