

***City of Newburgh
Department of Planning & Development***



Request for Proposals

*88 Pierce's Road
City of Newburgh Landfill*

August 2008

www.cityofnewburgh-ny.gov

Overview: City of Newburgh, New York

The City of Newburgh is an enthusiastic participant in the on-going revival of the Mid-Hudson Region. Among its many assets are:

- Developable commercial and industrial land.
- Easy access to an exceptional regional transportation network that includes Interstate Route 84, the NYS Thruway, Stewart International Airport, the Hudson River and the Metro-North commuter rail station at Beacon.
- A rich cultural and architectural heritage that includes works by Andrew Jackson Downing and the A.J. Davis-designed Dutch Reformed Church which has been named a World Monument site.
- NYS Empire Zone designation for the City.

The City 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 the Town of New Windsor on the south. The city and its immediate suburbs have a population of more than 100,000 persons.

Development Area

The development site consists of approximately 37 acres on two contiguous tax lots (S1/B1/L6 and S5/B1/16). The site is bordered by Gidneytown Creek to the north and northeast, the former Dupont-Stauffer site to the west, Pierces Road to the south, and Scobie Drive and commercial properties to the east. The property was formerly the City of Newburgh landfill and is presently home to the City of Newburgh Department of Public Works (DPW). The Exit 8 interchange of Interstate 84 is easily accessible from the site.

The most valuable development of this site will establish a strong base for the economic and community revitalization of the surrounding community. The successful development scenario will be one which, to the maximum extent possible:

- Makes productive use of this site.
- Considers the size and scope of this project and its community impact; and,
- Clearly articulates an understanding of the impact and potential benefits of this project.

Overarching goals the City of Newburgh seeks to be addressed in this project include a development which:

- Provides significant temporary and permanent employment opportunities for City residents;
- Is compatible with the immediately surrounding neighborhood and the City as a whole;
- Demonstrates significant economic benefits to the City and the surrounding community; and,
- Capitalizes on accepted and appropriate green building design principles.

Environmental Issues

Between the 1940's and the 1970's, the City of Newburgh operated an unregulated municipal waste landfill on the site. That operation terminated in 1976 without the usual closure procedures. During its operation wastes were disposed of in a series of deep trenches which were reportedly filled with debris and buried. Several drum areas are evident on the site which are reportedly from disposal of industrial materials from neighboring facilities.

Most of what is known of the condition of the Newburgh landfill is derived from investigations conducted at the adjacent former Dupont-Stauffer landfill. The only site specific information comes from a Drum Investigation Report from 2002, a site inspection report from 1988, aerial photographs, and interviews with long-time DPW employees.

Zoning

This property is zoned as Light Industrial/ Warehouse/ Distribution (I2). Zoning district requirements are detailed on the attached sheet. The City of Newburgh will accept proposals which do not conform to current zoning requirements and will consider development scenarios which are presented as a planned use development in need of specific re-zoning considerations.

Request for Proposals

The City of Newburgh is seeking proposals from "brownfields" developers who will privately undertake the remediation of the site and redevelop the property for productive use. Along with the other elements of the response outlined below, the proposed plan will need to maintain the current DPW facility as it exists, relocate the DPW functions to another portion of the site or relocate DPW to a completely new site that meets the functional requirements of the department.

Response to the RFP

The following information must be submitted in the Response to the Request for Proposal.

I. COVER LETTER

Provide a brief letter of introduction which summarizes the Development Proposal and Development Team Qualifications. Primary contact information should also be included.

II. DEVELOPMENT PROPOSAL

A. Development Team

1. Primary contact name, address, phone number, fax number, email address, Federal ID number (if applicable), and Business ID number (if applicable) of the person or entity submitting the proposal. If the Applicant is not a natural person (i.e., partnership, corporation, LLC, etc.), then the Applicant must disclose the name and address of each partner, officer, and/or member of the team submitting an application for this project.
2. Information on each proposed member of the development team and any identified sub-contractors or professionals, including, for each, a summary of firm information, role in the development of this project, and prior experience. Identify the proposed structure of this team for this particular project.

3. Descriptive information of the prior working relationship, if any, of the proposed development team. If this project is the first effort of this team to undertake a development, indicate the history and experiences leading to the establishment of this team.

B. Project Description

1. Description of the Proposed Project: The developer must include a detailed description of the proposed redevelopment project which includes:
 - Size of the project (square-footage, number of units . . .)
 - Describe proposed use(s) in detail and any zoning issues which need to be addressed, including proposed re-zoning or variances, if applicable.
 - Location or relocation of the DPW facility.
 - Proposed Occupancy and Ownership Scenario.
 - Timeframe for commencing Remediation/Construction and Length of Construction Period.
 - Proposed purchase price for property.
2. Provide a description of the project's consistency with the goals outlined for the redevelopment area including a narrative describing the benefits, which will accrue to the City of Newburgh and its residents as a result of the project (for example; jobs to be created, physical improvements to the area, etc.).

C. Budget

The Developer must include a budget detailing the cost to implement the project, and the resources to be utilized to undertake the project. If funds for the development of the land are to be obtained from sources other than the Developer's own funds, a statement of the Developer's plan for financing the development of the land must be included, providing the sources and amount of funding available and letters of commitment.

D. Marketing Plan

The Applicant/Developer must provide a marketing plan that demonstrates how the development will be marketed for prospective tenants and purchasers (if any).

E. Identification of City Responsibilities

Please identify what commitments may be required from the City of Newburgh to implement the project – particularly as it relates to the remediation of this site. **Please note: Nothing in this RFP shall constitute a waiver, implied or express, of the City of Newburgh's zoning and planning requirements that may apply to any development proposal submitted hereunder.**

F. Proposed Remediation Plan

The Developer must state how the remediation of the property will be undertaken, include an analysis of the available opportunities for remediation funding, a description of how the Developer intends to utilize these sources to ensure the clean-up of this site, and a timetable which considers the impact of this Plan on the overall redevelopment schedule.

III. QUALIFICATIONS

A. Resumes

Please identify and include resumes of the Principals who are or will be responsible for:

- Implementation/pre-development.
- Remediation and construction efforts.
- On-going property management.

B. Representative Project Experience

Please identify relevant project experience for each member of the development team. In particular, qualifications should include a description of project experience that demonstrates the following:

- Familiarity with New York State regulations related to any proposed businesses.
- Familiarity with Brownfield redevelopment and available public subsidies for remediation.
- Experience with urban area and/or rehabilitation projects.
- Knowledge of Orange County and Lower Hudson River Valley markets.

C. Financial Responsibility

The Developer/Applicant must provide proof of its financial capability to develop the proposed project. This proof should include the following (please submit in a separate sealed envelope).

- Identify if the Developer/Applicant is a subsidiary of, or affiliated with any other corporation(s) or firm(s).
- Include a financial statement, showing the assets and liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting procedures and based on a proper audit.
- Indicate whether the Developer/Applicant, the parent corporation, subsidiary or affiliated corporation, or any of the officers or principal members or other interested parties, been adjudged bankrupt, either voluntary or involuntary, within the past 10 years.
- Indicate whether the Developer/Applicant or anyone referred to above has been indicted for or convicted of any felony within the past 10 years.
- Developer must disclose whether they are developing for a fee with the intent of conveying the finished project to a third party owner or whether the developer will hold the property for income purposes. If the proposed development is for a fee, the third party owner must be identified. In either event, all associated fees paid to the developer must be disclosed.

D. References

Please provide references as follows:

- A full description of the most complex redevelopment project that the development team has completed with references for this specific project.
- For each member of the development team: Three (3) references should be provided from financial institutions, lenders and project sponsors demonstrating ability to complete projects in a timely manner and within established budgets
- For each member of the development team: Three (3) references should be provided from clients, indicating ability to complete projects in a timely manner, and demonstrating the success of the project.

References shall include the contact name, title, address and phone number of the organization/individual listed.

Bidders Conference

The City of Newburgh has scheduled a conference for all prospective developers who will be responding to this RFP. Agenda items will include an overview of the environmental challenges and remediation activities.

Date: Wednesday, September 10
Time: 3 p.m.

Location: City Hall, 83 Broadway – 3rd Floor
Newburgh, New York

RSVP: City of Newburgh, Office of Planning & Development
(845) 569-9400 or via e-mail to rmckenna@cityofnewburgh-ny.gov

Prospective responders are highly encouraged to attend this opportunity to speak with City of Newburgh staff.

Selection Criteria

The City of Newburgh will base its decision on the following selection criteria:

1. Offering price for property.
2. The proposal's consistency with the goals and objectives identified for the property.
3. Potential tax revenues and jobs generated by project.
4. The Applicant's ability and demonstrated capacity to deal with environmental challenges presented by this site.
5. The Applicant's demonstrated experience with similar projects.
6. The Applicant's ability to complete this project in a timely manner.
7. Applicant's financial capability.
8. Ancillary community benefits which may be generated as a result of this project.

Finalists may be interviewed prior to final selection. This RFP does not in any way commit the City of Newburgh to reimburse Applicant/Developer for any costs associated with preparation and submission of a proposal nor does it constitute a commitment on the part of the City of Newburgh to accept proposals submitted hereunder. Please note: Submission materials will not be returned.

Submission Requirements

Respondents should submit six (6) copies of the requested information. The complete package of materials shall be submitted to the following agency and contact person:

Robert McKenna
City of Newburgh, Department of Planning & Development
83 Broadway, 3rd Floor
Newburgh, NY 12550
845-569-9400

Information regarding the City of Newburgh's zoning regulations, tax information, and other resources is available from the above-listed agency or via the City of Newburgh's web site at www.cityofnewburgh-ny.gov.

Proposal Due Date

**All responses must be received by 4 p.m. on
September 26, 2008**

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

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

Notification of Award

The City of Newburgh anticipates selecting the Developer for this parcel on or about
December 10, 2008

Notification of project awards will be provided to all Proposers.

Map of Site (5 Scobie Drive & 88 Pierces Road)



