CITY OF NEWBURGH

Office of the City Manager
City Hall - 83 Broadway
Newburgh, New York 12550
Phone: 845-569-7301 Fax: 845-569-7370
citymanager@cityofnewburgh-ny.gov

James A. Slaughter, Interim City Manager

Dear Prospective Homeowner and Developer:

Thank you for considering purchasing property in the City of Newburgh. This is a city with limitless possibilities and great housing potential. In order for you to purchase a property, you must identify a home, adhere to the program guidelines and submit an application.

All prospective owners will be permitted access to inspect the building at the **next OPEN HOUSE scheduled for January 31, 2014, from noon to 4p.m**. Snow Date: February 3, 2014 noon to 4 p.m. If buildings are deemed unsafe, exterior pictures will only be allowed. Buildings will be open for one (1) hour intervals. Below is a schedule of times:

Noon: 117 & 119 Renwick, 255 Ann St., 41 Lutheran
1pm: 37 & 49 Concord, 162 Broadway
2pm: 157 Grand St., 288 Grand St., 266 Carpenter
3pm: 61 Liberty St., WH, 82 Liberty St. WH, 63 Grove St.

Both the Private Owner Development Application (PODA) and the Request for Qualifications will be due **February 13, 2014 by 4pm.** The PODA should be completed by any homeownership candidates who will reside in their properties, while the Request for Qualifications should be completed by any developer/ owner who does not anticipate making that parcel their primary residence.

Additional questions should be sent to tmiller@cityofnewburgh-ny.gov in writing prior to February 3, 2014. Responses will be placed on the City website as an addendum to the attached form.

You may also visit the City of Newburgh website, www.cityofnewburgh-ny.gov to review a complete list of City-owned properties. The City welcomes proposals on any of the properties that may interest you. All applications for purchase are available on the website.

Thank you again for your interest in the City of Newburgh.

Sincerely,

James A. Slaughter
Interim City Manager

CITY OF NEWBURGH REQUEST FOR PROPOSALS

PRIVATE OWNER DEVELOPMENT APPLICATION & REQUEST FOR DEVELOPER QUALIFICATIONS

DUE: February 13, 2014 4pm

COMBINED APPLICATION CONTENTS

1. Property Descriptions

2. Request for Qualifications Application

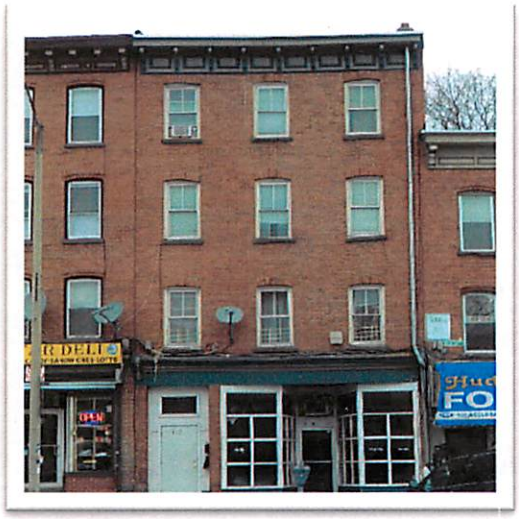
3. Private Owner Development Application (PODA)

255 Ann Street

The property is located west of Route 9W in a mixed use neighborhood. The neighborhood is currently zoned C-1: Neighborhood and limited retail business. The building is two stories and was built in the early 1900's. It has 3 bedrooms, 1 bathroom and is approx. 860 sq/ft. The building is considered to be in fair to poor condition.

Liquidation Estimate: ***$5,000 - $15,000***

162 Broadway



3,840 sq/ft, 4 story commercial brick building with a vacant storefront & 3 occupied apartments. Built in 1900 this building sits on a 1,742 sq.ft lot and is zoned TC-1. The building is also located within the historic district.

Liquidation Estimate: ***$70,000 - $85,000***

266 Carpenter Ave.

Located in a residential neighborhood. This property sits on a .38 acre lot. zoned R-1: single family residential. The building is a two-story, three bedroom two bath 1,432 sq/ft home. There is a pellet stove in the living room.

Liquidation Estimate: ***$40,000 - $60,000***

35 Concord

R-1 zonied semi-detached two story single family residential with 976 sq. ft. built about 1891, has 2 bedrooms, 1 bath and full basement.

Liquidation Estimate: ***$10,000 - $30,000***

49 Concord

Located in a mixed use neighborhood, this property is zoned R-1. Residential 1 family. It is a detached single family residence with 1,101 square feet, built about 1901 has 2 bedrooms and 1 bath.

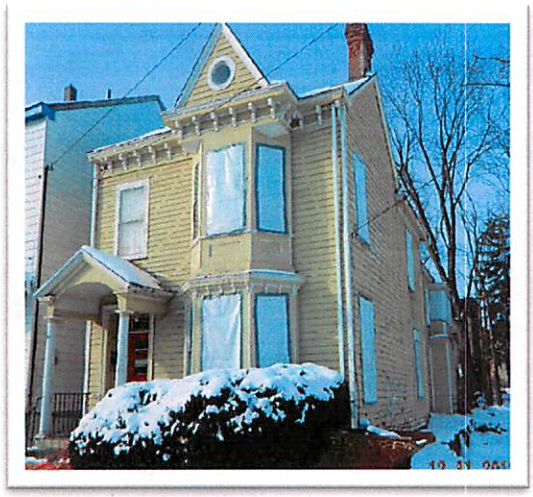
Liquidation Estimate: $12,000 - $25,000

288 Grand St.

Located in the heart of the City's historic district, this 1870's two and a half story, stone mansion sits on an oversized City lot (.7 acre) and is zoned R-1. Architectural details, mahogany paneling and original mantels are ready for restoration.

Liquidation Estimate: $115,000 – $ 130,000

157/ 159 Grand St.



Located within the City's historic district, the property is located in a mixed use neighborhood, near municipal buildings and the local library. The property is located on a .10 acre lot and is adjacent to a vacant City-owned lot 159 Grand .12 acres to be packaged together and may provide off street parking. The property is zoned R-2: Two family residential.

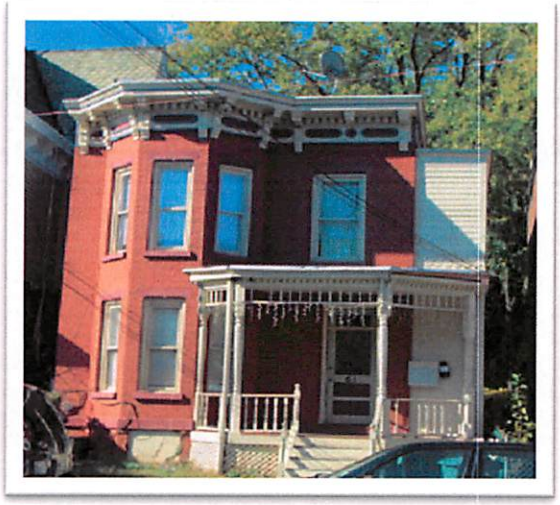
Liquidation Estimate: $60,000 - $80,000

63 Grove

This 2,307 sq ft. 3 story property was built around 1900 and is a three family residence. The house includes 3 kitchens, 3 baths, 6 bedrooms and has a detached one story garage on 75 x 90 ft. lot.

Liquidation Estimate: $40,000 - $60,000

61 Liberty St WH



This 1,640 square foot, two story home in Washington Heights sits within the City's Historic District. It was previously used as a two family home with 4 bedrooms and 2 baths; currently zoned R-1 for 1 family.

Liquidation Estimate: $30,000 – 50,000

41 Lutheran

This two story brick building has 1,696 square feet. Built in 1900, this two family home has 2 kitchens, 2 bedrooms, 2 bathrooms. Property size is 25 x128 and is located within the Historic District.

Liquidation Estimate: ***15,000 - $30,000***

82 Liberty St WH

A three story brick building with 2,595 square feet. Previously used as a 2 family home with 7 bedrooms, 3 baths and 2 kitchens, but is currently zoned R-1 one family. Property size is 25 x 127 and is located in Washington Heights.

Liquidation Estimate: $10,000 - $20,000

117 Renwick St.

Two story brick, single family home with 1,440 square feet built about 1890. It is located within the historic district and the ome has 3 bedrooms, 1 bath, full basement and covered porch. Property is 25 x 100 sq. ft. , and is zoned 2 family.

Liquidation Estimate: $10,000 - $25,000

119 Renwick St

Two family, semi-detached brick house in need of renovation. Located within the historic district. House has 2,160 square feet and full basement. Located on 26 x 80 foot lot in Washington Heights.

Liquidation Estimate: ***$10,0000 - $20,000***

REQUEST FOR QUALIFICATIONS

(Complete if you are a developer and will not maintain the property as your primary address)

DEAR APPLICANT,

Thank you for your interest in the City of Newburgh and involvement in its economic revitalization. There are many opportunities for the redevelopment of city owned parcels and adaptive reuse/rehabilitation of city owned structures.

In order to be considered, development firms must adhere to the following conditions:

GENERAL CONDITIONS

The transfer of city owned land parcels and structures is dependent upon the project capacity, financial capability and management system of the prospective developer. All prospective developers must provide evidence of "financial capacity" to construct the project, and be able to manage the facility on a long term basis.

The City of Newburgh will not accept financial contingency documents, promissory banking letters, partnership statements, unaudited financial submissions, and ancillary financial instruments (metals, stocks) which can be converted to cash are not eligible as proof of underwriting.

Upon completion of the project and/or tax incentives/credits/reductions the project shall be placed onto the tax rolls.

Individual developers/firms need to present a record of accomplishments as the principal developer or part of a development consortium.

REQUEST FOR QUALIFICATIONS (RFQ) DETAILS

Prospective individuals/firms must provide the following information:

1. **Developer Overview:**

   Details on the development firm including company name, state of incorporation, corporate representative and size of the firm. Resumes of the development team for the proposed project and staff. Include background and experience which uniquely qualifies this individual/firm.

2. **Developer Experience:**
   A description of the responding organization's **experience** in on-going development, management and operation of commercial, retail, and large scale residential projects. Provide details on the construction component including the builder's experience in projects of that scale.

3. **Developer Financial Capacity:**
   Evidence that the organization has the financial capacity to complete a real estate project. Applicants must provide three consecutive annual audited financial statements along with current financial references.

4. **Design Experience**
   Submit work products of the firm that will handle the design component of this project.

5. **References**
   Developer references other than financial references with whom the responding organization has worked in similar situations.

REQUEST FOR QUALIFICATION REQUIREMENTS

All RFQ responses must be completed to be deemed complete for submissions to the Property Review Committee. Please send the completed submission by 4pm February 13, 2014 to:

City of Newburgh, Department of Planning & Development
City Hall - 83 Broadway
Newburgh, New York 12550

PRIVATE OWNER DEVELOPMENT APPLICATION (PODA)

Program Guidelines

1. Prospective owners will provide evidence of financial capacity to purchase and rehabilitate the target property.
2. The applicant must be the principal homeowner.
3. The prospective homeowner must complete all exterior and interior work within 12-18 months from the date of the closing.
4. A prospective homeowner buying a home in the historic district must adhere to Architectural Review Commission guidelines and building code to receive a Certificate of Occupancy when rehabilitation is completed.
6. Prospective Homeowner must sign a deed covenant, which prohibits the sale of this property and deed transfer for a five year time period.
7. Final sale is subject to the approval of the City of Newburgh City Council.
8. The property is sold subject to unpaid school taxes for the current tax year. and also subject to all school taxes levied subsequent to the date of the Newburgh City Council resolution authorizing the sale.
9. Property will be placed on the tax rolls after closing and deed filing.

Private Owner Development Application (P.O.D.A.)

Name _____

_____

Address _____

_____

_____

Property Address _____Section_____Block _____ Lot _____

_____

Tele #_____Email_____

Purchase Offer _____

Rehabilitation Estimate _____

Annual Income _____

Banking Relationship _____

Loan Officer _____

Line of Credit/ Pre Mortgage Commitment _____

Attorney _____

_____

Completion Time Table _____

Applications are required to attach construction estimates to rehabilitate the property. The applicant should include a loan commitment from a financial institution. In addition, the applicant is required to

submit two years of personal tax returns. All applications are reviewed by the Property Committee and subject to final approval by the City of Newburgh City Council.

Please submit completed applications by 4pm.Febraury 13, 2014 to:

City of Newburgh

Department of Planning and Development

City Hall - 83 Broadway

Newburgh, New York 12550