

Suffolk County Landbank Corporation



September 15, 2020

Questions and Answers:

RFP SCLBC 2020-2.1 Former Wyandanch Daycare Center

- I. Is there an asking price for the tax liens?
 - a. No, proposers should include an offer amount in their proposal
- II. Does the proposer have to be a not for profit?
 - a. No, any type of organization or individual can respond to the RFP as long as they have no affiliation with the tax delinquent owner.
- III. Can the Landbank provide access to the interior of the building?
 - a. No, The Landbank is only selling the tax liens for the building which we will help facilitate turning into a tax deed for the buyer; however, since we do not own the building, we cannot provide access to the interior and the site is being sold as is.
- IV. Does the Landbank pay commission to brokers?
 - a. No, the Landbank does not have any formalized relationship with brokers and any commission should be worked out between the broker and their client.
- V. If there is no known contamination at this property, how did the Landbank come to manage its disposition?
 - a. The Landbank mission is to facilitate the redevelopment of tax delinquent, environmentally challenged and blighted properties throughout the County. While we have focused on environmentally challenged properties in the past, we are expanding into properties where the Towns and County would like to guide the redevelopment and disposition
- VI. Being that no one has access to the inside of the building, how were the photos in the RFP obtained?
 - a. Landbank Staff entered the building with Town of Babylon Code Enforcement and Suffolk County Health Department to conduct a visual environmental inspection

- VII. Can a Microsoft Word version of the application be provided?
- a. Yes, please email Mikael.Kerr@suffolkcountyny.gov to request the file
- VIII. Can the property owner redeem its rights to the property?, If so under what terms?
- a. Yes, once the resolution to approve the sale is submitted to the legislature, the owner has 30 days to pay the back taxes in full which is currently over \$720,000
- IX. Has any title work been conducted on the property?
- a. Not to our knowledge
- X. Does a Tax Deed clear title?
- a. The Suffolk County tax liens typically take priority over all other liens. Once a buyer purchases Suffolk County tax liens from the SCLBC and takes title to the property via tax deed, prior judgements may be extinguished.
- XI. Are there any environmental reports available?
- a. For this property there are no environmental reports available. The property is being sold as is.
- XII. Can contingencies be made relating to financing, zoning. ?
- a. Typically Landbank deals have all been cash and we have not included any financing or zoning contingencies; however, we are not outright against contingencies of this nature and are open to negotiating terms if it is a proposal the staff and board of directors want to move forward with.
- XIII. Can financial statements be sent via mail or are those to be sent electronically included within the full submission package?
- a. Yes, financial statements can be sent by mail to SC Landbank, 100 Veterans Memorial Hwy 11th. Floor, Hauppauge, NY 11788 Attn: Mikael Kerr
 - b. A separate, password protected PDF file is also acceptable
- XIV. Can we provide letters of support and/or references from Suffolk County employees?
- a. Yes, this is acceptable as long as they are not also employees of the Landbank. If upon review we find a references is unacceptable we will provide an opportunity to resubmit.
- XV. We anticipate a joint venture with a partner organization, typically joint venture agreements (JVA) are finalized much further along in the development process. Can we provide a boilerplate JVA, or would a letter of interest be sufficient?
- a. Yes, a boiler plate JVA or a letter of interest would be sufficient
- XVI. There are deed restrictions on the two Arlington Dr. parcels stating the lots must be used as a children's playground. Will this limit future uses of the property?
- a. The Town of Babylon has agreed to waive this restriction to allow this property to realize its full potential.

- XVII. Can the current owner can redeem one of the parcels and not the other?
- a. Yes, that is a possibility
- XVIII. Will Suffolk County waive sewer the connection fees?
- a. No, the County is not able to able to waive sewer connections fees. However, the Landbank will consider this cost when evaluating proposals.
- XIX. Could the Landbank provide a definition or clarification of “Direct and Indirect Jobs”?
- a. Direct Jobs as full or part-time positions created directly by the business/proposer at the project site or in direct support of the project site. Indirect jobs are ancillary to the project. For example, employees of other businesses that would be servicing that project/business such as consultants, or short term construction jobs (less than 2 years).
- XX. On the RFP it states “do not include any other attachments” the required attachments page does not account for the items that appear to be being requested in the question below in Technical Proposal/Development Plan Section. Are we allowed to attach resumes/qualifications even though it’s not on the list of required documents/attachments as provided in the RFP?
- a. Yes, please attach any relevant resumes or qualification statements.