



HERKIMER COUNTY LAND BANK

"Revitalizing Herkimer County One Property at a Time"

109 Mary Street, Suite 1310, Herkimer, New York 13350

Phone: 315-867-1650

Email: hclb@herkimercountyny.gov

Purchase and Redevelopment

1. Purpose and Background

The Herkimer County Land Bank (HCLB) obtained this property from Herkimer County subsequent to the foreclosure for property tax delinquency. The HCLB's mission is to return vacant, abandoned and blighted properties to the tax rolls and to productive use. We are seeking proposals for the sale and redevelopment of 29-31 River Drive, Ilion New York 13357

Applicants must submit a proposal that outlines:

- Your plans for the property's ultimate use,
- Redevelopment plan and budget
 - Must include a plan and budget for site work and landscaping
 - Must include a plan, budget and timeline to rehabilitate the structure
- A statement of your experience, skills, references and ability to complete the project
- Verify that you are financially capable to carry out the proposed rehabilitation

2. Location, Description and Conditions

29-31 River Drive, Ilion New York 13357– Tax Parcel # 119.60-3-10

This is a two story, residential structure in fair condition. The interior has been gutted down to the studs. All sales are "As Is" condition with no warranty offered.

3. Purchase Eligibility

Potential purchasers must submit the following to qualify:

- Description of the skills and experience of yourself or your team
- Purchaser must have experience with redevelopment of properties, and on or more local, experienced members of the development team who will be available to oversee the project.
- Documentation demonstrating funding availability in the amount of the proposed rehabilitation costs for this project

4. Minority/Women Business Enterprises and Veterans

It is the goal of the HCLB to award a fair share of Procurement Contracts to Minority-Owned Business Enterprises ("MBE"), Women-Owned Business Enterprises ("WBE"), and Veteran-Owned Business Enterprises ("VET") (collectively, "MWBE/VET"). It is also the HCLB's goal to award Procurement Contracts to those procurement contractors who have evidenced compliance with the laws of the State of New York prohibiting discrimination in employment. Local utilization reasonable preference will be given to New York State business enterprises as defined in New York State Public Authorities Law 2897 operating locally and regionally. Furthermore, reasonable preference will be given to qualified proposers demonstrating utilization of local trade apprenticeship programs relevant to the Scope of Services. MWBE/VET are encouraged to apply.

5. Open House

The site will be open and available for inspection upon request. The building is in need of renovation and visitors are encouraged to wear appropriate clothing, shoes and gloves. A flashlight is also advised.

Herkimer County Land Bank Board of Directors

James W. Wallace, Chairman
Peter J. Campione, Vice Chairman
Kimberlee A. Enea, Treasurer
Cynthia Bennett, Director

Raymond Donley, Director
Vincent Bono, Director
Robert Paul, Director



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6. Environmental Condition

No asbestos, lead-paint survey, environmental review or abatement has been conducted on this property. It should be presumed that the property contains asbestos, lead-paint and/or mold. The interior of this property has been gutted to the studs. The selected developer/contractor will have opportunity to conduct due diligence prior to closing should they wish.

7. Purchase Price

The property is in need of rehabilitation and the HCLB will consider selling the property at a reduced purchase price if the buyer is willing to make an investment in the rehabilitation of the property.

8. Zoning and Permits

Prior to purchase, you are encouraged to consult with the Authority Having Jurisdiction (Codes Enforcement and Zoning Departments) to determine the zoning of the property, as well as and right of ways, required permits, variances and the NYS and Local code requirements.

9. Post-Sale Restrictions – Deed Restriction

Any deed issued by the HCLB will contain such deed restrictions as are deemed to protect the HCLB's interests in the project including an appropriate timetable for the termination of such restrictions.

10. Communication/Questions

Questions about this RFP can be emailed to: hclb@herkimercountyny.gov
or by Phone: 315-867-1650

11. Proposal Submission

Please review and complete the HCLB's purchase application. Include all required information in your application, including;

- Description of applicant's experience/qualifications to complete the proposed project
- List of completed projects
- List of other properties owned in Herkimer County
- Your Redevelopment Plan with Costs
- Proof of Financial ability to complete the proposed redevelopment – including a detailed budget with hard and soft costs, detailed where you are getting the funds to do the proposed project.
- Management plan
- Articles of Incorporation for corporate applicants

The HCLB Executive Director and Board of Directors will review all accepted proposals and make a final determination of award. All proposals must be submitted by Monday April 20, 2026 at 10:00AM. The Executive Director will notify the developer/contractor if their proposal/bid is awarded. Submit proposals/bid to: Herkimer County Land Bank, 109 Mary Street, Suite 1310, Herkimer, New York 13350 or Email: hclb@herkimercountyny.gov

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