

REQUEST FOR PROPOSALS
FOR THE ACQUISITION AND DEVELOPMENT OF
760 LAMPHERE STREET, DUNKIRK, NY 14048
(FORMER NIAGARA MOTORS SITE)

DUNKIRK LOCAL DEVELOPMENT CORPORATION

338 CENTRAL AVENUE

DUNKIRK, NEW YORK 14048

ATTN: Administrative Director

(716)-366-9879

PROPOSAL DUE: 3:00 P.M., THURSDAY, AUGUST 13, 2015

REQUEST FOR PROPOSAL
FOR THE ACQUISITION AND DEVELOPMENT OF
760 LAMPHERE STREET, DUNKIRK, NY 14048
(FORMER NIAGARA MOTORS SITE)

1. Introduction.

The Dunkirk Local Development Corporation (“DLDC”) is seeking proposals from qualified purchasers for the redevelopment of 760 Lamphere Street, Dunkirk, New York 14048, the former Niagara Motors site. The DLDC will review proposals received from potential purchasers pursuant to this Request For Proposals (“RFP”) and select a designated purchaser. The purpose and goals for redevelopment include, but are not necessarily limited to:

- Promote the growth of business opportunities in the City of Dunkirk
- Retain and create employment opportunities in the City of Dunkirk
- Facilitate the best and highest use of the property
- Return the project site to the City of Dunkirk’s tax rolls
- The intended redevelopment of the project site is for commercial and/or business uses. The project site has many positive attributes and is therefore a logical choice for economic development in the City of Dunkirk.

2. Site Location.

The property is located at 760 Lamphere Street, Dunkirk, New York 14048 (approximately 4 acres +/-), consisting of s/b/l parcel(s):

96.07-2-16

3. Site Zoning.

The project site is located in an area that is zoned: M-1, Light Industrial. The permitted uses include: light manufacturing, light commercial, retail, and warehousing.

Comment [SN1]:

4. Utilities and City Services.

Electric:	National Grid
Natural Gas:	National Fuel Gas
Water:	Public – City of Dunkirk
Sewer:	Public – City of Dunkirk

5. Selection Process.

The selected proposal will be based upon a combined review of the Purchaser Selection Criteria and the criteria listed in the Evaluation of Proposals:

Evaluation of Proposals. The DLDC's evaluation of the proposals will include, but not necessarily be limited to:

- Market and financial feasibility of the proposal
- Ability of the purchaser to carry out site redevelopment and investment plans within one (1) year of purchase
- Purchase price offer to the DLDC
- Potential public sector revenues to be generated by this investment
- Number of new employment opportunities to be created or retained locally as a result of the project
- Types of employment opportunities and estimated wages to be paid to employee

Purchaser Selection Criteria. The selection of a purchaser will be based on, but not necessarily limited to, the following criteria:

- Demonstrated ability to work cooperatively with municipal entities in order to plan, construct and implement similar development projects
- Level of overall investment by the purchaser
- Qualifications of the purchaser
- Purchaser's financial capability to complete the project successfully
- The purchaser's proven ability to create and to retain employment opportunities in the City of Dunkirk

6. Proposal Submittal Requirements.

Proposal should contain all of the required information listed in this RFP. One (1) original and two (2) copies of the proposal must arrive no later than **Thursday, August 13, 2015 (3:00 p.m.)** and should be submitted to:

Dunkirk Local Development Corporation
338 Central Avenue
Dunkirk, New York 14048

Proposals received after the deadline may be deemed unacceptable for further consideration.

Required Proposal Information

Technical information. The technical proposal should include a narrative description of the purchaser's planned future use for the project site. The technical proposal should include the following information:

- Site concepts, architectural design concepts and/or approaches to the project site. This can be accomplished through a combination of proposed site plans, concept drawings and narrative descriptions.
- A statement of the proposed changes, if any, in zoning ordinances.
- An established timeline for the final development plan, construction or renovating and occupancy.

The technical portion of the proposal, at a minimum, should include the following information of the purchaser and all firms that are a part of the purchaser's team:

- Legal name and address.
- Legal status: corporation, partnership, sole proprietorship, etc.
- Federal and State ID numbers.
- Contact person, title and contact information.
- Description of the purchaser and any associated teaming firms.
- History of the purchaser and any associated teaming firms.
- Role in site development.

Financial information

The financial portion of the proposal should include an offer to acquire the project site from the DLDC. The financial information must demonstrate that the purchaser has the financial capability to finance the project or arrange financing through the project completion. The DLDC will utilize the financial information to evaluate the purchaser's proposal and to the extent allowed by law will only release this information to officials directly involved in the process. The following information should be included in the purchaser's financial proposal:

- Financial statements for the purchaser or any other affiliate expected to be part of the debt/equity.
- References documenting previous fiscal experience.
- Proof of insurance and bonding ability.
- Private and/or public investment sources and types.
- Anticipated job creation and retention as a result of the proposed project.

All prices quotes shall include all applicable materials, equipment, labor, supervision, licenses, permits, surcharges, taxes and all other costs incurred in the implementation of project site redevelopment.

7. Contract Information.

Development Issues:

Dunkirk Local Development Corporation
338 Central Avenue
Dunkirk, New York 14048

8. Conditions and Limitations.

The DLDC accepts no financial responsibility of costs incurred by any purchaser in responding to this RFP. The DLDC reserves the right to reject any and all proposals in its sole discretion, including but not limited to, proposals that it determines to be nonresponsive and deficient in any of the information required in the preceding sections. After DLDC selection and approval of a purchaser, the DLDC and the selected purchaser must enter into an agreement, satisfactory to the DLDC within thirty (30) days. If the DLDC and the selected purchaser fail to reach an agreement within the thirty (30) day negotiation period, the DLDC shall have the exclusive right to extend the time frame, cancel further negotiations or begin negotiations, with other purchasers.

9. Confidentiality of Documents.

In general, documents that are submitted as part of the technical proposal will become public record and will be subject to public disclosure. Purchasers wishing to designate any portion of their proposal as “confidential” or “trade secret” should consult with the DLDC Administrative Director, who will make the determination as to the applicability of these designations. The Administrative Director will provide a notice of that determination to the purchaser’s contact person at least five (5) days prior to disclosure of the proposal to the public.