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RFP VACANT LAND NIAGARA FALLS

Description: Description of Goods or Services to Be Bid USA Niagara Development Corporation, (USAN) a subsidiary of New York State Urban Development Corporation d/b/a Empire State Development Corporation, seeks proposals for sustainable tourism-oriented development of an approximately 13 acre vacant site in downtown Niagara Falls, NY adjacent to the Seneca Niagara Casino. Proposals may include, but are not limited to, amusement, entertainment, dining and hospitality facilities. The proposal should demonstrate the proposer's capabilities in the financing, construction, leasing and operation of such projects. The site will be long-term net leased to the selected developer with possible renewal options. Proposals must include: 1) detailed conceptual development plans, including a schedule for planning and construction and preliminary elevations and schematics; 2) detailed information on experience of members of development team on similar projects, with reference contacts; 3) detailed financial plans including a comprehensive statement of all sources and uses of funds; 4) projected employment during construction and at the developed site. The goal of the RFP is to have the private sector expeditiously and successfully develop the property in order to create jobs in Niagara Falls, NY, enhance the City as a tourist destination, and provide a return for the State that is commensurable with the fair market value of the property. USAN and ESD will form a selection committee to review all proposals and make it's recommendation for a selected proposer to the USAN Board of Directors. Upon execution of a development agreement, the selected developer must make good faith deposit of One Million Dollars (\$1,000,000) to secure to selected developer's obligations under the development agreement and upon satisfactory completion of development to be applied as lease payments for the site. Interested parties can request a hard copy of the Request for Proposals (RFP) and related information at the address indicated below, a one-time payment of \$50 must accompany the request for the RFP. The RFP will provide detailed requirements for submission of proposals. Information may also be available on USAN's web sight www.usaniagara.com Written proposals must be submitted to USAN on or before 4:00 P.M. local Niagara Falls time on June 1, 2004 at USA Niagara Development Corporation, 345 Third Street, Suite 505, Niagara Falls, New York 14303 Subcontracting Provisions: ESDC's non-discrimination and affirmative action policy will apply. Joint venture arrangements with M/WBE contractors are encouraged.

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Proposal Due: 6/1/2004 4:00 pm

Contract Term: 39 years net, w/options

Location: Niagara Falls, NY

Contact: Richard Usas
 USA Niagara Development
 ESDC
 345 Third Street
 Suite 505
 Niagara Falls, NY 14303
 (716) 284-2556
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