



For Immediate Release: 9/05/2018

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**OGS TO HOLD SEALED BID AUCTION FOR FORMER
CHATEAUGAY CORRECTIONAL FACILITY**

Bids due October 17, 2018

New York State Office of General Services (OGS) Commissioner RoAnn M. Destito today announced a sealed bid auction for the state-owned former Chateaugay Correctional Facility in Franklin County at 7874 State Route 11. Bids will be due on October 17, 2018 by 5:00 p.m. A previous bid for the property by Adar Investment Inc. of Canada, which was submitted at a live public auction on July 24, was rejected due to the failure of the bidder to meet contractual obligations.

Complete details, including photos, legal and reference documents, and auction requirements can be found online at www.nysstore.com on the real estate auctions page. Site tours will be conducted by appointment and can be made by emailing land.management@ogs.ny.gov with the preferred tour date, a company name if applicable, the names of the individuals taking the tour, an address, and a phone number where participants can be reached.

Description of the property:

Located approximately six miles south of the Canadian border, the former Chateaugay Correctional Facility consists of approximately 99 acres with 30 structures on the site. The structures, with a combined 98,000 square feet of building area, were all constructed in or after 1990 and are mostly single-story, metal buildings on concrete slab foundations. They were used as administrative offices, and dormitories, as well as medical, dining, kitchen, recreational, vocational, garage, maintenance, and storage facilities. The site is about 30 miles west of I-87, 40 miles west of Plattsburgh, 60 miles south of Montreal, and 200 miles north of Albany. The property is identified on the Franklin County Tax Rolls as 61.00-2-5.

Minimum bid:

\$200,000 with a \$20,000 deposit in the form of a certified check or bank draft made payable to either the Commissioner of General Services or the bidder is required with sealed bid documents. An additional deposit to bring the total deposit to 10% of the bid price will be due within 10 business days after acceptance of the bid.

Terms of sale:

The property is being sold "as-is," with closing required within 60 days of contract approval. Prospective bidders are encouraged to obtain professional advice, prior to the public sale to assure compliance with building codes and any planned use of the property. They are also encouraged to contact a financial institution prior to the auction in order to obtain pre-contract credit clearance and borrowing guidelines.

A 5 percent broker's commission will be paid by the State of New York to a qualified real estate broker who represents the successful bidder at the time of the closing. Bidder and broker affidavits must be submitted with the sealed bid documents.

Bidding Information:

Bids must be received by 5:00 p.m. Eastern Standard Daylight Savings Time Wednesday, October 17. Public bid opening will be 10:30 a.m. Eastern Standard Daylight Savings Time Thursday, October 18 in Albany.

The complete package of required bidding documents, including the terms of sale, may be obtained by contacting:

Email: land.management@ogs.ny.gov

Phone: (518) 474-2195

New York State Office of General Services
Real Estate Services
39th Floor, Corning Tower
Empire State Plaza
Albany, NY 12242

OGS provides a broad range of support services that facilitate the operation of state government and assist local governments, public authorities, and public and private agencies. OGS offers numerous services to clients throughout the Empire State, including property management, design and construction, procurement, and various support services.

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