



TOWN OF ULYSSES
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CRITERIA FOR REVIEWING REAL ESTATE OFFERS FROM QUALIFIED BIDDERS
FOR OLD CHURCH- 12/19/17

Bids will be evaluated using the following criteria and scoring. Bidders whose offers and proposals are highly rated may be asked to provide more specific financials to confirm the availability of sufficient resources to implement the exterior renovations consistent with deed covenant.

CRITERION 1: Planned use(s) of Church and adjacent parcel and fit with Comprehensive Plan goals

	Max Points Awarded = 12
Allowable use per zoning	1
Public or non-profit use(s)	3
Private sector use to generate taxable value	4
Use compatible with Comp Plan & historic character of the hamlet	7

CRITERION 2: Plans for complying with environmental and historic deed restrictions

Specific and feasible plan for compliance with environmental restrictions	5
Specific & feasible plans for compliance with historic deed restrictions	5
Plans include retention of interior staircases	5

CRITERION 3: Budget and financing plan for preservation and renovation (beyond the sale price and closing costs)

Feasible budget with reasonable plans for financing renovations	3
Very specific plans and feasible budget & financing for renovations	5

CRITERION 4: Timetable for exterior preservation

Feasible plans for completion	2
Very specific and feasible plans for completion	5

CRITERION 5: Purchase price and qualifications of buyer

Offer very low but buyer appears qualified	1
Offer is reasonable (Town recovers all of its costs) & buyer is qualified	3
Offer is more than others and buyer appears very qualified	5

Max Score 42