



Greater Mohawk Valley Land Bank

Request for Expressions of Interest (RFEI)


132 W Grand St,
Palatine Bridge, NY 13428
(aka “Stone Lodge”)

RFEI Release Date: February 16, 2024

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1) RFEI Opportunity

The Greater Mohawk Valley Land Bank (GMVLB) seeks qualified developers to perform site work and renovation activities necessary for the adaptive reuse of the Landmark “Stone Lodge “ property at 132 W Grand Street, Palatine Bridge, NY 13428.

The purpose of this RFEI is to identify developers interested in the acquisition and redevelopment of the Historic Stone Lodge, review their qualifications for such a project and assess their capacity to carry it through to completion.

This RFEI allows interested developers an equal opportunity to review all materials and reports relating to the property, perform their own due diligence in evaluating the materials, ask any questions (with all questions and answers shared publicly if submitted by the deadline below), and learn more about the project, organizations involved, and potential sources for additional funds.

Direct all questions and showing requests to the GMVLB via email at: info@gmvlb.org (preferred) or by phone at: 315-823-0814.

2) Lead Organization

The Greater Mohawk Valley Land Bank (GMVLB) is a community development organization created to serve the counties of Fulton, Herkimer, Montgomery, Oneida, Otsego, and Schoharie. The mission of the organization is to strategically acquire abandoned properties, eliminate barriers to their redevelopment, and sell rehabilitated properties to new, responsible owners, ultimately returning property to the tax rolls.

3) Project Background and Objective

The Stone Lodge is a large limestone Richardsonian Romanesque style mansion constructed in 1886 and situated on ~12 level wooded acres. The building was last used as a Bed & Breakfast and restaurant from the 1960’s through the 1990’s. The Stone Lodge is listed as a *contributing* structure to the Palatine Bridge Historic District, which is listed on the National Register (NR) of Historic Places.

GMVLB seeks a developer who will restore the building and return it to functional use, with an eye towards the property achieving the ‘highest and best’ reuse. Towards that end the GMVLB has

completed many pre-development tasks in an effort to streamline and expedite the redevelopment process including:

- Listing on the National Register of Historic Places
- Stabilization of the main (East) and cataloging of the collapsed (West) chimneys
- Removal and crating of delicate stained glass and custom historic windows
- Full building cleanout
- Partial asbestos abatement (refer to report referenced below for details)
- Demolition of deteriorated ~1960s restaurant kitchen addition at rear of building
- Demolition of detached single-family house at rear of property (damaged in ~1960s fire)
- Land survey and boundary identification
- Environmental survey (i.e. "Phase I" or Thermal Hazard Assessment)
- Lead-based paint risk assessment report
- Asbestos Containing Material (ACM) survey
- Commercial Historic Tax Credit (HTC) Application (Parts 1 & 2, Approved by NYS & NPS)
- Critical Conditions Report (complete with cost estimates)
- Redevelopment Feasibility Study (offering multiple scenarios for reuse, with costing, and assessments of endangered species, site geology, hydrology, market studies, etc.)

4) Material and Submission Instructions

GMVLB requests that interested developers use our Property Purchase Application, located with this solicitation as well as on our website: copy/paste/enter the following in your web browser:

https://www.gmvlb.org/_files/ugd/331e01_28ced07cab824ffeba353f1a8a11d395.pdf

The Property Purchase Application will be used to assess a developer's qualifications including the following:

- Project team, with references
- Purchase Offer and financial capacity towards completing proposed redevelopment
- Current and past projects, including photos
- Summary of desired outcome
- Detailed work plan
- Project Timeline
- GMVLB or other developer partnerships
- Application Fee

5) Assessment and Review Timeline

Property Purchase Applications will be reviewed by GMVLB staff, Property Disposition Committee (PDC) and Board members on the final Tuesday of every month. It is the responsibility of the developer to efficiently conduct due diligence and submit a complete application prior to the review date. PDC will be looking for the “best value” during review and attributes can include, but are not limited to; the offer price, local impact made by redevelopment and outcome, tax base enhancement, opportunities for stakeholder input, project timeline, etc. The review period will be open 45-days or, if sufficient complete applications are not received, until such time as the Board has received such, made a selection and contract terms have been accepted.

Important Dates:

- RFEI Issued: Thursday, February 22, 2024
- Walk-through: Thursday, March 7, 2024 at 3pm (meet at the property)
[Note: a weekend showing may be offered *by request only*, if interested, please contact at info@gmvlb.org prior to (3/7) for availability.]
- Questions Due by: Tuesday, May 31, 2024 at 4pm
- Answers to Questions Posted to website and shared to email list for the property
- Submission Deadline: Rolling, submit Application as soon as possible