



City of Newburgh
City Comptroller's Office
City Hall – 83 Broadway
Newburgh, New York 12550

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NOTICE

**RFP #11.22 Request for Proposal (“RFP”)
for the Remediation and Acquisition of Two Municipal Buildings and the
Development of Several City-Owned Vacant Parcels for Municipal Purposes,
City of Newburgh, Orange County, New York**

Sealed bids will be received by the City Comptroller in City Comptroller's Office at City Hall, 83 Broadway, 4th Floor, Newburgh, New York 12550 **until 4 p.m. on June 3rd, 2022** for the Remediation and Acquisition of Two Municipal Buildings and the Development of Several City-Owned Vacant Parcels for Municipal Purposes, City of Newburgh, Orange County, New York.

Specifications will become available to the public on Friday, March 18, 2022 and may be obtained by visiting the Empire State Purchasing Group website at: www.bidnetdirect.com/new-york/city-of-newburgh, selecting the “Open Bids” tab and the above-titled bid document. Vendors may have to register if visiting this site for the first time.

All bids must be submitted on the provided bid forms. All bids must be in original form and submitted in a sealed envelope clearly labeled

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On or before the aforementioned due date and time. Bids submitted after the deadline will not be considered. Faxed or photocopies will not be acceptable.

No bid shall be withdrawn for a period of forty-five (45) days subsequent to the opening of the bids without the consent of the City of Newburgh Comptroller.

The award of their bid may be subject to approval by City Council. The City reserves the right to reject any or all bids, or to accept any part of the bid without accepting the whole thereof, or to accept such bid they deem to be in the best interest of the City.

ADVERTISE:

Hudson Valley Press,
Mid-Hudson Times,



**Request for Proposal (“RFP”) RFP #11.22
for the Remediation and Acquisition of Two Municipal Buildings and the
Development of Several City-Owned Vacant Parcels for Municipal Purposes,
City of Newburgh, Orange County, New York**

Date of Issuance: Friday, March 18, 2022

Submission Deadline: Friday, June 3, 2022

Introduction

The City of Newburgh, Orange County, New York, is seeking proposals for private development and/or a public-private partnership or partnerships to redevelop some or all of several City-owned properties in downtown Newburgh. Given the significant, ongoing public investment required to maintain the City of Newburgh’s City Hall and the Public Safety Building, and the disjointed nature of government facilities, this is an exceptional opportunity for creative development within Newburgh’s downtown.

Newburgh’s Locational Advantages

Newburgh is a city of approximately 28,000 residents that is centrally located between New York City and Albany, and within driving distance to nearby regional communities such as Beacon, New Paltz, Kingston, Middletown, and Woodbury. The City is easily accessed by two interstates (I-84 east/west and I-87 north/south), State Route 17K, New York Stewart International Airport, a local ferry connecting to the Metro-North Hudson Line in Beacon, a New Jersey Transit Line to the south, and the Newburgh-Beacon bridge. Newburgh also has the only deep-water port in the Mid-Hudson region.

Parcels for Development/Redevelopment

The parcels included in this RFP represent a mix of vacant lots and surface parking, an existing historic structure, and a structure for demolition/redevelopment.

Vacant Undeveloped Land

Mid-Broadway Parcels

<i>Tax Map</i>	<i>Address</i>	<i>Parcel Size</i>	<i>Zoning</i>
30-3-24	132 Broadway	.08 acre	Broadway Corridor/EEHD
30-3-25	136 Broadway	.03 acre	Broadway Corridor/EEHD
30-3-26	138 Broadway	.06 acre	Broadway Corridor/EEHD
30-3-27	140 Broadway	.05 acre	Broadway Corridor/EEHD
30-3-28	142 Broadway	.05 acre	Broadway Corridor/EEHD
30-3-30	144 Broadway	.05 acre	Broadway Corridor/EEHD
30-3-31	146 Broadway	.06 acre	Broadway Corridor/EEHD
30-3-32	148 Broadway	.04 acre	Broadway Corridor/EEHD
30-3-29	142A Broadway	.02 acre	Broadway Corridor/EEHD
30-3-33	6 Johnston	.06 acre	Downtown/EEHD
30-3-34	10 Johnston	.06 acre	Downtown/EEHD
30-3-35	12 Johnston	.06 acre	Downtown/EEHD
30-3-37	16 Johnston	.09 acre	Downtown/EEHD
30-3-38	18 Johnston*	.82 acre	Downtown/EEHD
30-3-23	6 Lander	.07 acre	Downtown/EEHD
30-3-22	8 Lander	.19 acre	Downtown/EEHD
30-3-21	14 Lander	.09 acre	Downtown/EEHD

1.88 acres+/- Total

* - abandoned parking lot

Parking Lots

<i>Tax Map</i>	<i>Street Address</i>	<i>Parcel Size</i>	<i>Zoning</i>
30-4-20.2	25 Chambers Street	.66 acre	Downtown/EEHD
31-1-13	80 Broadway	.33 acre	Broadway Corridor/EEHD
31-1-14.1	86 Broadway Rear	.03 acre	Broadway Corridor/EEHD

Historic Building

37-1-3	83 Broadway (City Hall)	.21 acre	Broadway Corridor/EEHD
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83 Broadway – Newburgh’s City Hall was originally constructed as an industrial building in 1882 to house the Bazzoni Carriage Works - a manufacturer of sleighs and horse-drawn carriages. The City of Newburgh purchased the building in 1893 and contracted with the architectural firm of Frank Estabrook to renovate the building for public use. In 1895 the City government offices officially opened at 83 Broadway, and the City Council began holding meetings in the magnificent two-story Council Chambers on the second floor.



Structures for Demolition/Redevelopment

37-2-4 55 Broadway 1.9 acres Broadway Corridor/EEHD

55 Broadway - Built in 1978, the building – also known as 22 Grand Street – has been the home of both the Police and the Fire Departments.



Project Objectives

The City of Newburgh is requesting developers to create a master land use/redevelopment plan for one or all of the parcels listed above. Proposals may also include development on privately-owned parcels or in coordination with the development of privately-owned parcels, provided there is a reasonable possibility the proposer can enter into an appropriate agreement with the property owner.

The master land use plan **must** include a proposal to incorporate essential City services and uses - City Hall (and related municipal offices currently in other locations), Police Department (excluding any lock-up facilities) and Fire Department - and municipal parking within a mixed-use, transit-oriented development scenario. The re-purposing and redevelopment of the available City-owned parcels needs to adhere to the appropriate zoning regulations, East End Historic District (EEHD) guidelines, and any stated City goals and objectives.

Developers are encouraged to submit designs with a holistic vision for the parcels, taking particular attention to address the neighborhood context (design, building mass, streetscape, etc.) in which the parcels are located.

The full assessment of City Facilities and needs was completed in late 2020. It is available on the City of Newburgh's Website, under Planning and Development Department - Planning Documents, Studies, and Resources.

<https://www.cityofnewburgh-ny.gov/DocumentCenter/View/1654/Facilities-Master-Plan>

Specifically, Section 4.2, Final Programming, defines the needs for each Facility.

City Hall Needs:

- 36,977 Sq Feet Total, including
 - 27,390 sq feet of programming space, including
 - 3725 sq ft for City Council Chambers

Fire Department Needs:

- 40,732 Sq Feet Total, including
 - 7315 sq feet in Apparatus Bays
 - 5869 is secondary Accessory Storage (can be offsite)
-

Police Department Needs:

- 18,512 Sq Feet Total (No "lock-up" facilities to be included.)

Site Inspection

Site inspections of the buildings will be conducted on a limited schedule on days and times to be determined.

The City will also provide relevant portions of a recent Facilities Master Plan - completed in 2020 - to be available on the City of Newburgh's website. The Master Plan contains detailed information on the current conditions of the City-owned historic buildings that have been included in this offering.

Zoning

The properties under consideration are located in the Broadway Corridor, Downtown Neighborhood or Waterfront Gateway zoning districts. The following uses are permitted within the Broadway Corridor and Downtown Neighborhood zoning districts:

Use	Broadway Corridor (BC)	Downtown Neighborhood (DN)	Use	Broadway Corridor (BC)	Downtown Neighborhood (DN)
Residential			Commercial		
Apartment house	P	P*	Activity facility	P	P
Four-family dwelling	P	P*	Adult day-care facility	P	P
Two- or three-family dwelling	P	P	Adult uses		
Row or attached dwelling (townhome)		P	Amusement center	S	S
Two-family detached dwelling		P	Animal care facility	S	S
One-family detached dwelling		P	Assembly hall	P*	
Residential care facility	P	P	Bank	P	
Cooperative house	P	P	Bar	P	P*
Accessory apartment			Billiard parlor	P	P*
Bed-and-breakfast	A;S	A;S	Bowling alley	P*	P*
Short-term in-home lodging	A	A	Brewing of malt beverages or distilled spirits primarily for on-site consumption	P*	P*
Boardinghouse			Professional office	P	P
Customary home occupation	A;S	A;S	Cabaret	P	P
Rooming house	S	S	Car rental	S	S
Mixed use with residential	P*	P*	Child day-care	P	P
Live/work	P*	P*	Cottage industry	P	P
Institutional			Drive-thru (bank, restaurant, pharmacy, etc.)	P*	P*
Buildings, uses or facilities of any governmental unit	P*	P*	Funeral home	P*	P*
Cemetery	P*	P*	Hotel	P*	P*
College/university	P*	P*	Laundromat	P	P
Community center	P*	P*	Marina		
Parking lot	P*	S	Movie or professional theater, indoor concert venue	S	S
Community parking lot	P*	S	Nursing home	P*	P*
Dormitories	A	A	Office park		
Hospital	A;S	A	Personal services	P	P
House of worship	P*	P*	Restaurant	P	P
Membership club	P*	P*	Restaurant, carry-out	P	P*
Museum	P*	P*	Restaurant, fast-food	P	P*
Parks, open space, recreational facilities	P	P	Retail	P	P
Public libraries	P*	P*	Retail, neighborhood	P	P
School of general instruction	P*	P*	Self storage		
Schedule of Use Regulations Key			Shopping center		
P - Designates a use permitted by right. Usually requires a building permit and a Certificate of Occupancy from the Building Inspector, but does not require review by any municipal board.			Tattoo parlor	P	P
P* - Designates a use permitted by right subject to Site Plan review by the City Planning Board [Article XI]			Taxi service	P*	
S - Designates a use permitted by Special Use Permit of the City Planning Board [Article XII]			Technical school	S	S
A - Designates a use that is permitted as a use accessory to a use permitted by right, with Site Plan approval, or with Special Use Permit			Industrial		
			Agriculture		
			Automobile gas station		
			Automobile sales		
			Automobile service/repair		
			Automobile wash		
			Boat repair		
			Distribution facility/warehouse		
			Dry cleaner; commercial laundry	P*	
			Industrial uses		
			Storage yard		
			Wholesale	P*	

The following uses are permitted within the Waterfront Gateway zoning district:

Use	Waterfront Gateway (WG)	Use	Waterfront Gateway (WG)
Residential		Commercial	
Apartment house	P*	Activity facility	P*
Four-family dwelling	P*	Adult day-care facility	P*
Two- or three-family dwelling	P*	Adult uses	
Row or attached dwelling (townhome)	P*	Amusement center	
Two-family detached dwelling	P*	Animal care facility	
One-family detached dwelling	P*	Assembly hall	P*
Residential care facility	P*	Bank	P*
Cooperative house	P*	Bar	P*
Accessory apartment		Billiard parlor	P*
Bed-and-breakfast	A;S	Bowling alley	P*
Short-term in-home lodging	A	Brewing of malt beverages or distilled spirits primarily for on-site consumption	P*
Boardinghouse		Professional office	P*
Customary home occupation	A;S	Cabaret	P*
Rooming house	S	Car rental	S
Mixed use with residential	P*	Child day-care	P*
Live/work	P*	Cottage industry	P*
Institutional		Drive-thru (bank, restaurant, pharmacy, etc.)	P*
Buildings, uses or facilities of any governmental unit	P*	Funeral home	P*
Cemetery	P*	Hotel	P*
College/university	P*	Laundromat	
Community center	P*	Marina	P*
Parking lot	S	Movie or professional theater, indoor concert venue	S
Community parking lot	S	Nursing home	P*
Dormitories	A	Office park	
Hospital		Personal services	P*
House of worship	P*	Restaurant	P*
Membership club	P*	Restaurant, carry-out	P*
Museum	P*	Restaurant, fast-food	P*
Parks, open space, recreational facilities	P*	Retail	P*
Public libraries		Retail, neighborhood	P*
School of general instruction	P*	Self storage	
Schedule of Use Regulations Key		Shopping center	
P - Designates a use permitted by right. Usually requires a building permit and a Certificate of Occupancy from the Building Inspector, but does not require review by any municipal board		Tattoo parlor	P*
P* - Designates a use permitted by right subject to Site Plan review by the City Planning Board [Article XI]		Taxi service	
S - Designates a use permitted by Special Use Permit of the City Planning Board [Article XII]		Technical school	S
A - Designates a use that is permitted as a use accessory to a use permitted by right, with Site Plan approval, or with a Special Use Permit.			

A full description of the Commercial district may be found on the City of Newburgh's website at <https://ecode360.com/30538878>. Interested developers should consult the City of Newburgh's Zoning Ordinance (Chapter 300) for additional information.

East End Historic District

The East End Historic District in the City of Newburgh was listed on the National Register of Historic Places, under the provisions of the National Historic Preservation Act of 1966, on August 15, 1985. The City Council adopted it as a local historic district in September 1985. The 445-acre district includes over 2,400 contributing buildings - many designed by some of the most renowned architects of the 19th century. According to the New York State Historic Preservation Office (SHPO), at that time it was numerically the largest historic district in New York State and the ninth largest in the nation.

The Secretary of the Interior's Standards for the Treatment of Historic Properties are commonsense historic preservation principles in non-technical language. They promote historic preservation best practices that will help to protect our nation's irreplaceable cultural resources. The Standards offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction—with accompanying Guidelines for each. One set of standards will apply to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available and interpretive goals, when applicable.

The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The Guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property. For more information: <https://www.nps.gov/tps/standards.htm>

Property Development Incentives

City Hall (83 Broadway) is located within the City of Newburgh's East End Historic District. Therefore, the building may be eligible for the New York State Rehabilitation Tax Credit Program which is used in conjunction with the Federal Historic Preservation Tax Incentive. The tax credits are intended to provide owners with a financial incentive to rehabilitate a building in a manner that retains its historic characteristics. Owners can take advantage of credits on both state and federal income taxes: 30% state tax credits and 20% federal tax credits for Qualified Rehabilitation Expenditures (QRE). The project must meet the guidelines as established in the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings. An application to the State Historic Preservation Office (SHPO) is required with a review before and after the completion of the renovations. (<https://parks.ny.gov/shpo/tax-credit-programs/>)

The project may also qualify for the *Alteration or Rehabilitation of Historic Real Property Tax Exemption* (RP-444a): nine-year exemption given to the increase in assessed value for the portion attributable to the alteration or rehabilitation of an historic property for historic preservation. For the first five years of the exemption, the increase in value (attributable to the rehab work) is 100% exempt from city and school taxes. For the remaining four years of the exemption, the exemption decreases by 20% each year. (https://www.tax.ny.gov/pdf/current_forms/orpts/rp444a_fill_in.pdf)

A commercial project may qualify for the RP-485-b *Construction, Alteration or Improvement of Commercial Property Tax Exemption*: 10-year exemption applied to the increase in assessed value attributable to the new construction portion of the assessment. In the initial year, the increase in assessed value due to the construction is 50% exempt from city, county and school taxes. The exemption continues for an additional nine years with the amount of the exemption declining by 5% each year (i.e., 45% in year 2, 40% in year 3, etc.).

(https://www.cityofnewburgh-ny.gov/sites/newburghny/files/u153/rp-485-b_instructions.pdf)

New businesses, businesses that relocate to New York, or businesses that expand their operations may qualify for the STARTUP-NY program. Eligibility requires that a participant be a new business in New York State, or an existing New York business relocating to or expanding within the state; partner with a New York State college or university; and create new jobs/contribute to the economic development of the local community. Eligible businesses receive an elimination of New York State Taxes for 10 years for the business and its employees. For more information, consult the STARTUP-NY website: <https://esd.ny.gov/startup-ny-program>

Businesses may be eligible for sales tax exemptions on durable goods and mortgage tax exemption from the City of Newburgh Industrial Development Agency (IDA). The IDA is also empowered to grant a Payment in Lieu of Taxes (PILOT) agreement for businesses that commit to bringing significant job opportunities for Newburgh residents. (<https://www.cityofnewburghny.gov/industrial-development-agency>)

Some of the parcels are located in a designated Opportunity Zone. Opportunity Zones, established by the 2017 Tax Cuts and Jobs Act, seek investments in designated low- and moderate-income Newburgh neighborhoods. For more information on Opportunity Zones in New York State, please visit <https://esd.ny.gov/opportunity-zones>

The parcels are within Pattern for Progress/Rhinebeck Bank's Newburgh Creative Neighborhood, making projects eligible for access to the bank's loan portfolio. Rhinebeck Bank offers to fund secured term loans including commercial express loans, equipment and vehicle purchases, leasehold improvements and real estate transactions under favorable pricing, advance rates and terms to the prospective borrowers in the Newburgh Creative Neighborhood. (<https://www.rhinebeckbank.com/newsworthy/newburgh-creative-neighborhood>)

Development Goals

The City of Newburgh seeks a capable development partner with the imagination, means, and experience to create a large-scale development or multiple developments. The City seeks projects that advance economic development and act as an example of quality development in its central downtown core.

The City generally prioritizes development strategies and projects that:

- Create equitable and inclusive economic outcomes and opportunities for the diverse residents within the city;
- Strengthen the city's tax and revenue base;
- Expand job creation, employment, ownership, and small business development opportunities, including targeted support for local residents, minority- and women-owned businesses;

- Create affordable housing opportunities;
- Create opportunities through real estate investment;
- Build upon the city's historic, cultural and natural assets; and,
- Promote environmentally sustainable development practices.

For this project, the City specifically will prioritize development strategies and projects that achieve the following desired outcomes:

- Construct a consolidated Municipal Campus that will house a City Hall, the Police and Fire Departments, and that will provide a more centralized location, have increased capacity and create a more efficient interaction among municipal departments.
- Create a master redevelopment plan for any buildings and parcels that are not contemplated to be part of the Municipal Campus, but in addition to the Municipal Campus.
- Provide creative but realistic solutions to address municipal parking needs.
- Achieve efficient use of resources and cost-savings through sustainable building design, operations, and consolidation of municipal services.
- Provide strong links to public transportation and prioritize pedestrian experience through new mobility strategies.
- Encourage a more vibrant downtown core through increased density of both commercial and residential development.
- Incorporate and provide benefits to adjacent private developments to the extent practicable through design transitions, shared accessory uses, partnerships, etc.
- Engage the public in the development process through a communications strategy that emphasizes the benefits of the proposed development, prepares the public for disruptions due to construction, and addresses other public concerns.

Submission Materials

Respondents must submit 3 hard copies and 1 digital copy (on a flash drive) of their proposal as outlined below. *Faxed or electronic submissions will not be considered.* **Proposals must be submitted by mail or in person. They must be received by the close of business (4:00 pm) on Friday, June 3, 2022 to:**

City of Newburgh
 City Hall, Office of the Comptroller
 83 Broadway
 Newburgh, New York 12550

Responses that miss the deadline will not be considered.

The information requested through this RFP is necessary for the City of Newburgh to adequately evaluate any proposal. Applicants are urged to submit proposals as complete

as possible on their initial submission. Failure to supply the requested information may result in the rejection of a proposal.

Overall, the City will evaluate the RFP responses based on their completeness, feasibility, responsiveness to the RFP requirements and redevelopment plan goals, the strength of the development approach, innovation of the proposal, and the Respondents' comparable past experience and capacity to successfully complete the proposed development.

Specifically, the following items **must** be submitted for consideration for the purchase and redevelopment of the parcels:

1. Completed Private Owner Development Application (PODA).

- a. A blank PODA (April 2021 revision) can be found on the City of Newburgh's website under the Planning & Development's Departmental page for "Buying Property from the City of Newburgh": (<https://www.cityofnewburgh-ny.gov/DocumentCenter/View/1413/PODA-April-2021-Revision?bidId=>)

2. Project Development Plan

- a. Narrative summarizing the overall project/proposal including the need/demand for the proposed use, key benefits (public and private) of the proposal, and a vision statement as to how and why the proposed development is the highest and best use of the site.
- b. Design concept/rendered drawings and elevations. (*Detailed architectural renderings are not required but may enhance understanding of the proposal.*)
- c. Specific proposed use for the sites.
- d. Include, where possible, plans that incorporate sustainable and environmentally sensitive design, construction methods, materials and/or systems.
- e. Include, where possible, plans for local or regional sourcing of materials.
- f. Describe specific strategies to advance and strengthen opportunities for local MWBE (Women/Minority-owned Business Enterprises) contractors. Proof of NYS Certification as a MWBE must be provided.
- g. Describe the types and quantities of jobs to be created, including construction and temporary jobs, and permanent positions for entry-, mid-, and upper-management-level employees.
- h. Describe any planned job training programs, apprenticeship programs, or other strategies intended to maximize employment opportunities for local residents.
- i. If the proposal includes developing one of the parking lots listed in this RFP, the developer must be prepared to commission a parking study during the

planning process. The City wants to be assured that the development of these parcels will have a “net neutral” effect on area parking.

3. Project Costs, Funding, and Marketing Plan

- a. Provide cost estimates for demolition and removal of all materials on site, including concrete and/or building foundation materials, and any required site remediation including underground tank removals.
- b. Provide cost estimates for hard and soft costs related to any redevelopment project.
- c. List of project financing by source, including loan amounts, interest rates, term length, and any special loan covenants/requirements. The proposed financing arrangements must be verified by a letter from the financial source/institution.
- d. Provide a 10-year pro forma showing all revenues, expenses, debt service, and detailed assumptions.
- e. Project proposed construction and financing schedule, from closing to occupancy.
- f. Indicate whether the development proposal is dependent upon a PILOT, public subsidies and/or incentives; specifically indicate what is needed.

4. Development Team and Development Experience

- a. Provide a listing of the development team members including: the developer, project manager, construction manager, architects, engineers and marketing personnel.
- b. Provide resumes of the principal participants involved in the project.
- c. Describe diversity characteristics of the individuals and/or firms that will be hired to execute aspects of the development.
- d. Include a summary of the experience of the project team, similar environmental remediation or restoration projects that the development team has been involved with, and any previous experience with any City of Newburgh projects.
- e. Provide a list of all current projects and development commitments for the next 24 months.
- f. Submit a detailed history of all projects that have been completed in the last five (5) years with an emphasis on projects similar to those being proposed here.

Evaluation Criteria

Each proposal will be evaluated based on the information submitted. The proposals will be reviewed by relevant City departments. Qualified applicants may be asked to submit additional details, attend meeting(s) with City officials, and/or submit digital responses to additional clarifying questions.

City staff will then make a recommendation of one or more developer(s) that best meets the evaluation criteria to the City Council for its review. The final approval for the sale of these parcels rests with the City of Newburgh Council. Any approval for the disposition of this property will require a Site Development Agreement between the City and the approved proposal.

Proposals received within the stated deadline and containing all required information will be evaluated using the following criteria:

Experience

- a. Developer must demonstrate proof of having completed development or redevelopment projects that are comparable in scope and scale to this proposal submission. The City is seeking a developer with successful regional experience in large-scale mixed-use, commercial and municipal building projects that would match the development goals of this RFP.
- b. Developer must demonstrate the ability to complete the proposed project in a timely manner.
- c. Developer must submit an application that is comprehensive and includes all required documents as stated above.

Financials & Long-term Fiscal Impact

- a. Return parcels to the tax roll and in a way that meaningfully adds to the city's tax and revenue base;
- b. Exhibit strong economic feasibility/financially sound project budget/pro forma;
- c. Demonstrate the ability to secure project funding/financing (i.e. commitment of funds already in place); and
- d. Include a significant level of developer cash equity in the project and less reliance on public funding sources.
- e. Whether or not the development proposal is dependent upon a PILOT, public subsidies and/or incentives. Any of these should be listed and described in detail.

Quality and Sustainability of the Design and Development Plan

- a. Promote the physical revitalization of the surrounding neighborhood;
- b. Has aesthetic appeal as well as design quality and materials consistent with existing structures in the vicinity;
- c. Has design features that promote sustainability and incorporate energy efficient construction methods and materials;
- d. Include adequate provisions to address any new parking needs as a result of any proposed development, and demonstrates an awareness of the city's Complete Streets priorities.

Social and Economic Benefit of the Development

- a. Advance equitable development opportunities for diverse residents in the fields of construction, design, development, financing, operations, ownership, and renting;
- b. Advance/strengthen local minority- and women-owned business enterprises;
- c. Create temporary and/or permanent employment and workforce job opportunities specifically for City of Newburgh residents;
- d. Offer the greatest economic benefit to the public as measured by the number and quality of jobs it creates and the potential to stimulate economic growth in the neighborhood.

Terms and Conditions

1. The City may, at its option, interview prospective developers as part of this selection process. However, selection may take place without such interviews. Therefore, applicants are urged to present proposals that are as complete as possible upon initial submission.
2. The City reserves the right to amend its evaluation criteria at any point, at its sole discretion.
3. The City may terminate the RFP process at any time for any reason.
4. The City reserves the right to reject any and/or all proposals.
5. The City has no obligation to discuss its reasons for selecting, accepting, or rejecting any proposals with the proposer or representatives of said proposer, but will entertain such requests.
6. The issuance of the RFP does not obligate the City to select a proposal and/or enter into any agreement. Any submission does not constitute business terms under any eventual agreement.
7. This RFP does not in any way commit the City to reimburse respondents for any costs associated with the preparation and submission of proposals.
8. The proposal chosen will be one that represents the best value to the City. This may or may not be the highest offer.

Questions and Information

Please direct all questions regarding this Request for Proposal (RFP) in writing to the City of Newburgh's Department of Planning and Development at planning@cityofnewburgh-ny.gov.

In addition, City staff may provide updates, addenda, or FAQs for this RFP. Any additional information will be posted on the City of Newburgh's website under the "RFQs & Property RFPs" section of the Planning and Development's Department page at: <https://www.cityofnewburgh-ny.gov/planning-development/pages/rfq-property-rfps>

Potential respondents are encouraged to periodically check the City's website for any new information concerning this RFP

The City of Newburgh also utilizes BidNet (<https://www.bidnetdirect.com/new-york/city-of-newburgh?AgencyID=2192&PageType=open>) for all its RFPs and bids. BidNet automatically sends addendums to prospective bidders that download an RFP or bid.

City of Newburgh Core Values Statement

Justice, Equity, Diversity and Inclusion are core values to the City of Newburgh, where there is a strong commitment to establishing and maintaining an environment free of discrimination. These values are promoted through the daily practice of professionalism, respect, acceptance and understanding. As such, City residents along with women, minorities, individuals with disabilities, members of the LGBTQ community, and veterans are encouraged to apply.