

Request for Proposals: Syracuse, New York -

The City of Syracuse, NY is accepting proposals to purchase and redevelop the Powelson Building site located at 290 East Onondaga Street in Downtown Syracuse, within the Montgomery Street/Columbus Circle National Historic District. It is preferred that redevelopment include commercial use on the first floor. The RFP is attached and is available by calling (315) 448-8444 or emailing dmichel@edsyracuse.com or purchase@ci.syracuse.ny.us. All RFPs must be received by 2:30pm Tuesday, August 1, 2006 at the City of Syracuse Division of Purchase, City Hall Room 221, Syracuse, New York, 13202

BID REFERENCE # 06-227



CITY OF SYRACUSE

**REQUEST FOR PROPOSAL
FOR THE PURCHASE AND REDEVELOPMENT OF**

THE POWELSON BUILDING SITE

[BID REFERENCE # 06-227](#)

Office of Management and Budget
Division of Purchase



REQUEST FOR PROPOSAL
FOR THE PURCHASE AND REDEVELOPMENT OF THE
POWELSON BUILDING SITE

**ONE (1) ORIGINAL PROPOSAL AND SEVEN (7) COPIES OF THE PROPOSAL MUST
BE RECEIVED PRIOR TO
2:30 P.M., TUESDAY AUGUST 1, 2006,
AT THE FOLLOWING ADDRESS:**

City of Syracuse Division of Purchase
Room 221, City Hall
Syracuse, New York, 13202

SPECIAL NOTE:

Proposal packages must be sealed and clearly marked on the exterior showing the proposal name and reference number as listed in this solicitation!

[BID REFERENCE 06-227](#)

**PURCHASE AND REDEVELOPMENT
FOR THE POWELSON BUILDING SITE**

INTENTION:

It is the City of Syracuse's intention to invite the presentation of sealed written proposals for the purchase and redevelopment of the Powelson Building site at 290 East Onondaga Street in Downtown Syracuse.

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**REQUEST FOR PROPOSAL
FOR THE PURCHASE AND REDEVELOPMENT OF THE
POWELSON BUILDING SITE**

THE CITY of SYRACUSE invites the presentation of sealed written proposals for the purchase and redevelopment of the Powelson Building site at 290 East Onondaga Street in Downtown Syracuse.

SEALED WRITTEN PROPOSALS MUST BE RECEIVED BY TUESDAY, AUGUST 1, 2006 AT 2:30 P.M., AT THE CITY OF SYRACUSE, DIVISION OF PURCHASE, ROOM 221, CITY HALL, SYRACUSE, NEW YORK, 13202.

BE SURE THAT YOU HAVE COMPLETED AND ATTACHED ALL OF THE INFORMATION REQUIRED IN THESE SPECIFICATIONS.

ONE (1) ORIGINAL AND SEVEN (7) COPIES OF YOUR PROPOSAL ARE REQUIRED.

All proposals must be submitted in accordance with and are subject to the Instructions to the Prospective Redevelopers and must utilize required forms included in this RFP.

This invitation for redevelopment proposals shall not create any legal obligations for the City of Syracuse to enter into a contract for redevelopment except on terms and conditions it deems in its discretion to be satisfactory and desirable. The right is reserved by the City to reject any and all proposals.

INSTRUCTIONS TO PROSPECTIVE REDEVELOPERS

I. THE SOLICITATION

THE CITY of SYRACUSE (hereafter to be known as the City) invites the submission of written proposals for the purchase and redevelopment of the Powelson Building site at 290 East Onondaga Street in Downtown Syracuse.

The Powelson Building site is located within the Montgomery Street/Columbus Circle National Register District and the Columbus Circle Local Preservation District. The City of Syracuse currently owns the 132.60 x 101.67 square foot site and will be considering proposals to purchase and develop it in a manner that is sensitive to the National Register District and the surrounding buildings. It is preferred that the redevelopment include commercial use on the first floor and either a commercial or residential component on the upper floors.

II. THE CONTEXT

A. Powelson Building Site History and Description

Most recently, a ten story 1960's commercial office building called the Powelson Building occupied the site. The building was vacated in 1997, and after several redevelopment proposals, feasibility studies, and engineering reports, it was concluded that the building should be demolished. In 2000, the City received a grant from the United States Department of Housing & Urban Development through Congressman James T. Walsh (R-25th District) for asbestos removal and building demolition. A Memorandum of Agreement (MOA) with the New York State Office of Parks, Recreation, and Historic Preservation was established in order for the demolition to take place. The MOA stipulated temporary open space improvements and specific design guidelines required for the future development of the site (see attachment).

Columbus Circle is surrounded by some of the most beautiful architecture Downtown including the Cathedral of the Immaculate Conception, the Mizpah Towers, the Carnegie Building, and the former Onondaga County Courthouse. A fountain and a sculpture of Christopher Columbus anchor the Circle, where many Downtown workers and visitors enjoy an outdoor lunch. Each July, the Circle is the site of the Fleet Syracuse Arts & Crafts Festival. This three-day event features 175 artisans from all over the United States and attracts 70,000 visitors.

B. Recent and Upcoming Downtown Development

Since the late 1980's there has been a steady increase in the economic, cultural, and social opportunities that Downtown Syracuse has to offer. The revitalization of historic Armory Square into a vibrant district for retail, restaurant, and entertainment venues was the first of many Downtown improvements. Downtown is the fastest growing neighborhood in the City of Syracuse.

Recent Projects in and adjacent to Downtown include:

- Renovation of Clinton Square into a multi-use public area that serves as a venue for various festivals and summer concerts. It also includes a seasonal public ice-skating rink.
- Construction of the new City-County Courthouse.
- Expansion of the Syracuse Newspapers Building.
- Ongoing development of the Downtown Creek Walk.
- Renovation of a number of former warehouses into luxury loft apartments in Downtown and the Franklin Square area.
- The renovation of the Warehouse, a Syracuse University facility for the Arts and Architecture schools.
- Completion of the Little Italy public improvement project.
- Time Warner's \$8 million renovation of a former New York railroad station into a 24hr. broadcast news center.
- Conversion of the former Dome Hotel into the 50 room Hawthorne Suites.
- The \$18 million historical renovation of the Amos Building into a mixed-use building with a grocery store on the ground floor and 19 luxury apartments.

Additionally, there are a number of proposed projects that will add to the economic development of both Downtown Syracuse and the Greater Syracuse Area.

- A new parking garage in Downtown Syracuse.
- The \$14 million renovation and expansion of the historic Landmark Theater.
- The creation of a Downtown Cultural District.
- A \$12 million Downtown transportation hub is proposed that would greatly increase the accessibility of Downtown.
- The \$44 million Center of Excellence in Environmental and Energy Systems focused on academic/corporate research and development.
- The development of a convention hotel adjacent to the OnCenter.
- Proposed development of the Inner Harbor into a mixed-use public area.
- The rehabilitation of the Excellus Building.
- The renovation of the vacant historic Mizpah Towers into a hotel.
- The Connective Corridor, a multi-million dollar public walkway and bus route between Syracuse University and the Downtown to connect and promote Syracuse's cultural resources.
- The conversion of the former Hotel Syracuse into a smaller hotel and condominium units.

C. Downtown Office Market

There are currently 30,000 employees and more than 1,500 businesses and professional firm in the Downtown. Additionally, there are over 6 million sf of marketable office space located within 110 buildings.

Downtown vacancy rates, especially for class A and B office space, have declined over a three-year period. Vacancy rates for class A office space dropped from 7.29% to 5.96%, and class B office space rates dropped from 18.01% to 13.29%. Rental rates for class A space range from \$16.00 to \$22.00 per sf, and class B space rates range from \$10.00 to \$15.00 per sf.

D. Downtown Residential Market

Downtown Syracuse is now one of the most popular residential neighborhoods for young professionals in the Greater Syracuse Area. Vacancy rates Downtown are between 1 and 2% and many of the Downtown residential buildings have waiting lists. (The National apartment vacancy rate is 10.8%). Census figures also show that Downtown Syracuse is growing faster than any other part of the city.

With such demand for Downtown apartments and condominiums, conversion projects have been initiated and completed in Clinton, Franklin, Hanover, and Armory Square, and the occupancy rate continues to be high. There are currently 12 mixed-use projects underway that will result in an additional 215 residential units.

E. Entertainment and Other Commercial Development

Adjacent to and within blocks of the Powelson Building site are numerous artistic and entertainment venues. These include the Civic Center, the OnCenter, the Syracuse Symphony, the Everson Museum, the MOST (Museum of Science and Technology), the Onondaga Historical Association, and numerous art galleries. The revitalized historic Armory Square district, an area complete with restaurants, bars, clubs, and retail shops is also within a few blocks.

In the last eight years, 83 new retail shops have opened in Downtown Syracuse. This development has prompted growth in all other areas of the Downtown market, namely residential housing. Additionally, the renovation of nearby Clinton Square into a multi-use public space has further enhanced Downtown Syracuse's popularity. From June through October, Clinton Square hosts festivals almost every weekend, and during the winter months the water feature is transformed into an ice skating rink.

The City and the Metropolitan Development Association have partnered to form the Lakefront Development Corporation to oversee the \$1 billion project to reclaim 800 acres of property dividing Downtown Syracuse, the Onondaga Lakefront, and Inner Harbor. The project intends to create a residential and commercial district that takes advantage of its unique waterfront position. A pedestrian corridor and a rail system running from Downtown Syracuse to the current Carousel Center on the lakefront connect this entire area.

F. Other Materials

Other materials regarding or related to the Powelson Building site property will be available for inspection at the Department of Economic Development.

III. SELECTION PROCESS

After receipt of formal sealed written proposals on **TUESDAY, AUGUST 1, 2006 AT 2:30 PM** the submissions will be reviewed for completeness and recorded. City staff will examine the proposal(s) to determine that forms are properly executed. **Particular attention will be paid to the Redeveloper's Statement for Public Disclosure and the Redeveloper's Statement of Qualifications and Financial Responsibility. In addition, plans and sketches demonstrating how the developer intends to develop the property, and a Good Faith Deposit in the amount of \$5,000 made payable to "The Commissioner of Finance" are necessary for completeness. Any proposal that does not include the following will be rejected:**

- 1. Redeveloper's Statement for Public Disclosure**
- 2. Redeveloper's Statement of Qualifications**
- 3. Financial Responsibility**
- 4. Good Faith Deposit**

The Good Faith deposit shall be held in escrow by the City pending review of respondents' applications. All checks except that of the successful redeveloper shall be returned to respondents upon successful awarding of the redevelopment project. The successful respondent's check shall be applied to the total purchase price.

The selection process will consist of a review and evaluation of the redevelopment proposals based upon the selection criteria provided by these instructions. It is possible that one or more of the proposals will be acceptable. The City will grant a conditional redeveloper designation to one or more of the redevelopers as warranted.

IV. SELECTION CRITERIA

A. Quality of Design and Implementation of Historic Preservation Standards and Guidelines

To ensure compatibility with the character of the historic district, the proposed development must conform to the following design guidelines.

- **A Strong Presence on the Street**

Any new construction of the property will be designed for maximum lot coverage. Setbacks from the contiguous streets, if present at all, will be minimal and in no case greater than the average setback of the historic buildings' frontage along Columbus Circle. The primary

pedestrian entry will be on either East Onondaga or Montgomery Streets. Consideration should be given to first-floor detailing that incorporates a higher percentage of interior-exterior visual connections (ie. windows and secondary entries) than opaque wall treatment.

- **Sufficient Scale**

The overall height of the new construction will be within 15% (ie. taller or shorter) of the height of the Powelson Building (100 feet). Consideration should be given to holding upper/higher portions stepped back from the street edge and historic open space, but within the stated overall height requirement.

- **Compatibility with Adjacent Historic Properties**

The new construction will compliment, rather than sharply contrast with, the principal building forms (rectilinear) and materials found within the historic district. Masonry (e.g., brick limestone, granite) will be the predominant exterior building material. Traditional solid-to-void ratios and window proportions, as exhibited in the majority of historic properties within the district, will be incorporated on all building elevations.

Projecting and/or recessed bays, architectural details at the roof edge, first floor and/or entries, and windows in pairs or groups with sufficient relief (i.e., depth of no less than two inches) also should be considered.

- **Parking**

Open-lot, at-grade parking included in the new development will not front on either East Onondaga or Montgomery Streets. Access from these streets will be held to a minimum in terms of number of curb cuts (no more than one per street front) and overall width and number of lanes (no more than two) for each.

A parking ramp or garage included in the new construction will not result in first-floor (i.e., sidewalk level) parking along East Onondaga and/or Montgomery Street. Access will be limited to one entry/exit along East Onondaga or Montgomery Streets, but not both; additional locations can be considered for non-street facing building elevations.

B. Qualifications and Experience of the Redeveloper to Carry Out the Development

As a part of the proposal, the Redeveloper must assemble and present a redevelopment team (the "Redevelopment Team") to carry out this project. The qualifications and experience of the Redevelopment Team will be a significant factor in the selection of the successful Redeveloper. The Redevelopment Team consists of each person or entity that will play a substantial role in the creation and implementation of this redevelopment, and includes the entity designated as the Redeveloper, the architectural firm along with key personnel of the design group, and other participants or lessees, if any, who are committed to the project as the date of submission.

Proposals must contain the following:

- A summary of the proposed Redevelopment Team's (including the architect) individual and collective experience in the redevelopment and operation of economically feasible projects of this magnitude. Include references, costs, and photographs.
- A summary of the Redevelopment Team's experiences with developing new structures that are within historic districts. Include references, costs, and photographs.
- A description of the Redevelopment Team's experience working with government agencies in redevelopment projects. Include references.

NOTE: Photographs, renderings, elevations and other documentation that illustrate comparable projects managed by the Redevelopment Team will assist greatly in enabling evaluation by the review committee.

C. Financial Ability of the Redeveloper to Complete the Redevelopment

The financial ability of the prospective Redeveloper to finance and complete the redevelopment will be an essential factor in the selection process. In this regard, the successful Redeveloper must demonstrate, to the satisfaction of the City, its ability to carry out this project. The prospective Redeveloper must comply with the requirements of the Instructions and the enclosed Redeveloper's Statement of Qualifications and Financial Responsibility.

Proposals must contain the following:

- A financial statement for the previous year of the prospective Redeveloper; However, if the Redeveloper is a newly created or limited purpose entity, a financial statement for the previous year must be submitted for the person or entity proposed by the Redeveloper to provide the financial capability to carry out the project. **All such financial statements must be submitted to the City in a separate sealed envelope.**
- Redeveloper must provide at least one financial reference from a lender or investor that has provided debt or equity financing for a comparable project. The reference should include the following: contact name, title, telephone number, institution (if applicable) and location of the comparable project. This document will not be available for public review.
- A preliminary pro forma for the project indicating prospective project costs and projected sales or rental/operating profiles for the project. In particular these financial pro formas should provide an indication of project financing requirements, financing gaps, and financial feasibility.

V. REDEVELOPMENT PROPOSAL AND RELATED MATTERS

In addition to “B” & “C” above, the developer should submit the following. These materials will be submitted to the New York State Historic Preservation Office (SHPO) for review and approval.

A. Narrative

A brief narrative discussing their development strategy and proposed uses.

B. Plans and Construction Drawings

Drawings shall be in duplicate and sufficiently detailed to allow the City to make a proper evaluation of the proposal. The plans and sketches shall include at a reasonable scale:

- Photographic simulations of Powelson Building site proposal depicting the new development in its context from at least 3 vantage points: the north, east, and west.
- Powelson Building proposal site plan, floor plans, and elevations; sections as necessary to show interior-exterior relationships.

C. Architect

State in writing the name and the business address of the proposed architect or other person responsible for the preparation of plans and construction drawings. References for the Architect should be included.

D. Financing

State in writing the proposed method of financing the redevelopment and indicate the ability of the Redeveloper to procure construction financing based on the proposal submitted. A statement of financial responsibility (two copies) shall be submitted on the enclosed form entitled: Redeveloper’s Statement of Qualifications and Financial Responsibility. Letters of interest from financial institutions are encouraged.

E. Subsidy Requirements

Indicate the public subsidies required for the proposed project. Examples are gap financing, Empire and/or Empowerment Zone benefits, tax credits, and related infrastructure improvements.

F. Market

Include an evaluation of the marketability of the proposed uses such as any market study, if available.

G. Timetable

Include the proposed timetable for completion of the project including:

- Receipt of financial commitment
- Completion of plans and specification

- Commencement of construction
- Project completion

VI. REAL ESTATE PURCHASE PRICE

The prospective Redeveloper shall include with the formal written proposal for redevelopment a proposed purchase price if the Redeveloper proposes to acquire the fee simple interest property.

The purchase price proposed by the prospective Redeveloper should take into consideration the real estate market in the area, the potential uses for the building, the intended uses proposed by the Redeveloper including prospective expansion.

VII. COMPLETION OF REDEVELOPMENT PROPOSAL FORMS AND MATERIALS TO BE SUBMITTED

A. Forms

Redevelopment Proposal Forms as furnished by the City (enclosed) shall be completed in triplicate by the prospective Redeveloper, filled out in ink or by print with a signature in handwriting.

B. Signature Requirements

The following requirements must be observed in the signing of proposals that are submitted:

- Proposals, which are not signed by individuals making them, should have attached a “power of attorney” evidencing authority to sign the proposal in the name of the person for whom it is signed.
- Proposals, which are signed by a partnership should be signed by all partners or by an “attorney in fact”. If signed by an “attorney in fact”, there should be attached to the proposal a power of attorney evidencing authority to sign the proposal, executed by all partners.
- Proposals, which are signed for a corporation should have the correct corporate name thereof and the signature of the president or other authorized officer for the corporation manually written below the corporate name followed by the word: :”BY: _____.” If such proposal is manually signed by an official other than the president of the corporation, a certified copy of a Resolution of the Board of Directors evidencing the authority of such official to sign the proposal shall be submitted and must include the attesting signature of the secretary of the corporation and impression of the corporate seal.
- If the proposal is made by another legal entity, evidence shall be submitted that shall demonstrate, to the satisfaction of City, that the person signing the proposal is legally authorized to make such proposal on behalf of the prospective Redeveloper.

C. Redeveloper's Signature

A copy of the Redeveloper's Statement for Public Disclosure and the Redeveloper's Statement of Qualifications and Financial Responsibility shall be completed and submitted with each proposal and subsequent copies.

D. Good Faith Deposit

A bank certified check, in the amount of \$5,000.00 must be submitted with all proposals. It will be a guarantee of the good faith of the prospective Redeveloper (the "Good Faith Deposit"), which shall be returned by the City to all unsuccessful candidates. With respect to the successful proposal, the City shall retain the Good Faith Deposit, which shall be applied to the Purchase Price or otherwise applied as provided for by the Contract for Sale and Redevelopment.

E. Certification of Reading and Understanding

The Certification of Reading and Understanding appearing at the end of these Instructions to Prospective Redevelopers (The "Instructions") must be executed on behalf of the Redeveloper.

F. Documents and Materials to be submitted

In addition to other requirements of these Instructions, each proposal submitted must include the following, each to be complete and executed as required:

- Instructions to Prospective Redevelopers and Exhibits thereto.
- Redeveloper's Statement for Public Disclosure and the Redeveloper's Statement of Qualifications and Financial Responsibility.
- Redevelopment Proposal Form.
- All information, documentation, and materials required to be submitted by these Instructions to Prospective Redevelopers.
- A resume of the history and experience of the Redeveloper and associates individually and jointly. No specific format is required.
- Good Faith Deposit.

VIII. MISCELLANEOUS PROVISIONS

A. Evaluation for Completeness

The City will begin evaluating proposals for completeness immediately following the formal opening, thereof. The City will notify the Redeveloper and/or Redevelopers whose proposals are deemed complete and, therefore, acceptable for further evaluation, in writing. The City reserves the right to extend the periods of time of acceptance in the event that more time is needed.

B. The City's Rights

The City reserves the right to reject any or all proposals submitted. The City may in its discretion, waive any informalities, minor defects, or technical inaccuracies in the proposals. The City reserves the right to request and obtain any additional information necessary to complete the evaluation of the proposals.

C. Proposal Requirements

All proposals must comply with the requirements and provisions of the Invitation for Redevelopment Proposals Public Notice and these Instructions to Prospective Redevelopers, each as issued by the City.

D. Additional Information

E-mail questions regarding this project to:

Mr. David Michel
City of Syracuse Department of Economic Development
Room 312 City Hall
233 East Washington Street
Syracuse, New York 13202

PH # 315 448 8100
dmichel@edsyracuse.com

E. Termination

The City of Syracuse reserves the right to terminate this proposal or resultant agreements, or any part of proposal or resultant agreements with thirty (30) days written notice by the Director of the Office of Management and Budget, Division of Purchase or such other officer designated by the Mayor to the proposer of the City's intent to do so.

F. Unbalanced Proposals

The City of Syracuse through the Director of the Office of Management and Budget, Division of Purchase reserves the right to reject any and all proposals not deemed in the best interest of the City and to reject as informal such proposals, as in the Director's opinion, are incomplete, conditional, obscure or which contain irregularities of any kind, including unbalanced proposals. By an unbalanced proposal, it is meant one in which the amount proposed for one or more separate items is substantially out of line with the current market price. An agreement shall be entered into between the City and the successful respondent following the approval of the Mayor and the Common Council.

G. Note to Respondents

Please retain a copy of this complete document for your records. This is the only copy you will receive.

The City of Syracuse reserves the right to waive any formalities and to reject or negotiate any and all proposals without assigning any reason.

****IMPORTANT****

Please be advised that any exceptions to these specifications may be cause for your proposal to be disqualified.

Any and all exceptions to this specification must be clearly and completely indicated. Attach additional pages if necessary.

H. Exhibits

The following are attached as exhibits to these Instructions, and are fully incorporated as parts hereof:

- Non-Collusive Certification
- Non-Discrimination Questionnaire
- Signature Form
- Redeveloper's Checklist
- Redeveloper's Statement for Public Disclosure
- Redeveloper's Statement of Qualifications and Financial Responsibility
- Certification
- Memorandum of Agreement (MOA) and Covenant Agreement
- Photographs of the Powelson Building Site

NON-COLLUSIVE CERTIFICATION

(A) These prices have been arrived at independently without collusion, consultation, communication or agreement for the purpose of restricting competition, as to any matter relating to such prices with any competitor;

(B) Unless otherwise required by law, the prices which have been proposed have not been knowingly disclosed and will not knowingly be disclosed prior to the proposal opening, directly, or indirectly, to any other competitor; and

(C) No attempt has been made or will be made by the respondent to induce any other person, partnership or corporation to submit or not to submit a proposal for the purpose of restricting competition. I hereby affirm, under the penalties of perjury, that the foregoing statement is true. I also acknowledge notice that a false statement made in the foregoing is punishable under Article 210 of the Penal Law.

NON-DISCRIMINATION QUESTIONNAIRE

Complete All Items:

Is Your Firm:	Yes	No
B) Currently employing less than 25 persons, exclusive of the parents, spouse or children of the employer?	___	___
C) Quoting an amount which, added to the award amounts of other non-construction City of Syracuse contracts during this calendar year, totals less than \$10,000.00?	___	___

During the performance of this contract, the contractor or vendor agrees:

- A) That he will not discriminate against employee or applicant for employment because of race, religion, age, color, sex, or national origin.
- B) That he will cooperate with the Human Rights Commission of Syracuse and Onondaga County in implementing the Fair Employment Program adopted pursuant to Ordinance #302, adopted by the Common Council on May 21, 1973, a copy of which is on file in the Office of the City Clerk.
- C) That he will provide to said Commission relevant information or reports required under said ordinance or administrative regulations adopted pursuant thereto.

SIGNATURE FORM

The undersigned hereby declares that he/she is the only person interested in this proposal, that the proposal is in all respects fair and without collusion or fraud, and that no member of the Common Council or other officer of the City of Syracuse, or any person in the employ of said City, is directly or indirectly interested in this quote, or in the supplies or work to which it relates or in any portion of the profits thereof.

The undersigned also declares he/she carefully examined the form of contract and specifications and the drawings therein referred to on file in the office of the Division of Purchase, and will provide all necessary machinery, tools, apparatus, and other means of construction and do all the work and furnish all the materials called for by said contract and specifications, and the requirements under them.

The undersigned hereby declares that he/she has read and acknowledged the non-collusive bidding certifications, non-discrimination questionnaire and quote signature page set forth above, agrees to abide by the requirements therein and affirms under the penalties or perjury that all statements, figures or affirmations set forth therein are true and accurate.

Respondent _____

Signature of Authorized Agent _____

Entity's P.O. Address _____

Print Name and Title of Authorized Person _____

Dated _____

Telephone Number _____

FAX Number _____

E-mail Address _____

REDEVELOPER'S CHECKLIST

- HAVE YOU PROVIDED AN ORIGINAL AND SEVEN (7) COPIES OF PROPOSAL AS REQUIRED? _____

- HAVE YOU SIGNED AND DATED YOUR PROPOSAL ON THE SIGNATURE FORM PROVIDED ALONG WITH ADDRESS, PHONE AND FAX NUMBERS, AND INCLUDED IT WITH YOUR PROPOSAL? _____

- HAVE YOU INCLUDED A BANK CERTIFIED CHECK IN THE AMOUNT OF \$5,000.00 MADE OUT TO THE COMMISSIONER OF FINANCE? _____

- HAVE YOU INCLUDED REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE? _____

- HAVE YOU INCLUDED REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY? _____

- HAVE YOU INCLUDED A RESUME OF THE HISTORY AND EXPERIENCE OF THE RESPONDENT AND ASSOCIATES INDIVIDUALLY AND JOINTLY? (NO SPECIFIC FORMAT IS REQUIRED) _____

- HAVE YOU INCLUDED REDEVELOPMENT PROPOSAL FORM? _____

- HAVE YOU INCLUDED ALL DOCUMENTS AS SET FORTH IN SECTION V? _____

- HAVE YOU INCLUDED INSTRUCTIONS TO PROSPECTIVE REDEVELOPERS AND EXHIBITS THERETO? _____

- HAVE YOU SUBMITTED THE FINANCIAL STATEMENT IN A SEPARATE SEALED ENVELOPE WITHIN THE PROPOSAL PACKAGE?

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE*

A. REDEVELOPER INFORMATION

1. Name of Redeveloper:
2. Address of Redeveloper:
3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____.

_____ A corporation

_____ A non-profit or charitable institution or corporation

_____ A partnership known as

_____ A business association or a joint venture known as:

_____ A Federal, State, or local government or instrumentally thereof

_____ Other (explain)

4. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of any member of the Redevelopment Team as follows:

a. If the Redevelopment Team is a corporation the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.

b. If the Redevelopment Team is a non-profit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.

c. If the Redevelopment Team is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.

d. If the Redevelopment Team is a business association or a joint

venture, each participant and either the percent of interest or a description of the character and extent of interest.

Name

Address

Position/Extent of Interest

* NOTE: If any space on this form is inadequate for any requested information, it should be furnished on an attached page, which is clearly marked as to the question being answered and referred to under the appropriate numbered item on the form.

B. RESIDENTIAL DEVELOPMENT SUMMARY:

(The Redeveloper is to furnish the following information, but only if the site is to be redeveloped in whole or in part for residential purpose.)

1. State the Redeveloper's estimates, exclusive of payment for the land, for:
 - a. Total cost of any residential redevelopment. \$
 - b. Cost per dwelling unit of any residential redevelopment \$

2. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation.

<u>Type and Size Dwelling Unit</u>	<u>Estimated Average Monthly Rent</u>	<u>Estimated Average Sale Price</u>
	\$	\$

**REDEVELOPER'S STATEMENT OF QUALIFICATIONS
AND
FINANCIAL RESPONSIBILITY**
(For confidential official use of the City of Syracuse)

1.
 - a. Name of Redeveloper:

 - b. Address of Redeveloper:

2. The financial condition of the Redeveloper, as of _____, 20____, is as reflected in the attached financial statement.

(Note: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.

If funds for the development of the property are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land.

3. Names and Addresses of Bank References:

4. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principles of the Redeveloper, including identification and brief description of each project and date of completion:

5. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the building as a construction contractor or builder:
 - a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

Yes No

If yes, please explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last 3 years: \$ _____.

General description of such work:

- d. Construction contracts or development now being performed by such contractor or builder:

_____ Identification of Contract or Development	_____ Location	_____ Amount	_____ Date to be Completed
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- e. Brief statement regarding experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the Powelson Building site, specifying particularly the qualifications of the personnel and the general experience of the contractor.

CERTIFICATION

I (We) _____
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our)
knowledge and belief.

DATED: _____

DATED: _____

Signature

Signature

Title

Title

Address

Address

NOTE: If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual. If a partnership, by one of the partners, if an entity not having a President or Secretary, then by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.



The Powelson Building site with the Civic Center in the background.



The Powelson Building site with the Cathedral of the Immaculate Conception, the historic Mizpah Towers (soon to be a Ramada Inn), and the Carnegie Building in the background.