

NOTICE OF SALE BY SEALED BID

**STATE OF NEW YORK
EXECUTIVE DEPARTMENT
OFFICE OF GENERAL SERVICES**

SALE OF REAL PROPERTY

Pursuant to Section 33 of the Public Lands Law and Findings of the Commissioner of General Services in the Executive Department of the State of New York dated October 10, 2018, I shall offer for sale by sealed bid to the highest responsible bidder all the right, title and interest of the People of the State of New York in and to the following identified real property, the bids to be opened at the place and time indicated or at such other place and time to which the bid opening may be adjourned:

All that certain piece or parcel of land, located in the Town of Chateaugay, County of Franklin, State of New York, known as 7874 State Route 11. The property is a former correctional facility, consisting of 98,000 ± square feet of gross building area (with approximately 30 structures on the site) on 99± acres of land. The property is identified on the Franklin County Tax Rolls as 61.00-2-5.

<i>Place of Bid Opening:</i>	Office of General Services Empire State Plaza Concourse Level, Conference Room 125 Albany, New York
<i>Deadline for Bid Submission:</i>	November 8, 2018, 5:00 P.M.
<i>Date and Time of Bid Opening:</i>	November 9, 2018, 10:30 A.M.
<i>Minimum Bid:</i>	\$200,000.00
<i>Initial Deposit (to accompany bid):</i>	\$20,000.00 in certified check or bank draft only, drawn on a bank or other financial institution authorized to do business in the State of New York, and made payable to the "Commissioner of General Services."
<i>Additional Deposit:</i>	A non-refundable amount which when added to the initial deposit constitutes 10% of the successful bid, said amount is payable within ten business days of notification of acceptance of the bid.
<i>Balance Due:</i>	Balance of the purchase price is due and payable 90 days after approval of the Contract of Sale by the Office of the State Comptroller.
<i>Broker Commission:</i>	A 5% broker commission will be paid by the State of New York to a qualified real estate broker who represents the successful bidder. Bidder and Broker Affidavits must be submitted to the Office of General Services, Legal Services, by close of business November 6, 2018.

Terms and Conditions of Sale

The following bid items must be submitted by the bidder to the State of New York, Office of General Services, Real Estate Services, 39th Floor, Corning Tower Building, Empire State Plaza, Albany, NY 12242, no later than 5:00 p.m., November 8, 2018.

1. An unqualified bid stating a sum certain in U.S. Dollars, to be set forth in the Contract of Sale.
2. Three (3) originals of the Contract of Sale, each executed by the bidder and properly notarized. A Contract which has been altered in any way will not be accepted.
3. Initial deposit in the amount of \$20,000.00 in certified check or bank draft, drawn on a bank or other financial institution authorized to do business in the State of New York, and made payable to the "*Commissioner of General Services.*"

Additional Terms and Conditions


1. No facsimile material will be accepted.
2. Late bids will not be considered.
3. Bids on behalf of undisclosed principals will not be considered.
4. Other than as stated in the Contract of Sale, no contingencies shall apply to the closing of title, time being of the essence with respect to the Purchaser's obligation. The State may, at its discretion and for a period of time not to exceed 60 days, extend the time in which to close without the approval of the Purchaser.
5. The Commissioner reserves the right to reject any and all bids.
6. All submitted initial bid deposits, with the exception of the high bid and second high bid, will be returned to the respective bidders within five business days after the day of bid opening. The initial bid deposit of the second high bidder will be returned upon determination of the highest responsible bid.
7. Additionally, the Purchaser is required to accept the property and any improvements thereon in its "as is" condition as of the time of closing subject to:
 - a. Any state of facts an accurate survey or personal inspection may show;
 - b. Building restrictions and zoning regulations in force at the time of closing;
 - c. Covenants, conditions, easements, restrictions and agreements of record affecting the property;
 - d. All violations, if any, existing at the time of closing, of any rules, regulations, or ordinances established by a federal, State or local government, or agency thereof, having jurisdiction over the property;
 - e. Any and all encroachments.
8. It is the Purchaser's responsibility to ascertain what, if any, federal, State or local statutory or regulatory requirements, restrictions or prohibitions pertain to the property.

The bid package and information including broker commission and contract applicable to this sale, as well as directions to the bid-opening location, may be obtained from the following source:

New York State
Office of General Services
Real Estate Services
39th Floor, Corning Tower Building
Empire State Plaza
Albany, New York 12242
Telephone: (518) 474-2195

COMMISSIONER OF GENERAL SERVICES

Date: 10/10/2018

By: 
RoAnn M. Destito