

**VILLAGE OF LYNBROOK
REQUEST FOR PROPOSALS
FOR
REDEVELOPMENT OF 25-29 ATLANTIC AVENUE,
LYNBROOK, NY**



**VILLAGE OF LYNBROOK
REQUEST FOR PROPOSALS FOR
THE REDEVELOPMENT OF 25-29 ATLANTIC AVENUE
SECTION 37, BLOCK 315, LOTS 7 & 14**

**ISSUED: February 15, 2020
DUE: May 29, 2020**

Alan C. Beach, Mayor

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I. INTRODUCTION

A. Description and RFP Process

The focus of this Request for Proposal (RFP) is the redevelopment of privately-owned real property in Lynbrook located at 25-29 Atlantic Avenue, presently improved with 3 retail stores on the first floor and offices on the second floor. The rear of the property fronts on Broadway, and is a location considered by the Village to construct a public Walkthrough to connect Atlantic Ave with Broadway for pedestrians. The property is known as Section 337, Block 315 Lots 7 and 14 on the official Tax Map of the County of Nassau; its lot area consists of approximately 17,100 square feet.

It is the intention of this RFP to solicit redevelopment proposals from qualified developers, for the purpose of obtaining conceptual propositions on redeveloping this building with the public right of way ("Walkthrough").

This RFP calls for a selection process in which the Village intends to review all RFP proposals promptly, rank them in accordance with the selection criteria described in Part III B of this RFP, and then identify and enter into negotiations with one or more proposer(s) whose proposal(s) may be acceptable to the Village. The negotiations are expected to result in the selection of a single entity as the "Designated Redeveloper" that will be party to a Development Agreement relating to the acquisition and redevelopment of this property by the Designated Redeveloper based upon certain assurances that the property will be redeveloped in accordance with the Mayor and Board of Trustees in a mutually agreed upon time period. Upon execution of the Development Agreement, the Designated Redeveloper will then be responsible for the acquisition, design, permitting, remediation, financing, construction, leasing/sale, operation and maintenance of the parcels and all of its facilities. The Village will assist in the acquisition as necessary. The instructions contained in this RFP are intended to assist in the preparation of responsive proposals, to call attention to various legal requirements, and to set forth certain conditions upon which proposals will be submitted and considered. Proposals must be received no later than 11:00 AM EST May 29, 2020 by:

John Giordano, Village Administrator
Lynbrook Village Hall
1 Columbus Drive
Lynbrook, NY 11563

Redevelopment Goal and Objectives, Intent

The subject improved property represents land that is currently owned by others that has the potential for part of the property to accommodate the proposed public Walkthrough to allow pedestrians to walk from Atlantic Avenue to Broadway, and the remaining part of the property to be redeveloped. The purpose of the RFP is to determine if it is financially feasible for a prospective developer to dedicate part of the property for the public Walkthrough while redeveloping the remaining property for a Use that is compatible with the area.

This RFP is to solicit proposals on how this objective can be accomplished. Proposals should include information on the structure (Height, Area, Use, on site parking, etc.) and Walkthrough design concept (size, materials, enclosed or open air, etc.)

The Village has therefore set forth the following goals and objectives for redevelopment of this property. The respondents to this RFP should ensure that the development plan set forth in their formal response is consistent with and promotes these goals and objectives that are set forth herein.

- To develop a first class project that will enhance and support the "Lynbrook USA Downtown Revitalization" report prepared by the Regional Plan Association without adding significantly to the cost of Village services. The Report is available at:
www.lynbrookvillage.net/PDF/Lynbrook%20Revitalization_sm.pdf
- To provide the Village with a new pedestrian Walkthrough from Atlantic Avenue to Broadway.
- Be consistent with a positive business district/neighborhood identity and character.
- To provide an image compatible with the Atlantic Avenue Downtown area.

B. Project Area

The parcels of land subject to this RFP is 25-29 Atlantic Avenue.

The development potential of the site is heightened by its proximity to mass transit, and Downtown shopping district.

C. Site Conditions, Adjacent Land Uses

The property is zoned "Commercial" on the official zoning map of Lynbrook. The Village makes no representations with regard to any underground or offsite conditions that may affect this site. It is the responsibility of each respondent, before submitting a response to this RFP, to become thoroughly familiar with and consider all federal, State and local laws, regulations, ordinances, permits, approvals and orders that may affect the cost or ability to develop the property in accordance with the respondent's proposal. The respondent is also responsible to undertake any environmental studies as necessary.

The Village acknowledges that the selected proposal may be inconsistent with portions of the zoning code. The Village will therefore undertake appropriate review of applications for variances and or special use permits and may make the approved project plan and zone conforming for the Designated Developer.

D. Environmental Conditions and Due Diligence

As previously mentioned, environmental and geo-technical studies of the site are the responsibility of the respondent.

Notwithstanding the above, the Designated Redeveloper shall be completely responsible for any assessment/remediation of the property and compliance with any standards set by N.Y. Department of Environmental Conservation and the United States Environmental Protection Administration. The respondent shall indemnify and hold harmless the Village from and against all losses, costs, damages, liens, claims, liabilities, or expenses made or asserted against the Village resulting from the respondent's (or its representatives') access, testing, inspection or other due diligence conducted pursuant to this clause.

E. Site Acquisition

Proposers should contact the subject property owner to discuss acquisition, or estimate acquisition costs. The Redevelopment Agreement will require the Designated Developer to acquire the property that is the subject of this RFP, and the Village is not obligated to convey the parcel of property designated herein. The Village recognizes that acquisition by the Designated Developer may be problematic and reserves the right to institute Eminent Domain proceedings to facilitate the acquisition. The property is assessed on the 2021 Assessment Roll of Nassau County having a market value of \$1,152,280.

In accordance with the due diligence provisions, the Designated Redeveloper shall have 90 days preceding signature of a Redevelopment Agreement, to perform a due diligence review of the property. The Village also recognizes that a period of time will be required for the Designated Redeveloper to design and obtain approvals for the proposed redevelopment project. Therefore, upon signature of a Redevelopment Agreement, the designated respondent shall make payment of a mutually agreed upon good faith deposit to the Village. The Designated Redeveloper will have one year from the date of signing the Redevelopment Agreement to obtain all necessary land use approvals. Settlement shall take place ninety (90) days from the conclusion of the one (1) year unless an extension of the time is agreed to by both parties.

F. Financing & Other Public Incentives

The Village reserves the right to determine whether certain financial incentives, including zoning and/or financial incentives, should be offered to the Designated Redeveloper or if the Designated Developer must provide financial incentives to the Village depending on the feasibility of the proposed project.

If invited to enter into future discussions with the Village, the respondent(s) being considered as the Designated Redeveloper may be required to modify its or their submitted financial data to reflect public incentives discussed.

Delivery of this RFP and/or submission of responses to this RFP do not create any legal relationship between the Village of Lynbrook and any of the development teams, proposers, or any of their individual principals or entities. Nothing contained in this RFP or in the process outlined herein is or shall be construed as creating any legal or binding agreement on the part of the Village to do anything or follow any procedure, even if specified in this RFP. The Village has no obligation to select any of the proposers or to proceed with any development unless and until the Village and a selected developer execute a formal Redevelopment Agreement, and at that time the Village's obligations shall be limited to those obligations specified in such Redevelopment Agreement without reference to any aspect of this RFP process, unless otherwise specified, in such Redevelopment Agreement.

II. RFP SUBMISSION REQUIREMENTS

Each proposal in response to this RFP must be formatted as a single bound volume and must be submitted at or before the time and date set forth in Part III, E. (Village Schedule) of this RFP. The Village of Lynbrook, in its sole discretion, may reject any submission made after this time. An original and nine (9) copies of each proposal must be provided along with a copy of this RFP signed and dated at the bottom of each page. Responses shall remain valid, active and firm for a period of sixty (60) days from the due date.

Each proposer must submit the information requested in standard letter size format for their proposal to be complete. The outside of the package containing a proposal should be clearly marked with "25-29 Atlantic Avenue RFP".

All submittals must include a minimum of the elements as described below in Part II A through I. Although the Village is not obligated to evaluate incomplete submittals or to accept additional and supplemental materials, it may choose to do so. All submittals should be concise and address the Village's goals and objectives as listed in this RFP.

A. Cover Letter and Executive Summary

The submittal must include a cover letter with a statement that the individual signing the letter is authorized to obligate the entity to proceed with negotiation of a Redeveloper Agreement should the entity be tentatively designated as developer for the project. The proposal must also include an executive summary of the principal elements of the submittal, including a project description and timetable overviews, as well as the team's approach to the development, mix of uses, recreation, financing, remediation, environmental processing and community relations, as well as land transfer and terms.

B. Development Team, Relationships and References

The Village is seeking sufficient information on the development team to make a judgment as to how well the team could perform in the role of Designated Redeveloper of the proposed plan and to compare the qualifications of the redevelopment teams associated with the proposals submitted. Proposers are free to present this information in a format and a degree of detail that in their judgment is adequate for these purposes. The following is a suggested format for consideration.

The redevelopment team description shall include the corporation, joint venture or other entity that would serve as the Designated Redeveloper of the proposed development and would be party to the Redevelopment Agreement between the Designated Redeveloper and the Village. If the entity is a subsidiary of, or otherwise affiliated with, another organization, the proposer shall indicate such a relationship. The description shall include any participating development entities that are deemed important to meeting the Village's goals and objectives for the redevelopment of this site.

Identify all participants in the proposer's development team including those members responsible for the building design, landscape and site design, land use planning, engineering, environmental remediation and permitting, legal and financial analysis, and community relations, as well as investors and proposed lending institutions.

Submit an organization chart showing all team members, the responsibility of each team member, and the proposed interrelationships of the team with the Village during the design, development and operation of the project. This information should include, but not be limited to, company profiles of firms on the proposed team and individual resumes of key personnel who would be assigned to the project. Brochures detailing the individual team members' qualifications may be included as a separate appendix.

Identify any potential conflicts that the individual team members or firms may have because of current or prior relations with the Village, Village -related boards and individuals, or its consultants. The Village reserves the right, in its sole discretion, to request additional information on potential conflicts of interest and to limit or prohibit the part the participation of any team member or firm due to any such conflict of interest. To the extent that public disclosure laws may be applicable, participants in the development team shall be responsible for complying with all applicable requirements.

For each company/individual involved in the development, construction or operation of the redevelopment, identify the company or individual involved, including the name, address, telephones and fax numbers and primary contact person for each listing. The list of companies and individuals shall include at least the following:

- Developer
- Architect(s) (site, buildings, landscape)
- Land Use/Environmental Planner
- Engineer(s) (geo-technical, traffic, structural, etc., if known)
- Attorney(s)
- Lender(s) (if known)
- General Contractor (if known)
- Other

For each member of the proposer's team noted above, identify the names of all principals who will be responsible for the redevelopment, construction and operation of the proposed redevelopment.

The proposal shall identify the persons responsible for each activity related to the permitting, remediation, design, financing and construction of the project. The proposal shall identify one or more individuals who have full power and authority on behalf of the proposer's team to negotiate and execute the Redevelopment Agreement, if the proposer is chosen for negotiation of the Redevelopment Agreement.

Three (3) references are required that can specifically address the capability of the proposer to undertake similar redevelopment projects. References should include name, title, addresses, telephone numbers, fax numbers, and email addresses and a brief description of the relationship to the development entity in regard to previous experience.

C. Project Experience

The Village is seeking sufficient information on the proposer's project experience to make a judgment as to how well the team could perform in the role of redeveloper of the project site, and to compare with the experience of other redevelopment teams. The following information is suggested to meet this requirement. Proposers are free to present this information in a degree of detail that in their judgment is adequate for these purposes:

All individuals listed as contacts on existing projects may be contacted and should be available to assess the proposer's record relating to the project(s). In addition, the Village may consult references familiar with the proposer or members of the proposer's team regarding past experience, qualifications, performance, or other matters, regardless of whether the specific individuals are identified in the proposal.

Demonstrate that all of the proposer team members have experience in the proposed redevelopment of similar size and scope in a comparable urban setting. For each member of the proposer team, describe project experience involving projects of size and complexity similar to the proposed project.

D. Understanding of the Redevelopment Process

The proposal should clearly demonstrate an understanding of the scope and tasks required for the design, financing, construction and leasing/sale of the proposed redevelopment and the challenges to successful completion of such a project in accordance with the project schedule. The proposer should demonstrate an understanding of the challenges of undertaking and completing the project in Lynbrook, New York by including in its proposal, among other things, a detailed plan schedule for meeting and dealing with all relevant constituencies.

With respect to project financing, each proposer should demonstrate its approach to the financing, the risks and issues involved and how the proposer will mitigate these financial risks and address the issues.

Proposer should demonstrate an understanding of the complexities of the project financing and how the proposer intends to successfully secure the project financing. To the extent that proposers can demonstrate experience with, and an understanding of, the unique challenges to developing the proposed project in accordance with project criteria as per Section F below, such information would receive favorable consideration.

E. Project Schedule

The proposer shall describe the proposed project schedule including key steps in environmental review, permitting, financing, design, construction (including start and completion), and leasing/sale and occupancy. The schedule should be submitted in CPM (Critical Path Method) schedule format or in large chart format.

F. Proposed Redevelopment Program

The Village is seeking a first class project including on-site parking, and provision for the Walkthrough. However, it must be noted that the Village can guarantee no specific uses or density until the Redevelopment Agreement is entered into, and permits obtained. Redevelopers wishing to deviate from the requirements outlined in the Zoning Code shall clearly identify the elements of non-compliance for evaluation by the Village. Therefore, all proposals should consider the potential for reductions in density and/or elimination or modification of uses.

The proposer shall include a statement of the proposed redevelopment program, including a detailed description of the proposed use, the proposed Redevelopment Plan modifications, and density desired to achieve the proposed development, facilities and mix that the proposer will develop on the site and their interaction with other uses in the vicinity of the site.

This statement must list the types of uses by approximate square footage and approximate number and types of buildings, accessory uses, square footage, heights, etc. as appropriate. Accessory retail, restaurant or other uses shall be identified by the approximate size of each use.

Each proposal should include a program description reflecting the contemplated building design. The program description should include, at a minimum, the following:

- Estimate of gross square footage for each building element and use
- Estimate of floor plan size; and
- Estimate of on-site parking.

G. Proposed Project Cost and Capital Structure; Financial Capacity

Each proposal shall include a presentation of the estimated total project (soft and hard costs) for the development in reasonable detail. The cost estimate shall list as a separate item each category of cost for both hard and soft costs, including allowances for environmental testing, remediation and assumed on and off-site infrastructure improvements. Included in this section should be anticipated cost of purchasing the land, terms of payment, conditions thereof, including deposits and other periodic payments to be made during the approval process.

Based on the total project costs projected, the proposer shall provide the proposed financial structure for the project. The financing plan shall include an indication of committed sources of funding including breakdown between debt, equity and other sources and uses of funds for the development and construction period and schedule of funding availability.

The proposer shall provide evidence of financial capability to undertake the proposed development project. Recent experience in capital formation and/or other financings for similar development projects of comparable scale may be included. Inclusion of one or more bank or equivalent references is desirable.

H. Financial Reports

The Village will only enter into negotiations with entities which possess the necessary financial qualifications to develop and manage a project of the proposed size and type. If the proposer is a public company, please furnish three (3) years of 10k's and your most recent 10Q. A private company proposer shall furnish three (3) years of audited financial statements which at a minimum include an income statement, balance sheet, and cash flow statement. This information will be kept strictly confidential and will be used solely for the purpose of proposal review. Financial information may be sent under separate cover if the proposer wishes.

I. Other Factors

Although there is no obligation to do so, each proposer should feel free to provide a description of other factors not accounted for in the RFP that the proposer believes underscore the proposer's qualifications to undertake the project and what is "unique" about their development concept.

III. SELECTION PROCESS OVERVIEW AND SELECTION CRITERIA

A. Process Overview

On or before the time specified in Part III E below of this RFP, the proposers will submit a proposal in response to this RFP. The proposals will be reviewed by the Village who will evaluate the proposals based upon responsiveness to items listed in Part II F and criteria listed in Part III B of this RFP. If the Village requires interviews, it may interview (a) all proposers; or (b) those proposers that the Village determines, on the basis of an evaluation of the proposals, appear most likely to be selected as finalists. Proposers selected to appear for an interview will be notified in writing, by mail, facsimile transmission, or otherwise, of the time and place of the interview. After reviewing and evaluating the proposals (and possibly conducting interviews), the Village will (i) narrow the proposers to a short list (the "Short List") to be invited to make a best and final submission; (ii) select a proposer; or (iii) withdraw the RFP at any time.

Proposers may be asked to answer written and oral questions based on their first and best and final proposals until the Village has made a final selection.

In addition, further information and detail about proposals may be requested. Such information may include pre-schematic architectural drawings, a more comprehensive project financing package, a final list of team members and further explanation of the development program. Based on proposers' best and final responses, the Village may tentatively select one proposer as Designated Redeveloper and begin the due diligence process described in Part I E, or the Village may withdraw the RFP.

The Village may, in order to facilitate the selection or ranking of the proposers, visit the offices of each proposer, upon reasonable prior notice, to observe the office facilities and conduct further interviews, or conduct site visits to observe one or more of the developments identified by a proposer.

As part of the best and final proposal, the Village will present and negotiate the business terms of a tentative redevelopment agreement (the "Tentative Development Agreement") with each proposer on the Short List. The proposer that negotiates a Tentative Development Agreement that, in the Village's sole discretion, is most acceptable to the Village and obtains the approval of the Village (based on the evaluation criteria and selection process listed in Part II B below) shall be tentatively selected as Designated Redeveloper.

The selection process will not be complete until such time as the Village either terminates the selection process or makes a final selection based upon an evaluation of submittals made pursuant to this RFP and the Village and Designated Redeveloper execute a final Redevelopment Agreement. If the Village and proposers in the Short List are not successful in reaching a Tentative Development Agreement or finalizing the Redevelopment Agreement, the Village, at its sole option, may withdraw the RFP or negotiate with one of the other proposers.

B. RFP Selection Criteria

The following criteria will be used to evaluate submitted proposals:

- Compatibility of proposed program with the Village's redevelopment objectives, Part I B of this RFP.
- The extent to which the criteria outlined in Part II F of this RFP are addressed.
- The financial benefits and contribution to the Village's economy, as evidenced by purchase price, construction costs, and temporary (e.g., construction-related) and permanent on-site job creation, employment and payroll, and any applicable County and municipal taxes such as real property (or proposed payments in lieu of taxes), sales and personal income taxes, as may be applicable.
- The degree to which the proposer demonstrates financial feasibility and capability and its ability to complete the project quickly, including in particular:
 1. The degree to which the proposer demonstrates access to, and ability to secure conventional, commercial financing, and identifies availability of equity and debt sufficient to complete the project; and
 2. The degree to which the proposer presents evidence of viability of the proposed project tenant or buyer interest or commitment that would be sufficient to secure financing under current commercial underwriting standards.
- Demonstrated capability with developer owned and managed projects of similar scope and scale or otherwise relevant facilities in a similar or transit oriented setting.
- Proposed uses and mix, project size and efficient use of project site, including plans for traffic, parking and infrastructure.

- Demonstrated capability in project design and sensitivity to environmental issues and adjacent land uses, including architectural design, landscape design, building massing, sustainable development strategies, creative design and construction techniques and the extent to which development potential of the site is carried out in a manner consistent with the character of the Village, environmental and other regulatory controls.
- Demonstrated ability to address community goals and engage in a community process, and degree to which the proposed development is sensitive to the needs of those who live and work in the area.
- Demonstrated understanding of and experience with New York and local regulatory requirements and potential strategies for achieving necessary approvals, including in particular, the ability of the proposer, at its sole cost and risk, to secure all permits which are necessary to complete the project, including use of consultants with specific experience in similar projects and permitting.
- Qualifications of the development team members, including demonstrated experience, development skills and financial resources necessary to obtain all approvals and complete a high-quality facility within a reasonable time frame.
- Ability or stated willingness to work cooperatively with the State of New York and Village of Lynbrook.
- Completeness of development proposal and submission
- Personal interview (if required).

C. Certain General Conditions; Additional Information

A proposer may submit only one proposal. The primary members of the proposer team, including the developer, design architect, land use/ environmental planner and site engineer, may not change after the submission of a proposal without the prior consent of the Village (to be granted, withheld or conditioned in the Village's sole discretion). If the proposer changes the composition of secondary or technical associates to the development team at any time in the selection process or after selection, it must notify the Village in writing.

The Village reserves the right to re-evaluate the proposed change of the development team and accept or eliminate the development team from further consideration. The Village will require similar notification and approval rights following the selection of the proposer and approval of the project.

The Village may make clarification to, or amend or re-issue, this RFP during the course of the RFP process. A copy of such changes will be forwarded to each party that submits a written acknowledgement of receipt of the RFP. In the event that changes are issued, such amendments, together with this document, make up the entire RFP.

The Village reserves the right, but shall not be obligated, to ask RFP proposers (or short-listed subset of such proposers) to respond to a list of questions and provide additional information relating to the development program, financial capability, purchase price and terms, financial projections, site planning, traffic planning, regulatory strategy and/or other items required for this RFP submittal.

D. Disposition Terms: Award of Development Agreement

Based on its evaluation of the proposals as described in this RFP, the Village will determine which proposal is most acceptable to the Village or, alternatively, that none of the proposals are acceptable.

If the Village selects a Designated Redeveloper pursuant to this RFP process, the Village anticipates that the Designated Redeveloper will enter into a Redevelopment Agreement. The Village and the Designated Redeveloper will proceed to finalize and execute the Redevelopment Agreement with such modifications as may be permitted by the Village, in its sole discretion. If, for any reason, the Village and the Designated Redeveloper have not agreed upon and executed the Redevelopment Agreement within ninety (90) days (to run concurrently with due diligence) after the date of the Village's selection notice, then, unless the Village in its sole discretion elects to extend the time, the Village may, in its sole discretion and without incurring any liability to the tentatively Designated Redeveloper, terminate or suspend negotiations with the tentatively Designated Redeveloper. In such event, the Village may, but shall not be obligated to, proceed to finalize and execute the Redevelopment Agreement with another proposer.

Below is a summary of certain minimum key terms and conditions that the Village currently anticipates would be included in a Redevelopment Agreement. The Village shall determine the final terms and conditions of such agreements.

E. Redevelopment Agreement

The Designated Redeveloper will be required to enter into a Redevelopment Agreement which the Village presently expects shall include, but not be limited to, the following terms; financial, the approval process, development schedule and deadlines, events of default, environmental review and remediation. Additionally, the Village shall review any and all applications for zoning modifications, permits, licenses, and approvals sought by the Designated Redeveloper and grant approval as authorized by Law, and at its discretion, institute Eminent Domain proceedings to assist the Developer in acquiring any parcels where it was found that the cost of acquisition greatly exceeds the market value.

F. Environmental Review and Permitting

The Designated Redeveloper shall be responsible at its sole expense and risk for securing (and maintaining in effect) all necessary Federal, State and local permits, licenses, and approvals, including zoning modifications of the site to achieve development objectives. Environmental review shall include, at the Designated Redeveloper's sole expense, and environmental phase I study of the property and, if necessary, a phase II study and such remediation activities as may be required by law, rule or regulation. The Village will require the prior review and approval of any and all permit/ license/approval filings by the Designated Redeveloper. The Designated Redeveloper shall be responsible for conducting any necessary NYSDEC environmental review and implementation of any required remedial actions in accordance with State's Environmental Quality Review Act.

G. Permits and approvals

The Designated Redeveloper shall be solely responsible, at its sole cost, for compliance with all applicable zoning, site plan approval and similar land use requirements. The Village will work with the Designated Redeveloper to ensure that the planning and development of the site take into consideration the Village's overall land use planning and design objectives.

The Village will coordinate a process whereby representatives of the Village and the Designated Redeveloper may meet with community groups to afford the opportunity for open discussion about the benefits and impacts of a proposed development. The Designated Redeveloper shall reimburse the Village for all related costs in this regard as part of its site plan review fee.

H. Design Review

The Village will conduct formal design and site plan reviews at the conceptual, schematic, design development and construction document phases. All drawings and as-built plans will have to be furnished to the Village in paper and electronic format. A professional engineer or architect licensed in the State of New York must perform by or on behalf of the Designated Redeveloper all design work. Construction reviews will occur to ensure conformance with agreements, including approved designs. The design reviews will help ensure the long-term value of the site and its improvements, conformance with certain regulatory standards and agreements, and application of the design guidelines prepared by the Village for this site. The cost of the Village retaining consultants to perform the design and construction reviews will be borne by the Designated Redeveloper.

I. Village Schedule

The Village intends to undertake this selection in the most expeditious manner possible. At this time, the Village anticipates the process of selecting and designating a qualified Designated Redeveloper to be used as follows:

Issuance of RFP.....	February 3, 2020
RFP Responses Due.....	May 31, 2020
Qualified Respondent Interviews.....	by June 30, 2020
Notification of Selected Qualified Respondent.....	by July 31, 2020
Property Due Diligence (90 Days).....	by October 31, 2020
Execute Redevelopment Agreement.....	by December 31, 2020

J. Rights of the Village

The Village reserves, holds and may exercise, at its sole discretion, the following rights and options with regard to the RFP and the redevelopment process:

- To reject, for any reason, including non-compliance or partial compliance with the RFP, any and all responses and components thereof and to eliminate any and all respondents to the RFP from further consideration for this selection
- To supplement, amend, or otherwise modify the RFP at anytime.
- To waive any technical, or other non-conformance of the responses, whether material or otherwise.
- To change or alter the schedule for any events called for in the anticipated selection schedule set forth herein.
- To conduct investigations of any or all of the respondents and their responses as the Village deems necessary or convenient; to clarify the information provided as part of the response, including discussions with contact persons or prior clients, regulatory agencies and visits to any facility or projects referenced in its response; and to request additional information to support the information included in any response.
- To decline to select any respondent for any purpose.
- To decline to enter into a Redevelopment Agreement for any purpose.
- To abandon this selection process at the Village's convenience at any time, for any reason.
- To select a qualified respondent, to negotiate a Redevelopment Agreement with it based on a response that, in the Village's sole judgment, best serves the interests of the Village, the residents of the Village, or the region in general.

- To designate or consult with another agency, group, consultant, individual, or public body to act at any time during the term of this selection process in its place or on its behalf, consistent with applicable law.
- To enter onto a Redevelopment Agreement with a respondent, subject to final adoption of all necessary authorizations.
- To waive the filing of financial reports or other information if previously provided by a proposer in a previous RFP and such information has not substantially changed.

K. Cost of Preparation

Each response and all required information pursuant to the RFP shall be prepared at the sole cost and expense of the respondent. There shall be no claims whatsoever against the Village, its staff, or its consultants for reimbursement for payment of costs or expenses incurred in the preparation of the response or other information related in any way to this RFP.

Village of Lynbrook First/Affirmative Action/Equal Opportunity Requirements

Responses must certify that employees and applicants for employment are not discriminated against because of race, sex, color, creed, age, disability, national origin or sexual preferences, by providing a copy of Consultants Affirmative Action Plan or statement of Non-Discrimination.

Other

The Consultant is encouraged to provide any other additional information that may be of help in the evaluation of the response. More detailed information **may** be submitted at the discretion of the Consultant.

The contractor or subcontractor agrees to make available in writing to any appropriate recruitment agencies in the area, including employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and conform with the applicable employment goals, consistent with the statutes and court decisions of the State of New York, and applicable Federal law and applicable Federal court decisions.

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LEGAL NOTICE
VILLAGE OF LYNBROOK

REQUEST FOR PROPOSALS
REDEVELOPMENT PROJECT

SEALED PROPOSALS will be received by the Village Clerk of the Incorporated Village of Lynbrook on or before May 29, 2020 at 11:00 A.M., at which time they will be publicly opened and read for the following:

“REDEVELOPMENT OF 25-29 ATLANTIC AVENUE, LYNBROOK, NY ”

Requests for Proposals may be obtained at the Office of the Village Clerk, Village Hall, One Columbus Drive, Lynbrook, New York between the hours of 8:00 A.M. and 4:00 P.M. Monday through Friday or on the Download section of lynbrookvillage.com.

The Board of Trustees reserves the right to reject any and all proposals if they are not in the best interest of the Village.

BY ORDER OF THE BOARD OF TRUSTEES

John Giordano, Village Administrator
Lynbrook, New York
February 3, 2020



