

**Albany County Legislative Resolution No. 29 of 2019
SEALED BID
BIDDER SUBMISSION FORM**

INSTRUCTIONS

**THIS PROCESS WILL BE CONDUCTED ONLINE ONLY AT
WWW.ALBANYCOUNTY.COM/SEALEDBIDS**

PLEASE REVIEW PROPERTY FOLDER SHOWN ON WEBSITE

PLEASE READ ALL TERMS OF SALE CAREFULLY BEFORE BIDDING

**FILL IN ALL INFORMATION RELATIVE TO YOUR BID ON THIS BID SUBMISSION FORM.
INCOMPLETE FORMS CAN BE REJECTED.**

**PLEASE SIGN THE BIDDER CERTIFICATION ON THE BID SUBMISSION FORM OR
YOUR BID WILL BE REJECTED**

**THIS SUBMISSION MUST BE EMAILED WITHIN THE ALLOTTED TIME AS
SPECIFIED ON WWW.ALBANYCOUNTY.COM/SEALEDBIDS
TO SEALEDID@ALBANYCOUNTYNY.GOV**

**ANY QUESTIONS CONCERNING THIS FORM CAN BE EMAILED TO
BIDINFO@ALBANYCOUNTYNY.GOV**

ALBANY COUNTY DISPOSITION PLAN

“Properties which will be discretionally conveyed by the County to individuals or entities for economic development purposes.”

Adopted per Albany County Legislative Resolution No. 29 of 2019

B. If they have been withdrawn from foreclosure, these properties shall be conditionally offered for sale via sealed bid for either its appraised value, outstanding delinquent tax liability (inclusive of interest, penalties and legal charges) prior to foreclosure, or an amount which reflects the benefit to the community stemming from the proposed use of the property with disclosure of the reasons for their withdrawal. It shall be the bidder's responsibility to research all information in the County's property file in this regard. Written notice to the local municipality(s) in which the property is located shall be required no less than 30 days prior to consideration by the County Legislature of such property transfer. Proof of compliance with the aforementioned written notice requirement shall be provided to the Legislature as a pre-condition to the Legislature's consideration of any conveyance falling under this section. Upon bid approval by the County Legislature, the full amount of the sale price and closing costs must be submitted to the County in escrow prior to and as a prerequisite to the completion of the foreclosure process. A signed statement by the bidder acknowledging receipt of full disclosure regarding the condition of the property in so far as known to the County will be required at that time. The County shall not be liable for any conditions known or unknown on these properties, and the purchaser will be required to execute a release, hold harmless, and indemnification agreement in this regard at the closing on the sale. Deed title will be transferred directly to the successful bidder pursuant to assignment without recourse

§ 1138. Withdrawal of parcels from foreclosure

“The enforcing officer of any tax district may at any time prior to final judgment withdraw any parcel of real property from a foreclosure proceeding under this title for one or more of the following reasons if the tax district were to acquire the parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing the tax lien “

TERMS AND CONDITIONS OF SEALED BID PROPERTY SALES

A. Bidding Process and Procedure:

1. All bids shall be sealed with collusive bidding being prohibited.
2. All bids shall be submitted and processed online using the electronic bid submission form annexed hereto.
3. A bidder is permitted to submit only one bid per property being offered for sale.
4. All sections of the bid submission form shall be completed and the bid submitted together with all required back-up materials within the allowable timeframe for bidding indicated on the "Sealed Auction Bids" page of the Albany County website: www.albanycounty.com/sealedbids.
5. The length of time a sealed bid shall be required to remain open will be indicated on the bid submission form and will also be indicated on the website.

B. Bidder Eligibility and Implied Representations.

1. A prospective bidder is ineligible to bid if:
 - a) The bidder has failed to satisfactorily comply with any material representation made to Albany County with respect to the bidder's plans for the use, rehabilitation or economic development of any property previously purchased by the bidder from Albany County.
 - b) The bidder or the bidder's immediate family member(s), or anyone bidding on the bidder's behalf is/are the tax delinquent owner(s) or former owner(s) of any property located within Albany County.
 - c) The bidder has lost title to property to Albany County by reason of delinquent tax foreclosure within the preceding 24 month time period.
 - d) The bidder has an unresolved building construction and fire safety code violation in connection with another property located within Albany County.

C. Terms of Sale Relating to Condition of Sealed Bid Properties Being Offered for Sale.

1. All sales are subject to non-reviewable discretionary approval of the County Executive and the Albany County Legislature, which approvals may for any reason be denied.
2. All properties offered for sale through the Sealed Bid process are sold without recourse in “where is” and “as is” condition as per its assessment roll description at the time it was foreclosed upon by Albany County with no representations or warranties of any kind made regarding the property’s actual location, physical condition, title or legally permissible use.
3. Albany County shall not be liable for any conditions known or unknown on these properties, and the selected bidder shall be required to execute a release, hold harmless, and indemnification agreement in this regard at the closing on the sale thereof.
4. Properties offered for sale through the Sealed Bid process shall be sold with disclosure of the reasons for its withdrawal for either its appraised value, outstanding delinquent tax liability (inclusive of interest, penalties and legal charges) prior to its foreclosure, or an amount which in the sole non-reviewable discretionary opinion of Albany County reflects the best benefit to the community as a whole stemming from its proposed use.
5. A signed statement by the selected bidder will be required at the time of sale acknowledging bidder’s receipt of full disclosure regarding the condition of the property offered for sale in so far as known to Albany County.
6. Deed title to the property will be transferred directly to the selected bidder pursuant to assignment without recourse.

D. Bidder’s Due Diligence Requirements with Respect to “Sealed Bid” Properties.

1. The bidder assumes all responsibility to investigate the physical condition of the property or of any structures or improvements located thereon.
2. By making a bid, bidder certifies the bidder has made an on-site inspection of the property and has reviewed the online folder containing all information known to Albany County concerning the property available on the Albany County website page [Sealed Auctions Bids](http://www.albanycounty.com/sealedbids) (www.albanycounty.com/sealedbids).

E. Bid Payment Process and Procedure

Upon notification, the bidder chosen by the Commissioner of Management and Budget or his assignees shall immediately deposit the full bid amount with the Albany County Division of Finance, 112 State Street, Room 1340, Albany, New York 12207 either by certified mail or in person. Checks are to be made payable to Albany County Department of Management and Budget. No request for conveyance will be forwarded to the Albany County Legislature unless these funds are received. Upon Legislative approval, the approved bidder shall be responsible for any and all closing costs.

F. Sale Closing and Property Conveyance Process and Procedure

1. The selected bidder shall provide the information necessary to complete the required forms and documents for recording the deed from the County of Albany in the Albany County Clerk's office.
2. All real estate taxes not in the collection process of the Albany County Division of Finance at the scheduled date of closing are the responsibility of the selected bidder to pay.
3. All current and past due water bills not in the collection process of the Albany County Division of Finance at the scheduled date of closing are the responsibility of the selected bidder to pay.
4. All municipal charges or fees not in the collection process of the Albany County Division of Finance at the scheduled date of closing are the responsibility of the selected bidder to pay.
5. The County Legislature may set the responsibility for the Real Estate Taxes, Water Bills and Municipal Charges for the selected bidder by resolution.
6. All recording fees are the responsibility of the selected bidder.

BIDDER INFORMATION - CONTACT AND DEED INFORMATION

*Bidder Name: CW Skyway LLC

*As it will appear on County deed

Address: 204 Lafayette Street. Schenectady, NY 12305

Phone: 518-944-8674 Email: jbuell@redburndev.com

Preferred method of contact: ☒ Phone ☐ Email

TYPE OF ENTITY

☐ Individual

☐ Corporation

Incorporated in what state: _____ Date incorporated: _____

Authorized to do business in New York State? ☐ Yes ☐ No

☐ Partnership

Indicate type of partnership: _____

Number of general partners: _____ Number of limited partners: _____

☐ Not-for-profit

Incorporated in what state: _____ Date incorporated: _____

☒ Limited Liability Company

Formed in what state: New York Date incorporated: 2021

Authorized to do business in New York State? ☒ Yes ☐ No

☐ Sole Proprietorship

Name of Sole Proprietor: _____

PROPERTY INFORMATION AND BID AMOUNT OFFERED

COUNTY USE ONLY

PROPERTY INFORMATION

Property Address: 143 Montgomery Street, Centre Street, 6 Colonie Street

Municipality: City of Albany Tax map No: 65.20-2-29,32,37

Description: Warehouse - Vacant Land - Parking lot

Reason for Withdrawal from Foreclosure:

Environmental Concerns

“If the tax district were to acquire the parcel, there is a significant risk that it might be exposed to a liability substantially in excess of the amount that could be recovered by enforcing the tax lien.”

Disposition plan excerpt being invoked:

An amount which reflects the benefit to the community stemming from the proposed use of the property.

Amount offered by bidder: \$ 50,000

REASON FOR BIDDING ON PROPERTY

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A BUILDING

- | | |
|--------------------------------------------------|-------------------------------------------------------------------------------|
| <input type="checkbox"/> Renovate | <input type="checkbox"/> Occupy as owner occupant (use as primary residence) |
| <input checked="" type="checkbox"/> Rehabilitate | <input type="checkbox"/> Occupy this property as a rental |
| <input type="checkbox"/> Occupy/operate As Is | <input type="checkbox"/> Redevelop and re-sell |
| <input type="checkbox"/> Demolish/deconstruct | <input checked="" type="checkbox"/> Other <u>Massive Economic Development</u> |
| <input type="checkbox"/> New construction | |

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A LOT

- ☐ New Construction
- ☐ Property Improvements (example: fencing, landscaping, garden/green space)
- ☐ Other _____

COMPLETE THIS SECTION IF YOU ARE SEEKING TO PURCHASE A SIDE-LOT*

- | | |
|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Deck/Patio |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Garage |
| <input type="checkbox"/> Driveway | <input type="checkbox"/> Other _____ |

Note: Bidders are responsible for verifying their respective property plan is compliant with local zoning. If the property plan does not comply with current zoning or land use laws, additional approvals may be required and are the sole responsibility of the bidder. Contact the appropriate municipality to find out more information.

See Exhibit A attached.

[illegible]

GENERAL COST ESTIMATE

Complete this section if bidding on a BUILDING

Estimated MATERIAL Cost: \$ 32,000,000 Estimated LABOR Cost: \$ 36,000,000
Total: \$ 68,000,000

Complete this section if bidding on a VACANT LOT

Estimated MATERIAL Cost: \$ _____ Estimated LABOR Cost: \$ _____
Total: \$ 0

Explanation of costs:

The project will consist of a full renovation of the building that has been vacant for decades.

PROPERTY OWNERSHIP HISTORY

If you answer YES to any of these questions, attach an explanation. Please provide complete, accurate and current information. Please be advised information provided will be independently verified.

THIS INFORMATION APPLIES TO ALL MEMBERS, PARTNERS AND SHAREHOLDERS

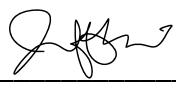
Do you own any properties in Albany County? (attach a list with addresses, property type and year acquired) *See Exhibit F Attached	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does any property you own currently have code violations?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are you an owner of tax delinquent property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Have you filed for bankruptcy within the past 7 years?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Have you owned property foreclosed on for tax-delinquency?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Have you or a family member previously owned the property for which you are applying?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

BIDDER CERTIFICATION (PLEASE READ CAREFULLY BEFORE SIGNING)

I HEREBY CERTIFY THAT:

1. I understand that by submitting a bid on the listed parcel, I am accepting the terms and conditions stated in the Albany County Disposition Plan adopted by Albany County Legislative Resolution No. 29 of 2019 "Properties which will be discretionally conveyed by the County to individuals or entities for economic development purposes" section B and all terms and conditions for the Sealed Bid process.
2. I also understand that all properties offered though the "Sealed Bid" process by Albany County are sold in "as is" condition and no warranties are made regarding property condition. The bidder assumes all responsibility to investigate, and if necessary, repair the physical condition of the properties or of any structures or improvements located on any of the properties
3. I have reviewed the online folder with information concerning this property listed on the Albany County website page www.albanycounty.com/sealedbids.
4. I understand that the Albany County Executive or the Albany County Legislature may decline my offer to acquire this property for any reason.
5. If I am the approved Bidder, upon notification I will immediately deposit the full purchase price via certified funds with the Albany County Division of Finance either by certified mail or in person as without this deposit my bid will not be forwarded to the Albany County Legislature for review.
6. I understand that all real estate taxes, past due water bills and municipal charges not in the collection of Albany County at the date of closing are my responsibly to pay. I also understand that any and all closing costs are also my responsibility.

BY ENTERING YOUR NAME(S) BELOW, YOU CERTIFY THAT YOU HAVE READ, UNDERSTAND AND AGREE TO BE BOUND BY ALL TERMS CONTAINED HEREIN AND YOU FURTHER CERTIFY THAT ALL OF THE STATEMENTS SET FORTH BY YOU IN THIS DOCUMENT ARE COMPLETE AND TRUE.

Jeffrey Buell		6/10/21
Applicant Name (Print)	Signature	Date
Co-Applicant Name (Print)	Signature	Date

THIS ENTIRE FORM MUST BE SUBMITTED BY EMAIL TO SEALEDID@ALBANYCOUNTYNY.GOV
BY THE FOLLOWING DATE: June 10, 2021 12 NOON

REIMAGINING THE CENTRAL WAREHOUSE



Columbia
Development Companies

A COLLABORATIVE PROJECT BY
REDBURN DEVELOPMENT &
COLUMBIA DEVELOPMENT





Honorable Dan McCoy
Albany County Executive
112 State Street
Albany, NY 12207

Dear Mr. McCoy:

We are thrilled to submit this joint proposal from Redburn Development and Columbia Development for the purchase and redevelopment of the building known as the Central Warehouse, located at 143 Montgomery Street in Albany, NY.

Our firms are known, independently, for taking on impossible projects. Central Warehouse presents – to say it mildly – some unique challenges. These inherent challenges have led some people in the region to dub the project impossible. But, time and time again, our firms have made projects that are labeled “impossible” possible. To date, our firms have completed more than two dozen historic renovation projects including the recently revamped Kenmore Hotel, an \$80 million investment on North Pearl Street, the incredibly restored Renaissance Hotel on State Street, Wellington Row, The Chasen Building, Proctors Theater, 701 River Street in Troy, the Foster Complex in Schenectady, and the Wick Hotel in Hudson. We understand the enormity of the task ahead.

Redeveloping Central Warehouse will send a message to our entire community: anything is possible when we collaborate. It is with that notion in mind that we have assembled a team of partners to assist us with this project. We imagine a Warehouse District that is bustling with activity. Our track record proves we can execute the renovation and construction, but the project is meaningless without people behind it. In this proposal, you will see letters of support and interest from people and groups including SEFCU, CDPHP, Huck Finn’s Warehouse, Business for Good, Chet Opalka, and more. Their support ranges from pledges for space, commitment to fund public art projects, and a promise to stand by us as we embark on this project. Each letter of support shows an eagerness and commitment to turn long held dreams into reality.

The time is now. Despite the ravages of COVID-19, there is great momentum in Downtown Albany and the Warehouse District specifically. Downtown Albany has seen an incredible influx of new residents. Public infrastructure projects – like the Skyway – are under construction. New venues and restaurants are joining the old standbys. Central Warehouse is, frankly, an eyesore and, without redevelopment, holds back every other project, public and private. Acting now – taking on the “impossible” project – will change the Albany skyline forever and usher in a new hope for the region. It will flip people’s reaction to the building from disgust that it still stands to gratitude that it survived.

We are available upon your request should you need any further information.

Sincerely,

Jeffrey Buell
Redburn Development

Joseph Nicolla
Columbia Development

Redburn Development Partners
Phone 518.631.3722
204 Lafayette Street
Schenectady, New York 12305
redburndev.com

Columbia Development Companies
Phone 518.862.9133
302 Washington Avenue Extension
Albany, New York 12203
columbiadev.com

EXHIBIT A: Project Narrative and Community Benefit

The Warehouse

The region is stunted by the deterioration of the Central Warehouse and constricted by previous plans that were lofty but did not come to fruition. The Warehouse has been deemed “impossible.” Our region long ago stopped believing big projects were possible. Executing a redevelopment here will change that perception. The development of Central Warehouse into a thriving mixed-use building will breathe new life into projects across the Capital Region. It will make the “impossible” possible and will generate a newfound hope and pride in Albany, the Capital of New York State.

Central Warehouse was built for a use and a time that no longer exist. The half million square foot property has sat dormant for decades. Numerous owners have been unable to successfully redevelop it. As it nears its hundredth birthday, the building begs for renewal, recommitment, and – frankly – rebirth. Our proposed redevelopment will generate a new Hope for Albany and the entire Capital Region. It will show that we can do the impossible through collaboration.

Our team is, by its very nature, collaborative. Our partnership can give the project the momentum it needs to get done. This project requires new, innovative, and daring approaches to development. We see opportunities to connect the building to the Empire State Trail, Skyway, and other public projects already underway. Public-private partnership is a must.

This team and supporters included in this proposal are emphatic that now is the time to flip the script of negativity that plagues our Capital City and show our community that anything is possible.

The Use: Mixed-Use Defined

Central Warehouse does not need be razed. Demolition and asbestos removal would likely exceed \$10 million and would be a logistical nightmare with the live train tracks adjacent to the building. After the expense and effort of demolition, Albany would be left with a vacant acre of land in a Warehouse District.

Rehabilitation and reuse are the way to get the project done. Central Warehouse, even in its current state offers placemaking opportunities.

The Historic Tax Credit in New York State has been an invaluable tool in saving many buildings around the region, including nearly two dozen projects completed by this combined development team. Our firms have injected hundreds of millions of dollars into our urban centers in the region. The potential tax credits on this building allow for a feasible redevelopment that could include the following scenarios:

- Residential: Redburn Development Partners has developed more than 300 market-rate apartments in the last 18 months a few blocks from this location. The occupancy of those units is consistently above 95 percent. There is an untapped residential market and the first five floors of the Central Warehouse have ideal conditions for residential programming, as is, with a clean out and asbestos mitigation. The upper floors of the

building have proper ceiling height for residential uses, but currently lack useful light. Several solutions exist to remedy that situation, and each will be explored fully after ownership of the building changes hands. A public-private partnership approach will show real progress in the short term.

- Commercial: With convenient access and visibility from Interstate-787, there is no location more prominent for a company or companies looking for exposure to the 100,000 cars that drive by Central Warehouse every day. The letters of support and interest that follow are from business leaders that see the value in locating their company in or more generally supporting this development with, for example, public art. These leaders are long-time Capital Region advocates who understand the value of fixing this eyesore and have pledged support through their tenancy or other contributions.
- Retail: The sweeping first floor, with its soaring ceilings and eclectic layout, offers great opportunity for the right user. One potential user, Huck Finn's Warehouse, has already proved it can excel in the neighborhood. After 30 years, Huck Finn's Warehouse is planning on shifting its location as it prepares to exit its current home. Central Warehouse could be the perfect solution for this established company.
- Parking: Utilizing the massive structure, the development team believes an upper floor solution to parking holds the key to the future value of the building while limiting the investment dollars that need to be spent on low value rehabilitation locations.
- Public Infrastructure: Private investment in this area could enhance the future use of travel via Amtrak and new Livingston Avenue Bridge connections to downtown Rensselaer and Downtown Albany with bike and walking paths that enter directly into the Central Warehouse. Right now, this area is an albatross for all parties involved, but a private side investment could persuade public improvements.
- Public Amenities: As part of an overarching Warehouse District strategy, this proposal contemplates working with the City of Albany and New York State to move the current Huck Finn's Playland into one of three existing parking lots that connect directly to the Corning Preserve and the under-construction Skyway, marking a dramatic shift in public amenities associated with the park and Downtown Albany.
- Public Art: The exterior of the building cries out for a public art project. The building will be front and center for residents and tourists enjoying the soon to be complete Skyway. The façade of the building serves as a canvas that could be used to perform an art project similar to the immersive light show that lit up the Science Library at the University of Albany. In partnership with Chet and Karen Opalka, this projection mapping project could be replicated in some form at the Central Warehouse.

It will not be easy. It will take a monumental effort. Private side investment. Public side engagement. Now is the time.

EXHIBIT B: Rendering of Central Warehouse Public Entry



EXHIBIT C: Letters of Support and Interest



Michael J. Castellana
President & CEO

SEFCU Headquarters, Kiernan Plaza, 575 Broadway, Albany, NY 12207

Mail: SEFCU @ Patroon Creek
Patroon Creek Corporate Center
700 Patroon Creek Blvd.
Albany, NY 12206-1067

Telephone: 518-464-5218

Web: www.sefcu.com

June 10, 2021

Jeffrey Buell
Redburn Development
204 Lafayette Street
Schenectady, NY 12305

Dear Mr. Buell:

Please accept this letter of support for the bid by Redburn Development for the purchase and redevelopment of the building known by many as the Central Warehouse, located at 143 Montgomery Street in Albany, NY.

SEFCU is one of the foremost financial institutions in the region and one of the strongest boosters of the City of Albany. We believe in this City and are vested in the direction of this region in a very real way. There are few assets that come to mind offering both challenge and potential quite like the Central Warehouse. This building is an eyesore. It is not an overstatement to say that it is a beacon of pessimism. The concept that something may be done with it and that it could play a role in our future has never felt real. Until now.

I am thrilled that such a time has potentially arrived and SEFCU stands ready to seriously evaluate the project for financing and consider the renovated landmark structure as a retail or administrative office location.

We have worked extensively with both your firm and your prospective development partner, Columbia development, offering financing on a wide variety of projects. If the plan to redevelop this building can be done - we are confident this team - at this time and place - will pull it off once more.

As you know, in addition to my work at SEFCU, I have the honor of serving as the Chairman of Capitalize Albany Corporation. From this economic development lens, I clearly understand the importance of what this project could mean for the region and thank you for the invitation to join the effort.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Castellana", with a stylized, flowing script.

Michael J. Castellana
SEFCU, President & CEO

John D. Bennett, MD, FACC, FACP
President and Chief Executive Officer

500 Patroon Creek Blvd.
Albany, NY 12206-1057
(518) 641-5551 • fax (518) 641-5506
www.cdphp.com



June 10, 2021

Jeffrey Buell
Redburn Development
204 Lafayette Street
Schenectady, NY 12305

Dear Mr. Buell:

Please accept this letter of support for inclusion into the bid by Redburn Development and Columbia Development for the purchase and redevelopment of the building known by as the Central Warehouse, located at 143 Montgomery Street in Albany, NY.

As one of the foremost and prominent institutions in the region, CDPHP is vested in community partnerships and establishing economic vitality in this region. Few spaces call to mind the challenges and potential of Albany quite like the Central Warehouse. This building has been the eyesore of the Capital Region for decades. Many thought nothing could be done about the building. Yet, we now have an opportunity to build something that will showcase hope and innovation for years to come.

We are thrilled that the time has potentially arrived. And CDPHP would like to do its part.

CDPHP has worked with both companies across the region. If the plan to redevelop this building can be done, we are confident this team will pull it off. If that is the case, CDPHP will join as a tenant for the space, and work with the development team in a way that is beneficial to all involved.

We understand the importance of what this redevelopment could mean for the region and we thank you for asking us to be a part of the team.

Sincerely,

A handwritten signature in blue ink, reading "John D. Bennett MD", is positioned below the word "Sincerely,".

John Bennett, MD
CDPHP

June 10, 2021

Jeffrey Buell
Redburn Development
204 Lafayette Street
Schenectady, NY 12305

Dear Mr. Buell:

Please accept this letter of support for inclusion into the bid by Redburn Development and Columbia Development for the purchase and redevelopment of the building known by many as the Central Warehouse, located at 143 Montgomery Street in Albany, NY.

As you are well aware, Huck Finn's Warehouse is a long-time booster of the City of Albany and in particular the Warehouse District- before such a concept ever existed. For more than 25 years that we have been in existence- just two blocks away from the Central Warehouse- I have driven by this building and sighed at its existence and my belief that nothing would ever happen to it.

To now be offered an opportunity to help change that is a dream come true. As you are aware, we are well down the path of selling our existing location to your company and since we began discussions in 2020, our intent has been to find the best place to continue the legacy of the Warehouse somewhere in the neighborhood. We are hopeful that we may be able to revive 143 Montgomery in the way that we did with 25 Erie.

We are thrilled to join the team and engaging in the ultimate problem-solving venture.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jeffrey Sperber", with a long, sweeping horizontal line extending to the right.

Jeffrey Sperber
Huck Finn



June 10, 2021

Chester Opalka
6 Heather Ridge
Averill Park, NY 12180

Jeffrey Buell
Redburn Development
204 Lafayette Street
Schenectady, NY 12305

Dear Mr. Buell:

Please accept this letter of support for inclusion into the bid by Redburn Development and Columbia Development for the purchase and redevelopment of Central Warehouse, located at 143 Montgomery Street in Albany, NY.

As a champion of the Capital Region, I am proud to support this transformational development project. Redburn has taken on projects that no one else would touch with a ten-foot pole and succeeded every time. The challenge of the Central Warehouse belongs with Redburn.

For years, I have proclaimed that we need collaboration to move this region forward. I am beyond thrilled to see that this project is starting with a collaboration between Redburn Development and Columbia Development. This is how things get done.

I am thrilled to be a part of this project. The outside of the building cries out for a public art project. We need something bold that residents and tourists can see from the newly constructed Skyway. The immersive light show that lit up the Science Library at the University of Albany in collaboration with the NYS Writers Institute Inaugural Film Festival – which my wife, Karen, and I funded – celebrated the cultural history of the Capital Region. This projection mapping project combined computer-mapping software with cutting-edge projectors and could be replicated in some form at Central Warehouse.

Karen and I are committed to supporting an art project on the façade of the building that will connect the Skyway to the up-and-coming Warehouse District. We could not be more excited to join this experienced development team.

Sincerely,

A handwritten signature in dark ink, appearing to read "C. J. Opalka", is written over the word "Sincerely,".

Chester J. Opalka

Business For Good Foundation, Inc (BFG)

170-176 Woodlawn Ave.
Saratoga Springs, New York 12866
(518) 417-3811
www.businessforgood.org

June 9, 2021

Redburn Development

Cc: Jeffrey Buell
204 Lafayette Street
Schenectady, New York 12305

Dear Mr. Buell:

Please accept this letter of support for the bid by Redburn Development and Columbia Development for the purchase and redevelopment of the building commonly known as the Central Warehouse (CW), located at 143 Montgomery Street in Albany, NY.

Representing a period of industrial innovation that has extended far beyond the City of Albany, CW now provides the opportunity to once again advance the narrative for Albany and its future generations. Through imagination and innovation, coupled with an informed and vetted strategy, we are well positioned to embark on a new game-changing trajectory once again.

The Business for Good Foundation is committed to investing in people to build thriving businesses and communities. Founded by long-time philanthropists and entrepreneurs, Lisa and Ed Mitzen, BFG's vision is to create a more equitable world, where access, opportunity and prosperity can be enjoyed by all.

Projects such as this, with development leaders such as yourself, push moments into momentum, and drive revolutionary change. With an understanding that true impact requires investment, resources, and sheer determination, Business for Good is thrilled to be offered the opportunity to be on the ground floor of this project and collaborative team.

We look forward to the next steps.

Best Regards,



Jahkeem Hoke
Chief Executive Officer
Business For Good Foundation, Inc
Visit www.businessforgood.org
jhoke@businessforgood.org
o: (518) 417-3811 ext. 702
c: (518) 898-3084

EXHIBIT D: Letters of Public Support



THE LEGISLATURE
STATE OF NEW YORK
ALBANY

June 10, 2021

Honorable Dan McCoy
Albany County Executive
112 State Street
Albany, NY 12207

Dear Mr. McCoy:

Please accept this letter of support for the bid by Redburn Development and Columbia Development for the purchase and redevelopment of the building known by many as the Central Warehouse, located at 143 Montgomery Street in Albany, NY.

This building has been the eyesore of Capital Region for decades. It has fallen victim to false starts and unfulfilled hopes that lacked follow-through. It can easily be said that nearly every person in the Capital Region can identify this building as one of the largest blights of the City's skyline.

Albany County took a bold step in seeking a plan that ensures the property gets into the hands of someone who can do something transformative, once and for all. Two of the Capital Region's most notable and dynamic developers, Redburn Development Partners and Columbia Development, have come forward— a plan that could transform our skyline.

Whether it be Columbia's Renaissance Hotel and 677 Broadway or Redburn's \$150M investment in the region's most historic buildings such as the Kenmore Hotel, 701 River Street, The Wick and countless other historic renovations, these companies can deliver the transformation project that the County, the City and the Capital Region needs.

In addition, their goal extends beyond 143 Montgomery Street. A milestone project in and of itself, this team intends to go beyond. The investments they are making around this building, along with this project, can spark a resurgence of an entire area.

Anything is possible in this region if we work collectively to achieve it. We enthusiastically support this proposal.

Sincerely,

Handwritten signature of Neil D. Breslin in black ink.

Neil D. Breslin
Member of Senate

Sincerely,

Handwritten signature of John T. McDonald in black ink.

John T. McDonald
Member of Assembly

Sincerely,

Handwritten signature of Patricia Fahy in black ink.

Patricia Fahy
Member of Assembly



**CITY OF ALBANY
OFFICE OF THE MAYOR**
24 EAGLE STREET
ALBANY, NEW YORK 12207
TELEPHONE (518) 434-5100
WWW.ALBANYNY.GOV

KATHY SHEEHAN
MAYOR

June 10, 2021

Honorable Dan McCoy
Albany County Executive
112 State Street
Albany, NY 12207

Dear Mr. McCoy:

Please accept this letter of support for the bid by Redburn Development and Columbia Development for the purchase and redevelopment of the building known by many as the Central Warehouse, located at 143 Montgomery Street in Albany, NY.

As you are readily aware the redevelopment and preservation of this building is paramount for a number of reasons - not the least of which is the drastic eyesore it has been in the Capital Region for decades. A public-private partnership is paramount, and the City thanks the County for taking the first step in the process. We are thrilled that a potential project has come forward.

Albany County took a bold step in seeking a plan that ensures the property gets into the hands of someone who can do something transformative, once and for all. We are thrilled that two of the Capital Region's most notable and dynamic developers, Redburn Development Partners and Columbia Development, have come forward with just that – a plan that transforms our skyline. They have the experience to do it and the history that proves what is possible.

Whether it be Columbia's Renaissance Hotel and 677 Broadway or Redburn's \$80 million investment in the region's most historic buildings, including the Kenmore Hotel, these companies can deliver the transformation project that the County, the City and the Capital Region needs.

Their goal extends beyond 143 Montgomery Street. The investments they are making around this building, along with this project, can spark a resurgence of the Warehouse District.

As we both know, anything is possible in this region if we work collectively to achieve it. That is why we are enthusiastically support this proposal.

Sincerely,

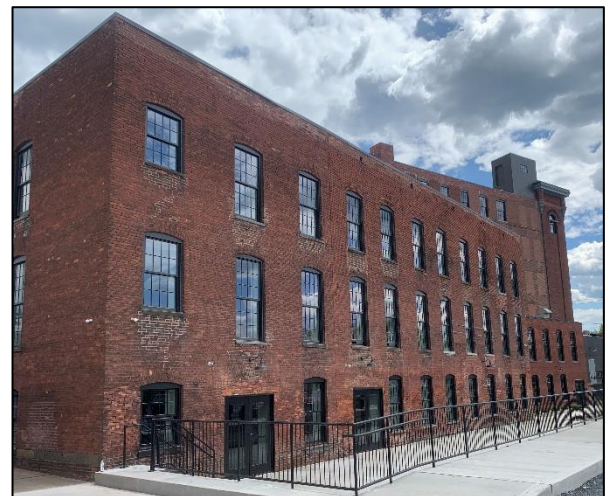
A handwritten signature in black ink, appearing to read "Kathy Sheehan", written over a horizontal line.

Kathy Sheehan
Mayor, City of Albany

EXHIBIT E: Applicant Background Brochures

Redburn Development is leading the next generation of real estate development. Our approach factors in vital criteria from the below mission statements:

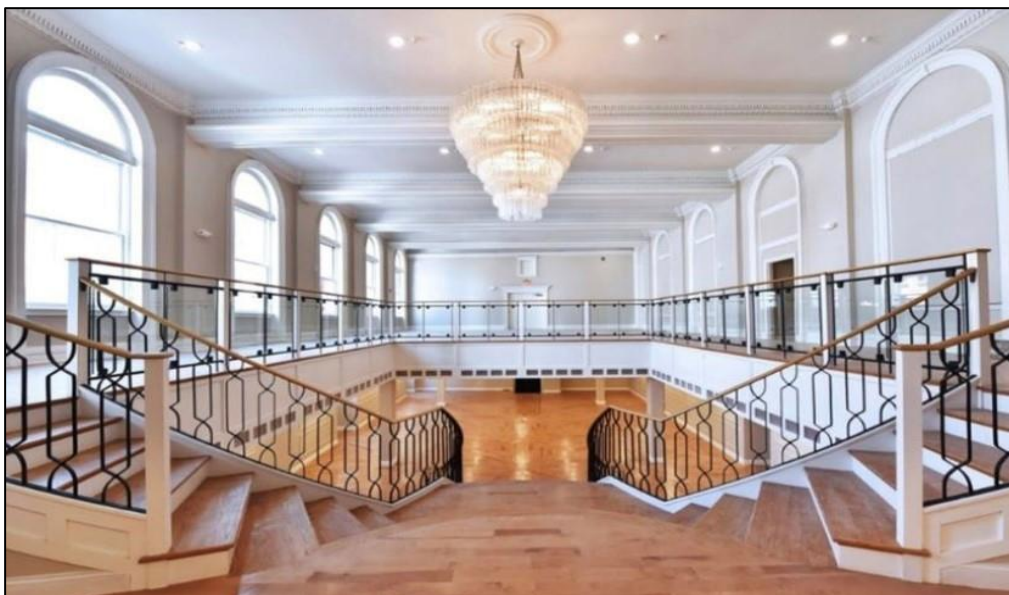
- **Socially Responsible Development:** In the face of fluctuating wages and rising costs, everyone should be able to afford safe and vibrant living accommodations.
- **Historic Preservation:** The history of our communities is part of who we are. Buildings can be repurposed to promote longevity, quality design, and sustainability.
- **Green Energy and Environmental Sustainability:** In the field of development, not enough is being done regarding environmental sustainability. Redburn feels strongly that green energy is an important key to our future. We have developed proprietary techniques that not only save money for our customers but also increase ROI while improving conditions for the environment.
- **Community partnership:** Redburn invests for the long term. We believe in strong, connected, walkable communities. It is vitally important to be a good neighbor to build vibrant communities.





The Downtown Albany Portfolio

In 2021, Redburn Development completed the rehabilitation of nine buildings spread across three vitally important blocks in the heart of Downtown Albany. Totalling more than 500,000 square feet, the transformation resulted in more than 300 apartments, 30,000 square feet of office space, and 200 parking spaces along with six restaurants, wedding and events ballroom, and a concert venue. Featuring historic buildings such as The Kenmore Hotel and Steuben Athletic Club, the \$80 million investment is redefining Albany's urban core.





Columbia
Development Companies

Phone 518.862.9133
302 Washington Avenue Extension
Albany, New York 12203
columbiadev.com

COMPANYOVERVIEW





Columbia Development Companies

BUILD YOUR MOMENTUM

30+

YEARS IN BUSINESS

9M SF

OF DEVELOPED SPACE

\$1.5B

OF COMBINED VALUE

115+

YEARS OF EXPERIENCE

Columbia Development Companies

is a diversified real estate development and advisory group dedicated to creating prime space and iconic projects for our clients and communities.

Specializing in medical, commercial, and retail properties, we strive to create spaces that reflect the mission of the companies we serve. Our diverse team of professionals bring a combined 115 years of experience and offer expertly delivered, full-service design, construction, management and real estate services to our clients. With over 9 Million square feet developed over the last 30 years and a combined value in excess of \$1.5 billion, we deliver a quality product on time and on budget.

Services

PLAN/DESIGN/BUILD

We create and build the new facility for ownership by the client.

LEASE

We create the facility, retain ownership and lease the space to tenants.

TURNKEY

We oversee every phase of the project for client ownership; site, acquisition, planning, approvals, construction and assistance in obtaining financing

JOINT VENTURE/PARTNERSHIP

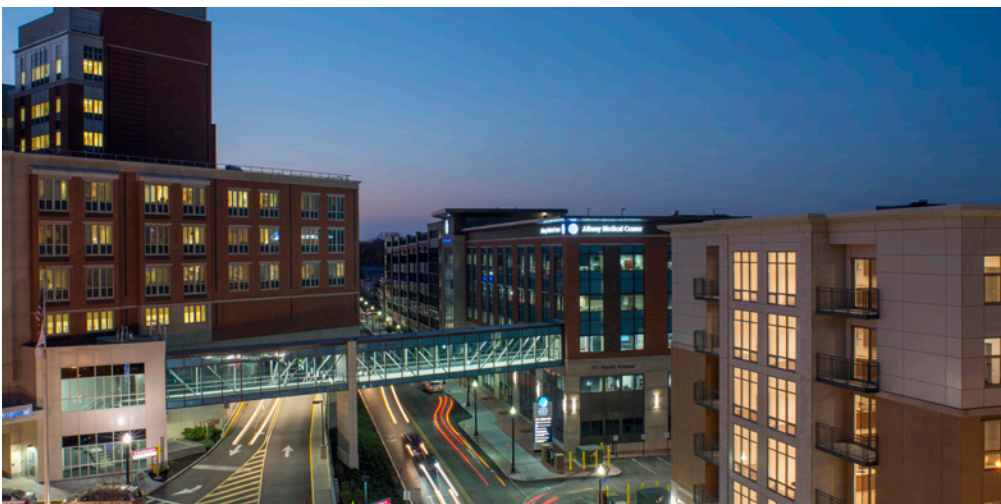
We collaborate with clients in joint arrangements to provide ownership opportunities.

CONSTRUCTION MANAGEMENT

A fee based management delivery system.

MARKET & SITE ANALYSIS

We assist clients in evaluating the next location.





Our Expertise IS OUR PASSION

From Project Inception, Columbia Development functions as a strategic partner, providing a process that expedites creativity and productivity based on its core values of exceptional service and comprehensive planning.

For more than three decades, our firm has established and maintained enduring, mutually rewarding relationships with strategic business partners, financial institutions and industry peers. Our collective goal is to align clients' real estate requirements so that business, financial, and operational objectives are surpassed.



HEALTHCARE

Our Work

Columbia owns and manages a broad portfolio of properties from medical office buildings to mixed-use and retail centers.

New or existing projects, we remain committed to developing responsibly while remaining on the leading edge of technology.



OFFICE



HOSPITALITY



ADAPTIVE REUSE



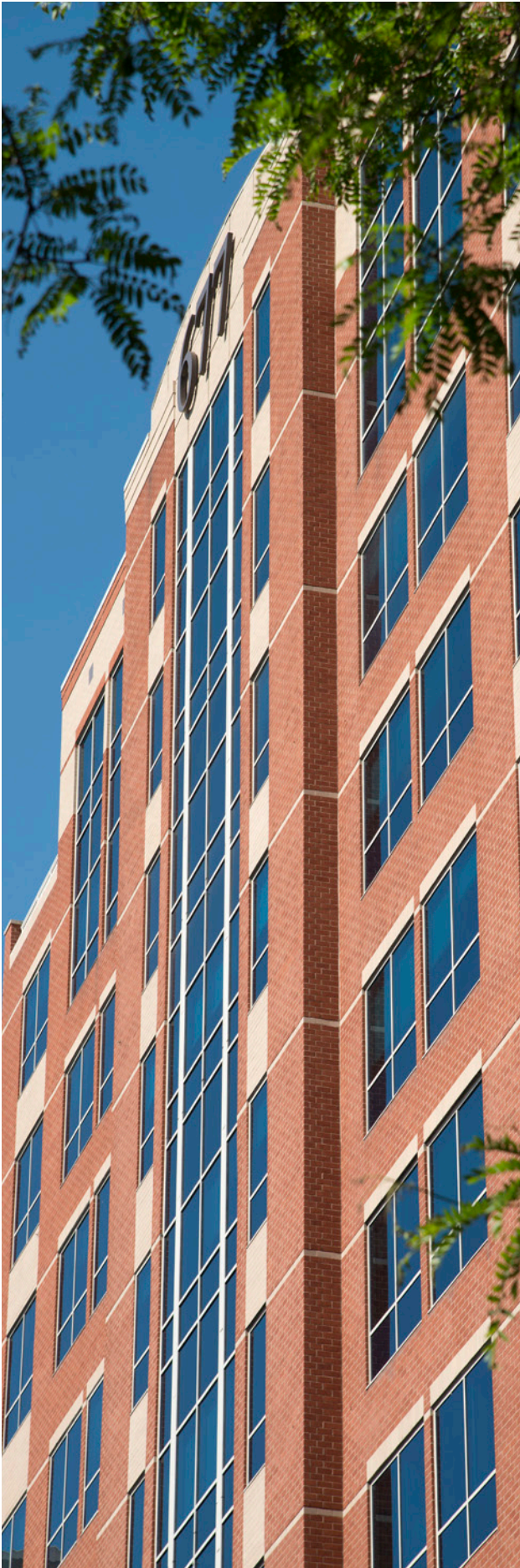
RETAIL



EDUCATION



TECHNOLOGY



Locally Owned and Operated, Columbia Development is considered one of the most knowledgeable and well-respected real estate development firms in Upstate New York.

Our firm has remained focused on transforming the Capital Region in unique and innovative ways earning us a reputation for our ability to find solutions to the most challenging and complex development projects.

Notable Projects - City of Albany

PARK SOUTH / NEW SCOTLAND AVENUE CORRIDOR
\$100 Million, ±500,000 SF, 5-Block, 60+ Tax Parcel, Mixed-Use Office, Medical, & Residential Development

RENAISSANCE ALBANY HOTEL
\$50 Million, 200,000 SF Historic Hotel

WELLINGTON ROW
132, 134-136 & 140 STATE STREET
\$9 Million, 34,000 SF, Historic Mixed-Use, Retail, Office & Residential Redevelopment

67 HOWARD STREET GARAGE
\$7 Million, 100,000 SF, 300 Vehicle Parking Structure

AMC SURGEONS PAVILION - 50 NEW SCOTLAND AVE
\$15 Million, 67,000 SF Medical Building

AMC ADMINISTRATIVE OFFICE BUILDING - 22 NEW SCOTLAND AVE
\$16 Million, 77,000 SF Office Building

16 NEW SCOTLAND AVENUE
\$16 Million, 54,000 SF Mixed-Use Medical Office & Retail Building

PATROON CREEK CORPORATE CENTER
400, 455 & 555 PATROON CREEK BOULEVARD
\$55 Million, ±260,000 SF, 50 Acres, Professional Medical and Office Park

677 BROADWAY
\$24 Million, 176,000 SF Office Building

ALBANY COUNTY FAMILY COURT
\$16 Million, 91,700 SF Office Building

WASHINGTON AVENUE MEDICAL ARTS COMPLEX
1365, 1367 & 1375 Washington Avenue
\$35 Million, 240,000 SF Professional Medical Park

425 NEW SCOTLAND AVENUE
\$3.5 Million, 16,000 SF Medical Office Building Redevelopment

ST. PETER'S HOSPITAL GARAGE
\$18 Million, 442,000 SF, 1,200 Vehicle Parking Structure

EXHIBIT F: Albany County Property Owned by Applicant

Owner Name	Property Name	Address	City	State
16 Sheridan, LLC	The Knick	16 Sheridan Avenue	Albany	New York
1 Steuben Place LLC	The Kenmore	1 Steuben Place	Albany	New York
76 North Pearl LLC	The Kenmore	74 North Pearl Street	Albany	New York
82 N Pearl Assoc. LLC	82 North Pearl	82 North Pearl Street	Albany	New York
93 North Pearl LLC	93 North Pearl	93 - 111 North Pearl Street	Albany	New York
39 Columbia Street Assoc. LLC	39 Columbia	39 Columbia Street	Albany	New York
45 Columbia Street Assoc. LLC	Kennedy Garage	43 - 45 Columbia Street	Albany	New York
55 Columbia Street Assoc. LLC	55 Columbia	55 Columbia Street	Albany	New York
1379 Washington Ave Assoc. LLC	Pine Bush Suites	1379 Washington Avenue	Albany	New York
Redburn RE Holdings, LLC	Fairfield Inn	1383 Washington Avenue	Albany	New York
351 Hudson Avenue, LLC	Lark Hall	351 Hudson Ave	Albany	New York
122 2nd Street Assoc., LLC	Tilley Lofts	122 2nd Street	Watervliet	New York