

REQUEST FOR PROPOSAL

The Town of Clarence is seeking proposals from qualified responsible parties to purchase the property located at 10871 Main Street, in the Town of Clarence, County of Erie and State of New York for any use permitted in the Traditional Neighborhood Zoning District in which the property is located.

Contact the Zoning Office at (716) 741-8933 with questions or to make an appointment for viewing. Due to the current COVID 19 Pandemic, all viewings and inspections shall be in accordance with the guidelines established by the New York State Association of Realtors as recommended by Order of the Governor of the State of New York.

PROPERTY INFORMATION: ***

Address: 10871 Main Street, in the Town of Clarence, County of Erie and State of New York

Building Features: Single Story Building built in 1935 +/- with 854 +/- square foot first floor. The build also contains a basement. Concrete walkway with a two car parking pad. There is also on-street parking available. The structure is wood frame, wood- clad siding and has asphalt shingle roof. The windows are double hung- sash. The first floor consists of an open room having vinyl floor covering, drywall walls and ceiling. There are built in book cases, a lavatory and stone fire place. The basement is constructed with a full with concrete floor and block walls. It contains florescent lighting, a Utica boiler, hot water tank, sump pump and a circuit breaker electrical system. The property also contains a security system. See attached photos.

Occupancy: The property is currently owned by the Town of Clarence and is the Building is presently vacant. It was last utilized by the Clarence Historical Society for genealogy research and storage of historical documents.

Surrounding Area: The property is located in the heart of the Clarence Hollow in the Traditional Neighborhood Zoning District.

Historical Landmark: The building is designated as a Historical Landmark by the Historic Preservation Commission.

Assessed Value: The property is presently assessed at \$66,000.00.

Flood Zone: The property is NOT located in a flood zone.

*****Disclaimer: The representations contained in this PROPERTY INFORMATION are made in good faith but may contain errors. Respondents to this request should carry on their own due-diligence and independently verify all information needed to respond to this Request for Proposal.**

PURCHASER QUALIFICATIONS:

The successful respondent should possess experience and capability to undertake any property rehabilitation and MUST follow all of Municipal Codes Rules, Ordinances and/or Laws including, but not limited to, the Town of Clarence, County of Erie, State of New York or other Agency or Commission.

Selection Criterion**:** The Proposal should address, to the exclusive satisfaction of the Town of Clarence - **with the exclusive right to reject any proposal received**, the following:

- ~Purchase offer for the Property, utilizing the attached form;
- ~A complete description of the proposed use of the property;
- ~An original executed (by the Respondent) copy of the attached Hold- Harmless Agreement; and
- ~ An original executed (by the Respondent) copy of the attached Non-collusion Statement

**** NOTE**** RFP's that do not meet the above criteria will not be considered.

DEADLINE AND REVIEW OF PROPOSALS:

The Town Board will review and consider proposals on an ongoing basis until one is accepted at a date set by the Town Board. The Town Board will consider all aspects of the proposal. Focus will be on the proposed investment in the property. The quality of the proposed use, respondent's prior successful experience, and other factors the Town Board may regard as being in the best interest of the Town of Clarence. **The Town reserves the right to reject any and all proposals in its sole and absolute discretion.**

TERMS OF SALE: The Property will be sold via a Bargain & Sale Deed in its "as-is" and "where is" condition. No title abstract or survey will be provided by the Town of Clarence.

NO BROKER FEES: No real estate broker fees or sales commissions will be paid by the Town of Clarence in connection with the sale of this Property.

PROPOSAL DOCUMENTATION: All Proposals shall be provided in a sealed envelope clearly marked "10871 Main Street Reply to Proposal" and must contain a fully completed and executed RFP Reply Form together with the Hold- Harmless Agreement & Non-collusion Statement.

CONTACT INFORMATION:

Planning & Zoning Office
Jonathan Bleuer
One Town Place
Clarence, New York 14031
Office: (716) 741-8933
Facsimile: (716) 741-
jbleuer@clarence.ny.us

**RFP REPLY FORM for OFFER to PURCHASE PROPERTY at
10871 Main Street, Clarence, New York**

Contact Information:

Name: _____

Street Address: _____

City (Town) State,
Zip Code _____

Phone: _____

E-mail: _____

Business (if applicable)
Legal Form of Business
(LLC, Corporation, ect.) _____

Owner Information:

List all real estate owned:

Property Address #1: _____

Property Address #2: _____
(Attach completed sheets if needed)

Proposed Use of Property:

On a separate sheet(s), please provide a narrative addressing the following:

~Describe the proposed use of the property together with a statement establishing purchaser qualifications and documentation.

Authorization Forms:

Attach completed forms listed below.

1. Hold-harmless agreement.
2. Non-Collusion form.

Purchase Offer Amount for 10871 Main Street, Clarence, New York:

\$ _____

Note: The purchaser shall be responsible for paying the pro-rated portion of current property/school taxes, water and sewer charges and closing and recording fees. The Town of Clarence reserves the right to reject any and all of the submitted bids.

HOLD HARMLESS WAIVER
10871 Main Street, Clarence, New York

At such time that the Town of Clarence may grant permission to the undersigned to visit and inspect the property and enter the building located at 10871 Main Street, Clarence, New York for any purpose. The undersigned, in consideration thereof, hereby agrees to waive any and all claims and to hold harmless the Town of Clarence, including without limitation, the Town Board, all agencies and administration departments and their respective department heads, officials, officers, members, directors, employees and agents, from and against any and all claims, actions, suits, judgments, causes of actions, demands, losses, damages, liabilities, costs, charges and expenses (including without limitation- bodily harm, personal injury, death and damages), whenever asserted and by whomever, resulting from, arising from, arising out of, or in any way connected with any site visits, inspections, use, or occupancy of the premises by the undersigned or by employees, officers, contractors, subcontractors, invitees and agents however the undersigned may be caused or occasioned to visit and/or inspect the premises.

Signature: _____ Date: _____
Name: _____

Signature: _____ Date: _____
Name: _____

Signature: _____ Date: _____
Name: _____

Signature: _____ Date: _____
Name: _____

Signature: _____ Date: _____
Name: _____

Signature: _____ Date: _____
Name: _____

Signature: _____ Date: _____
Name: _____

NON-COLLUSION STATEMENT
10871 Main Street Clarence, New York

***** This statement MUST be submitted with your RFP Reply*****

To the Town of Clarence, New York:

The undersigned, having examined the Request for Proposals (RFP) to purchase properties at 10871 Main Street Clarence, New York, and related documents, hereby certifies that this purchase proposal is genuine and not a sham, collusive, or fraudulent or made in the interest of or on behalf of any person, firm or corporation not herein named, and that the undersigned has not directly induced or solicited any other respondent to submit a sham bid. Nor has the undersigned, in any manner, sought by collusion to secure for themselves an advantage over any other respondent to the RFP.

Respondent Name: _____

Business (if Applicable): _____

Address(es): _____

Signature: _____ Date: _____

Title (If applicable): _____

Telephone: _____

E-mail : _____

DOING BUSINESS AS (CHECK ONE)

Individual Partnership (including LLC &/or LLP's Corporation (Include Seal)