

Milltown Homes LLC

210 Berkley Avenue
Cohoes, NY 12047
518-423-2705
Anthony@milltownhomes.org

April 27, 2024

City Of Cohoes
Attn: Peter Frangie, Cohoes IDA Executive Director
97 Mohawk Street
Cohoes, NY 12047

Dear Peter,

First I would like to start out by saying how excited we are about this potential project. As someone who grew up in Cohoes I remember going to breakfast with my family every Sunday morning at Golden Krust right after 8am mass at St Bernards church. After the unfortunate fire in March 2006 this site has been a bit of an eye sore. We have come up with a concept that we believe will fit in with the community nicely. Attached you will find a tax map that has been highlighted showing how we visualize the potential for this lot.

The areas highlighted in green represent the current structures that are on the property. Both Two Family homes will be completely remodeled and brought to Milltown Homes standard. We have attached some of our completed remodels that we have already done in Cohoes. The existing metal building we would like to install turf for an indoor practice facility. Residing in the northeast makes it very difficult to practice with our long drawn out winters. The building would then be rented to private clubs, school teams, individual practices etc. This concept would fit great in our city. Bringing new people that may have never even stepped foot in Cohoes. The turf could be used to do soccer drills, baseball practice, lacrosse practice, football practice, you name it. We would give this building a much needed facelift. Major work to be done would include replacing the roof, installing solar panels, heat and fans inside the building.

The area highlighted in orange represents where the old Golden Krust building used to be. With this area we plan to build a commercial building that could house a multi surface court where people could rent gym space to practice basketball, pickleball, volleyball , futsal etc. Similar to our idea with the current metal building mentioned above. This building would also have solar panels installed on the roof.

One might ask, where will everyone park? Highlighted in yellow shows a proposed parking lot in the heart of the property along with a private drive that connects to Pulaski Avenue. This is in addition to the plenty of street parking on Ontario Street, Pulaski Street and Pershing Ave.

Lastly, highlighted in pink are three proposed two family homes. For reference they would look exactly like our building located at 54 Ontario Street. These buildings would be market rate apartments. Each building would have their own driveway with off street parking.

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Milltown Homes is very experienced in remodeling of structures and new construction. We are based out of Cohoes and very loyal to this community. We understand what this cities needs and wants are by being residents of this great city. Here is a list of some of the projects we have completed in our hometown.

- 39 Egbert Street (complete renovation)
- 231 Vliet Street (complete renovation)
- 93/95 Melville Ave (complete renovation)
- 96/98 Melville Ave (complete renovation)
- 52 Park Ave (new two family home)
- 21 Gansevoort Ave (new single family home)
- 54 Ontario street (tear down and constructed new two family home)
- 158 Vliet Street (complete renovation)
- 407 Vliet Street (complete renovation and addition)
- 409 Vliet Street (new single family home)
- 411 Vliet Street (new single family home)
- 19 Dudley Ave (new single family home)
- 4 Fourth street (new single family home)
- 8 White Street (complete renovation)
- 156 Bridge Ave (new four unit residential building)
- 102 Ontario Street (tear down)
- 166 Dartmouth Street (tear down)
- 210 Berkley Ave (new single family home)
- 342 North Mohawk Street (commercial store front)
- 9 Cottage Ave (new single family home)
- 2 Pike Creek (new single family home)
- 7 Rose Court (new single family home)
- LePage's Market (commercial renovation)
- 24/26 Leversee Ave (new construction - townhome)

-2 Randolph St (full home single family renovation)

-106 Berkley Ave (full home single family renovation)

Our timeframe for the current buildings that are highlighted in green would be to immediately start renovation and get those buildings up and running within a year. The areas highlighted in pink would come next. Most likely in 2025. The area highlighted in orange could come at anytime. The biggest thing is to get the two families back up and running ASAP. Getting those two buildings back up and running will show signs of life on that corner again which is much needed!

This project brings many benefits to the city. Immediately the city will benefit from three buildings being back on the tax roll. Within a year or so the city will see three buildings that have been completely renovated. New people coming to the city to practice on our newly installed turf. Which turns into new people spending money in our city. Long term benefits include an additional three two family homes, which is extra tax base. Along with the potential of newly installed gym. Being the parents of three active children in sports we see the demand for inside turf and gym space. It's so important to keep our kids active in a world where technology is taking over.

We hope our concept is one that the IDA would consider moving forward with. With that being said we would like to offer [REDACTED] for the property.

Sincerely yours,



Anthony LePage

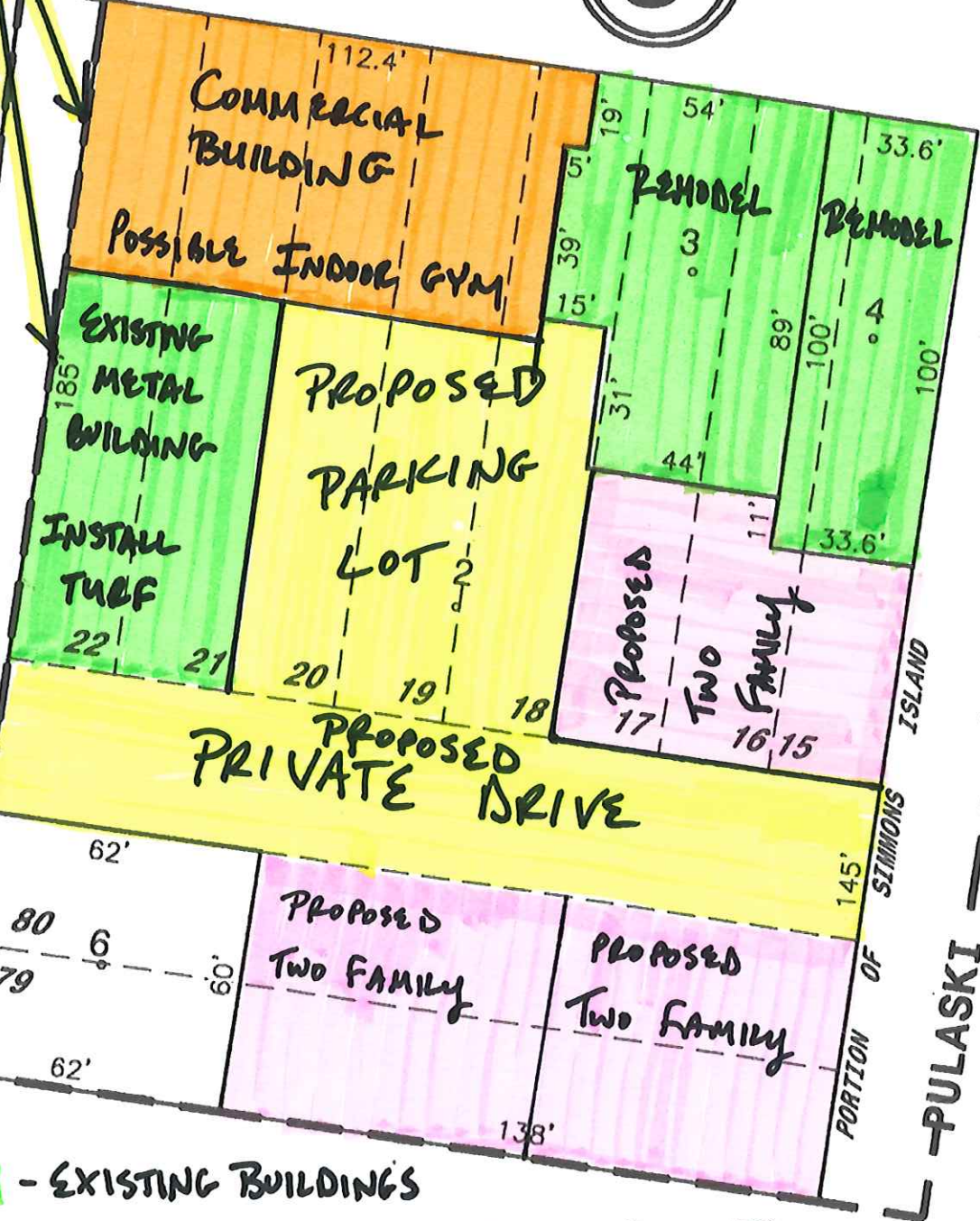
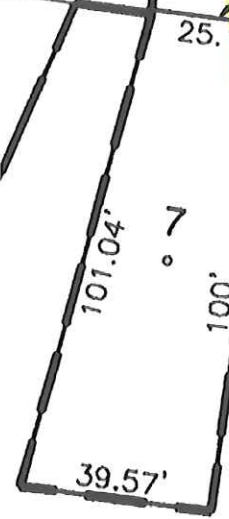
*** INSTALL SOLAR PANELS *
ON BOTH BUILDINGS**

334.8'

STREET

3

NIAGARA MOHAWK
POWER CORP.



PARCEL
3-3-20

10.68
LINE

PULASKI AVENUE

- EXISTING BUILDINGS**
- OLD GOLDEN KRUST BUILDING SITE**
- PROPOSED TWO FAMILIES**
- PROPOSED DRIVEWAY AND PARKING**

MAP





EXHIBIT A: INITIAL DISCLOSURE FORM

This form must be signed and returned with response

1. Exceptions to the RFQ (Please check one of the following)

This Response does not take exception to any requirement of the RFQ, including but not limited to any of the terms of any contracts that are a part of this RFQ

This Response does take exception to requirements of the RFQ or terms of any contracts contemplated thereby. The specific exceptions are listed in a separate attachment.

2. State Debarment List

Is the Respondent on the State of New York's Debarment List?

Yes
 No

3. Occupational Safety and Health Law Violations

Has the Respondent or any firm, corporation, partnership or association in which it has an interest (1) been cited for three (3) or more willful or serious violations of any occupational safety and health act or of any standard, order or regulation promulgated pursuant to such act, during the three -year period preceding the Response (provided such violations were cited in accordance with the provisions of any state occupational safety and health act or the Occupational Safety and Health Act of 1970, and not abated within the time fixed by the citation and such citation has not been set aside following appeal to the appropriate agency or court having jurisdiction) or (2) received one or more criminal convictions related to the injury or death of any employee in the three -year period preceding the Response ?

Yes (If "yes," attach a sheet fully describing each matter).
 No

4. Arbitration/Litigation

Has either the Respondent or any of its principals (regardless of place of employment) been involved for the most recent ten (10) years in any resolved or pending arbitration or litigation?

Yes (If "yes," attach a sheet fully describing each such matter).
 No



Has the Respondent or any of its principals (regardless of the place of employment) ever been the subject of any criminal proceedings?

_____ Yes If "yes," attach a sheet fully describing each such matter.
 X No

6. Ethics and Offenses in Public Projects or Contracts

Has the Respondent or any of its principals (regardless of the place of employment) ever been found to have violated any state or local ethics law, regulation, ordinance, code, policy or standard or to have committed any other offense arising out of the submission of Responses or bids or the performance of work on public works projects or contracts?

_____ Yes If "yes," attach a sheet fully describing each such matter.
 X No

NOTE:

THIS DOCUMENT, IN ORDER TO BE CONSIDERED A VALID RESPONSE MUST BE SIGNED BY A PRINCIPAL OFFICER OR OWNER OF THE BUSINESS ENTITY THAT IS SUBMITTING THE RESPONSE. SUCH SIGNATURE CONSTITUTES THE RESPONDENT'S REPRESENTATIONS THAT IT HAS READ, UNDERSTOOD AND FULLY ACCEPTED EACH AND EVERY PROVISION OF EACH DOCUMENT COMPRISING THE RFQ, UNLESS AN EXCEPTION IS DESCRIBED ABOVE.

Firm Name: ANTHONY LEPAGE Address: 210 BERKLEY AVE COHOES, NY 12047
Signed By: [Signature] Title: OWNER
Date: 4/24/2024 Telephone #: 518-423-2705

* The signatory must be an authorized representative of the Respondent with full power and authority to execute this Disclosure Form.

[Signature]
Signature



EXHIBIT B: LEGAL STATUS FORM

This form must be signed and returned with the Proposal



Please fully complete the applicable section below, attached a separate sheet if you need add and sign this form. This form must be signed and returned with the Proposal.

For purposes of this disclosure, "permanent place of business" means an office continuously occupied and used by the Respondent's regular employees regularly in attendance to carry on the Respondent's business in the Respondent's own name. An office maintained, occupied at Respondent only for the duration of a contract will not be considered a permanent place of business. An

Please Check One:

Sole Proprietorship: <input type="checkbox"/>	Limited Liability Company: <input checked="" type="checkbox"/>	Corporation: <input type="checkbox"/>	Partnership: <input type="checkbox"/>
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If a Sole Proprietorship

Respondent's Full Legal Name:

Does the Respondent have a "permanent place of business" in New York, as defined above?
 Yes No

If yes, please provide full street address (Not a P.O. Box) of that "permanent place of business:
 Street Address:

City:	State:	ZIP Code:
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Mailing Address (if different from Street Address):

City:	State:	ZIP Code:
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Owner's Full Legal Name:

Number of years engaged in business under "Sole Proprietor" or Trade Name:

If a Corporation

Respondent's Full Legal Name:

Does the Respondent have a "permanent place of business" in New York, as defined above?
 Yes No

If yes, please provide full street address (Not a P.O. Box) of that "permanent place of business:
 Respondent's Full Legal Name:

Street Address:

City:	State:	ZIP Code:
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Mailing Address (if different from Street Address):

Cohoes Industrial Development Agency
 IDA-Owned Property Development
 Request for Proposals



Owner's Full Legal Name: <i>ANTHONY LUC LEPAGE</i>		
Number of years engaged in business: <i>9</i>		
Name of Current Officers: <i>KATELYN LEPAGE</i>		
Chief Executive Officer: <i>—</i>		
President: <i>—</i>		
CFO/Treasurer: <i>—</i>		
Secretary: <i>—</i>		
If a Limited Liability Company		
Respondent's Full Legal Name: <i>MILLTOWN HOMES LLC</i>		
Does the Respondent have a "permanent place of business" in New York, as defined above? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
If yes, please provide full street address (Not a P.O. Box) of that "permanent place of business: Street Address: <i>210 BERKLEY AVE</i>		
City: <i>COHOES</i>	State: <i>NY</i>	ZIP Code: <i>12017</i>
Mailing Address (if different from Street Address):		
City:	State:	ZIP Code:
Owner's Full Legal Name: <i>ANTHONY LEPAGE</i>		
Number of years engaged in business: <i>9</i>		
Number of Current Manager(s) or Member(s): <i>2</i>		
If a Partnership		
Respondent's Full Legal Name:		
Does the Respondent have a "permanent place of business" in New York, as defined above? Yes <input type="checkbox"/> No <input type="checkbox"/>		
If yes, please provide full street address (Not a P.O. Box) of that "permanent place of business: Street Address:		
City:	State:	Zip Code:
Mailing Address (if different from Street Address):		



Request for Proposals Number of years engaged in business: <p style="text-align: center;">9</p>
Names of Current Partner(s): <p style="text-align: center;">KATHY LN LEPAGE</p>

Firm Name: MILDTOWN HOMES LLC Address: 210 BERKLEY AVE

Signed By: ANTHONY LEPAGE Title: OWNER

Date: 4/24/2024 Telephone #: 518-423-2705

* The signatory must be an authorized representative of the Respondent with full power and authority to execute this Disclosure Form.



Signature



EXHIBIT C: NON-COLLUSION BIDDING CERTIFICATE

This form must be signed and returned with proposal

The undersigned Respondent acknowledges and agrees that the attached response and offer submitted by Respondent is submitted in connection with the Proposal provided to the CIDA. By submission of this Proposal, each Respondent and each person signing on behalf of any Respondent certifies, and in the case of a joint bid, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of knowledge and belief:

The prices set forth within this Proposal have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other Respondent or with any competitor;

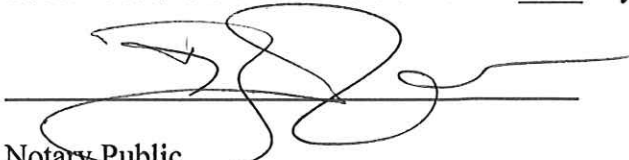
Unless otherwise required by law, the prices which have been quoted in this proposal have not been knowingly disclosed by the Respondent and will not knowingly be disclosed by the Respondent prior to opening, directly or indirectly, to any other Respondent or to any competitor; and

No attempt has been made or will be made by the Respondent to induce any other person, partnership or corporation to submit or not to submit, a Proposal for the purpose of restricting competition.

In compliance with this invitation for bids, and subject to the conditions thereof, the undersigned offers and agrees that the CIDA may rely upon both the within representations and the indemnifications set forth within the hold harmless agreement attached hereto as **Exhibit D**

FIRM NAME MILLTOWN HOMES LLC
ADDRESS 210 BERKLEY AVE
SIGNED BY ANTHONY LEFAYE ^X Anthony LeFaye TITLE OWNER
DATE 4/24/2024 TELEPHONE # 518-423-2705

Subscribed and sworn to before me this 24 day of APRIL, 2024



Notary Public

Ryan Dare
Notary Public, State of New York
No. 01DA6391657
Qualified in Albany County
Commission Expires May 13, 2027

EXHIBIT D: BIDDER HOLD HARMLESS AGREEMENT

Cohoes Industrial Development Agency
IDA-Owned Property Development
Request for Proposals



This form must be signed and returned with proposal

MILTOWN HOMES LLC ("Bidder") hereby agrees that it will indemnify and save harmless the CIDA from and against all losses from claims, demands, payments, suits, actions, recoveries and judgments of every nature and description brought or recovered against the CIDA by reason of any omission or act of the Bidder, its agents, employees, subcontractors in connection with that certain NON-COLLUSION BIDDING CERTIFICATE submitted herewith, to the extent permissible by law. This indemnification shall include all costs and disbursements incurred by the in defending any suit, including attorneys' fees. Furthermore, at the option of the CIDA, as the case may be, the Bidder shall provide defense for and defend all claims, demands and causes of action referred to above, and bear all other costs and expenses related thereto.

FIRM NAME MILTOWN HOMES LLC
ADDRESS 210 BERKLEY AVE COHOES, NY 12047
SIGNED BY ANTHONY LEPAGE ^{X. Signature} TITLE OWNER
DATE 4/24/2024 TELEPHONE # 518-423-2705

Subscribed and sworn to before me this 24 day of APRIL, 2024

[Signature]
Notary Public

Ryan Dare
Notary Public, State of New York
No. 01DA6391657
Qualified in Albany County
Commission Expires May 13, 2027

133715 311111 8
8 WHITE STREET



