REQUEST FOR EXPRESSIONS OF INTEREST FOR REDEVELOPMENT OF MONTICELLO MANOR
15 HIGH ST. MONTICELLO, NY 12701

Issued by the Sullivan County Land Bank
Issue Date: May 17, 2019
Submission Deadline: May 31, 2019
I. Purpose and Background

The Sullivan County Land Bank Corporation (SCLB) is issuing this Request for Expression of Interest (RFEI) for the purchase and redevelopment of the historic Monticello Manor property located at 15 High Street in the Village of Monticello, New York (the “Property”). Situated on 5.6 acres in the heart of Monticello, the Property is located within a 10 minute drive of the newly constructed Resorts World Catskills Casino, YO1 Spa, Kartrite Water Park as well as Route 17 and the Shortline Bus Terminal. With easy access to New York City as well as the entire Catskills Park and region, Monticello Manor presents a unique and exciting development opportunity.

SCLB is interested in working with potential developers create a plan for the redevelopment of this historic property. A Phase 1 Environmental Site Assessment has been completed and a Phase 2 has begun, but SCLB needs to identify development interest to formalize the remediation plan for the site. This will prepare the site for redevelopment and transfer to a qualified developer to finalize their project. A future RFP will be issued for the purchase and redevelopment of the site. SCLB’s mission is to improve the quality of life in Sullivan County by stabilizing and revitalizing abandoned properties, returning them to the tax rolls through transfer to responsible purchasers for full rehabilitation. SCLB seeks proposals that demonstrate a compatible use for the surrounding area, a feasible plan to be completed within a reasonable timeframe (preferably less than twenty-four months from the date of sale), and adequate financial capacity and renovation experience to undertake the project. The strongest RFEI responses will influence the development of the Remediation Plan, which will determine how the site is cleaned up and prepared for development.

For consideration, complete proposals must be received by 5:00 pm on Friday, May 31, 2019, either electronically at info@sullivancountylandbank.org or by delivery of two printed copies to SCLB offices c/o Sullivan County Division of Planning located at 100 North St, Monticello, NY 12701. To participate in this RFEI, interested parties must complete the application attached hereto, and include as much supplemental material to validate your interest. Proposals will be reviewed by SCLB staff and board members, who will review responses to help formulate the remediation plan and formal Request for Proposal for the sale and redevelopment of the parcel. The formal RFP is anticipated to be issued by the September of 2019.

II. Location and Siting

The Property is approximately 5.6 acres and is improved with five (5) structures along with a paved access road and parking area. Structures include one (1) three-story, brick and mortar, 32,188 square foot main structure located in the approximate center of the Property, one (1) secondary 4,748 square foot structure located southeast of the main structure, and three (3) small storage structures that are situated to the north of the main structure. A paved access road extends north off of High Street and leads up to the main structure and further extends to the north side of the Property. The remainder of the Property consists of unimproved woodlands, approximately 40%. The Property is located 0.4 miles from Broadway and Pleasant Street, a walkable commercial district; 1.2 miles from Walmart, Home Depot, Shoprite and other big-box stores that comprise an additional commercial area; and .5 miles from NY State Route 17 (future I-86).

Named as one of the best regions in the world to visit in 2019 by Lonely Planet, there has never been a better time to invest in the Sullivan Catskills. The region is experiencing rapid economic growth, and along with a growing number of restaurants and boutique hotels, Sullivan County is also home to:

- Bethel Woods Performing Arts Center
  Located on the original site of the legendary Woodstock music festival, this museum and performance venue attracts the biggest names in entertainment, including Lady Gaga, Kevin Hart, and Jason Aldean.
- Resorts World Catskills & Kartrite Resort and Water Park
  Brand new luxury hotel and casino, adjacent to the largest indoor water park in New York State, located just 10 minutes from the Property.
- Catskill Regional Medical Center
  Nationally recognized hospital dedicated to providing quality health care to residents of Sullivan County.
• YO1
  State-of-the-art wellness center, located just 3 miles from the Property.
• Monticello Motor Club
  Private country club for automotive enthusiasts, also located in Monticello.

The Property is located in the county seat, with developers able to take advantage of the sustained growth in employment throughout the county, with thousands of new jobs added to the area over the past 5 years. There is a new public transit route designed to service the growing workforce that will have at least one stop near the Property and is set to launch in September, 2019.

For additional parcel data, including tax map, applicants should consult the http://webapps.co.sullivan.ny.us/IMO/search.aspx and search for Tax ID / SBL number 107.-1-11.1.

III. Development Incentives and Assistance

Depending on the proposed use and ownership of the Property, certain grants, credits and other financial incentives may be available to the purchaser from external sources. SCLB will work with potential developers to identify incentives for the project and assist with submitting proposals for funding, including but not limited to Opportunity Zone funding and eligible Tax Credits.

IV. Land Use and Zoning Requirements

The Property is located in a residential district within the Village of Monticello. The Property is located in the RM Zoning District (multi-family). The schedule of use, area and bulk regulations for the RM district are below:

<table>
<thead>
<tr>
<th>Permitted Uses</th>
<th>Accessory Uses</th>
<th>Special Uses</th>
<th>Standards for special use permits $280-12</th>
<th>Places of worship</th>
<th>Townhouses $280-3 and 280-21</th>
<th>Apartments 39 feet &amp; under</th>
<th>Apartments over 39 feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>One-family dwelling $280-13 and 280-21</td>
<td>Recreational buildings $280-21</td>
<td>Activities related to principal permitted uses recreational facilities</td>
<td>5,000</td>
<td>40,000</td>
<td>2,000 square feet and not more than 8 dwellings per acre of the gross area of the lot</td>
<td>10,000</td>
<td>200,000</td>
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<td>Two-family dwelling $280-13 and 280-21</td>
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To access the Village zoning code, please visit: https://ecode360.com/12184346 Please note on your application if your proposed project will require special approvals from the Village of Monticello based on the current regulations.

Downtown Monticello is defined by a traditional small town main street business district. Broadway, which is a segment of NYS 42, was the subject of a $15 million NYSDOT reconstruction project completed in 2012, resulting in upgraded sidewalks with ADA compliant ramps, historic lighting, bump outs for traffic calming, and large landscaped islands providing an attractive foundation for downtown redevelopment. Monticello also serves as the county seat for Sullivan County, and hosts a number of public institutions and activity generators including the Sullivan County Government Center, the County Courthouse, Village Justice Court, the Ted Stroebele Community Center, a Literacy Center, and the newly built Ethelbert B. Crawford public library. The library is creating a downtown park on an adjacent lot, including seating, a solar charging station for electronic devices, information kiosk, and outdoor areas for readings, performances and board games. The target area also
includes several senior housing developments, as well as residential streets lined with affordable single family homes. It includes the Shortline/Coach USA Bus terminal, a transportation hub for both local and long distance commutes. Shortline/Coach USA is expanding service to accommodate increased demand arising from the casino resort, and is also planning for terminal upgrades.

V. Property History and Condition

The vacant structures that comprise Monticello Manor were constructed between 1920 and 1931, and retain much of their original historic detail. The Property has been unoccupied since 2009. The three-story, brick and mortar, main structure located in the approximate center of the Property has an approximate gross floor area of 32,188-square feet, with a footprint of approximately 11,500-square feet. Uses of this building included a hospital and an adult home facility. The three-story, brick and mortar, secondary structure is located southeast of the main structure and has an approximate gross floor area of 4,748-square feet, with a footprint of approximately 1,600-square feet. This building was occupied by the nurses who worked at the hospital. Three small storage structures that are situated to the north of the main structure with footprints of approximately 370-square feet, 240-square feet, and 480 square feet. A paved access road extends north off of High Street and leads up to the main structure and further extends to the north side of the Property where there is a parking area. The remainder of the Property consists of unimproved woodlands. The main and secondary structures are serviced by municipal water and sanitary sewer. The Property contains an easement to allow access to the Village water towers, located to the west of the property. All buildings on the Property will require either demolition of significant restoration/renovation due to outdated and/or damaged systems. Architectural drawings and a site plan of the Property are available upon request. Please indicate on your application whether your plan includes the restoration and renovation of the existing structures or required the demolition of these structures. If your proposal anticipates demolition please justify the need for demolition versus renovation of the structures.

VI. Environmental Conditions

A Phase I Environmental Assessment was completed for the Property, and a Phase II Environmental Assessment is currently underway. A copy of the completed assessment is available for review electronically, and for informational purposes only, upon request. It is anticipated that prior to closing, SCLB will develop a remediation plan based on the results of this RFEI to address the Recognized Environmental Conditions (RECs) identified in the Phase 1 ESA. These are summarized below:

- A spill reported at the Subject Property has a moderate potential to impact the Subject Property and has been identified as an REC.
- There were a number of unlabeled/unknown 5-gal buckets, 55-gal drums, and various containers/bottles across the Subject Property. Since many of these were unlabeled or opened with liquid still remaining inside of it, they are collectively being identified as an REC and require further investigation.
- One (1) Underground Storage Tank (UST) was found on site. There was no evidence of leaking, but this cannot be confirmed since the UST was almost entirely covered by the ground. Due to this, it is identified as an REC and requires further investigation.
- A spill occurred that consisted of approximately 20 gallons of #2 fuel oil that released from an Aboveground Storage Tank (AST) on the Subject Property and was not cleaned up according to standards. Due to this, there is a high potential for vapor intrusion into the Subject Property, and additional investigation is warranted.

If more information on the Phase 1 report or the Sampling & Analysis Plan for Phase 2 is needed to formalize your proposal, please contact us.

VII. Site Access

The Property will be available for access and inspection upon request beginning Monday, May 20, 2019. Please
contact SCLB staff by email at info@sullivancountylandbank.org or phone at 845-807-0541 to schedule an appointment. The buildings on site are deteriorated and without power. Visitors should wear appropriate clothing and closed-toe shoes, bring a flashlight, and will be required to sign a release before entering the Property.

VIII. Proposal Submission, Review and Selection

SCLB will be evaluating the Expressions of Interest received and use the strongest responses to develop the environmental remediation plan and prepare the site for further development. The formal Request for Proposal (RFP) document for the Monticello Manor Redevelopment Project is expected to be available in September of 2019.

Completed, typed proposals must be submitted by 5:00 pm on Friday, May 31, 2019 either electronically at info@sullivancountylandbank.org or by delivery of two printed copies to SCLB offices located in the Division of Planning at 100 North St, Monticello, NY 12701.

All questions and inquiries should be directed to Jill Weyer, Executive Director of the Sullivan County Land Bank, via email at info@sullivancountylandbank.org or by phone at 845-807-0541.

In order to be considered complete, proposals must include the completed RFEI Application (attached) and all supplemental documents listed on the application.

Complete proposals will be reviewed by SCLB staff and board members. Upon review, SCLB staff may contact applicants for discussion or necessary clarification regarding a submission. The proposals will be evaluated by SCLB’s board of directors, taking into consideration the purchase price offered, the planned use, the scope of the redevelopment plan, the applicant’s qualifications and capacity to complete the project, the funds available for redevelopment, and the content of the response to the specific criteria contained herein or in the Property Purchase Application. Projects that result in an improved ratable for the local tax base will be given higher priority.
Additional Photos & Illustrations

Hebrew Hospital Association of Sullivan County (1924)
SULLIVAN COUNTY LAND BANK
REQUEST FOR EXPRESSIONS OF INTEREST (RFEI) APPLICATION
Due May 31, 2019

APPLICANT INFORMATION
Name of Team Lead: ___________________________________________________
Business Entity, if applicable: _____________________________________________
Address: _______________________________________________________________________
Phone: _________________________________________________________________________
Email: _________________________________________________________________________

TYPE OF ENTITY
☐ Individual Person ☐ LLC
☐ Non-Profit Organization ☐ Other: ___________________________________
Anticipated Purchase Price (can be adjusted if the project is short-listed):

APPLICANT HISTORY
Do you owe any unpaid or past due property taxes or any amounts due for past bills, fines, or fees?  
☐ Yes ☐ No
Do you have a history of code violations?  
☐ Yes ☐ No
Have you had more than one nuisance abatement case or proceeding commenced against you?  
☐ Yes ☐ No
Have you ever lost any property to foreclosure for tax delinquency?  
☐ Yes ☐ No
Have you successfully developed other projects similar to the one proposed?  (please attach project samples)  
☐ Yes ☐ No
Please provide references from 3 similar projects, as well as provide more information on your experience in 
real estate development. Please include applicable resumes from your development team.

PROPOSED USE (check all that apply)
☐ Affordable Housing Number of Units: ________
☐ Market Rate Housing Number of Units: ________
☐ Commercial, please explain: _________________________________________________
☐ Manufacturing, please explain: _______________________________________________
☐ Other: _____________________________________________________________________
Does the proposed use comply with the current zoning regulations?  
☐ Yes ☐ No ☐ Don’t Know

Do you intend to:  
☐ Renovate the existing structures  
☐ Demolish existing structures

Please provide additional narrative to describe your project concept and development approach in more detail, 
including but not limited to:
• Identification of the specific target population(s) to be served.
• Proposed use of buildings (new and proposed)
• A list of special design and amenity considerations.
• A description of any intended green building or sustainable design practices

BUDGET
What is your proposed purchase price?

AS IS TODAY $_________________

IF REMEDIATED $_________________

What is your proposed total project cost? _________________________

Do you have access to capital to fund your project? □ Yes □ No

Do you need assistance with identifying potential funding sources (i.e. grants, loans, tax credits)? □ Yes □ No

ATTACHMENTS
Please include the following documents as attachments, if available.
□ Preliminary conceptual drawings, including site plans, elevations & floor plans
□ Budget / Development Pro-Forma with Sources and Uses (minimum 5 year cash flow)
□ Proof of Financial Ability to Rehabilitate and Maintain Property
□ Examples of 3 similar projects that your entity completed in the last ten (10) years.
□ References from 3 individuals who can speak to your capacity and financial ability to complete the project

ADDITIONAL TERMS & CONDITIONS
I understand that the Sullivan County Land Bank Corporation as required by law and/or contract may transfer the property with certain deed restrictions or requirements if applicable. This may include, but is not limited to:
□ Restriction requiring the buyer to get written consent from the Land Bank for a sale or transfer during a term of 10 years from the date of closing.
□ Enforcement mortgage requiring the buyer to comply with certain project timelines, generally as presented by the applicant in their application or as defined by the Board of Directors.
□ Requirement for reporting if the application included some activity or program that was part of the rationale for approval.

BY ENTERING YOUR NAME(S) BELOW, YOU CERTIFY THAT YOU HAVE READ, UNDERSTAND AND AGREE TO BE BOUND BY ALL TERMS OF THIS ENTIRE APPLICATION, INCLUDING THE ADDITIONAL TERMS DISCLOSED IN THE ABOVE SECTION. YOU FURTHER CERTIFY THAT ALL OF THE STATEMENTS SET FORTH IN THIS APPLICATION ARE COMPLETE AND TRUE.

Applicant Name: ________________________________________
Signature: ______________________________________________ Date: ___________________

Co-Applicant Name: ________________________________________
Signature: ______________________________________________ Date: ___________________