



Request for Redevelopment Proposals

Disposition of 107 North Union Street, Olean, NY

Issue Date: Wednesday, June 20, 2018

Proposals Due: July 13, 2018

Issued by:

**Olean Urban Renewal Agency
(OURA)**

Olean Urban Renewal Agency
Charles Corcoran, Chair
101 East State Street
Olean, NY 14760

Purpose of the Request For Proposal (RFP)

The Olean Urban Renewal Agency (hereinafter referred to as OURA), a public benefit corporation, is seeking proposals (the “Proposals”) from qualified entities and individuals (the “Bidders,”) interested in purchasing and redeveloping 107 North Union Street, Olean, NY 14760 (the “Property”). Copies of this RFP may be obtained by contacting the Department of Community Development at (716) 376-5647 or online at www.cityofolean.org.

Background

The OURA acquired 107 North Union Street (Tax ID# 94.253-1-24) in 2007. At that time control of this Property was seen as crucial to advancing the redevelopment of the adjacent, historically significant, former Manufacturer’s Hanover (MH) Bank Building, the most prominent site in downtown Olean. The 107 North Union Street Property is now one of a group of parcels (including the MH property) owned by the OURA located in a designated Urban Renewal Area that is available for redevelopment.

OURA desires Bidders who: 1) demonstrate the financial and organizational capacity to purchase and develop the Property in a timely manner; and 2) meet the goals of revitalizing the City Center Business District consistent with the City’s Form Based Code (FBC), the Comprehensive Development Plan (CDP) 2005-2025 and the Olean Urban Renewal (OUR Plan Update). Bidders must demonstrate an ability to comply with all applicable review processes in accordance with the City of Olean FBC and the OURA design approvals.

This RFP is only an invitation for proposal and no contractual obligation on behalf of OURA whatsoever shall arise from the RFP process unless and until a formal contract is signed by OURA and the successful Bidder. This RFP does not commit OURA to pay any cost(s) incurred in the preparation or submission of any proposal or to procure or contract for any services.

Property Description/Characteristics

The Property is located on the west side of North Union Street (100 block), bounded by the former Manufacturers’ Hanover Building to the south (101 North Union Street) and Creative Mailing Services (109 North Union Street) to the north. Constructed in 1915, the two-story building is approximately 4,800 square feet, sits on .06 acres and has been vacant for nearly 15 years. The building was last utilized as a shoe store known as “Siegel’s”. The exterior consists of a recently replaced flat rubber roof. There are brick walls, plate glass first floor and wood double hung second floor windows. The first floor is divided into two open sales rooms and a rear mezzanine area. There are carpeted, tile or wood floors, paneled, drywall or open stud walls and tile block or open stud ceilings. The second level consists of one large open unfinished area. There are wood floors and unfinished walls and ceilings. There is a full basement under the structure having a concrete floor and stone foundation.

The property is located in the downtown “City Center” zoning district which allows a mix of uses including retail, residential, lodging, restaurant and office uses. Residential uses are allowed provided they are above the first floor.

The property is also included in the Union & State Streets Historic District.

The Property is in fair condition and will be sold “AS IS”, “WHERE IS”, with all defects and vices, whether latent or apparent, known or unknown. Outside of information reported in an asbestos survey report completed in January, 2013, OURA makes no representation or warranty with respect to the presence or absence of hazardous materials or any other environmental conditions that may impact the value of the Property or any future development on the Property. A copy of the asbestos survey report is available for examination by applicants upon request with the understanding that such assessment is the work product of the named environmental consultant and will be delivered without any warranty or representation from OURA with respect thereto, including, without limitation, as to the accuracy, completeness, methodology of preparation or otherwise concerning such information. Acceptance and use of such information is with the understanding that such materials are provided only for convenience, and Bidders will make their own examination and determination as to accuracy of the information, and, in doing so, will rely exclusively on their own independent investigation and evaluation of every aspect thereof and not on any information provided by OURA.

A Phase I Environmental Site Assessment was also completed for the property on July 21, 2015 and is also available for inspection.

City Characteristics/Demographics

The City of Olean is located less than 75 miles southeast of the City of Buffalo with a population of 14,452 according to the 2010 Census information. Olean serves as the commercial center for a five county region with a market area of 50 miles that stretches into Pennsylvania.

The Olean community is home to two higher education institutions. St. Bonaventure University is located just west to the City of Olean with an undergraduate and graduate enrollment of approximately more than 2,000 students. The Olean campus of Jamestown Community College is located two blocks north of 107 North Union Street in downtown Olean.

Olean recently completed a \$10 million + downtown infrastructure project that has transformed North Union Street into a pedestrian friendly center of civic and commercial life. The street redesign, along with traffic calming measures, green infrastructure techniques and other public investments, has created an environment essential to attracting private investment in the downtown core district.

In September 2017, Governor Cuomo announced that the City of Olean was awarded \$10 million under the Downtown Revitalization Initiative. Priority projects will be announced in the near future.

Community Goals for the Project

The City of Olean and its Urban Renewal Agency see redevelopment of this site and other long-standing vacant sites as integral components to the future of downtown. Subsequent to the

purchase of 107 North Union Street by the OURA, the City Council adopted the OUR Plan Update which outlines the goals and objectives for the designated Urban Renewal Area (available on the City's website www.cityofolean.org under the Community Development Department).

The City also completed an update to its CDP 2005-2025 which provided several recommendations that may be relevant to redeveloping the site including:

- Promote entertainment uses downtown.
- Residential loft development and specialty retail should be encouraged.
- Historic preservation should be supported.

More recently in 2015, the City Council officially adopted the Downtown Olean Form Based Code. The intent of the City Center district is to enable the core of downtown Olean to develop with higher intensity mixed-use development that can support walkability and a vibrant urban environment.

Site Development Objectives

A successful proposal should address the following development objectives:

1. **Downtown Revitalization.** Proposals should reflect the importance of the site for redevelopment, and the building should be redeveloped to be compatible with surrounding buildings and the neighborhood.
2. **Conformity with City/OURA Planning Objectives.** Proposals should be consistent with CDP, FBC and the OUR Plan Update recommendations.
3. **Economic Development.** Proposals that generate jobs and reinvestment at the site and have the potential to influence additional redevelopment in the area will receive greater consideration.

Proposal Requirements

These requirements are designed to establish a Developer's overall capacity to complete this project and to meet the requirements and obligations associated with the land.

1. Project Narrative

- a. Description of development plan for the selected parcel(s) including use, number of units (for residential) and/or rentable square feet (for commercial, retail or office);
- b. Statement of proposed ownership entity (single owner, partnership, LLC);
- c. Prospective development timeline including major milestones; and
- d. Initial schematic drawing of proposed project, including site plan and elevations.

2. Relevant Development Experience

- a. Include brief description of similar projects (date, location, concept);
- b. Other similar projects currently under development;
- c. Photographs of projects;
- d. Description and role of development entity;
- e. References – strong references include banks, municipal entities, co-developers, tenants, and press clippings that include project narratives to describe previous work; and
- f. Detailed description of how the developer will engage the community to the fullest extent for this project.

3. Financial Capacity

- a. Statement of intention for the financing of the costs associated with project;
- b. Identify the people or entities in the proposed development team to the extent know at this time, including any and all joint ventures, general or limited partners, and respective percentages of interest;
- c. Role of each development partner in the implementation of the development plan and;
- d. Explanation of the developer's previous experience in attracting equity investors.

4. Budgets

- a. Prospective construction budget.

5. Include proposed acquisition price

6. Submission

Submit 3 copies of the proposal with a cover letter signed by the Bidder or an individual authorized to execute documents on behalf of the Bidder. The cover letter shall include the name, telephone number and e-mail address of a primary contact person.

DEADLINE – Proposals must be submitted by July 13, 2018 at or before 5:00 p.m., Eastern Daylight Time.

Proposals should be submitted via mail or in person to:

Olean Urban Renewal Agency
Olean Municipal Building
Attn: Keri Kerper
101 East State Street, Room 209
Olean, NY 14760

Incomplete Proposals or those received after the “Deadline for Receipt of Proposals” stated below will not be considered in the selection process.

Evaluation Criteria

OURA will evaluate Proposals and consider criteria that, in OURA sole and absolute discretion, are in the best interest of OURA. The following criteria will be included by OURA in its evaluation of Proposals:

- A. Proposed development and investment;
- B. Experience completing similar development project(s);
- C. Capacity to attract and secure financing;
- D. Compliance with concepts in the Form Based Code and Olean Urban Renewal Plan Update;
- E. Proposed property acquisition price;
- F. Tax generation potential (I.E. Property, Income, etc.)

Timetable and Questions

<u>ACTIVITY</u>	<u>DATE</u>
RFP Available	June 20, 2018
Walk through of building at 11:00 a.m.	June 27, 2018
Submission of Written Questions via email to kkerper@cityofolean.org	July 6, 2018
Responses to Written Questions	July 11, 2018
Deadline for Receipt of Proposals	July 13, 2018
Presentation of Bidders’ to OURA Board	August 15, 2018
Selection of Successful Bidder	September 19, 2018