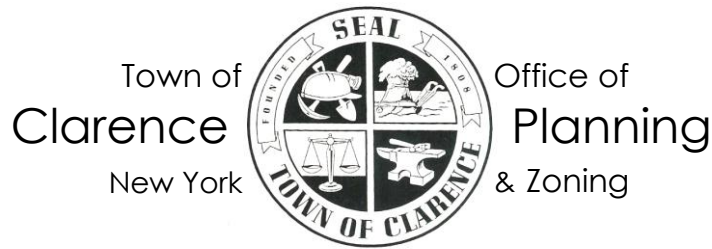


Patrick Casilio
Supervisor

Peter DiCostanzo
Deputy Supervisor



Jonathan Bleuer
Director of Community Development

Lawrence Meckler
Town Attorney

Request for Proposals Agricultural Property for Sale – 6995 Heise Road

Proposals will be accepted until: Thursday, April 18, 2024 at 4:00pm.

Please submit to:

Town Clerk's Office
ATTN: Karen Hawes
One Town Place
Clarence, NY 14031

Questions:

Jonathan Bleuer
Office of Planning and Zoning
Phone- 716-741-8933
Email- jbleuer@clarence.ny.us

Brief

The Town of Clarence currently owns a parcel of conserved farmland that is available for purchase. The opportunity to purchase conserved agricultural land represents an effort by the Town to make farmland available to farmers and to further promote sustainable agriculture practices.

Goals

The goals for this protected parcel include:

- Keeping agriculture land actively farmed.
- Supporting sustainable and viable farm operations.
- Creating opportunities for start-up farmers to start or grow their agricultural business.
- Promoting the diversity of farming and farmers in the community.
- Ensuring that these properties stay available and affordable for farmers.
- Protecting scenic view sheds for public benefit purposes.

Price & Term of the Purchase

Price and term of the purchase must include a proposal for fee simple acquisition of the farmland, including an existing home and agricultural support structures. The Town retains the rights of development, protected by a Conservation Easement in perpetuity.

Selection Criteria

The Town of Clarence will select proposals that best fit the location based on the following criteria:

- Proposed purchase price.
- Business plan and land use management plan for farming operations.
- Proposed farming enterprise described in the proposal should a) be well suited to the size, soils, and configuration of the farmland; b) contribute to the local farm economy; c) be economically feasible; and d) promote sustainable agricultural practices.
- A description of qualifications and experience to execute business and management plans should be included. An income verification acceptable to the Town of Clarence shall be provided to ensure that the interested parties have the financial ability to complete the proposal as identified.
- Proposals should identify proposed use of any structure(s) existing on the property and the proposed maintenance/upgrades required to bring the land to viable agricultural production. Costs and timeframes should be included for these items

If you are interested in purchasing this conserved property, please provide us with a written proposal that addresses each of the aforementioned criteria and includes a detailed acquisition cost as well as land use management plan.

Instructions

Proposals should be forwarded in a sealed envelope to the Clarence Town Clerk's Office, One Town Place, Clarence, New York 14031 and received no later than Thursday, April 18, 2024 at 4:00pm.

Selection Process

The Town of Clarence will acknowledge receipt of all proposals via. The Clarence Town Board will consider proposals on the basis of their proposed completeness and purchase price, and any shortlisted proposals shall then be reviewed on the basis of their proposed implementation of the selection criteria. Should the Town Board choose to do so, shortlisted proposals may be referred to the Clarence Farmland Protection Committee for review and recommendation.

Notes

The Town of Clarence reserves the right to reject any and all proposals. The Town of Clarence does not obligate itself to accept the highest or any other proposal and has the right, within its sole and absolute discretion, to reject any proposal.

Late submissions: Any responses received after the date and time stated will not be considered.

Available Property for Purchase

Weber Farm - 6995 Heise Road: 96.22 acres located on Heise Road, with additional frontage on Lapp Road and Martin Road. Property includes a single-family home, barn, and multiple out buildings.

Parcel Data

Location: 6995 Heise Rd
SBL #: 30.00-3-45.111
Owner: Town of Clarence
Total Acreage: 96.22
Frontage: 870' along Heise Rd
Depth: 2,000 off of Heise Rd
Land Assessed Value: \$375,000
Total Assessed Value: \$465,000
Sewer District: No
Zoned: Agricultural Rural Residential
Agricultural District: Yes (North # 1)

Parcel Imagery

