



PURCHASE OFFER FORM

All Purchase Offers MUST be on this bid form and include proof of funds to complete the purchase. The City reserves the right to reject any and all offers due to litigation, open code issues, unpaid taxes, or a lack of value to the City. All properties will be sold as is and the buyer will be responsible for the repair of sidewalks (if necessary as determined by City sidewalk inspection) prior to closing. The plan for the property should align with the City of Geneva's Comprehensive Plan.

The purchaser is responsible for clearing title along with any costs related to that process. Properties are conveyed to the purchaser with a quitclaim deed. Purchaser will be responsible for filing all sale documents with the County Clerk and/or other relevant bodies. Rehabilitation of existing residential structure repairs must be completed within eighteen (18) months of property transfer.

For any additional information please contact Adam Blowers at acblowers@geneva.ny.us.

Purchase offers will be reviewed by the Property Acquisition and Disposition Committee and scored based on the following criteria and property types:

Surplus Property – Single Family Homes, Vacant Lots Zoned for Residential

- A. Home ownership
- B. Neighborhood enhancement
- C. Tax collection
- D. Operational cost avoidance
- E. Conformance with the Comprehensive Plan and any neighborhood or area specific plans.
- F. Sale price and future taxable value

Surplus Property, Vacant Lot and Development Ready Sites Used for Commercial or Mixed Use

- A. Economic impact of proposal (number of jobs created, businesses housed, offer price, future taxes, etc.)
- B. Housing needs addressed (if housing is a component)
- C. Neighborhood enhancement and achievement of adopted area plans/goals.
- D. Past history of such development
- E. Operational cost avoidance

Once an offering price is accepted by the City Council, purchasers agree they shall not use that price as a reason to grieve or otherwise contest the assessed value of the premises for purposes of real property taxation.

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Name:_____

Address:_____

Phone #:_____

Email Address:_____

Property Bidding On:_____

Bid Price in Numbers:_____

Bid Price in Words:_____

Plans for the Property: Where applicable, please provide examples of how you have maintained or rehabilitated other properties. Attach additional pages as needed, the more information provided the better the City can analyze the potential positive outcome of your proposal. Attach any drawings, sketches, renderings, and photos of the property as it is now and plans following purchase.

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For Residential Property, will the property commit to at least 5 years of owner occupancy?

Describe the impact on the surrounding neighborhood of your purchasing the property:

What is the expected assessed value of the property after development?

How would selling this property reduce City operational costs, by how much?

Describe how this sale and development implements the Comprehensive Plan, or another City of Geneva plan:

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Describe the economic impact of your development plans, how many jobs will be created, businesses housed, etc.:

Describe how many housing units will be created on this site and what markets they will serve:

If your offer includes any contingencies, due diligence time for permits or funding acquisition, deposits, or longer-term options on the property please describe those details below: