

# **Schoharie County** **Industrial Development Agency**

## **PRIVATE OWNER DEVELOPMENT APPLICATION**

Submit Applications to:

**Schoharie County**  
**Industrial Development Agency**  
**P.O. Box 627**  
**Cobleskill, NY 12043**

**[fchronis@schoharie-ida.org](mailto:fchronis@schoharie-ida.org)**

**(315) 729-5951**



# Private Owner Development Application

## 582 Hwy. Route 20 Sharon Springs, NY, 13459

### Contact Information:

Name \_\_\_\_\_

Street Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_

E-mail \_\_\_\_\_

Business (If applicable)  
Legal Form of Business  
(LLC, Corporation, etc.) \_\_\_\_\_

### Owner Information:

List all real estate owned:

Property Address 1 \_\_\_\_\_

Property Address 2 \_\_\_\_\_

*(Attach additional sheets if needed)*

Certify all Property Taxes are current  
as of application submission. \_\_\_\_\_

### Proposed Use of Property:

On a separate sheet(s), please provide a narrative addressing the following:

Description of proposed use of the property.

Itemization of proposed work scope with cost estimate if planning to improve property.

Estimated project start and finish dates if planning to improve property.

Description of experience and capability to undertake the project.

Specify number of retained positions and/or creation of new jobs.

### Authorization Forms:

Attach completed forms listed below.

1. Purchase and development funding source.
2. Hold harmless agreement.
3. Non-Collusion form.

### Purchase Offer Amount for 582 Hwy. Route 20, Sharon Springs, NY, 13459:

\$ \_\_\_\_\_

Note: The purchaser will also be responsible for paying the prorated portion of current property/school taxes, water and sewer charges, and closing and recording fees. The SCIDA Board of Directors reserves the right to reject any or all of the submitted proposals at its sole discretion.

\_\_\_\_\_  
*Respondent Signature*

\_\_\_\_\_  
*Date*

## Purchase and Development Funding Sources

Applicant must provide sources of funding for the purchase of the property and sources of funding sufficient funding for the rehabilitation and/or development of the property.

### Proof of funds included with this application (check all that apply):

- Personal or Business Bank Statement, dated within 30 days of this application. The name on any account statement must match the name of the purchaser, purchasing entity or one of the entity's principals.
- Lender Mortgage/Funding Pre-Approval Letter, dated within 30 days of this application. Any pre-approval must be for a mortgage product that is appropriate for the property's condition, and must state that the approved amount covers both the purchase price and the anticipated renovation/rehabilitation costs.
- Gift Letter, with a bank statement, dated within 30 days of this application, from the gift grantor.
- Additional sources of project funding provided: \_\_\_\_\_  
\_\_\_\_\_

### Information Release

I hereby authorize the Schoharie County Industrial Development Agency to obtain credit reports and to verify information supplied as part of this proposal. All information provided is true and accurate to the best of my/our knowledge. By signing, I/we also acknowledge reading and reviewing the SCIDA's "Standard Terms and Conditions of Sale" associated with the property.

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name(s)

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name(s)

# HOLD HARMLESS WAIVER

582 Hwy. Route 20, Sharon Springs, NY, 13459

At such time that the SCIDA may grant permission to the undersigned to visit the property and enter the building(s) at 582 Hwy. Route 20 in the town of Sharon Springs for any purpose, the undersigned, in consideration thereof, hereby agrees to waive any and all claims and to hold harmless the SCIDA, including without limitation, all agencies, administration departments, and their respective officers, members, directors, employees and agents, from and against any and all claims, actions, suits, judgments, causes of action, demands, losses, damages, liabilities, costs, charges and expenses (including without limitation, bodily harm, personal injury, death and damages), whenever asserted and by whomever, resulting from, arising out of, or in any way connected with any site visits, inspections, use, or occupancy of the premises by the undersigned or by employees, officers, contractors, subcontractors, invitees and agents howsoever the undersigned may be caused or occasioned to visit the premises.

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

Date: \_\_\_\_\_

Name: \_\_\_\_\_

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

Date: \_\_\_\_\_

Name: \_\_\_\_\_

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

Date: \_\_\_\_\_

Name: \_\_\_\_\_

**NON-COLLUSION STATEMENT**

*THIS STATEMENT MUST BE SUBMITTED WITH YOUR RFP REPLY*

To the Schoharie County Industrial Development Agency, Cobleskill, NY:

The undersigned, having examined the Request for Proposals (RFP) to purchase properties at 582 Hwy. Route 20, Sharon Springs, NY, 13459 and related documents, hereby certifies that this purchase proposal is genuine and not sham, collusive, or fraudulent or made in the interest of or in behalf of any person, firm or corporation not herein named, and that the undersigned has not directly induced or solicited any other respondent to submit a sham bid. Nor has the undersigned, in any manner, sought by collusion to secure for themselves an advantage over any other respondent to the RFP.

Respondent Name: \_\_\_\_\_

Business (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

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

Title (if applicable): \_\_\_\_\_

Telephone: \_\_\_\_\_

DOING BUSINESS AS (CHECK ONE)

Individual       Partnership       Corporation (Include Seal)

# Private Owner Development Application

**Property review by appointment**



**582 Highway Route 20 Sharon Springs, NY, 13459**

The Schoharie County Industrial Development Agency (SCIDA) is seeking proposals from qualified parties to purchase the property for use as commercial business. This property is not occupied. The purchaser will be responsible for obtaining required permits for any work performed.

**Mail or email PODA to the SCIDA office no later than 4pm March 15, 2024.**

**Please Contact:**

**Fonda Chronis, Executive Director  
Schoharie County Industrial Development Agency  
fchronis@schoharie-ida.org**

**(315) 729-5951**

## **Property Information**

Lot size: 0.30 acres

Building size: 4,032

Property Class: 457 = Small retail

Foundation: Concrete slab

Wall Construction: Wood & Metal

Interior Condition: Good

Heat: Electric/NYSEG

Sewer & Water: Comm/Public

Zoning: C-B Commercial Business

Parking: Private Paved parking lot; garage

Surrounding Area: Primarily residential/commercial

Built: 2008

Assessed Value: \$81,300.

Property Tax: 2024 County \$1,082.03, Town \$316.60, 2023-2024 Village \$638.66,  
2023-2024 School \$1,980.84 Total Property Tax \$4,018.13.

Flood Zone: Property is not located in a flood zone

**Disclaimer: Representations in this property description are made in good faith but may contain errors. Respondents have the duty of verifying representations made herein.**

## **Property Use**

The subject property is in the C-B zoning district.

Commercial Business District: The purpose of this district is to allow for more highway oriented commercial uses.

Village of Sharon Springs Zoning Law:

<https://www4.schohariecounty-ny.gov/PdfFiles/VSHA/ZoningLaw2022.pdf>

## **Property Tax Checks**

Respondents, be they individuals or businesses, must agree to allow the SCIDA to conduct verification of property tax currency. Such reviews of businesses will include all principals. Proposals will be rejected from parties with delinquent or untimely payment of property taxes. This requirement applies to all entities in which the respondent has an interest. Tax records may be reviewed again prior to closing.

## **Asking Price**

There is no minimum asking price set currently. However, in addition to the offer amount, the purchaser will be responsible for paying the prorated amount of the current property taxes according to normal practice in real estate sales. The purchaser will also be responsible for reimbursing the SCIDA for its legal fees and closing costs in connection with the recording of the tax deed. The purchaser will also pay all other fees and expenses that are customary to closings for commercial property, such as obtaining or extending an abstract, filing a Quitclaim deed, etc. The purchaser will be responsible for all costs incurred after a closing date has been set by the SCIDA if the purchaser does not keep that closing date. It is the purchaser's responsibility prior to submitting an offer to do any property checks the purchaser desires. In selecting the most desirable proposal, the SCIDA Board will consider all aspects of the proposal, not just the amount of the purchase offer.

## **Terms of Sale**

The property is being sold in "as is" and "where is" condition. No real estate broker fees or agent sales commissions will be paid by the SCIDA in connection with the sale.

## **Disclosures**

Potential drainage issue with neighboring property.

## **Deadline and Review of Proposals**

The Schoharie County Industrial Development Agency (SCIDA) Board of Directors will review and consider proposals on an ongoing basis until one is accepted. The SCIDA Board will consider all aspects of the proposal. Focus will be on the proposed investment in the property, the quality of the proposed use, respondent's prior successful experience, and other factors the SCIDA Board may regard as being in the best interest of the community. The SCIDA Board reserves the right to reject any or all proposals in its sole discretion.