**ULSTER COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC.**

**Request for Qualifications**

**Introduction**

Ulster County Economic Development Alliance, Inc. (UCEDA) is a not-for-profit local development corporation formed by Ulster County, New York.

**Purpose**

UCEDA is issuing this Request for Qualifications (RFQ) to identify a qualified consultant to assist its efforts to sell certain properties to a qualified buyer. As part of this engagement, the UCEDA is seeking qualified consultant(s) with technical expertise and previous experience in providing commercial real estate marketing and advisory services to sellers on large scale investment income property sales for governmental and/or corporate clients. The consultant will assist through all phases of the transfer including, but not limited to, development of Request for Proposals (RFP), evaluation of RFP responses, evaluation of the character and competence of prospective buyers and contract negotiation.

**Overview of the Properties**

1. 300 Flatbush Avenue, Kingston, New York. The Flatbush Avenue Site lies within the City of Kingston and formerly housed the Ulster County Health Department. The site totals approximately 15.5 acres. It is currently zoned RR One-Family with residential development the primary use allowed. UCEDA believes that the Flatbush Avenue Site has development potential ranging from stand alone retail uses, business services, housing and offices.

Frontage Site – Approximately 3.8 acres

The Frontage site at Flatbush Avenue consists of approximately 3.8 acres. It is a corner location with frontage on both Route 9W/East Chester Street and Flatbush Avenue. Two existing storage buildings are also located within the site. The site offers high visibility along heavily traveled routes. Access to the site would be available from Flatbush Avenue with the potential for limited access from East Chester Street. The site is well suited for stand alone retail uses and business services.

Flatbush West – Approximately 8.2 acres

The Flatbush West site consists of approximately 8.2 acres. The site has frontage on Flatbush Avenue with the potential for access to a road system owned by the City of Kingston Housing Authority. The site is currently vacant; however, a portion of the site is encumbered with a drainage easement. Potential uses for the site include housing, nursing facilities, or offices.

2. Golden Hill Property. The Golden Hill property is approximately 7.513 acres of vacant land that lies in the Town of Ulster and sits adjacent to the Golden Hill Nursing Home. The site is landlocked but will be accessible by way of a fifty (50) foot wide right-of-way from Golden Hill Drive for ingress, egress and utilities. The site also has a twenty (20) foot wide waterline easement.

**How to Respond**

Consultants who believe they have the experience and qualifications to assist the UCEDA should respond with a statement substantiating their qualifications.

The response to this RFQ should detail the following:

: Name, address, phone and fax numbers of company.

: Name of the person responsible to answer questions regarding the submission,

including their phone number and e-mail address.

: In one or two paragraphs describe the company’s qualifications and experience

which includes: length of time in business, qualifications of professionals to be

involved, examples of similar engagements, including outcomes and professional

references.

Responses should be returned by 5:00 p.m. on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 2014 to:

Suzanne Holt

President

Ulster County Economic Development Alliance, Inc.

244 Fair Street

P.O. Box 1800

Kingston, New York 12402

[shol@co.ulster.ny.us](mailto:shol@co.ulster.ny.us)

Responders should be prepared to make oral presentations and discuss their qualifications with the board of directors of the UCEDA.

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