

**City of Beacon RFP No. 2024-015: Real Estate Broker Services**

**Addendum 1**

*\*\*\* Disclaimer: Certain questions have been modified for ease of readability and/or to omit non-questions. The City reserves the right to publish additional addenda and/or further modify this addendum, according to the provisions of the RFP.*

**GENERAL QUESTIONS**

**Q1:** (i) Would preference be given to a buyer purchasing both firehouses at the same closing?  
(ii) Would such a buyer be given a discount? (iii) Or receive any other benefit or advantage?

**Q1 COB Answer:** (i) The City will entertain all proposals from prospective buyers for either or both of the firehouses and will not prejudge a purchase proposal. (ii) The City reserves the right to negotiate purchase prices and cannot, at this stage, opine whether a buyer offering to purchase both firehouses would be offered a discount in purchase price. However, the City has a fiduciary duty to obtain the best value for its property which is in its best interests. As such, the City may consider more factors than the purchase price. (iii) Presently, the City cannot opine whether a buyer purchasing both firehouses would receive any additional benefits or advantages in purchasing both firehouses simultaneously.

**Q2:** What are the anticipated annual real property taxes?

**Q2 COB Answer:** To be determined.

**Q3:** Whether a prospective firm/broker should consider submitting a response to the RFP provided the firm/broker satisfies the minimum qualifications and submits a complete proposal.

**Q3 COB Answer:** It is the responsibility of prospective firms/brokers to determine whether they should submit a response to COB RFP No. 2024-015. However, the City encourages all prospective firms/brokers to submit a response provided the firm/broker satisfies the minimum qualifications and submits a complete application. Each proposal received by the City shall be evaluated according to Sections 9 and 10 of COB RFP No. 2024-015.

**MASE HOOK & LADDER BUILDING**

**Q4.** Is the parking area behind the firehouse buildable under current zoning, i.e. without the need for a variance? For example, could two new stories of hospitality or residential spaces be added above the existing parking areas? Could a third story be added as long as it is not visible from Main Street?

**Q4 COB Answer:** The City anticipates the existing parking lot will be subdivided from the existing parcel and maintained for public parking under ownership of the City. The property to be sold will consist of the Mase Fire House building with *some* adjacent land but not the entire existing parking area.

**Q5:** Could the front half of the ground floor be limited to retail and the back half (or more) of the building's ground floor be residential?

**Q5 COB Answer:** Yes. Firms are kindly referred to Beacon City Code [§§ 223-41.18A\(1\), \(2\), and \(12\)](#), applicable to the CMS zoning district (i.e., the zoning district Mase Hook & Ladder is located within). In the CMS zoning district, residential units on the ground level of a building shall be located at least 50 feet behind the façade of the building. Only uses permitted by current zoning regulations will be allowed, however, a purchaser may seek an area variance for dimensional non-conformities from the City of Beacon Zoning Board of Appeals.

### **BEACON ENGINE QUESTIONS**

**Q6:** Whether the City would consider selling the parking lot across from Beacon Engine together with the firehouse (i.e., the parking lot located at the intersections of E. Main St, Liberty St, and Spring St., COB Tax Map Parcel No. 6054-38-204702)?

**Q6 COB Answer:** The City is not the owner of the parking lot located at the intersections of E. Main St, Liberty St, and Spring St, known and designated on the City of Beacon Tax Map as Parcel No. 6054-38-204702. Accordingly, the remaining sub-questions in connection with the above question have been omitted.

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