

CITY OF NIAGARA FALLS, NEW YORK

TO: City Council
FROM: Community Development Department
DATE: December 6, 2018
RE: **City Council Agenda Item: Sale of RFP Property (446 Elmwood Avenue)**

Council Members:

The Niagara Falls Community Development Department requests Niagara Falls City Council approval for the sale of the following city-owned property to Jhurden Thompson for \$500: (446 Elmwood Avenue). The Niagara Falls Planning Board recommended sale of the property as part of a previous home ownership auction and approved this specific sale earlier this year. In August 2018, the Niagara Falls Community Development Department (CD) advertised a Request for Proposals (RFP) for the purchase and renovation of vacant and tax foreclosed properties, including 446 Elmwood Avenue, with proposals due back to CD on September 7, 2018. The RFPs were advertised in the Niagara Gazette legal section for three consecutive weeks, and on www.nf-cd.org. Proposals were reviewed by CD based on the following guidelines, as stated in the RFPs for all of the properties:

- The highest and best use of building.
- Total investment and proposed property enhancement.
- The ability of the ownership/management team to accomplish the proposed project based upon past development history, financial strength and demonstrated expertise in operations similar to the proposed development.
- Date of completion of renovation. Earlier completion was favored. Provide information to document the ability to perform in conformity with your timetable.
- Price to be paid to the City. Proposals that provide the highest total investment, including purchase price will be favored.

The selected proposer does not owe the City of Niagara Falls any late property taxes on parcels owned within the municipality. Will the Council vote to approve the sale and authorize the Mayor to execute any documents necessary to effectuate the same?

Respectfully submitted,

Paul A. Dyster, Mayor

Nicholas Melson, City Administrator

Seth A. Piccirillo
Director of Community Development

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