



## Request for Bids

For the Purchase of Real Property  
85 Sheffield Drive  
Section, Block, Lot #86-1-55

Town of Wallkill  
99 Tower Drive, Building A  
Middletown, NY 10941

Dated: January 23, 2019

**Return by: February 15, 2019  
11:00 AM**

For the Purchase of Real Property  
85 Sheffield Drive, SBL #86-155  
January 23, 2019

**Purpose of the Request for Bids**

The Town of Wallkill will accept bids for the purchase of Town owned property located at 85 Sheffield Drive, Middletown, NY 10940; Section, Block, Lot #86-1-55.

**Property Information:**

The Town intends to sell the property located at 85 Sheffield Drive, Section, Block, Lot #86-1-55.

Sheffield Drive is comprised of row housing; #85 is situated between structures on either side.

The structure on the property has been condemned and is in such a condition so as to require demolition.

The property will be sold with the express deed restriction which shall require the complete demolition and stabilization of the adjoining structures within 180 days of the sale; reconstruction of the structure within 365 days.

The property is located in the R1, Medium Density Residential Zoning District. The Respondent shall be responsible for determining his or her intended use of the property complies with Town ordinances and regulations and seek any zone relief, if applicable.

Any and all Building Permits will be the responsibility of the Respondent.

**Purchase Price:**

The purchase price must be paid in full at closing. The minimum purchase price is \$32,800.00

**Title and Escrow Costs:**

The successful Respondent shall be solely responsible for paying all closing fees and costs, including transfer tax, exclusive of Town's attorney's fees.

**Commission:**

The Town agrees and acknowledges that it has not engaged the services of any agent or broker for the sale of this Property. In the event that the Respondent has engaged an agent or broker, said fees shall not be deducted from the purchase price.

**Submission of Bids:**

To be considered, sealed Bids must be submitted to the Town no later than 11:00AM on February 15, 2019. Electronic or facsimile bids will not be accepted. The outside of the envelope must be marked "Sale of Real Property Bid" and delivered to:

Louis Ingrassia, Jr.  
Commissioner of Public Works  
Town of Wallkill  
99 Tower Drive, Building A  
Middletown, NY 10941

**Questions:**

All questions or request for clarification should be submitted in writing via e-mail to [louingrassia@townofwallkill.com](mailto:louingrassia@townofwallkill.com) no later than February 8, 2019.

**Award:**

The Town will enter into a contract with the highest responsible bidder.

The Town reserves the right to qualify, accept or reject and or all Respondents and accept any Proposal deemed to be in the best interest of the Town.

Final sale contingent on Permissive Referendum as per New York State Law.

Offer to Purchase Real Property

To: Town of Wallkill  
99 Tower Drive, Building A  
Middletown, NY 10941

\_\_\_\_\_, herein called the  
“Buyer”, hereby offers and agrees to purchase from the Town of Wallkill subject  
to terms and conditions contained in this Offer and Request for Bid at the price  
set forth below:

\$ \_\_\_\_\_ for #85 Sheffield Drive, SBL 86-1-55

Possession shall be granted upon closing. The Buyer hereby agrees and  
acknowledges that the structure at #85 Sheffield Drive shall be demolished and  
stabilized at the Buyers cost and expense within 180 days of the date of closing,  
reconstruction within 365 days

Closing shall be within sixty (60) days of acceptance of this offer subject to  
Permissive Referendum, unless otherwise agreed to by the parties. This sale is  
subject to approval by the Town of Wallkill Authorities and the Town has the  
right to reject any and all offers.

**TOWN OF WALLKILL  
ORANGE COUNTY, NEW YORK**

The following Non-Collusive Bidding Certification as required by General Municipal Law Section 103-d must be signed and submitted with bid.

**NON COLLUSIVE BIDDING CERTIFICATION**

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of knowledge and belief:

1. The prices in this bid have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any bidder or with any competitor;

2. Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or to any competitor; and

3. No attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

Wherefore, this statement has been subscribed by the bidder and affirmed by the bidder as true under penalties of perjury.

Dated: \_\_\_\_\_ 20\_\_

Signature: \_\_\_\_\_

Printed Name & Title: \_\_\_\_\_

Company: \_\_\_\_\_

General Municipal Law Section 103-d

"The fact that a bidder (a) has published price lists, rates or tariffs covering items being procured, (b) has informed prospective customers of proposed or pending publication of new or revised price lists for such items, or (c) has sold the same items to other customers at the same prices being bid, does not constitute, without more, a disclosure within the meaning of sub-paragraph one (a)".