

# CITY OF NIAGARA FALLS, NEW YORK

**TO:** City Council  
**FROM:** Community Development Department  
**DATE:** October 12, 2018  
**RE:** **City Council Agenda Item: Sale of RFP Properties**

## Council Members:

The Niagara Falls Community Development Department requests Niagara Falls City Council approval for the sale of the following city-owned properties:

- 312 74<sup>th</sup> Street
- 89 South 87<sup>th</sup> Street
- 5806 Stephenson Avenue
- 1111 Grove Avenue

The Niagara Falls Planning Board recommended sale of these properties at its September 26, 2018 Planning Board meeting. In August 2018, the Niagara Falls Community Development Department (CD) advertised a Request for Proposals (RFP) for the purchase and renovation of the following vacant and tax foreclosed properties, 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](http://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.

Upon review of the proposals, CD also researched the entities that submitted them. The selected proposers do not owe the City of Niagara Falls any late property taxes on parcels owned within the municipality. In addition, these entities have consistently applied for, and received, proper building permits for work completed at other owned properties.

312 74th Street	Dennis Thuman	\$ 500.00
89 S 87th Street	JAM Properties	\$ 2,000.00
5806 Stephenson Avenue	JAM Properties	\$ 2,000.00
1111 Grove Avenue	Create a Healthier Niagara Falls Collaborative	\$ 1,500.00

Will the Council vote to approve these sales and authorize the Mayor to execute any documents necessary to effectuate the same?

Respectfully submitted,

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Paul A. Dyster, Mayor

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Nicholas Melson, City Administrator

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Seth A. Piccirillo  
Director of Community Development

Kennedy \_\_\_\_\_ Scott \_\_\_\_\_ Tompkins \_\_\_\_\_ Voccio \_\_\_\_\_ Touma \_\_\_\_\_