INCORPORATED
VILLAGE OF FREEPORT
Phone: 516-377-2252

46 NORTH OCEAN AVE
FREEPORT, NY 11520
Fax: 516-377-2323

ANDREW HARDWICK
MAYOR

February 4, 2013

FREEPORT PLAZA WEST
Request for Qualifications (RFQ)

Dear Prospective Developer:

The Incorporated Village of Freeport and the Freeport Community Development Agency (Sponsors) proudly issues this Request for Qualifications (FRQ) for the redevelopment of Freeport Plaza West. As such, this project offers the same strategic attributed which make current and future opportunities in Freeport so compelling: an outstanding location in downtown Freeport, directly across from the Long Island Freeport train station, on the intersection of Sunrise Highway and Main Street. In a community that has the advantage of the lowest electric rates on Long Island, and the only working waterfront on Nassau Count's South Shore. This highly visible site of approximately 3.6 acres is strategically located at the heart of the village approximately 26 miles east of New York City.

The RFQ has been designed to encourage a variety of uses suitable to the redevelopment of the downtown and North Main Street commercial district of the Village. The Sponsors welcome developers that have the ability to redevelop this project area, as mixed-use, commercial, retail/residential; and or commercial use.

The Sponsors are seeking fresh proposals from prospective developers for the redevelopment of this area.

The subject property has an existing vacant bank building on its site. The Sponsor will entertain projects that will not consider the restoration of the building. Additionally the Sponsors will work with the selected developer with all required site and building approvals.

The existing bank building is subject to a restoration grant from the New York Empire State Development RESTORE Grant Program. However the Sponsor will review all submissions and discuss with the State proposals that are able to demonstrate the deconstruction and reconstruction of the existing building and any new building to the project site.

We are confident that the rewards of meeting this redevelopment challenge will be substantial, for both the developer and the Village of Freeport. We look forward to receiving your submittal, and meeting with you.

Thank you for your interest in the Village of Freeport redevelopment program.

Warm regards,

Andrew Hardwick
Mayor

Request for Qualifications
(RFQ)

For the

Redevelopment of

Freeport Plaza West

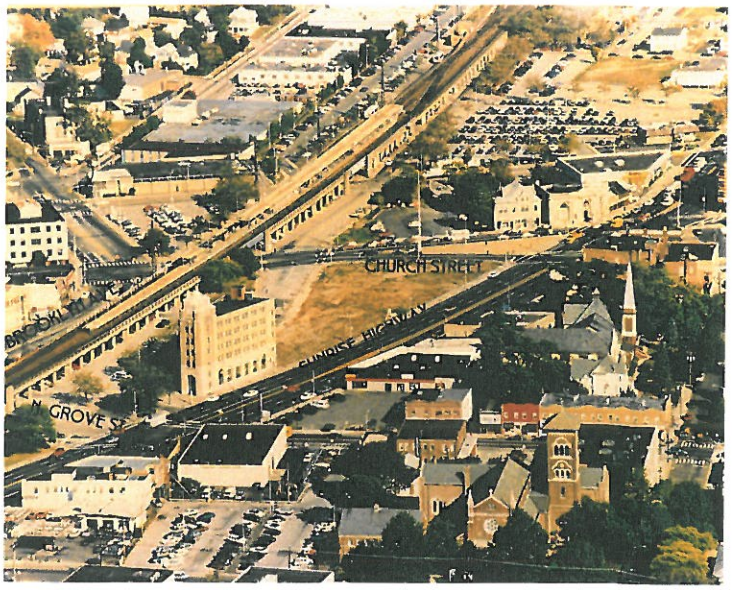
Located on Sunrise Highway
(Sec. 55 Blk. 289)

In the

Village of Freeport, New York

Issued by
The Village of Freeport
and
The Freeport Community Development Agency

Dated
February 4, 2013



Freeport Plaza West
Request for Qualifications

Introduction

The Village of Freeport and the Freeport Community Development Agency (hereafter known as the Sponsors) has been working on a potential redevelopment project on Sunrise Highway for the past several years. In anticipation of an improving economy the Sponsors are seeking fresh proposals for the redevelopment of this site.

The Sponsors hereby requests qualifications and conceptual plan proposals for the redevelopment of an area on the north side of Sunrise Highway between Church St and North Grove St., known as Freeport Plaza West in the incorporated Village of Freeport, Located in a very walk able part of the Freeport downtown area.. As part of its planning and renewal process, the Sponsors have determined that the redevelopment area is blighted and suited for redevelopment in accordance with Article 15 of New York State General Municipal Law. An Urban Renewal Plan for the Freeport Plaza Urban Renewal Area was adopted by the Village Board May 4, 1992 and is available for review at the FCDA office.

Location

The Incorporated Village of Freeport is situated on the south shore of Nassau County, Long Island and is located within the Town of Hempstead which is the largest populated Town in America, with a total population of approximately 730,000. Freeport's population of over 40,000 ranks it as the second most populous of Hempstead's incorporated villages and cities. Known as the boating and fishing capital of the east, Freeport contains 10.4 miles of canals and waterways and is one of the few remaining communities in the New York-New Jersey metropolitan area where small maritime industry can still locate. The Village is easily accessible from surrounding communities, with the major east-west transportation corridors of Sunrise Highway and Merrick Road, the Meadowbrook Parkway running north-south along its easterly boundary, and the MTA Long Island Rail Road (LlRR) and bus services described below. Freeport also serves as the gateway to Jones Beach, providing heavily utilized summertime bus service from the LIRR station to the coast.

Site Description

The parcel is presently owned by the Sponsors, and known and designated as Freeport Plaza West.

The subject property is located on the northerly side of Sunrise Highway. It is bounded on the north by Brooklyn Avenue, on the east by Church Street and on the west by North Grove Street in the Incorporated Village of Freeport, Town of Hempstead, County of Nassau, New York. A Tax Map of the site is attached in the Exhibit section. The subject property has approximately 600 feet of frontage on sunrise Highway and approximately 200 feet of frontage on Church Street. The site contains approximately 3.6 acres more or less of level land at street grade, with a 5 story vacant building on its western end. The property as shown on the Nassau County Tax map as Section 55 Block 289. See (attached lot list) Excluded from the sale/lease is the clock and tree situated at the westernmost tip of the site and the land upon which said clock and tree are located. Section 55 Block Lot 28.

RFQ Goals and Requirements

The Sponsors has authorized the issuance of a Request for Qualifications (RFQ) for prospective developers of the redevelopment area. The RFQ is intended to set out the initial requirements of the redevelopment; generate interest among potential developers; and solicit developers' opinions of the type of development, possible scale and design that would meet the objectives of the Sponsors, while at the same time reflecting current market demands. The RFQ requirements call for the submission of, a description of the developers conceptual approach to the redevelopment of the project area, including the developers ability to acquire the property; the developers relevant qualifications and experience to undertake a project of this scope.

Planning and Redevelopment Process

As part of an on-going planning and renewal process, the Sponsors have determined that the development area is blighted and suited for redevelopment in accordance with Article 15 of New York State General Municipal Law, as indicated in the adopted Urban Renewal Plan for the Freeport Plaza Urban Renewal Area adopted by the Village Board May 4,1992 and is available for review at the FCDA office. Additionally the subject property meets the objectives of the recently approved Master Plan for the North Main Street Corridor and Station Area with new vibrant, mixed use center, increase tax revenues, provide jobs, and improve the appearance of the area, which will thereby strengthen the image of the Village.

This Request for Qualifications (RFQ) will allow the Sponsors to seek out developers that could develop the subject parcel for mixed-use, and/or retail development. The sponsors will accept development proposals of structures that do not exceed 4-6 stories in height (above 4 stories are subject to approval)

Currently the property is not zoned for mixed-use; however the Sponsors will work with the developer in the rezoning process. Property closing is subject to all needed changes in zoning laws and building codes being approved.

The Sponsors will seek proposals that provide for "green" technology wherever possible, and should indicate if and to what extent "green" technology would be integrated into the project. Please provide examples that provide for the use of solar power, water conservation, renewal energy, insulation, and LEED certified project

The Sponsors in the past have issued and approved a Request For proposals (RFP). However due to the decline in the real estate market that RFP has been canceled. Recent changes in the real estate market have warranted the issuance of a RFQ to reestablish the interest in the development of the site. This current RFQ will allow the Sponsor seek fresh proposals for the development site.

The Sponsor will review all submitted RFQ's and will generate a list of the most responsive qualified developers. The Sponsor will then send a formal Request for Proposals (RFP) to those developers. The Sponsor intends to sell the site to the applicant whose proposal most substantially meets the Sponsor's objectives as outlined below:

1. The applicant is found to be qualified to carry out the development of the site.
2. The proposal submitted fully complies with all of the terms, conditions and requirements of the issued Request for Proposals.

1. Submission Requirements for this RFQ

Applicants are required to submit 10 (ten) sealed proposals on or before 4:00 PM Friday April 5, 2013 at the Freeport Community Development Agency Office 46 N. Ocean Ave., Freeport, NY 11520. On Monday April 8, 2013 all proposals will be opened and inventoried.

a. Narrative
   i. Description of proposed development, uses ie. residential, commercial, mixed use, building height, parking, site improvements, square footage each use, Status of existing structures

b. Development team
   i. The name(s) and qualifications of the developer, members of the project team, any consultants, and the role of each in the approval, design, and development, process
   ii. Local experience projects within the Village of Freeport, Nassau County, or the Town of Hempstead
   iii. Statement indicating if any member of the project team (including any related entity or person) or any principal(s) of the project team or its related entities are involved in any litigation that would have a material adverse effect on the proposed project, the purchasing entity's financial condition or financial condition of said principals. Please describe the nature and details of such litigation.

c. Relevant example of work by the developer and or team
   i. Project(s) location
   ii. Project contact person above projects
   iii. Project uses
   iv. Size, square feet, number of floors, number of parking spaces
   v. Project current status
   iv. Schedule

d. Concept drawings
   i. Area Site Plan
   ii. Land use
   iii. Building Design

e. Financing
   i. Demonstrate access to funds necessary for the acquisition and development of subject property.
   ii. Project budget; including, land, demolition, site preparation, development costs, soft costs, contingencies.
   iii. Disclosure by the developer of whether they are developing for a fee with the intent of conveying the finished project to a third party owner.
   iv. Potential or intended tenants and or buyers. (letters of intent, if possible)
   v. Evidence of financing demonstrating the financial ability of the developer to purchase the property and complete the proposed development

f. Timetable,
   i. Development
   ii. Construction
   iii. Completion
   iv. Occupation

2. Special Conditions New York Empire State Development Corporation (NYESDC) Restore I & II

In 2006 and 2007 the Sponsors submitted grant applications to the New York Empire State Development Corporation (NYESDC) for the development of the subject parcel as part of its RESTORE NY I and II programs, The grants were for the construction and restoration of the subject parcel, as part of the Sponsors rehabilitation of downtown Freeport.

However, due to deteriorating condition of the existing bank building the Sponsors will entertain proposals that will not consider the restoration of the existing bank building, which is called for in the grants. However it should be noted that the submissions that do not consider restoration of the bank building would have to be reviewed by the NY State Historic Preservation Office.

The $3,169,900 grant for the project is subject to the approval of the NYESDC. Once developers are selected as part of this RFQ process all proposals submitted, as part of this RFQ will be discussed with NYESDC, for consideration of possible grant approval for the project. However it should be strongly noted that applicants are not to contact NYESDC

Although the grant was approved for new construction and the restoration of the bank building, the Sponsor will seek grant approval from the NYESDC for the applicant selected by this RFQ, that incorporates deconstruction and reconstruction, of buildings for the subject site, as_described in the grant guidelines Exhibit D-Definitions, (See below). It should be noted that the Sponsor will discuss all submitted requests with NYESDC for possible grant approval.

a. **"deconstruction"** "shall mean the careful disassembly of buildings of architectural or historic significance with the intent to rehabilitate or reconstruct the building or salvage the material disassembled from the building for reuse."
b. **"reconstruction"** "shall mean the construction of a new building, which is similar in architectural style, size and purpose to a previously existing building at such location, provided however, to the extent that such reconstruction is architecturally consistent with nearby and adjacent properties or in a manner consistent with a local revitalization or urban development plan."
c. **"rehabilitation"** "Shall mean the structural repairs, mechanical system repair or replacement, repairs related to deferred maintenance, emergency repairs, energy efficiency upgrades, accessibility improvements, mitigation of lead-based paint hazards, and other repairs which result in a significant improvement to the property, provided however, to the extent possible, such rehabilitation shall be architecturally consistent with nearby and adjacent properties or in a manner consistent with a local revitalization or urban development Plan."

2. **Evaluation Criteria**
    a. Use of project site, commercial, mixed-use, retail, workforce housing.
    b. Timetable
    c. Compliance with North Main Street Master Plan concepts; http://freeportnycda.gov
    d. Developers background and past performance on similar developments
    e. Overall qualifications and experience
    f. Demonstrated ability to obtain sufficient capital project, including access to financing.
    g. The proposed development approach, its appropriateness to the development area's setting, and the goals and objectives of the area development program. The proposed development's marketability and the plan's commitment to smart growth will be considered.
    h. The utilization of minority/woman-owned business enterprises (M/WBE) in order to comply with the Sponsors affirmative action program.
    i. The utilization of "green" technology in the project area.
    j. In addition to the information contained within the RFQ submission, the prospective developers may be evaluated during the interviews and/or presentations, as well as through any additional information gathered by the Sponsors regarding qualifications, reputation, and past performance.

3. **Pre Proposal Conference**

All prospective developers are required to attend a pre-proposal conference on Friday February 22, 2013 @ 10am at the Freeport Community Development Office located at 46 North Ocean Ave Freeport New York 11520. An RSVP is required no later than Friday February 15, 2013. At the meeting the Sponsors will brief all prospective developers on the project, the site, and the goals of the RFQ.

In addition to the information contained within the RFQ submission, the prospective developers may be evaluated during the interviews and/or presentations, as well as through any additional information gathered by the Sponsors regarding qualifications, reputation, and past performance.

4. **Issue date of RFQ**
    a. The Request for Qualifications (RFQ) will be publicly advertised in the real estate sections of Newsday and The New York Times. The RFQ shall be available beginning February 4, 2013

5. **Question and Contact with Village Staff**
    a. The Sponsors are committed to providing all prospective developers/project teams with accurate and consistent information in order to ensure that no developer obtains an undue competitive advantage. To this end, written questions will be accepted by mail, email, or fax delivered no later than two (2) weeks after the pre-proposal conference.

All inquiries regarding this RFQ should be address to:
Norman Wells, Executive Director
Freeport Community Development Agency
46 North Ocean Ave
Freeport, NY 11520
516 377 2203

The Sponsors reserves the right to disqualify any proposer who contacts a Village or Agency official, employee, or agent concerning this RFQ, other than as permitted by this RFQ.

6. **Closing Date for Submission**
   a. Ten (10) copies of this RFQ submission must be delivered, to the Sponsor by 4:30 on April 5, 2013 at its office 46 North Ocean Ave Freeport New York, 11520

Right reserved by the Sponsors
The Village of Freeport and the Freeport Community Development Agency reserves the right to make a decision based on written qualifications received without prior discussion or negotiation with respect to those qualifications. The Village of Freeport and the Freeport Community Development Agency also reserves the right to request additional information from the prospective developer(s) and/or project team, if necessary, to clarify information contained in an RFQ submission.

EEO
The Village of Freeport and the Freeport Community Development Agency are Equal Employment Opportunity (EEO) organization that does not discriminate on the basis of race, religion, color, sex, age, marital status, national origin, or the presence of any sensory, mental, or physical disability in consideration of an Agreement award

M/BWE
The Sponsors affirmative action program encourages the utilization of minority/woman-owned business enterprises (M/WBE)

Expenses incurred by the developer
Neither of the Sponsors shall be responsible for cost incurred by any prospective developer(s) and/or project team(s) in preparing and submitting an RFQ submission or requested supplemental information in response to review of the RFQ submission material.

Process Summary

The following is an anticipated chronology for the evaluation and selection of the developers to submit qualification proposals for the development of the Freeport Plaza West Development Area.

1. This Request for Qualifications (RFQ) will be sent to developers who have already expressed interest, and will be publicly advertised in the legal notice/real estate sections of Newsday. The RFQ shall be available beginning on Monday February 4, 2013
2. The Sponsors will respond in writing within two weeks following the required pre-proposal conference to all questions raised during the conference.
3. Complete RFQ submissions must be delivered, either by hand or mail, to the Sponsors at 46 N Ocean Ave Freeport no later than 4pm on Friday April 5, 2013.
4. While reviewing all RFQ submissions, Sponsor may request interviews, presentations, or additional information from certain prospective developers and/or project teams.
5. After reviewing all RFQ submissions, the Sponsors will generate a list of the most responsive qualified developers. The Sponsors will than send a formal Request for Proposals (RFP) to those developers. This shall occur within approximately 60 days of the RFQ submission deadline, but no longer than 120 days

Schedule:

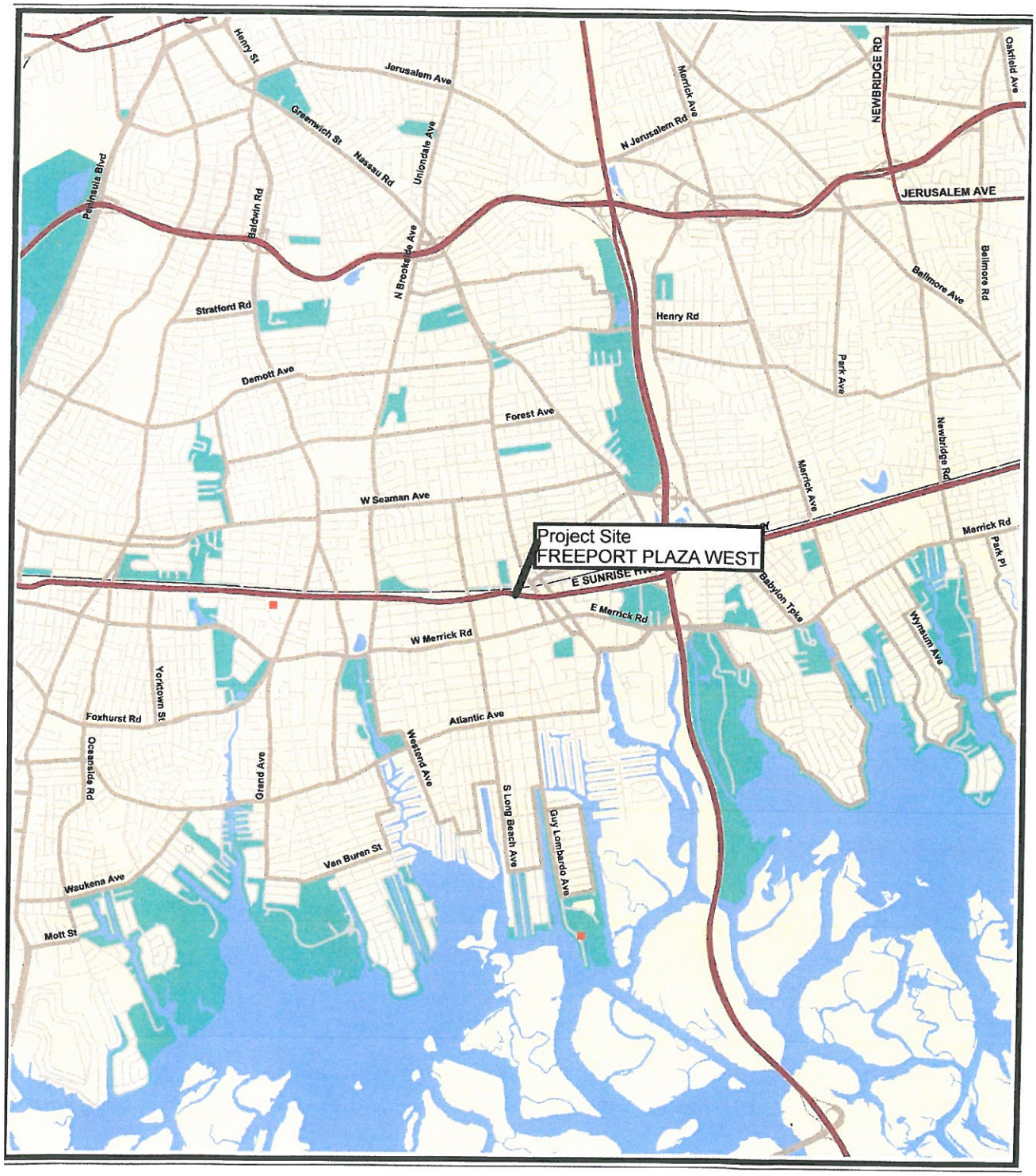
1. Advertise proposal (2 months)	Monday	February 4, 2013
2. RSVP Pre Proposal Conference	Friday	February 15, 2013
3 Proposal Conference	Friday	February 22, 2013 @ 10am
4. Proposal Due	Friday	April 5, 2013 by 4pm
5. Selection on or about	Monday	June 3, 2013

EXHIBITS

1. Project Location Map
2. Nassau County Tax Map
3. Completeness Check Sheet
4. List Section, Block, Lots, project area
5. Dated Aerial Photograph
6. Dated Photograph
7. Nassau County Tax aerial Photograph
8. Current Photograph vacant Parcel
9. Grading Sheet
10. Public Notice

1.

Freeport Plaza West



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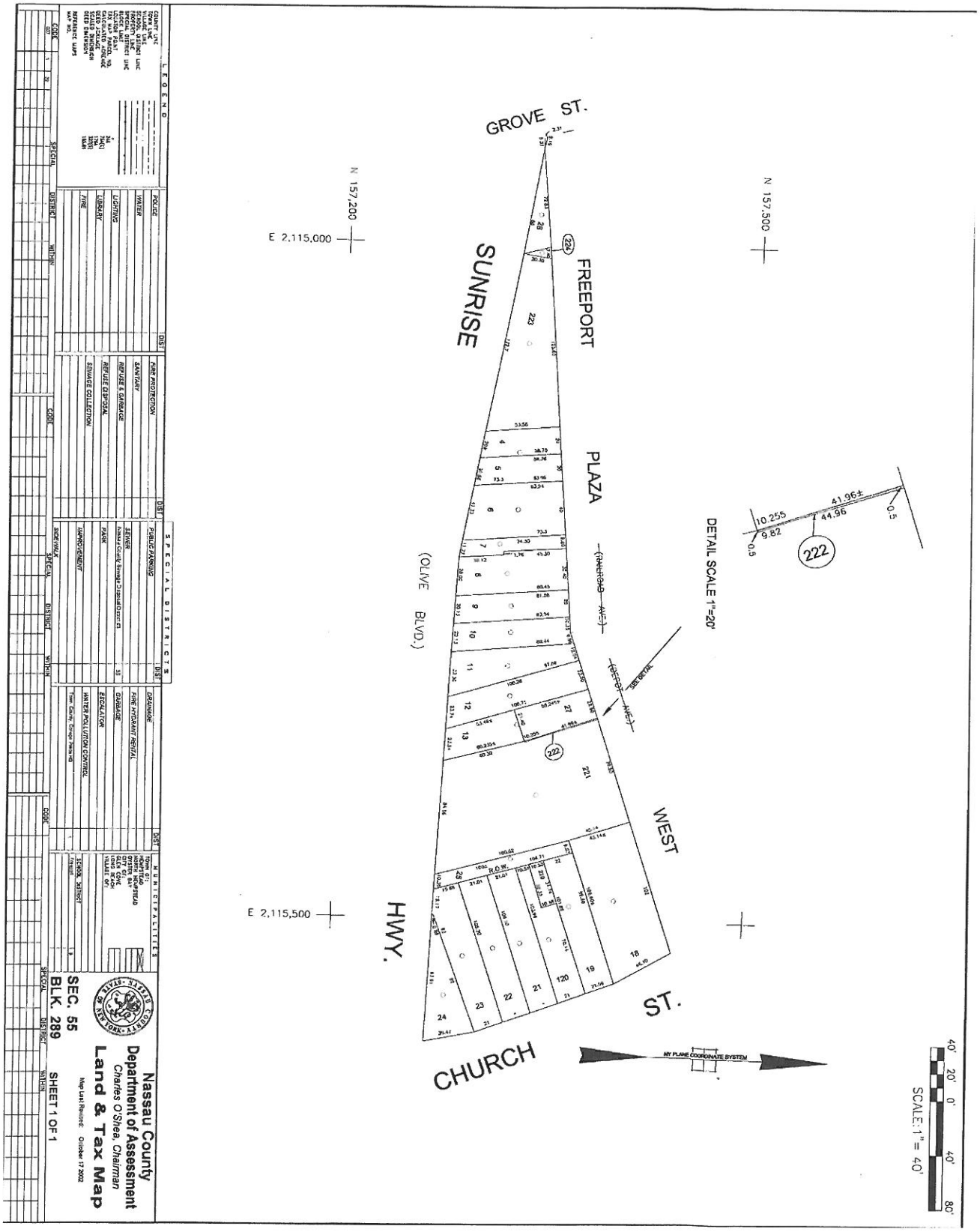

GROVE ST.
SUNRISE
FREEPORT
PLAZA
(OLIVE BLVD.)
WEST
HWY.
CHURCH
ST.
N 157,200
E 2,115,000
N 157,500
E 2,115,500
DETAIL SCALE 1"=20'
SCALE: 1" = 40'
NY PLANE COORDINATE SYSTEM
LEGEND
SPECIAL DISTRICTS
MUNICIPALITIES
Nassau County
Department of Assessment
Charles O'Shea, Chairman
Land & Tax Map
SEC. 55
BLK. 289
SHEET 1 OF 1

3

Completeness
INCORPORATED VILLAGE OF FREEPORT
and
FREEPORT COMMUNITY DEVELOPMENT AGENCY
Project

Freeport Plaza West

A. Part 1 Completeness of Application Check List

Developer: _____ **Date:** _____

Reviewer: _____

	yes/no
a. Narrative:	
i. Description	_____
ii. Uses	_____
iii Status existing structures	_____
b. Development Team	
i. names:	_____
ii. Local experience	_____
iii. Litigation	_____
c. Relevant work	_____
d. Concept drawings	_____
e. Financing	
i. Access to funds	_____
ii. Project budget	_____
iii. Disclosure, building for fee	_____
iv. Potential tenants	_____
v. Evidence of financing	_____
vi. Time tables	_____

4

Department Home | Property Search

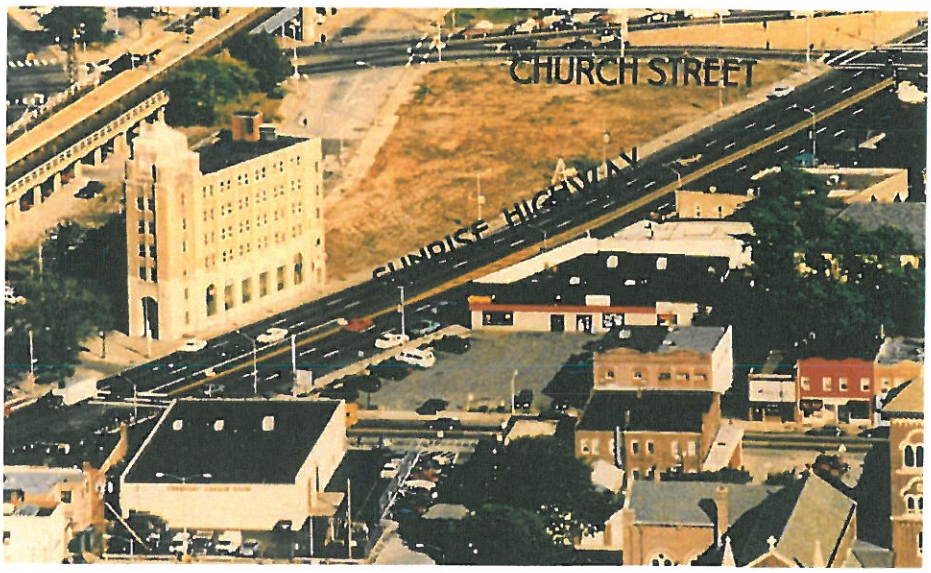
Select Property by Clicking on Info or Map

		Section	Block	Lot	Suffix	Condo	Unit	Number	Street	Town
Info	Map	55	289	4	0				FREEPORT PLZ	FREEPORT
Info	Map	55	289	6	0				FREEPORT PLZ	FREEPORT
Info	Map	55	289	7	0				SUNRISE HWY	FREEPORT
Info	Map	55	289	8	0				FREEPORT PLZ	FREEPORT
Info	Map	55	289	9	0				FREEPORT PLZ	FREEPORT
Info	Map	55	289	10	0				FREEPORT PLZ	FREEPORT
Info	Map	55	289	11	0				SUNRISE HWY	FREEPORT
Info	Map	55	289	12	0				FREEPORT PLZ	FREEPORT
Info	Map	55	289	13	0				FREEPORT PLZ	FREEPORT
Info	Map	55	289	18	0				FREEPORT PLZ	FREEPORT
Info	Map	55	289	19	0			4	CHURCH ST	FREEPORT
Info	Map	55	289	21	0				CHURCH ST	FREEPORT
Info	Map	55	289	22	0			10	CHURCH ST	FREEPORT
Info	Map	55	289	23	0			12	CHURCH ST	FREEPORT
Info	Map	55	289	24	0			12	CHURCH ST	FREEPORT
Info	Map	55	289	25	0				SUNRISE HWY	FREEPORT
Info	Map	55	289	28	0			46	OCEAN AVE	FREEPORT
Info	Map	55	289	120	0			6	CHURCH ST	FREEPORT
Info	Map	55	289	221	0				SUNRISE HWY	FREEPORT
Info	Map	55	289	222	0				SUNRISE HWY	ROCKVILLE CENTRE
Info	Map	55	289	223	0			70	SUNRISE HWY	FREEPORT
Info	Map	55	289	224	0				SUNRISE HWY	FREEPORT

© Nassau County Department of Assessment

Sec 55 Blk. 289 lot 5 Not listed above

5



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FIRST NATIONAL BANK & TRUST CO., FREEPORT, LONG ISLAND
Muller Lucht & Anderson, Architects
E. S. Randall, Consulting Architect

ARCHITECTURE AND BUILDING, November, 1929. Plate 30.
Built by The Wills Fireproof Co., Inc.; bronze entrance—the Exeir Bronze Works, Inc.; mail chute equipment—Curtis Mail Chute Company; millwork—Rochach & Co., Inc.; marble and switchboard—Metropolitan Electric Mfg. Co.; hardware—Norwall

7

8

Freeport Plaza West

Grading of Application

Developer: _____ **Date:** _____

Reviewer: _____

Evaluation Criteria	Points	Available	Granted
a. Use of project site			
i. Commercial		10	
ii. Mixed use		15	
iii. Retail		10	
iv. workforce housing		10	
Total		**45**	**0**
b. Timetable		**20**	**0**
c. Compliance with North Main Street Master Plan		**20**	**0**
d. Developers			
i. Background		20	
ii. Past performance		20	
iii. Similar developments		15	
Total		**55**	**0**
e. Overall qualifications and experience		**15**	**0**
f. Ability to obtain capital			
i. Access to funds necessary for project		15	
ii. Project budget		15	
iii. Disclosure if building for fee		5	
iv. Potential tenants and or buyers		10	
Total		**45**	**0**
g. Development approach			
i. Appropriateness to project area		10	
ii. Project Marketability		10	
iii. Commitment to smart growth		10	
Total		**30**	**0**
h. Utilization of M/WBE		**10**	**0**
i. Utilization of Green technology		**10**	**0**
j. Utilization of existing buildings			
i. Demolition build new		10	
ii. Renovation of existing building		10	
iii. Re-deconstruct existing building		10	
iv. Architectural design		20	
Total		**50**	**0**
Grand Total		**300**	**0**

"REQUEST FOR QUALIFICATIONS"

ISSUANCE OF A REQUEST FOR QUALIFICATIONS (RFQ)
by
THE INCORPORATED VILLAGE OF FREEPORT
and
THE FREEPORT COMMUNITY DEVELOPMENT AGENCY
for the

REDEVELOPMENT OF FREEPORT PLAZA WEST

PLEASE TAKE NOTICE The Village of Freeport and the Freeport Community Development Agency (here after known as the Sponsors) requests proposals for the development of an area on the north side of Sunrise Highway the intersection Grove Street in the Incorporated Village of Freeport. As part of this planning and renewal process, the Sponsors determined that the subject property is suitable for expanded mixed-use commercial and workforce housing development.

As part of an on-going planning and renewal process, the Sponsors are determined that the development area is suited for redevelopment. Additionally the subject property meets the objectives of the recently approved Master Plan for the North Main Street Corridor and Station Area with new vibrant, mixed use center commercial use that, increase tax revenues, provide jobs, and improve the appearance of the area, which will thereby strengthen the image of the Village.

PLEASE TAKE NOTICE that the RFQ will be available on Monday February 4, 2013 and there will be a required pre proposal conference on Friday February 22, 2013 @ 10am at the Freeport Community Development Agency office 46 North Ocean Ave Freeport. An RSVP is required no later than Friday February 15, 2013.

PLEASE TAKE FURTHER NOTICE the completed RFQ submission will be due no later than 4pm on Friday April 5 2013.

PLEASE TAKE FURTHER NOTICE that the RFQ package containing guideline and instructions is available starting Monday February 4, 2013 at the Freeport Community Development Agency office, located at 46 North Ocean Ave Freeport NY.

If further information is needed contact Norman Wells Executive Director Freeport Community Development Agency at 516 377-2203.