

INVITATION TO SUBMIT OFFERS: FORMER “CAMP LaGUARDIA”, TOWNS OF CHESTER AND BLOOMING GROVE, ORANGE COUNTY NY

Offerors are invited to submit sealed written offers to purchase “Camp LaGuardia”. Offers are “As Is” for the property (or portions thereof), which is located in the Towns of Chester and Blooming Grove within Orange County, NY. Camp LaGuardia is a former New York City homeless shelter owned by Orange County for more than ten years.

Offerors may submit offers for all or portions of Camp LaGuardia. The County previously issued a request for proposals to sell Camp LaGuardia and chose not to accept any offer made in connection therewith. Information from the prior RFP can be found at: <https://www.orangecountygov.com/1968/2022-RFP-Sale-of-former-Camp-LaGuardia-P>

Note that the information on the above link was believed to be current as of the date of issuance and publication on the County website. Offerors must verify all facts and circumstances for themselves. Offerors are responsible for all commissions on the purchase, if any. Offers shall be submitted so they are received by April 15, 2022 by 4:00 PM (Eastern Time) with four copies to:

Commissioner of General Services
PO Box 218
County of Orange
255 Main Street
Goshen, NY 10924

Offers shall come in a sealed envelope, the outside of which shall be clearly marked “CAMP LAGUARDIA PURCHASE”. On April 15, 2022 offers received will be opened at 4:00 PM. Offers should address at a minimum the following:

1. Camp LaGuardia Proposal Cover Form (**attached**).
2. How much of Camp LaGuardia is offeror proposing to purchase. If not the entire property, offerors should provide a map outlining the portions of the property offeror desires to purchase. The map shall be accompanied by a verbal description of the intended purchase area as well. A “metes and bounds” description is not necessary.
3. Purchase price.
4. Industrial Development Agency benefits the applicant intends to seek, if any.
5. Down payment offer to be paid at time of signing of contract.
6. Any and all contingencies required by Offeror prior to closing title. Contingencies must be specifically identified.
7. Intended uses. Please be advised that intended uses are anticipated to be conditions of the contract. The County reserves the right to place deed restrictions within any contract of sale requiring only those intended uses or other uses permissible with local zoning (as amended from time to time) to be followed.

8. Community based projects offeror proposes for the site which will be open to the public (if any). Examples may include parking for access to the Heritage Trail; public restrooms along the Heritage Trail; dedication of certain portions of the property for municipal park purposes.
9. Organizational structure of offeror and biographies of key personnel of offeror detailing:
 - a. Commercial real estate development experience of offeror and key personnel of offeror at other companies;
 - b. Litigation history of Offeror and Offeror's key personnel regarding purchase and/or development of commercial real estate;
 - c. Media detailing successful and unsuccessful initiatives of Offeror and Offeror's key personnel in commercial development.
 - d. Disclosure of Prior Non-Responsibility Determinations, if any (**attached**).
10. Termination of Offer date: a date which the offer is deemed withdrawn by the Offeror which shall not be earlier than July 15, 2022. If no termination offer date is intended, please indicate the same.
11. INFORMATION RELATING TO PROPOSED CONTRACT AND ZONING REQUIREMENTS. Offeror shall:
 - a. Submit a proposed contract of sale with proposed closing date. Note that the County may request changes in the contract of the sale and the same will be negotiated between the County Attorney's office and any proposed purchaser. The proposed contract shall not contain contingencies other than those described in item 6, above.
 - b. Identify the applicable provisions of the municipal zoning code(s) which permit the intended use(s). Identify any necessary zoning variance(s) to permit the intended use(s).
 - c. Describe how Offeror's offer conforms with the municipal comprehensive plan for any municipality where site plan approval will be necessary.
 - d. Offerors should verify zoning maps and permissible uses. The link on the County Department of General Services website is for reference only and is not guaranteed.

PUBLIC DOCUMENTS: Offerors are advised they may be asked to present their plans publicly, that all documents submitted are subject to the Freedom of Information Law (FOIL) - Public Officers Law Article 6. Accordingly, if Offerors wish to request any information be redacted, such information should be in **bold font notated with a request to keep such information confidential**. The County, acting through the Department of General Services' FOIL Officer and the County FOIL Appeals Officer reserves the right to honor or reject such request based on interpretations of FOIL laws.

Offerors should be aware that any purchase of the property is “As Is” with no guarantees or representations of seller. Offerors are responsible for verifying zoning, sewer, water availability and any other conditions which may impact the project development. Offerors shall address any and all contingencies in the offer.

QUESTIONS: Questions can be emailed to the Orange County Department of General Services at GeneralServices@orangecountygov.com. The County reserves the right to answer questions at the County’s discretion. If the County answers the question(s) posed, any and all questions, without the name of the asking party, will be posted along with the County’s response in a Question and Answer link which will become part of the link provided above about the County’s 2022 RFP for Camp LaGuardia. Questions received after 3:00 PM on April 8, 2022 will not be considered.

EXTENSION OF DATE TO SUBMIT OFFERS: While not anticipated at the time this document is published online (2/14/2022), the County reserves the right to extend the date on which it will accept initial offers. Any such extension decision will be clearly posted on the Orange County Department of General Services website by 5:00 PM on April 8, 2022.

SOURCE OF INFORMATION: The Orange County Department of General Services website under “2022 RFP Sale of former Camp LaGuardia Property” is the only source of official information in relation to this invitation to submit offers.

SITE VISIT: A site visit is planned for Monday March 28, 2022 at 11 AM (snow/rain date March 31, 2022 at 11 AM). Registration for the site visit is required. To both register for the site visit and to verify if the site visit is on (should weather concerns arise), contact Paul Wiley of the County Real Property Tax Services office at 845 291 2494. Contacting Paul Wiley is permitted only to register for the site visit or to verify the site visit is on. Anyone taking the site visit must also sign an “Indemnity, Release of Liability and Waiver” form: <https://www.orangecountygov.com/DocumentCenter/View/17307/Indemnity-Release-of-Liability-and-Waiver-PDF>

Those on the tour must also wear appropriate PPE as determined by the County staff leading the site visit. The Site Visit will start at the entrance to Camp LaGuardia off of Greycourt Road in the Town of Chester.

NO OTHER CONTACT: Effective February 14, 2022, offerors shall not make contact (except relating to the Site Visit as outlined immediately above) with any County officer or employee regarding this invitation to submit offers except through the question and answer process outlined above.

TWO ATTACHMENTS: Proposal Cover Form and Disclosure of Prior Non-Responsibility Determinations. Bring Indemnity, Release of Liability and Waiver on site tour.