

Village of Hamburg

REQUEST FOR PROPOSAL

Purchase and Development of 18 Mile Creek/South Buffalo Street Property Hamburg, NY



*Mayor Thomas J. Moses, Sr.
Village of Hamburg
100 Main Street
Hamburg, NY 14075*

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May 6, 2016

Proposal Submission Deadline

June 10, 2016

REQUEST FOR PROPOSAL
Purchase and Redevelopment of
18 Mile Creek/South Buffalo Street Property
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[Table of Contents](#)

I.	Invitation	4
II.	Context	5
III.	Background	7
IV.	Location and Description of Property	8
V.	Vision of Project	9
VI.	Instructions for Developer’s Submissions	10
VII.	Schedule and Submission Requirements	11
VIII	Designated Developer Expectations	12
IX	Evaluation Criteria	13

Purchase and Redevelopment of 18 Mile Creek/South Buffalo Street Property Hamburg, NY



18 Mile Creek - Property Frontage viewed from South Buffalo Street



Looking West along entrance road to Hamburg Counseling Center (Old South Buffalo Street)



Viewing South 18 Mile Creek

I. Invitation to Bid

The 18 Mile Creek/South Buffalo Street Property (“the Property”) is owned by the Village of Hamburg (“the Village”). The property is currently vacant and is used for snow storage in the winter. The Village of Hamburg has experienced significant revitalization and redevelopment within the commercial and central business districts and is interested in the development of the Property to its highest and best use.

Village of Hamburg Board of Trustees (“the Board”) has prepared this Request for Proposals (“RFP”) and is seeking proposals from interested developers to demonstrate their capacity to develop a residential only, mixed-use, or commercial only project on the Property. Preference will be given to those projects which include a residential component. Proposals that meet the requirements contained in this RFP will be evaluated by the Board and will be given the rights to purchase the Property under the terms presented in this RFP and the submitter’s proposal.

II. Context

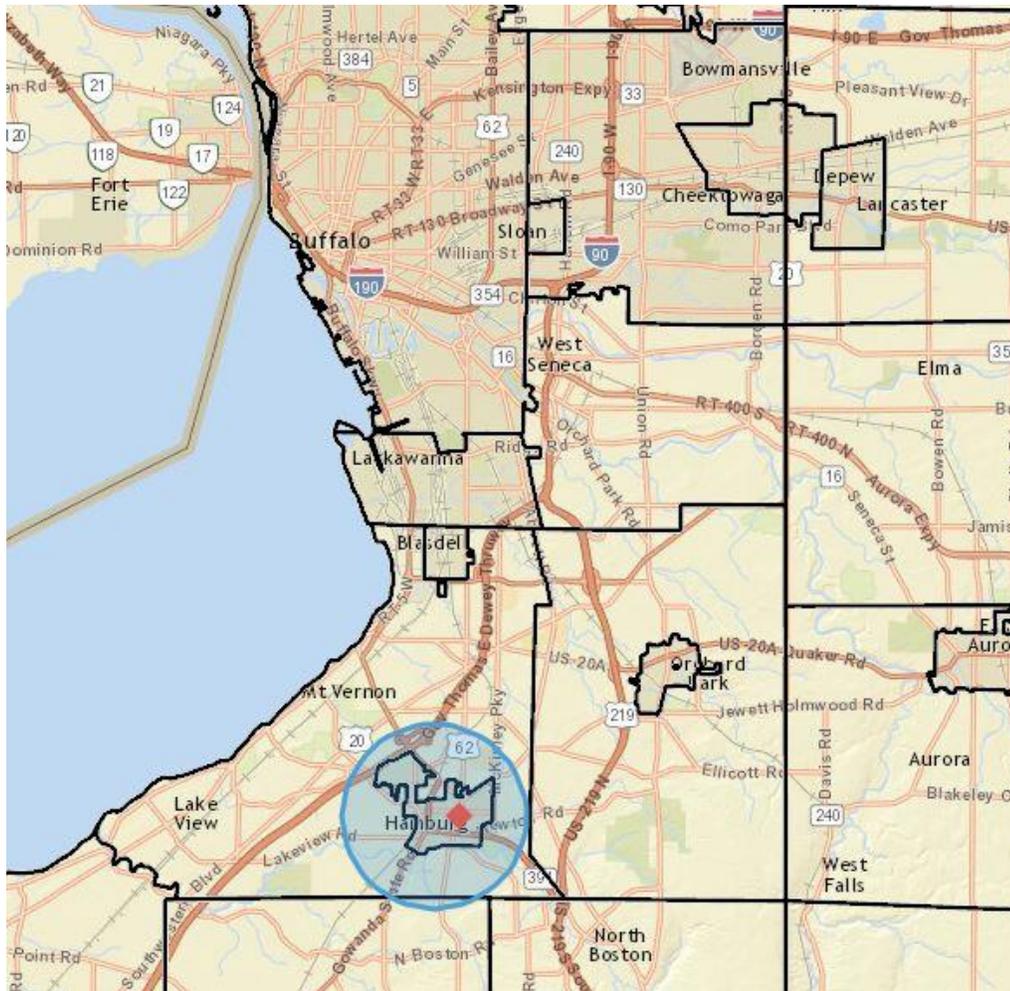


FIGURE 1: REGIONAL LOCATION

[Source: Erie County GIS: <http://gis2.erie.gov/HTML5/ErieCountyNY/PublicLaunchPage.aspx>]

The Property (SBL# 196.09-5-31) is located within professional office and central business districts in the Village along 18 Mile Creek at South Buffalo Street and is within the transition area between residential streets to the south, east and west and the central business district immediately adjacent to the north.

Development interest in the Village is at a high following the successful redevelopment of the NYS Route 62 corridor including redevelopment of the central business district. There are few large parcels available for development within the Village. The Property represents a great opportunity to develop an underutilized parcel within a key commercial and residential area of the Village.

The Village is approximately 3 square miles with 9,520 residents and 548 businesses that cater to local and regional patrons. Located within the Hamburg Central School District, the Village contains two elementary schools, the middle school and the high school all within walking distance of the Village residents.

The Village commissioned a Market Analysis in 2013. The analysis was conducted by Peter J. Smith & Company, Inc. The findings included the following:

- The Village has a high percentage of people with education, legal, community service, arts and media occupations when compared to the remainder of Erie County.
- Prevalent industries for the people who live in the Village include financial and insurance, professional, scientific and educational services.
- The demographics for the Village is indicative of a population that possesses relative wealth in the Buffalo/ Niagara Region. Residents have higher median incomes, lower poverty and unemployment rates and very high education levels when compared to the surrounding areas and Erie County as a whole.
- The Village contains 21 multi-tenant market rate structures with a total of 374 rental units and an additional 2 building complexes containing 228 senior housing rental units.
- The Village contains 2,906 single family residences and 110 multifamily residences.

SBL # 196.09-5-31



FIGURE 2: SITE LOCATION

[Source: Erie County GIS: <http://gis2.erie.gov/HTML5/ErieCountyNY/PublicLaunchPage.aspx>]

III. BACKGROUND

Historical maps of the site showed a tannery and a grist mill occupying the site in 1885, with only the grist mill remaining between 1902 and 1929.

In the years following the property was vacant and obtained by the Village of Hamburg. In recent years it has been used by the Village for winter snow storage and occasional temporary road construction/reconstruction equipment and materials storage.

IV. Location and Description of Property

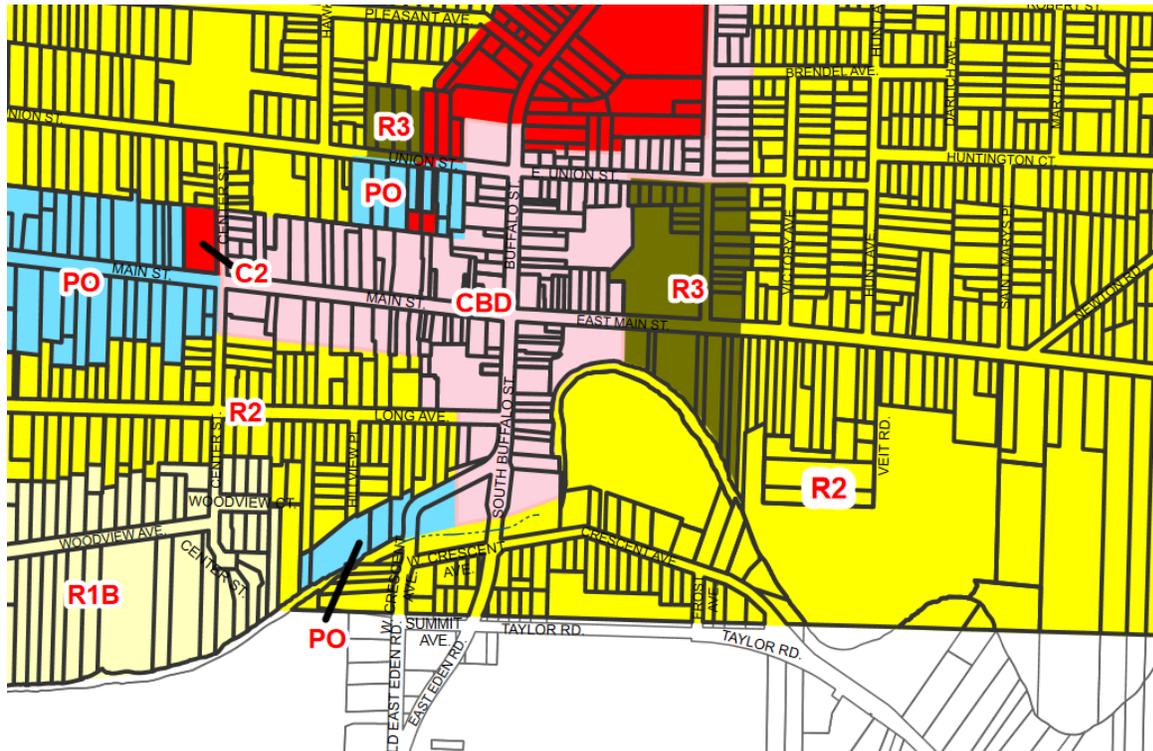


FIGURE 3: Zoning Map

[Source: Village of Hamburg: http://www.villagehamburg.com/vertical/sites/%7B9527545F-C617-472A-B743-5D4E3EA56F04%7D/uploads/2006_Zoning_Map.pdf]

The Property consists of a 2.0+/-acre lot, including the former and abandoned South Buffalo Street R.O.W., located on South Buffalo Street at 18 Mile Creek, (SBL No. 196.09-5-32) with approximately 500 feet of creek frontage and 320 feet of South Buffalo Street frontage. Title to the Property is currently held by the Village of Hamburg, New York.

Adjacent to the property to the west is the site of the former Village water works, the main building of which has been repurposed and houses the offices of the Hamburg Counseling Services. To the south, across the creek, is a residential neighborhood along West Crescent Ave. To the east, across South Buffalo Street, a vacant lot owned by the Village and a mix of residential and commercial structures; and to the north, the Central Business District. The western portion of the property is zoned Professional Office and the eastern portion, along South Buffalo Street, Central Business District, (See Figure 3). These Districts allow the following:

1. Retail Store
2. Business and professional offices.
3. Personal service.
4. Restaurant; bar.
5. Hotel.
6. Residential, single-, two-, or multiple-family.
7. Religious institution.
8. Parking as an accessory use to a principal building.
9. Accessory use of an accessory building.

V. Vision of Project

It is the Board's desire to allow surplus land owned by the Village of Hamburg to be sold and redeveloped for their highest and best use. The Village Comprehensive Plan, revised and adopted in 2012, has a stated goal of encouraging public access to the shoreline of 18 Mile Creek, and development of high density residential or mixed used buildings along 18 Mile Creek and in transitional commercial areas including the commercial area along South Buffalo Street. The intent of this RFP is to solicit qualified proposals to purchase and redevelop this parcel in the best manner to meet this goal while respecting the surrounding neighborhood character and adjoining uses. Proposers are encouraged to review the Village of Hamburg Building Design Standards when developing their conceptual plan, and to keep in mind the community desire to maintain public access to 18 Mile Creek, a plan for which must be incorporated in all proposals.

Proposers may submit a conceptual project that includes additional adjacent parcels. However, the proposal must include an acknowledgement from the parcel owner that the parcel is part of the conceptual plan.

Link to Village Design Standards:

http://www.villagehamburg.com/vertical/sites/%7B9527545F-C617-472A-B743-5D4E3EA56F04%7D/uploads/2008_Village_Design_Standards.pdf

Link to Village Comprehensive Plan:

http://www.villagehamburg.com/vertical/sites/%7B9527545F-C617-472A-B743-5D4E3EA56F04%7D/uploads/Comprehensive_Plan_Update-Final_Adopted_5-21-2012.pdf

VI. Instructions for Developer's Submissions

All interested bidders must register their intent to bid via email to dwitkowski@villagehamburg.com by 12:00 p.m. May 20, 2016 (the deadline for written inquiries) if they wish to receive any Village generated responses to inquiries.

Each Submittal Should Contain the Following:

- A description of the developers vision of the project and how it complies with:
 - The surrounding residential community
 - The vision presented in the Comprehensive Plan
 - The Village Design Standards; and
 - The Village desire to maintain public access to 18 Mile Creek
- Preliminary Site Design: conceptual site plan with examples of street views (either based on concept drawings or similarly built projects);
- Project Schedule;
- Anticipated variances, if any;
- Developers bid price for the purchase of the Property located on South Buffalo Street at 18 Mile Creek, Hamburg, New York, 14075. The Developer will be expected to finance construction of the project including acquisition cost of the land.

Identify any proposed or anticipated public funding requests including, but not necessarily limited to, any request for infrastructure improvements, property tax exemptions, sales tax exemptions on building materials, and PILOT Agreements.

Each development team responding to this RFP is required to provide a Statement of Qualifications that provides:

1. A brief resume of the Development Team. Indicate type of entity in which the real property interest will be vested; whether existing or to be formed;
2. A listing of team members, including the primary contact person;
3. A summary of the Developer's qualifications and past experience relevant to the proposed development project;
4. Provide three (3) project summaries from similar projects previously undertaken by the Developer.

VII. Schedule

May 6, 2016,	Request for Proposal Issue Date
May 20, 2016 – 12:00 p.m.	Deadline for Written Inquires
June 10, 2016 – 12:00 p.m.	Proposal Submittal Deadline

Submission Requirements

Submissions must be computer generated and submitted in an 8 ½”x11” bound document format as well as an electronic file on disc or flash drive in PDF. If submitted under separate cover, appended graphics should be clearly labeled to identify the development team.

Submissions must be received by registered mail or hand delivered and registered at the reception desk at the address below by 12:00 p.m., June 10, 2016.

Donald Witkowski,
Village Administrator
100 Main Street
Hamburg, New York 14075

All questions or inquiries regarding the RFP must be submitted in writing to Donald Witkowski, at dwitkowski@villagehamburg.com. Questions and inquires will be accepted until May 20, 2016 at 12:00 p.m. Questions and responses will be delivered to all registered parties 2 days following the close of the comment period.

Notwithstanding anything contained in this Request for Proposal which could be construed to the contrary, the Village reserves the unilateral right to amend this Request for Proposal at any time prior to the submission deadline. Parties interested in submitting are responsible for providing accurate contact information to the Village. Village reserves the right to waive irregularities and or minor non-compliance in submitted qualifications. Village reserves the right to unilaterally cancel this Request for Proposal and/or cancel all project objectives at any time up to the time a contract is awarded.

VIII. Designated Developer Expectations

The Village will enter into a Designated Developer Agreement (DDA) with Developer who will retain that status for a period of six (6) months. The designation will be subject to the following terms and conditions:

1. The successful negotiation of a DDA for approval by the Village Board;
2. Payment of a designation fee of One Thousand Dollars (\$1,000.00) per month by Developer to the Village payable within five (5) days from the date of designation – by Board - and due thereafter the first day of every month. In the event Developer shall acquire said property pursuant to the DDA to be negotiated by Developer and the Village, said option fee shall be credited towards the purchase price. In the event that Developer shall not proceed with the development of the property within the designation period, Developer shall forfeit all monies paid on account and the Village shall retain all such monies;
3. Developer is responsible for performing any soil test borings and soil investigations, as per license agreement to be granted by the Village, for the purpose of determining, to Developer’s satisfaction, the suitability of the site for its intended use, and the presence or absence of hazardous substances as such term is used in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, (C.E.R.C.L.A) 42 U.S.C.§ 9601 et seq.; The Hazardous Materials Transportation Act, as amended, 49 U.S.C. §1801 et seq.; The Resource Conservation and Recovery Act, as amended , 42 U.S.C § 6901 et seq.; Articles 15 and 27 of the New York State Environmental Conservation Law or any other federal, state, or local law, regulation, rule, ordinance, by-law, policy guidance, procedure, interpretation, decision, order, or directive, whether existing as of the date hereof, previously enforced or subsequently enacted;
4. Developer will be required to submit a final project proposal to the Village for its approval at the end of the designation period. Final project proposal shall contain a site plan, elevations, summary of development square footage and usage and estimated development schedule;
5. Developer or development team will sign a full indemnity and release prior to conveying title; and
6. Performance Bonds will be required during the development period in an amount sufficient to secure performance. Liquidated damages will be assessed upon failure to meet substantial project completion milestones; and
7. Upon satisfactory completion of the DDA, the Village will transfer the real property to the developer. Regardless of acceptance of the project proposal and transfer of real property, the proposed project will be subject to review by the Village of Hamburg Planning Commission, Village of Hamburg Architectural Review Committee and Zoning Board of Appeals (as applicable).

IX. Evaluation Criteria

The Village seeks to balance net benefit of the one-time income of the property sale price with the long term impact to the Village tax base as well as anticipated positive impacts to the surrounding properties from the redevelopment of the property. Village also stresses that the project design should complement the vision of the Comprehensive Plan and respect the Village Design Standards,

Additional criteria that will be considered when evaluating the proposals include:

1. Completeness of the Submittal: All required documents have been submitted and the submission presented in a clear and concise manner;
2. Experience and Qualifications: Respondent and any affiliated partners have successfully completed project(s) similar in size and scope or have otherwise demonstrated capability to complete a project as solicited in this RFP;
3. Financial Ability: Respondent has demonstrated ability to offer highest reasonable marketable value as established by acceptable appraisal to Village (paid for by Developer) and to complete project; and
4. Overall approach to developing the site; and

Proposal evaluation will be weighted as follows:

Quality and Nature of Proposed Redevelopment	25%
Bid Price for Purchase of the Property	25%
Adherence to Comprehensive Plan, Zoning and Design Codes	25%
Experience of the Development Team	15%
Estimated Timeline to Complete Project	10%

Proposal Reservations and Standards:

1. The Village reserves the right to stop the selection process at any time with or without cause. The Village also reserves the right to reject any or all submittals.
2. The Village reserves the right to seek additional information from respondents and related entities.
3. All decisions related to this RFP are subject to all applicable federal, state and local laws and regulations.
4. All costs associated with the preparation of the submittal, as well as any other related materials, shall be borne by the respondent.

