



City of Rochester

Development Proposal Outline for Vacant Land

ADDRESS OF
PROPERTY
TO BE PURCHASED

PURCHASER'S NAME

DATE

PURCHASE PRICE (state the amount of your bid) \$

1.) Do you currently own property that adjoins the City-owned vacant land? Yes ___ No ___

If you answered no to the previous question, proceed to Section 3.

If you answered yes, describe your adjoining property:

Address: _____

Type of property / current use and occupancy: _____

2.) If you are an adjoining owner, do you intend to construct improvements on the City-owned vacant land? Yes _____ No _____

If you answered no, skip Sections 3, 4, 5, 6, and 7. Complete Sections 8 and 9.

3.) **PROPOSED USE** - Describe proposed use and nature of improvements to be constructed. Indicate number of units and whether they will be leased or owner-occupied. Indicate the specific uses of stores, offices, and industrial space, i.e. beauty salon, restaurant, etc.

1. Apartments _____

2. Store _____

3. Offices _____

4. Industrial _____

5. Parking Lot _____

6. Other _____

Time required to complete construction of improvements will be _____ months.

4.) PARKING LOT PROPOSALS: SUBMISSION OF A SITE PLAN IS REQUIRED.

Information regarding site plans can be obtained from the office of Planning and Zoning at (585) 428-7043.

For parking lot proposals, skip Section 5 and complete Sections 6, 7, 8 and 9.

5.) NEW CONSTRUCTION:

FOR ALL NEW CONSTRUCTION, SUBMISSION OF A SITE PLAN IS REQUIRED.

- Proposals for new residential construction should include a front elevation.
- Proposals for new commercial or mixed-use construction should include a façade plan.
Façade Plan (applicable to commercial or mixed-use structures only.) - Describe in detail below the proposed street façade of the building, including:
 - a) Exterior siding materials;
 - b) Type, size and number of windows and doors;
 - c) Proposed color of exterior;
 - d) Exterior lighting plan;
 - e) Security measures, if any; and
 - f) Size, location and number of exterior signs.

DESCRIPTION (attach additional pages if needed) : _____

6.) EXPERIENCE - Describe in detail below previous experience in completing similar projects. Include references and photographs if possible. If your project will be carried out by more than one individual, describe the experience and role of each team member. Attach additional pages if needed.

<u>ADDRESS</u>	<u>SCOPE OF PROJECT</u>	<u>COST OF PROJECT</u>	<u>REFERENCE & TELEPHONE #</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

7.) **CONSTRUCTION COST ESTIMATE**

Please develop an itemized estimate of anticipated construction costs using the Cost Estimate Outline below:

<u>EXTERIOR</u>	<u>ESTIMATED COSTS</u>
1. Chimneys - point or rebuild	\$ _____
2. Roof - repair or replace	_____
3. Cornice and trim repairs	_____
4. Siding - repair or replace	_____
5. Gutters & downspouts	_____
6. Exterior door - repair or replace	_____
7. Steps & porch repairs	_____
8. Foundation wall pointing & repair	_____
9. Exterior protective covering	_____
10. Storms & screens	_____
11. Accessory Building repairs	_____
12. Service walks repairs	_____
13. Driveway/Parking Lot	_____
14. Landscaping	_____
15. Fence	_____
16. Other: _____	_____
SUBTOTAL EXTERIOR:	\$ _____

<u>INTERIOR</u>	
16. Joist or beam repairs	\$ _____
17. Wall changes	_____
18. Wall & ceiling treatments	_____
19. Electric	_____
20. Heating	_____
21. Plumbing	_____
22. Window repairs	_____
23. Door repairs	_____
24. Stairways & railings	_____
25. Insulation - attic/sidewall	_____
26. Kitchen cabinets & counters	_____
27. Floor repairs	_____
28. Cellar enclosures	_____
29. Other: _____	_____
SUBTOTAL INTERIOR:	\$ _____
TOTAL ESTIMATED COSTS:	\$ _____
PURCHASE PRICE:	\$ _____
TOTAL EXPENDITURE:	\$ _____

Cost per sq. ft. \$ _____
Cost per unit \$ _____

Name source of estimates:

Architect: _____ **Contractor:** _____

8.) FINANCING - SOURCE OF FUNDS

A. Personal Funds (you must provide verification, i.e. bank statements, etc.)	\$
B. Bank Financing (Letter of Interest from bank must be included if your proposal relies on bank financing.)	\$ _____
<u>*TOTAL</u>	\$

***Total amount of financing must be greater than or equal to bid price plus development / construction cost as set forth in Section 7. Adjoining owners must demonstrate proof of funds for bid price only.**

9.) CONTINGENCIES (indicate which, if any, contingencies apply to your proposal.)

A.. Combination

Upon acquiring ownership of the City-owned vacant land that is the subject of this proposal, I agree to combine the land with my adjoining property. (Note: this contingency is required for purchasers are owners of adjoining property.)

Signature

Signature

B. Zoning Yes _____ No _____

Reason for contingency _____

C. Financing Yes _____ No _____

Time required to obtain loan commitment _____

D. Other _____

EVALUATION CRITERIA

In evaluating the merits of the proposals submitted for this property, the following items will be among the factors considered. The order of importance of magnitude is not necessarily reflected in the order given below.

- A. Proposed Plan: The overall quality of the proposed physical elements of the development plan and the degree to which the plan will contribute to the continued redevelopment of the immediate neighborhood.
- B. Compatibility: The compatibility of the proposed plan with existing zoning, land use, density, and building rehabilitation standards. Will your new construction be compatible with existing structures in the neighborhood. Does the proposal include documentation demonstrating community support for the proposed plan?
- C. Developer's Timetable: The developer's timetable for the project, including evidence of his capability to carry out the project in an expeditious manner.
- D. Financing Plan: The developer's commitments for permanent financing of the proposed project, as well as the equity he will have for the project.
- E. Experience: Does the proposal demonstrate experience of the purchaser in completion of similar development projects?
- F. Public Program Assistance: The requirements for a reliance upon public (City, State, Federal) program assistance in undertaking the project.
- G. Preservation: The developer's interest in the retention and preservation of (all) structure(s) and or the degree to which the proposed re-use preserves the existing character of the site/structure(s).
- H. Tax Status of Proposed Projects: The City has a policy restricting the sale of property to tax exempt organizations unless a property has been unsuccessfully offered for sale twice to taxable organizations. If your proposal is for a tax exempt use please contact the Division of Real Estate before submitting your proposal.

RIGHTS RESERVED BY THE CITY OF ROCHESTER

- Only proposals that comply with all provisions, requirements, terms and conditions will be considered for review by the City.
- The City of Rochester reserves the right to request more detailed information from one or more proposers before the final selection is made.
- All materials submitted become the City's property without obligation of the City to return such materials.
- All determinations of completeness of any submission and its compliance with the provisions, requirements, terms and conditions and the eligibility or qualifications of any proposer shall be in the sole and absolute discretion of the City of Rochester.
- Subsequent to submission of any development proposal, the City in the exercise of its sole and absolute discretion, may enter into parallel negotiations with two or more proposers, may designate two or more proposers for "short list" consideration, may request best and final offers, and/or may conduct other additional competitive proceedings with respect to the potential disposition covered by this request.
- The City reserves the right to issue an addendum should it become necessary and provide additional information necessary to adequately interpret provisions and requirements of this offering, or respond to written inquiries concerning the offering.
- The City, at its sole discretion, reserves the right to accept or reject any and all responses received, to waive minor irregularities, and to conduct discussions with all responsible respondents, in any manner necessary, to serve the best interest on the City of Rochester.
- The City has no obligation to discuss its reasons for selecting, accepting or rejecting any proposals with any proposers or representatives of said proposers.
- The City shall not be liable for any costs or expenses (including but not limited to the foregoing costs and expenses of legal counsel) incurred by any proposer.
- All costs and expenses incurred by any proposer will be borne by the proposer, including without limiting the foregoing, all costs and expenses in connection with: surveys, reports, plans, designs, schematics, studies, research and any other due diligence work; preparation of each proposal; advice and representation of legal counsel responding to this offering.
- The City reserves the right to withdraw from sale any or all of the properties for which the City has made a public or private offering at any time prior to City Council approval.
- Proposals shall be accepted from principals only. No brokerage fees, finder's fees, commissions or other compensation will be payable by the City.



PURCHASER INFORMATION FORM

PROPERTY YOU INTEND TO PURCHASE

TYPE OF SALE

TYPE OF PROPERTY

INSTRUCTIONS: PLEASE ANSWER ALL QUESTIONS COMPLETELY. IF THE ANSWER IS NONE, WRITE "NONE." DO NOT LEAVE A BLANK SPACE. IF THE QUESTION DOES NOT APPLY, THEN WRITE "NA" IN THE SPACE PROVIDED. USE ADDITIONAL SPACE ON BACK IF NECESSARY.

1. FULL NAME: _____ (Individual, Corporate or Assumed)
PRINT NAME
2. HOME ADDRESS: _____ CITY/STATE _____ ZIP CODE: _____
P.O. BOX (IF ANY, HOME ADDRESS STILL REQUIRED) _____
3. TELEPHONE: _____ CELL PHONE # _____
4. SOCIAL SECURITY NUMBER: _____ DATE OF BIRTH: _____
5. EMPLOYER: _____
6. If the purchaser is a corporation, name of all officers with home address: PLEASE ATTACH TO THIS FORM
 - a. Are any of these corporate officers also officers in any other corporations? _____
 - b. If so, list the corporations: PLEASE ATTACH LIST TO THIS FORM
7. Do you represent a tax-exempt organization? _____
8. Address of all real property owned in the City of Rochester within the last five years:

9. Address of all real property purchased at City real estate auctions:

10. Address of properties with delinquent taxes due the City of Rochester:

11. Has the City of Rochester taken title to any property owned by you via In-Rem Tax Foreclosure proceedings? If the answer is "Yes", list address of any properties taken:

12. Address of all properties currently cited for code violations:

I swear under penalties of perjury that I have answered the questions asked on this affidavit completely and accurately. I understand that failure to complete the questions completely and accurately could result in my forfeiture of the property in question and the loss of my deposit.

DATE _____ SIGNATURE(S) _____