



REQUEST FOR PROPOSALS: THE DIAMOND SITE

1 Madison Avenue & 2 Madison Avenue | Ogdensburg, NY

RESPONSE TO QUESTIONS (8.16.2021)

Outlined below are questions received from prospective respondents as of August 16, 2021. This Response is updated as questions are received, then posted to the website at: www.ogdensburgwaterfront.com

All questions shall be directed to: jkooris@vitanuova.net

1. What feedback are we hearing from developers?

In follow-up calls with prospective developers, we are receiving indication that there is interest in the site. We are very much focused on getting prospective developers to the site and visiting the City to understand the opportunity and what the City has to offer.

2. What is the zoning designation for the site?

As indicated on page 7 of the RFP, the Diamond site and the adjacent Shade Roller site are zoned Residential/Business Mixed Use (R/B). Sections 221-17 and 18 of the City of Ogdensburg Zoning Ordinance specify the permitted and prohibited uses allowed under this designation. Additionally, the City's Planned Development District (PDD) can be applied to allow more flexibility in development.

3. What are the restrictions placed on the property as a result of the Certificate of Completion (COC) and the Soil Management Plan (SMP)?

The environmental easement assigned to the property requires specific engineered controls to be employed. Under the approved SMP, development of the site is limited to commercial, industrial and Restricted Residential (single family homes prohibited). The Ogdensburg Data Room contains several documents outlining specific details of the environmental condition of the site.

4. Is City obligated to sell to the highest bidder, or will it choose the best overall proposal?

The City is not obligated to sell to the highest bidder. The intent of the RFP process is to obtain the best proposal.

5. Is the City obligated to sell the property, or can it hold onto property if it does not like bids/proposals?

The City is not obligated to sell the site and can continue to retain ownership.

6. Is sanitary sewer on-site, will a lift pump be required?

Based on preliminary engineering analyses, a lift station may be required. The proposed use, size and density of development will determine the scope and cost of sanitary sewer upgrades.



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7. **If lift pump is required, would the City reimburse or credit the developer, or lower taxes in lieu of reimbursement?**

The City is open to a public-private partnership and encourages all respondents to include in its response to the RFP what City contributions or abatements being sought in order to fulfill the development vision.

8. **Will project be allowed to connect to the City's storm water management system?**

It is anticipated that storm water generated from the new development be first managed on site. The City is committed to continue to separate its combined systems and a consent order prevents any new connection to the city's combined system. The ability to and cost of connection will be contingent on the type, size and density of development.

9. **Does the City plan to improve Pearl Street?**

No improvements to Pearl Street are currently planned, but if improvements will be necessary or desired, the respondent should clearly articulate this need in its response to the RFP and provide adequate explanation as to why this improvement is necessary.

10. **What is the depth of water in the St. Lawrence river in the vicinity of the site and has the City performed any bathymetric surveys?**

The Port of Ogdensburg, east of the site, is 27 feet deep whereas the St. Lawrence River in the vicinity of the site ranges from 13' to 27'. These depths are based on NOAA Chart #14764, September 9, 1978.

11. **What does access to the roughly 8 acres under water acres entail? The deeded right to build in the water, like a breakwater, or docks?**

The differentiation of private ownership of submerged land versus New York State publicly-owned land and the potential benefits of private ownership, should be assessed by an attorney, particularly with regards to the provision of public access. Generally, the permitting of waterfront improvements may be facilitated by private-ownership but it may not guarantee development rights.

