

## REQUEST FOR PROPOSALS TO PURCHASE

**This property is being rebid. If you previously submitted an offer for this parcel & still wish it to be considered for review, please submit again – can be same offer or amended. If you did not submit an offer this is an opportunity to do so.**



### **21 Henry Street, Norwich, NY**

The City of Norwich is seeking proposals from qualified parties to purchase the property for use as a single or two family dwelling. It is currently classed as a two family but may be converted back to a single family. This property is not occupied. The purchaser will be responsible for obtaining required permits for any work performed.

**RFP's are due in the Finance Office no later than 5pm on October 3, 2022**

### **Property Information**

#### **21 Henry Street**

Lot size: 66' x 114' Approximately 7,524 square feet.  
Building size: 2 stories. 1,280 sq. ft. first floor, 1,280 sq. ft. second floor = 2,560  
Large garage on the property  
Property Class: 220 = Two Family

Foundation: Basement  
Wall Construction: Wood frame  
Interior Condition: Fair  
Bedrooms: 2 in each unit  
Bathrooms: 1 in each unit  
Heat: Unknown Sources  
Zoning: R-2 (City zoning ordinance is available online.)  
Parking: Off Street  
Surrounding Area: Primarily residential  
Built: 1920's est.  
Assessed Value: \$40,000. Total city & county taxes 2022: \$1,717.66. Total school & library taxes in 2021: \$1,402.44 = \$3120.10 approx annual  
Market Value: \$ Unknown  
Flood Zone: Property is not located in AE flood zone

**Disclaimer: Representations in this property description are made in good faith but may contain errors. Respondents have the duty of verifying representations made herein.**

## **Proposed Use of Property**

The subject property is in the R-2 zoning district. It is anticipated that the use preferred by the City of Norwich Common Council will be as an owner-occupied dwelling. The City's Zoning Ordinance is available online at [www.norwichnewyork.net](http://www.norwichnewyork.net).

## **Purchaser Qualifications**

The successful respondent should possess experience and capability to undertake any property rehabilitation. The respondent's experience and capabilities must be documented in a narrative accompanying the proposal.

## **Selection Criteria**

Proposals should satisfactorily address the following items:

- Description of proposed use of the property.
- Itemization of proposed work scope if any.
- Estimated project start and finish dates.
- Description of respondent's experience in conducting property development projects.
- A purchase offer for the property (see attached form).
- Signed Hold Harmless Agreement (see attached).
- Signed Non-Collusion Statement (see attached).

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

## **Property Tax Checks**

Respondents, be they individuals or businesses, must agree to allow the City to conduct

verification of property tax currency. Such reviews of businesses will include all principals. Proposals will be rejected from parties with delinquent or untimely payment of property taxes. This requirement applies to all entities in which the respondent has an interest. Tax records may be reviewed again prior to closing.

## **Deadline and Review of Proposals**

The Common Council will review and consider proposals on an ongoing basis until one is accepted at a date later set by the Common Council. The City will consider all aspects of the development 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 Common Council may regard as being in the best interest of the city. The City reserves the right to reject any or all proposals in its sole discretion.

## **Asking Price**

There is no minimum asking price set currently. However, in addition to the offer amount, the purchaser will be responsible for paying the prorated amount of the current property taxes according to normal practice in real estate sales. The purchaser will also be responsible for reimbursing the City for its legal fees (approx. \$325) and closing costs in connection with the recording of the tax deed along with forms RP-5217 and TP-584. The purchaser will also pay all other fees and expenses that are customary to closings for residential property, such as obtaining or extending an abstract, filing a Quitclaim deed, and filing a TP-584 form. In selecting the most desirable proposal, the City will consider all aspects of the development proposal, not just the amount of the purchase offer.

## **Terms of Sale**

The property is being sold via a Quitclaim deed in "as is" and "where is" condition. No title abstract will be provided by the City to the purchaser. A "Reversion for Non-Performance" clause will be contained within the sales contract between the City and the purchaser.

## **No Broker Fees**

No real estate broker fees or agent sales commissions will be paid by the City of Norwich in connection with the sale of this property.

## **Property Inspection**

Property is unoccupied.

## **Contact**

Amy Donnison  
Code Enforcement Department  
31 East Main Street  
Norwich, NY 13815

Office: (607)334-1233  
Fax: (607) 334-1938

# RFP REPLY FORM for OFFER to PURCHASE PROPERTY at 21 Henry Street, Norwich, NY

**Contact Information:**

Name \_\_\_\_\_

Street Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_

E-mail \_\_\_\_\_

Business (If applicable)  
Legal Form of Business  
(LLC, Corporation, etc.) \_\_\_\_\_

**Owner Information:**

List all real estate owned:

Property Address 1 \_\_\_\_\_

Property Address 2 \_\_\_\_\_  
*(Attach additional sheets if needed)*

**Proposed Use of Property:**

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

- Description of proposed use of the property.
- Itemization of proposed work scope.
- Estimated project start and finish dates.
- Description of experience and capability to undertake the project.

**Authorization Forms:**

Attach completed forms listed below.

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

**Purchase Offer Amount for 21 Henry Street, Norwich, NY:**

\$ \_\_\_\_\_

Note: The purchaser will also be responsible for paying the prorated portion of current property/school taxes, water and sewer charges, and closing and recording fees. The City of Norwich reserves the right to reject any or all of the submitted proposals at its sole discretion.

\_\_\_\_\_  
*Respondent Signature*

\_\_\_\_\_  
*Date*

# HOLD HARMLESS WAIVER

21 Henry Street, Norwich, NY

At such time that the City of Norwich may grant permission to the undersigned to visit the property and enter the building(s) at 21 Henry Street in the city of Norwich for any purpose, the undersigned, in consideration thereof, hereby agrees to waive any and all claims and to hold harmless the City of Norwich, including without limitation, all agencies, administration departments, and their respective officers, members, directors, employees and agents, from and against any and all claims, actions, suits, judgments, causes of action, 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 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 howsoever the undersigned may be caused or occasioned to visit the premises.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

**NON-COLLUSION STATEMENT**

*THIS STATEMENT MUST BE SUBMITTED WITH YOUR RFP REPLY*

To the City of Norwich, Norwich, New York:

The undersigned, having examined the Request for Proposals (RFP) to purchase properties at 21 Henry Street, Norwich, NY, and related documents, hereby certifies that this purchase proposal is genuine and not sham, collusive, or fraudulent or made in the interest of or in 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: \_\_\_\_\_

\_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title (if applicable): \_\_\_\_\_

Telephone: \_\_\_\_\_

DOING BUSINESS AS (CHECK ONE)

Individual       Partnership       Corporation (Include Seal)