



**THURSDAY, DECEMBER 4, 2008**  
**REQUEST FOR PROPOSALS ISSUED FOR MIDTOWN TOWER REDEVELOPMENT**

Mayor Robert J. Duffy is pleased announce that the City today has issued a Request for Proposals (RFP) for the potential sale and adaptive reuse of the Midtown Plaza Tower building. The City is leaving open the possibility that a private developer could successfully make use of the Tower, but also realizes that it may not be part of the final development.

“This tower has a lot of potential and the right developer with the right vision could convert it into a commercially viable property,” said Mayor Duffy. “The vision of our development community is apparent in such projects as Corn Hill Landing, the Temple Building, Sagamore On East, Buckingham Commons and 250south. We want to give our talented community of developers, architects and engineers the opportunity to look at this property to see what could be done with it. But at the end of the day, it might not be part of the final plan. We are simply doing our due diligence.”

The 207,000 sq. ft. building encompasses approximately 20,000 sq. ft. of land area along Broad St., S. Clinton Ave. and Chestnut St. It sits atop a 1,844-space, 3-level underground parking garage. The Tower is at the epicenter of the Midtown Rising development district, which encompasses over 9.9 million sq. ft. of office space and is scheduled for more than \$750 million worth of improvements.

The City will not consider proposals that will leave the Tower in a deteriorated, incomplete or substantially unoccupied condition and the proposals must show that the redevelopment can be completed within a reasonable and established time frame of the overall Midtown demolition schedule. Proposal and developers will undergo a thorough review for economic and construction feasibility. The request also seeks the incorporation of environmentally-sensitive building practices and inclusion of residential construction styles identified in the City’s newly-adopted Housing Policy, where appropriate.

There will be informational meetings and Tower showings related the RFP at Midtown Plaza, 9 a.m., Wed., Dec. 17 and 9 a.m., Thurs., Jan. 15, 2009. The Tower will be open for inspection by interested developers only immediately following the informational meetings until 2 p.m. Interested parties must register for attendance by 4 p.m., Dec. 16, or Jan. 14, 2009, respectively. Contact Susan Lindsay at (585) 428-6407, or email her at [lindsays@cityofrochester.gov](mailto:lindsays@cityofrochester.gov). Admittance to the property may be prohibited if not registered as required.

Proposals must demonstrate a detailed development plan, previous experience, financial strength to undertake the project and the ability to manage the various operational components. The deadline for submitting proposals is 5 p.m., March 2, 2009. Proposals should be sent to City Hall, Economic Development Department, 30 Church Street, Room 005A, Rochester, N.Y., 14614. Prospective developers are encouraged to visit the [www.MidtownRochesterRising.com](http://www.MidtownRochesterRising.com) website to access the RFP and view related attachments, appendices, forms and video. Hard copies of the RFP can obtained by contacting Stephen M. Golding, Manager of Downtown, Economic Development Department, at (585) 428-6895 or at [golds@cityofrochester.gov](mailto:golds@cityofrochester.gov).

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News Media: For more information, contact Stephen M. Golding, Manager of Downtown Economic Development Department at (585) 428-6895 or [golds@cityofrochester.gov](mailto:golds@cityofrochester.gov).