

CITY OF PATERSON NOTICE

The City of Paterson, New Jersey shall receive sealed Request for Proposal at the Purchasing Office, 4th floor, City Hall, 155 Market Street, Paterson, New Jersey 07505 until 2:00 P.M. prevailing time, **TUESDAY, APRIL 11, 2017** for the following:

DEVELOPERS PROPOSALS FOR THE “BOARDS OFF” – ABANDONED AND VACANT PROPERTY PROGRAM RFP NO. 2017-20

Request for Proposal may be obtained from: City Hall, 4th Fl., Purchasing Division, 155 Market Street, Paterson, NJ 07505 Tel: 973-321-1340 Fax: 973-321-1341. Reproduction or Redistribution of the contents of this Proposal Package by a party other than the City of Paterson is strictly prohibited. Proposals received by Developers that did not obtain Proposal packages from the Purchasing Division will not be considered.

Developers proposal must be submitted enclosed in a sealed envelope bearing the title and RFP number, name and address of the Developer on the outside; addressed to Mr. Harry M. Cevallos, Purchasing Agent, and delivered to the above address at the date and time set at the place herein. The City of Paterson is not responsible for any hand delivered or third party delivered RFP which do not arrive at the proper time or location. Any such proposal will be returned unopened to the vendor.

PURPOSE OF RFP:

The City of Paterson is seeking to designate a Developer to 1) collaborate with the City in order to bring actions to acquire title of abandoned properties located within the City and 2) rehabilitate the properties so that a certificate of occupancy can be obtained. These properties are not currently city-owned, but the City desires to acquire the properties utilizing either the “Spot Blight” Eminent Domain process or the procedures set forth in the Abandoned Properties Rehabilitation Act (N.J.S.A. 55:19-78 et seq.).

The City is seeking Developers to designate as its Qualified Rehabilitation Entity. Once the Developers are selected, the City will begin negotiations with the Developers that will ultimately result in the developer’s designation by the Paterson Municipal Council and the execution of a Developer’s Agreement.

The properties are distributed throughout the City of Paterson in each of its six wards and primarily consist of 1-4 family residential dwellings. The structures can generally be described as boarded up, neglected, poorly secured, poorly maintained substandard, and evidencing blight and/or disinvestment. They are a nuisance to adjacent property owners and detract generally from the value of properties within the neighborhoods in which they are located.

The properties vary in size and character from neighborhood to neighborhood, but tend to reflect the bulk zoning limits of the respective zoning districts. A copy of the zoning districts can be found in the City's Master Plan, which is available on the City of Paterson's official website at www.patersonnj.gov.

Many of the properties have varying types of ownership. They also vary in the quality of their physical appearance and condition. Overall, they are primarily substandard. From the standpoint of value, they no longer contribute to the vitality of their communities and/or the city and now have a continuing negative influence on the quality of life within their respective environments.

By issuing this request for proposals, it is the intent of the City of Paterson to proactively interrupt this circumstance. The city is looking for Developers that have the capacity to 1) finance the acquisition of abandoned properties, 2) rehabilitate individual properties for future homeowners or 3) that have the capacity to acquire larger assemblies of properties (bundles) with the intent to complete their rehabilitation. The properties are not owned by the City, but it is the intent of the City to collaborate with a Developer in order to bring about an action to acquire title to the properties which are currently on the City's abandoned property list. These legal procedures for acquisition are defined within this RFP.

All individual and bundled properties (without regard to the scale of the assembly chosen) will be required to have all outstanding code violations removed and obtain a Certificate of Occupancy. All final improvements must achieve this standard in a manner such that the properties will contribute positively to the stability of their surrounding neighborhoods.

The assessed value of any given property can be found on the official website of the City of Paterson under the category of City Services, Property Pilot –GIS and then typing in the address of the property. It is the overall intent of this solicitation and the resulting work to reduce, if not eliminate, the incidence of vacancy and abandonment within the city of Paterson. Moreover, it is the intent of this effort to restore the stability of all neighborhoods within the city of Paterson.

City of Paterson

Passaic County, New Jersey

ISSUE DATE: February 24, 2017

DUE DATE: 2:00 P.M., April 11, 2017

Issued by:

Division of Purchasing

Harry M. Cevallos, Purchasing Agent

Paterson City Hall

155 Market Street, 4th Floor