



TO: Local Developers, Business Owners and Property Owners

FROM: Gary Skoog, President
Greater Brockport Development Corporation

DATE: June 18, 2010

RE: **Request for Proposals**
60 Clinton Street, Brockport, New York

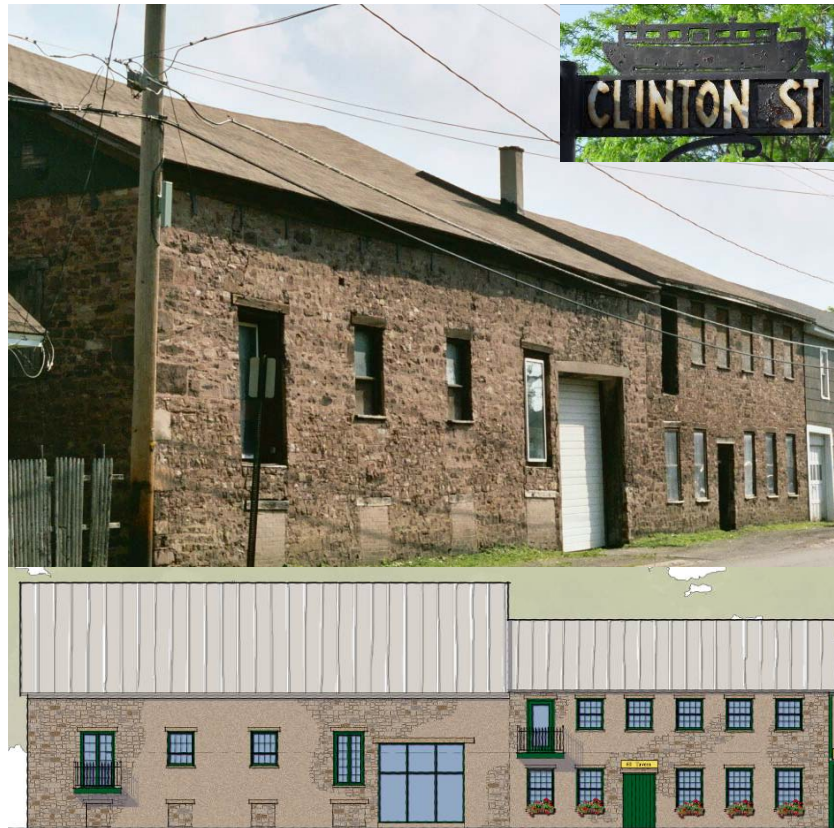
The Greater Brockport Development Corporation is offering a great opportunity to purchase and redevelop a historic complex of buildings on the Erie Canal in downtown Brockport, known as 60 Clinton Street. A Request for Proposals package has been included in this mailing to outline the background of the buildings, the proposal requirements and the selection criteria.

Proposals for the project are due August 31, 2010 and **a pre-proposal meeting has been scheduled for 4:30 p.m. on June 29, 2010 at the site** if you would like more information on the buildings and RFP process. If you are interested attending the pre-proposal meeting, please RSVP Ed Flynn, our project consultant, at eflynn@labellapc.com or Call Ed Flynn at (585) 295-6285.

We look forward to receiving a proposal from you. Feel free to call me at (585) 637-6586 if you need additional information or have questions.

Request for Redevelopment Proposals

60 Clinton Street, Brockport, NY



Greater Brockport Development Corporation
230 Holley Street
Brockport, NY 14420

Issued: June 18, 2010
Proposals Due: August 31, 2010

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Proposal Background

Purpose of the Request for Proposal

The Greater Brockport Development Corporation (GBDC), a local non-profit development corporation in the Village of Brockport, purchased 60 Clinton Street in 2009 to preserve the rare Erie Canal era buildings on the site and to provide a unique opportunity for redevelopment. The GBDC is issuing this Request for Proposals to seek creative redevelopment proposals that meet the revitalization objectives of the Brockport community and a recently completed Clinton Street Redevelopment Plan.

Background of the Site and the Buildings

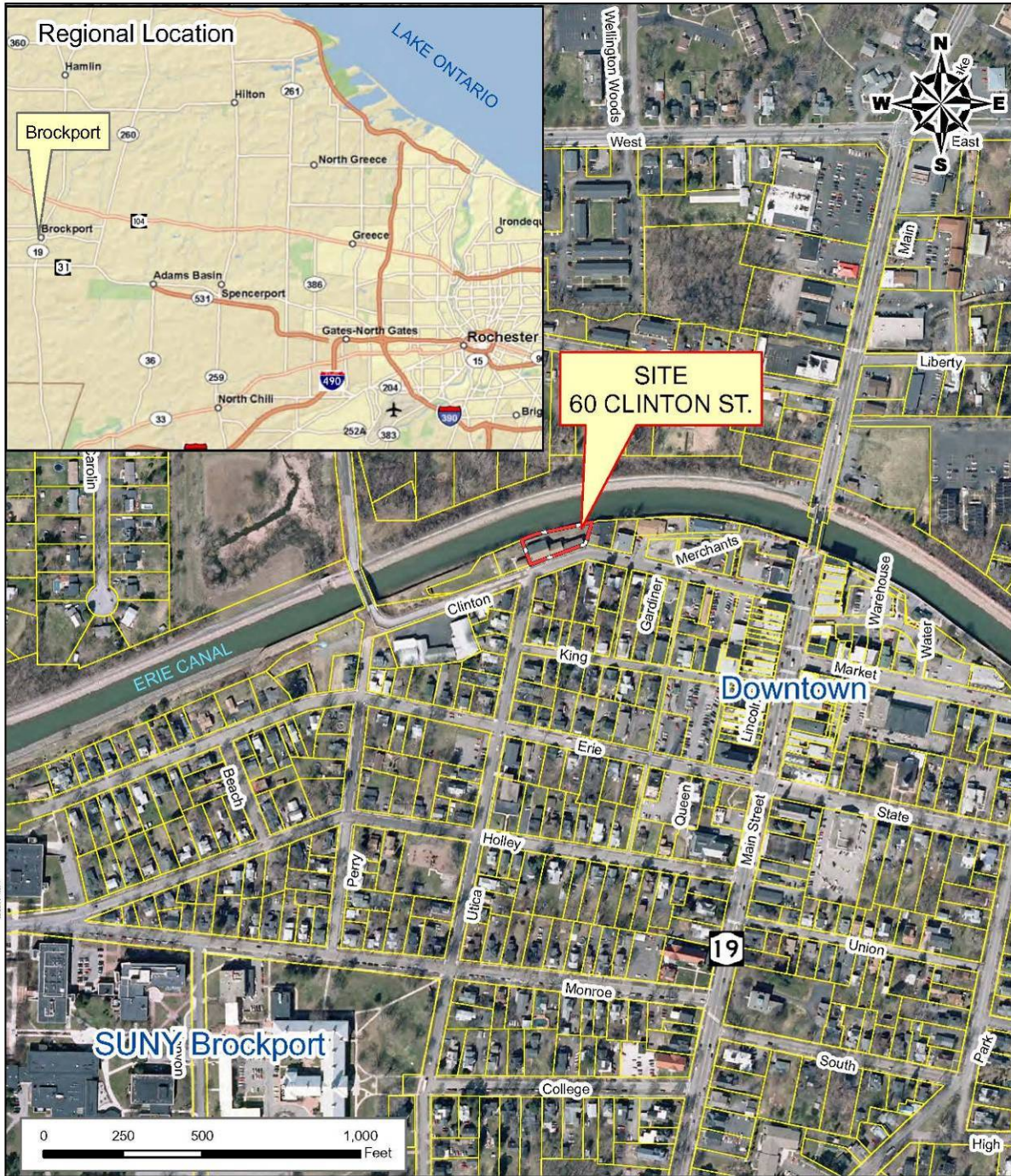
The property at 60 Clinton Street in Brockport comprises three interconnected historic Erie Canal era buildings just west of Downtown Brockport. The buildings at the site were originally constructed in the 1850s for the Whiteside Barnett & Co. Agricultural Works to manufacture farm implements. After the Agricultural Works ceased operations in the 1880s the buildings have been used for a variety of uses including a lumber mill, a canning plant and an automotive repair facility.

Altogether, the three buildings total approximately 10,000 square feet and sit on one-third of an acre (184' x 78'). Two of the buildings are two stories and one building is a one story clear span structure that is actually taller than the two story buildings. The buildings front on both Clinton Street and the Erie Canal with access to both.



A historic building evaluation and adaptive reuse study for the structures were completed by Bero Associates in September 2002. While the studies provided a detailed investigation and schematic design for the reuse of the property as a museum, cost estimates were also provided for basic stabilization and preservation of the structure.

60 Clinton Street Request for Proposals



PROJECT
210189
REQUEST
for
PROPOSALS

PROJECT TITLE
60 Clinton St.
Brockport, NY
May 2010

Stuart I. Brown Associates, Inc.
Planning and Management Consultants
A Division of LaBella Associates, P.C.
300 STATE STREET
ROCHESTER, NY 14614
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Site Location within the Village of Brockport

Site and Building Characteristics

Three interconnected buildings occupy the site and measure approximately 65' x 57' (one story building), 43' x 30' and 65' x 25' respectively. Two buildings are constructed with a combination of Medina sandstone and quarry stone and the other building is of wood construction. Priority improvements suggested in the building evaluation include roofing, windows and storm water management. All utilities, including sewer, water, electric, gas and telecommunications are available at the site.

The site is located strategically on the Erie Canal between the historic Downtown Brockport business district and the State University of New York Brockport (enrollment of approximately 8,000 students). The site could accommodate a small number of parking spaces and on-street and public lots are located nearby. The Greater Brockport Development Corporation has a right of first refusal agreement to purchase a property directly across the street from the site for additional parking if needed.

The property is located in the Business Use zoning district which allows a mix of uses including retail, residential, lodging, restaurant and office uses. Industrial uses and multi-family uses (greater than two family residential developments) are specifically prohibited in the Business Use zone.

Planned Unit Development (PUD) zoning is available in the Village of Brockport as a floating zone. Use of PUD zoning may be advisable for the site as it is more flexible than the business use district zoning for setbacks, coverage and other zoning requirements.

Site Plan Review is required for all land use and/or development within the Village. Site plans are submitted to the Village of Brockport and reviewed by the Planning Board.

The property is also a locally designated historic landmark and the site is listed on the state and federal historic registers. Any alterations to the building would need to be approved by the Village Historic Preservation Board. If federal or state funding is utilized, State Historic Preservation Office review would also be required. Rehabilitation costs at the site would be eligible for federal and state Historic Preservation Tax Credits.

About the Village of Brockport

The Village of Brockport is located less than 20 miles from the City of Rochester near the intersection of State Routes 31 and 19. The estimated population of the Village in 2008 according to the Census was 8,342, an increase of more than 200 since the 2000 Census. The Brockport community is home to the SUNY College at Brockport with an undergraduate and graduate enrollment of more than 8,200 students. The college, the National Register Historic downtown district and the Erie Canal create a special sense of place and atmosphere in the Village that is hard to replicate in western New York.



Community Goals for the Project

The Village of Brockport Historic Preservation Committee recently completed the Clinton Street District Revitalization Plan to evaluate redevelopment options in the Clinton Street neighborhood. The plan recommended small scale, mixed use development in the area that would incorporate the Erie Canal and the historic character of the neighborhood. Some concept uses for the 60 Clinton Street property included restaurants, lodging and niche retail. Concept drawings from the plan are included at the end of this RFP.

Main Street and SUNY Brockport Projects

Main Street, State Route 19, is scheduled for a comprehensive reconstruction this year with completion expected in 2011. The project will not only be a road reconstruction project, but will also incorporate streetscape amenities including decorative lighting, decorative pavement and landscaping. The improvements will be a complementary addition to the historic downtown and provide building owners, including the owners of 60 Clinton Street, with an additional amenity to

help attract and retain businesses as well as customers.



At the same time, the SUNY College at Brockport (less than a mile from 60 Clinton) has announced plans to construct a new Special Events and Recreation Center at the College. The new \$44 million state of the art facility will have a seating capacity of more than 8,000 and is expected to host public concerts and other regional events that will draw tourists to the area on a regular basis.

Site Development Objectives

A successful proposal should address the following development objectives:

1. Historic Preservation – the property was acquired and is being held by the Greater Brockport Development Corporation to preserve an important part of Brockport’s heritage. The reuse, redevelopment and design of the building and site should be compatible with and promote the site’s historic assets as well as those of the surrounding neighborhood. The grant funds obtained to purchase the building require that the masonry buildings on the site be preserved.
2. Incorporation of the Erie Canal – the Erie Canal is a significant asset and open space in the Village of Brockport. Proposals that incorporate the Canal and feature improvements that complement the Canal will receive greater consideration.
3. Conformity with Clinton Street Redevelopment Plan (available at the Village of Brockport at www.brockportny.org)
4. Economic Development – proposals that generate jobs and reinvestment at the site and have the potential to influence additional redevelopment in the neighborhood will receive greater consideration.

Proposal Requirements

Proposal Contact Information

The GBDC has issued this Request for Proposals (RFP). The GBDC has engaged the services of Stuart I. Brown Associates to assist the corporation with the RFP and the disposition of the property. All contact regarding the RFP should be directed to:

Edward Flynn, Project Manager
Stuart I. Brown Associates
300 State Street, Suite 201
Rochester, NY 14614
(585) 295-6285
(585) 454-3066 (fax)
eflynn@labellapc.com

Questions should be submitted no later than one week prior to the due date for the proposal.

Anticipated Schedule

RFP Issued	June 18, 2010
Pre-proposal Meeting	June 29, 2010
Proposals Due	August 31, 2010
Interviews if necessary	Week of September 13 th , 2010
Developer Selected	September 30, 2010

Proposal Submissions

Proposals should be submitted in the required proposal format. Proposals will be received by Stuart I. Brown Associates, ATTN: Ed Flynn, 300 State Street, Suite 201, Rochester, NY 14614 by 4:00 P.M. on August 31, 2010. Proposals received after the deadline will not be considered. Each proposal should be enclosed in a sealed envelope and labeled PROPOSAL FOR 60 CLINTON STREET, BROCKPORT, NEW YORK.

One original and 10 copies of the proposal should be submitted. Submitters agree to honor their proposals for a period of 120 days from the proposed due date.

The GBDC accepts no financial responsibility for costs incurred by any submitter in responding to this RFP.

Pre-Proposal Meeting & Tour of the Site

A pre-proposal meeting will be held June 29, 2010, 4:30 p.m. at the site (60 Clinton Street, Brockport, NY). The purpose of the meeting is to discuss the Request for Proposals and to answer questions concerning the RFP. An optional site tour will immediately follow the meeting.

Selection Criteria

The proposals received will be evaluated by the following criteria:

1. Conformity with the community goals for the project, including the Clinton Street Redevelopment Plan.
2. Consistency with the Site Development Objectives outlined in this RFP.
3. Experience with similar projects.
4. Financial Capacity
5. Schedule
6. Cost Proposal

Selection Process

The GBDC board will act as the selection committee. The GBDC will evaluate the proposals and decide which submitters will be interviewed if necessary. Those selected for interviews will be given an opportunity to discuss their proposals in more detail and answer any questions GBDC members may have about the project and/or the firm's background.

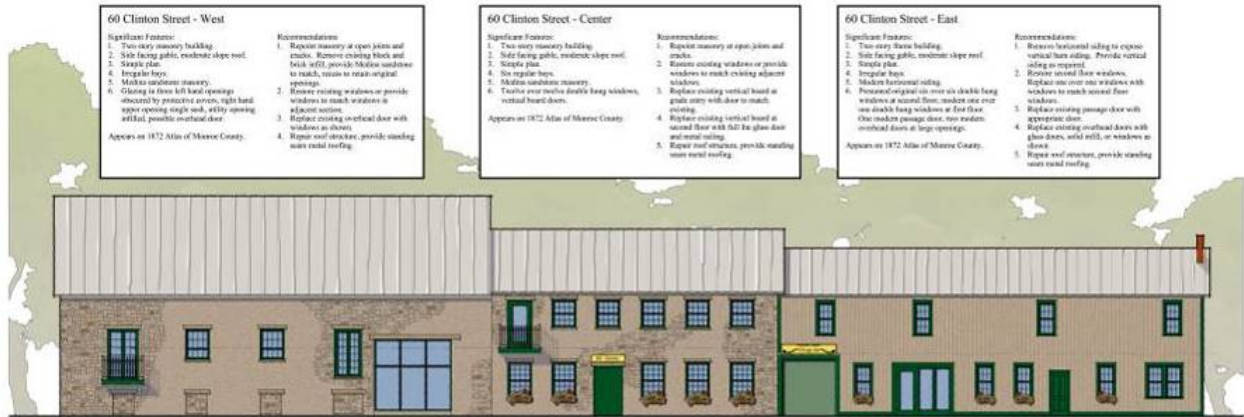
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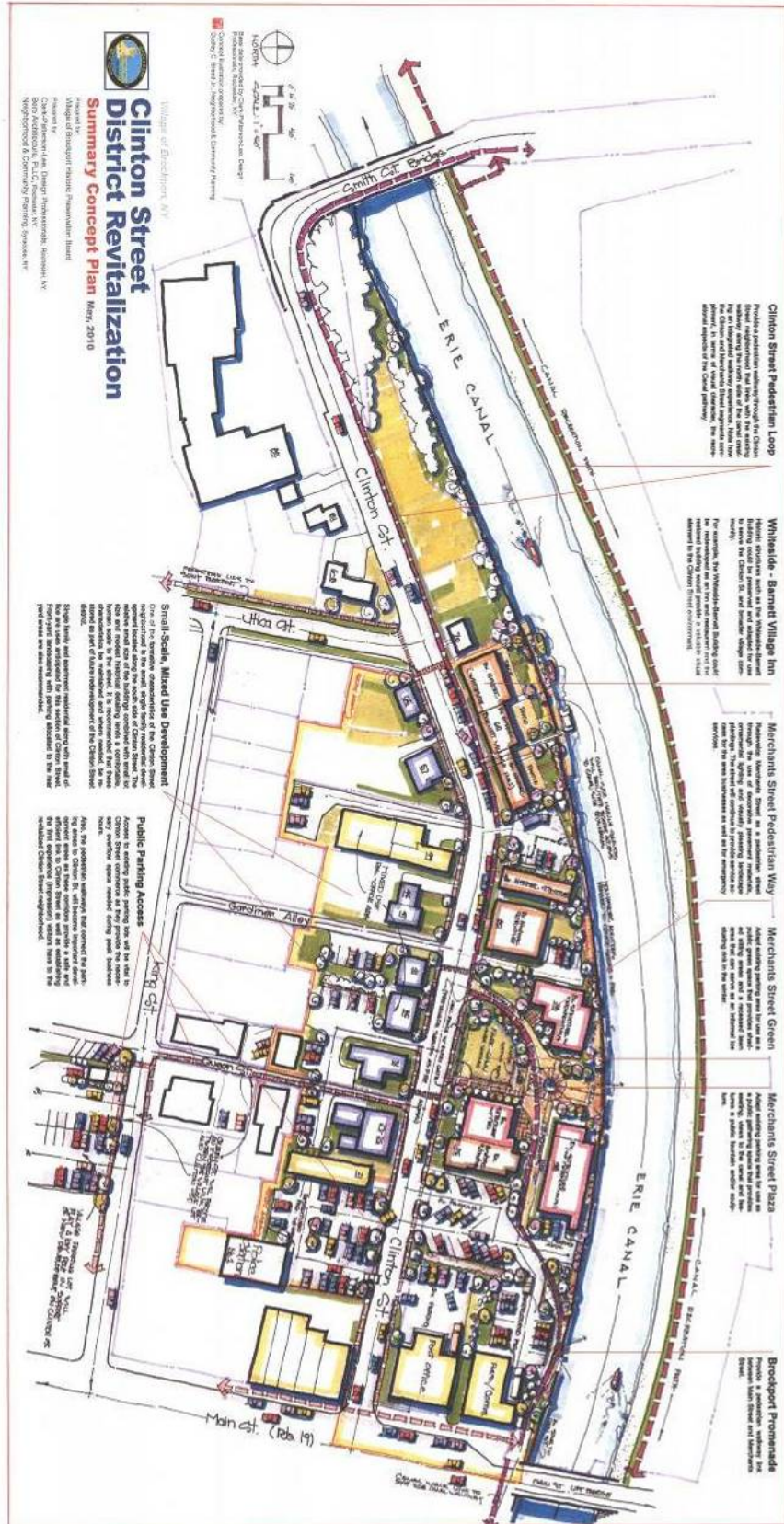
To be considered for this request for proposals, submitters must provide all of the information listed below:

1. Narrative Project Description – provide a description of the proposed project including, but not limited to, uses, number of units, parking, phasing, and a description or illustration (preferred) of the proposed building improvements and site design. If illustrations are not available for the proposed design improvements, please provide photos of buildings or projects that depict elements to be included in the building design.
2. Plans – submit a concept site plan, including any proposals for landscaping or site improvements, and a concept interior building layout.
3. Experience with Similar Projects – a listing of similar projects with dates that the submitter has been directly involved with regarding redevelopment, design, or financing
4. Development Team – please provide information on the professionals involved including the design team and construction firm and their experience with similar projects.
5. Schedule – a schedule should be provided that outlines the time for completion of various phases of the project including project initiation, approvals, construction and completion.
6. Financial Capacity – each submitter should provide a description of the financial capacity of the organization including appropriate documentation. Submission of financial statements or bank references is encouraged.
7. Cost Proposal – Please provide a cost proposal on a separate piece of paper, including any contingencies.
8. Other financing requirements – please indicate any grants or other financial incentives that will be required for the project.

Clinton Street Redevelopment Plan Concepts

(Images from Clark Patterson Lee and Bero Associates for the Brockport Historic Preservation Board)





Additional Information

Market/Demographic Information

Market Area Estimated Population (2008) (Includes Brockport, Sweden, Clarkson, Hamlin, Kendall, Murray & Clarendon)	38,326
Market Area Median Income (2009)	\$59,670
Number of Business Establishments (2007)	364
Residents with Bachelors Degree of Higher (2000)	31%
Median Age (2000)	28.8 years
Major Industries (2007)	Construction, Retail Trade, Health Care, Accommodation & Food Services
Downtown Target Markets (Market Study, Clinton Street Redevelopment Study)	Clothing, sporting goods, full service restaurants, niche retail, office space, residential

Tax Rates/\$1,000 of assessed value – Village of Brockport – January 2010

Town	\$2.29
County	\$9.21
Village	\$10.58
School	\$24.19
Total	\$47.13

Potential Grants/Financing

Federal and State Historic Preservation Income Tax Credit – 20%
 County of Monroe Jobs Plus Tax Abatement – (90% year one, 0% year 10)
 NYSERDA Existing Facilities Incentives
 485b Tax Incentive (50% year one, 0% year 10)
 Brownfield Cleanup Program Tax Credits

Photos of 60 Clinton



View of site looking west



View of site looking east



Aerial of Neighborhood



View of site looking south with the Canal in the foreground