



The Agency issues RFPs, Statement of Qualification for Union redevelopment

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Binghamton, NY The Agency, Broome County Industrial Development Agency and Local Development Corp., has issued a request for proposals (RFP) and statement of qualifications for the purchase and redevelopment of the site located at 4301 Watson Blvd., Town of Union, Broome County, formerly known as the "IBM Country Club."

Located between a golf course and the Village of Johnson City's commercial business district, this site serves as an opportunity to generate long-term sustainable benefits for the community through its development. The Agency extended an option for purchase of the property and is seeking a viable development project.

The site is 9.33 acres and is zoned as "general commercial." Developers with experience in mixed-use development are encouraged to respond. Broome County's Comprehensive Plan and The Agency's Housing Study both point to a need to increase residential or mixed-use residential complexes in order to address growing demand for rental housing.

Access to major roadways and public transportation make 4301 Watson Boulevard an optimal location as this property has access to Interstates 81 and 88, Rte. 17 and is located on the Broome County and Binghamton University bus lines. Proximity to crucial community assets, such as UHS Hospital and Medical Services, the Binghamton University School of Pharmacy, Decker College of Nursing and Health Sciences, and the 600 businesses and 11,000 professionals found in the central business district of Johnson City, also make this an ideal development site.

"I am excited to pursue the redevelopment of this site which sits in a very active and visible corridor in Broome County," said Stacey Duncan, executive director of The Agency. "I'm confident that we can create a dynamic public-private partnership to provide increased tax revenue to the community."

Basic evaluation criteria include the offered purchase price, development approach, design & innovation, development team information, relevant project experience, financial capability, and qualified references.

Please review the full RFP requirements before submission. The RFP will be made available electronically at <http://www.theagency-ny.com>.

Digital copies of any completed environmental reports or surveys may be requested for review by applicants. Site visits can be scheduled beginning Monday, September 14, 2020. Responses must be received no later than 5:00 PM on Friday, December 11, 2020.

The RFP process allows The Agency to identify the right proposal for this property, and The Agency reserves the right to reject any or all responses as result of this RFP. For more information on this RFP, completed environmental reviews, or site visits, contact Brendan O'Bryan at 607.584.9000 or bjo@theagency-ny.com. All inquiries must be made by close of business Tuesday, November 10, 2020.

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