



**CITY OF NIAGARA FALLS, NEW YORK**  
**DIVISION OF PURCHASING**  
**City Hall Room 17**  
**745 Main Street**  
**Niagara Falls, NY 14302-0069**

Telephone: 716-286-4371  
 Fax: 716-286-4337

Sealed proposals will be received, publicly opened and read aloud in the Purchasing Office at City Hall as follows:

Time

Date

**11:00 A.M.**

**SEPTEMBER 8, 2015**

**FOR: THE PURCHASE AND RENOVATION OF 631 CHILTON AVENUE,  
 NIAGARA FALLS, NY 14301**

Proposals shall be submitted to:

CITY OF NIAGARA FALLS, NEW YORK  
 DIVISION OF PURCHASING, City Hall Room 17  
 745 Main Street  
 PO Box 69  
 Niagara Falls, NY 14302-0069

The City of Niagara Falls, New York will officially distribute documents from the Division of Purchasing. The City also advertises at [www.niagarafallsusa.org](http://www.niagarafallsusa.org) (Purchasing link from the "Departments" tab.) Copies from any other source are not considered official copies. Only those vendors who obtain documents from the sources listed are guaranteed to receive addendum information, if such information is issued. If you have obtained this document from a source other than the sources listed, it is recommended that you obtain an official copy.

Proposals received after the date and time designated for openings will not be considered. Facsimile or electronically mailed proposals are not acceptable and will be rejected.

The envelope containing the proposal must be sealed and clearly marked with the proposal number, company name and address. Failure to do this may necessitate the premature opening of the proposal which may compromise its confidentiality.

Any and all proposals and contracts made or awarded by the City of Niagara Falls or any department, agency or official thereof for work or services performed or to be performed, or goods purchased or sold or to be purchased or sold are made subject to the provisions of Chapter 861 of the Laws of New York, 1953, as amended by Chapter 751 of the Laws of New York, and as now contained or as may hereafter be amended. The provisions of the New York State General Municipal Law and 103a and 103b are applicable to this proposal.

## 1. STATEMENT OF PURPOSE

The City of Niagara Falls (CNF) New York Community Development Department seeks proposals from qualified developers/property managers for the purchase and renovation of 631 Chilton Avenue in Niagara Falls, New York 14301. 631 Chilton Avenue is a four unit residential building, with building specifications attached to this document. **An original and five (5) copies of the proposal should be submitted to Johnny Destino, Purchasing Agent no later than September 8, 2015 at 11:00 A.M.**

## 2. AVAILABLE INCENTIVES

The City of Niagara Falls is prepared to provide up to \$25,000 in market rate housing matching grant funds to a qualified developer/property manager for renovation of the building. In order to be eligible for this incentive, the applicant must match renovation funds on a dollar for dollar basis. Matching funds will be calculated and awarded based upon the qualified developer/property manager's cash investment. For the purposes of this matching grant, "sweat" equity will not count toward qualified developer/property manager's cash investment. The reimbursement will be provided upon successful completion of a municipal inspection and issuance of a certificate of occupancy for the four units. For more information, contact Seth Piccirillo, Director of Niagara Falls Community Development, at (716) 286-8801 or [seth.piccirillo@niagarafallsny.gov](mailto:seth.piccirillo@niagarafallsny.gov).

## 3. FORMAT OF PROPOSALS

Proposals shall be written and presented in the following format, utilizing headings presented below for the organization of responses. Respondents shall address all questions asked and provide a sufficient level of detail to enable evaluation of the proposal. The City reserves the right to reject any and all submittals. Proposals are the property of the City and will not be returned. Any and all expenses associated with the preparation of the proposal are the responsibility of the respondents and will not be reimbursed by the City.

## 4. BID BOND

A certified or bank check in the amount of one thousand dollars (\$1,000.00,) payable to the City Controller of the City of Niagara Falls, NY is required to be submitted with your proposal. This check will be returned in the event that your proposal is not selected by the City. If your proposal is selected, the \$1,000.00 will be applied as a deposit against the purchase price.

## 5. DEVELOPER

Indicate the name, phone number, address and email address of the proposed owner of the building. Provide the names of any others that will be involved in ownership. Please list any other properties owned, either commercial or residential, in the City of Niagara Falls and confirm that all properties are current with all property taxes.

## 6. OVERVIEW OF PROPOSAL

Present a statement that provides a clear identification of the proposal and the desired result and offered sale price.

## 7. PREVIOUS EXPERIENCE/QUALIFICATIONS

Present a listing of other previously completed renovation projects or managed/owned properties with addresses.

**8. DETAILED PLAN OF ACTION**

Provide an overview of how the proposal will be implemented, including estimated time of renovation completion. Provide an initial site plan for the proposed renovation.

**9. FINANCING OF PROJECT**

Describe how the proposal will be financed. Identify the estimated sources of funds and the amounts from each source.

**10. MANAGEMENT PLAN**

Present a detailed plan for the management of the property. Describe how the market rate apartments will be advertised and promoted. Provide an initial estimate of expected rent per unit. Proposals that include a property owner living in one of the units, as a prime occupant, will be given priority consideration.

**11. EVALUATION OF PROPOSALS**

Proposals will be evaluated as follows:

The evaluation committee will determine which developers will be interviewed in the final selection process. The offer price is not the only criteria for selection. The proposed renovation and management plan is equally as important. The evaluation committee will rate proposals and the successful respondent will be contacted and sale agreement negotiations will begin. It is important to note that the sale of city owned property is subject to Niagara Falls Planning Board and Niagara Falls City Council approval.

**12. CONTACT INFORMATION**

Additional information regarding the site and proposal requirements can be obtained from Johnny Destino, Purchasing Agent at (716) 286-4372 or [johnny.destino@niagarafallsny.gov](mailto:johnny.destino@niagarafallsny.gov).



Show all Images

Property: 631 CHILTON AVE, Niagara Falls  
SBL: 144.69-1-7

Assessment	
Total	\$31,300.00
Total Land	\$2,100.00
County Taxable (Niagara)	\$31,300.00
Town Taxable	\$31,300.00
School Taxable	\$31,300.00
Village Taxable	\$0.00
Equalization Rate	90%
Full Market Value	\$34,777.78

Property Description	
Type	Commercial
Use	411 - Apartment
Ownership Code	-
Frontage	40
Depth	116
Acres	0
Zoning	R1-C
Road Type	
Water Supply	3
Utilities	4
East Grid Coordinate	1021818
North Grid Coordinate	1129787
School District	Niagara Falls - 291100
Neighborhood Code	8

Last Property Sale	
Sale Date	9/4/2014 9:45:52 AM
Sale Price	\$32,000.00
Useable Sale	NO
Arms Length	NO
Number of Parcels	
Prior Owner Name	Seder Arthur,
Deed Book	2014
Deed Page	14732
Deed Date	9/4/2014

Sites/Buildings									
Site #	Building #	Building Section	Boeck #	Construction Quality	Gross Floor Area	Number of Stories	Story Height	Year Built	Condition
1	1	1	0110	2	3,160	2	9	1910	Fair

Improvements						
Description	Quantity	Condition	Year Built	SQFT	Dimensions	
RP2 - Porch-covered	2	Normal	1910	100	0X0	
RP6 - Porch-up cov	2	Normal	1910	100	0X0	
RP2 - Porch-covered	1	Normal	1910	30	0X0	

Exemptions				
Code Description	Amount	Exemption %	Start Year	End Year
No Exemptions				

Special Districts				
Code Description	Type	Primary Units	Secondary Units	Amount
RD291 - County refuse	A	0	0	\$31,300.00

Owner Information			
Owner Name	Address 1	Address 2	City/State/Zip
The Bank of NY Mellon	3476 Stateview Blvd		Fort Mill SC 29715

