

Request for Proposals
Sale of Property Located at
2030 English Road , Greece, New York 14616
Tax ID # 262800 059.01-2-56

The North Greece Fire District Board of Fire Commissioners invites proposals and price quotes for the purchase of its fire station property: a single lot of approximately 1.07 acres containing the fire station at 2030 English Road, Greece, New York 14616. The property is currently used as a fire station but will be vacant once the Fire District occupies its newly constructed station. Detailed property descriptions, proposer instructions, and conditions of sale are attached to the full Request for Proposals, which is found on the North Greece Fire District Website at www.NorthGreeceFD.com.

PROPOSALS ARE DUE 2:00 PM EDT September 17, 2026

Part I Property Description

The North Greece Fire District, as Seller and acting through its Board of Fire Commissioners, invites proposals to purchase its real property at 2030 English Road, Town of Greece, Monroe County, New York 14616, Tax No. 262800-59-10-2-56. The Property consists of approximately 1.07 acres, measuring about 200 feet by 233 feet, and includes a fire station, all buildings and improvements, and all rights held by the Seller in or related to the premises. No proposals for portions or subparts of the property will be entertained. Proposals must offer to purchase the property in its entirety. The property is currently zoned public land pursuant to Town of Greece Code §211.4 (Zoning)

ALL PROPOSALS MUST COMPLY WITH PART 1 THROUGH 5 OF THE RFP WHICH IS SET FORTH IN ON THE ABOVE WEBSITE AT WWW.NORTHGREECEFD.COM

The proposal process has the following steps: (1) receipt of initial proposals; (2) review of proposals and negotiation with acceptable proposers; and (3) acceptance by the Fire District of the best final offer that meets its needs or rejection of all other proposals.

The property is west of the intersection English Road and Long Pond Road in the Town of Greece , New York. It is within a short travel distance to shopping, restaurants, and public transportation.

Site and Building

The parcel contains a single-story firehouse originally built in 1980's. The exterior is a single-story wood frame structure with brick exterior walls, a slanted roof , a concrete slab foundation. The firehouse contains 1 large dormitory room with 2 offices a kitchen area and two bathrooms. The walls are drywall, the heating system is gas , fuel is gas & electric, and the air conditioning is electric.

Utilities

The property has access to municipal water, sanitary sewer, electric , natural gas, cable, and telephone.

Flood Zone

The determination of whether the property is in a flood zone is the responsibility of the proposer. Proposer should contact the Town of Greece for information regarding any flood zone.

Easements/Encroachments/Encumbrances/Restrictions

Any known easements, encroachments, encumbrances, or restrictions, are what appear in an accurate survey and/or in an abstract of title supplied by Seller to Purchaser..

Environmental

The property will be sold in its “as-is” condition. No claims or representations are being made as to the condition of the property relative to the environmental quality of the land and/or improvements thereon. Purchaser may review all files related to environmental conditions on this parcel and abutting lands. Purchaser assumes all responsibility for compliance with all environmental laws, and assumes the cost of any environmental audit, if desirable.

Current Use and Possession

The property is currently occupied as a working and occupied fire station . Purchaser shall have possession of the Property upon closing, in broom-clean condition, with all keys to the Property delivered to Purchaser at Closing. Purchaser’s possession is contingent upon the Seller’s removal of all equipment from the property and Seller’s possession of the new district facility at 1816 English Road, Greece, N.Y,14616.

Contingencies

Any contract for purchase is subject to approval by the North Greece Board of Fire Commissioners and is subject to a favorable mandatory referendum by registered voters in the North Greece Fire District, and a resolution of that the property is an unlisted action under SEQRA and the sale of the property will have no significant environmental impact.

Assessment and Property Taxes

Attached is the 2026 Combined Town and County tax bill for the property.

Part II Conditions of Sale

The property will be sold in its “as-is” condition, Any other conditions set forth in a contract for sale. All proposals are subject to the terms and conditions of this Request for Proposals.

The North Greece Fire District will pay no broker’s fee, finder’s fee, commission, or other compensation to any party claiming to counsel or represent any proposer regarding the sale and/or development of the property.

No representations will or have been made by the North Greece Fire District that the property meets local, New York State or Federal ordinances, regulations or laws governing development of properties commercially, industrially, or otherwise. All permits, empowerments, permissions and grants necessary for the purchase is at the proposer’s cost and responsibility. Any variances, permissions or grants necessary to meet these requirements are likewise at the selected proposer’s risk, cost, and expense.

Any public utilities or municipalities having facilities under, over, to, through the properties as of the date of the conveyance to the selected proposer shall have the right and easement to continue to maintain,

operate and renew their facilities within the properties.

All costs associated with responding to this Request for Proposals and/or producing written and oral clarification of its contents will be the responsibility of the proposers. The North Greece Fire District will assume no responsibilities or liabilities for these costs.

The North Greece Fire District makes no assertions or warranties regarding the presence, if any, or absence of asbestos, chemicals, hydrocarbons, or other hazardous materials on the property.

This RFP contains a sample contract for sale (Part V) which must accompany all proposals.

Seller will not supply a Property Condition Disclosure Statement.

Part III Instructions to Proposers

All proposers are advised to review all parts of this Request for Proposals and to follow instructions carefully. Proposals that are incomplete, obscure, conditional, irregular, lacking in necessary detail, or containing additions not called for, will be rejected by the North Greece Fire District .

Affidavits and Disclosures

Corporations and partnerships are required to submit with their proposal a Certificate of Disclosure of Corporation or Partnership (Forms 1 and 2, attached to Part IV) listing the name and address of principal officers.

Withdrawal of Proposals

No proposal will be allowed to be withdrawn after the North Greece Fire District has received it.

Rejection or Acceptance of Proposals

The North Greece Fire District reserves the right to unconditionally accept or reject all proposals.

Unacceptable Proposals

No consideration will be given to proposals that are inconsistent with the information required in this Request for Proposals.

Explanations Written and Oral

Additions or deletions to this Request for Proposals will be made known to all proposers via written addenda. The North Greece Fire District will not be responsible for any oral instructions.

Signature of Proposer

Proposals must be completed and signed in ink by the proposer (Purchaser) (Purchaser) or their representative. Corporations, partnerships, or other business entities responding to this Request of Proposals must include a certificate of authority attesting that the individual signing on their behalf was duly empowered to do so.

Proposal Deposit-Initial and Final

1. All accepted proposals must be accompanied by a deposit in the amount of ten percent (10%) of the total gross sum proposal by the proposer. The deposit may be in the form of a certified or cashier's check made payable to the " North Greece Fire District " If the Final Proposal amount is more than the Initial Proposal, an additional deposit representing 10% of the additional amount bid must be submitted with the Final Proposal.
2. The North Greece Fire District reserves the right to retain the deposits of all proposers until the successful proposer has received notice of proposal acceptance at which point deposits will be returned to all unsuccessful proposers. The North Greece Fire District has the right to retain the successful proposer's deposit and use it as a credit against the purchase price at closing.

Other Proposal Conditions/Requirements

1. All proposals will be firm and fixed. The North Greece Fire District by law is required to receive reasonable value for the sale of the property.
2. Proposals misdirected to other locations or that otherwise are not received by the North Greece Fire District by the established due date, for any cause, will be determined to be late and will not be considered.

Schedule

Pre-Proposal Limited Inspection (September 8, 2026)

To arrange a pre-proposal, limited property inspection, please contact Kari Dutton, Secretary at 585 865-2887 or email at 2030English@Northgreecefd.com on or before September 8, 2026.

Prospective proposers or their representatives can attend this pre-proposal limited inspection. It is the proposer's responsibility to inspect all heating, plumbing , air conditioning, electrical and included appliances before submission of a proposal.

Acceptance of Initial Proposals (September 17, 2026)

All initial written proposals must be received no later than September 17, 2026, at 2:00 PM EDT and addressed to North Greece Fire District Secretary Kari Dutton, at 585 865-2887 at 1766 Latta Road, Greece, New York 14612.

Initial proposals will be opened and read aloud on September 17 , 2026, at 2:00 PM EDT in the Fire District Meeting room at the North Greece Fire District Headquarters , 1766 Latta Road , Greece New York 14612.

PROPOSALS WILL NOT BE ACCEPTED AT ANY OTHER LOCATION . Envelopes transmitting proposals must be entitled on the outside: "***Proposal for Purchase of 2030 English Road.*** "

Review and Negotiation of Proposals

The North Greece Fire District will review the initial proposals and negotiate any terms and conditions, the price offered, with those submitting acceptable proposals. A contract of sale will be RFD 2030 English Road (Part I – V) 8252026

awarded to the highest final sale price offered along with other acceptable terms and condition in a proposal deemed acceptable by the North Greece Fire District. A sample contract for sale is provided in Part V of this RFP.

Questions and Information September 15, 2026

All questions and requests for additional information concerning this Request for Proposals should be made in writing to the Fire District Secretary at 2030English@Northgreecefd.com no later than close of business September 15, 2026, or in writing to the Secretary at the North Greece Fire District Headquarters , 1766 Latta Road , Greece New York 14612.

Part IV Proposal Form

Proposers must comply with and provide the information contained in this RFP and Part IV Proposal Form completed and signed by the proposer(s):.

1. General Information

Name of Proposer:

Address of Proposer:

Description of Proposer: (Corporation, Partnership, Association, etc.)

E-Mail Address:

Telephone Number:

Name and Address of any other person/parties collaborating in the submission of this proposal: Letter

of Transmittal

A Letter of Transmittal must accompany each proposal signed in ink by the proposer or a duly authorized representative.

Compensation Offered

Please make your proposal for the property on the line below. Proposals must be for the entire property as described. No proposals for portions or subparts of the property will be accepted.

The proposer hereby offers for the entire property as described the sum of (indicate the dollar amount of the proposal in words and numerals):

_____Dollars (\$

.00) Please print clearly.

Name: _____

Signature: _____

Address: _____

Date: _____

_____ Title: _____

Part V Sample Contract of Sale

WARNING: NO REPRESENTATION IS MADE THAT THIS FORM OF CONTRACT FOR THE SALE AND PURCHASE OF REAL ESTATE COMPLIES WITH SECTION 5-702 OF THE GENERAL OBLIGATIONS LAW ("PLAIN LANGUAGE"). CONSULT YOUR LAWYER BEFORE SIGNING THIS AGREEMENT

Contract of Sale made as of the _day of_ 2026

BETWEEN

THE NORTH GREECE FIRE DISTRICT , a political subdivision, 1766
Latta Road, Rochester New York 14612
hereinafter called "Seller" and

[NAME PURCHASER]

Address: [Address of Purchaser] hereinafter called "Purchaser" or "Purchaser" or "Proposer"

The parties hereby agree as follows:

Premises. Seller shall sell and convey, and Purchaser shall purchase the property, together with all buildings and improvements thereon (collectively the "Premises"), commonly known as 2030 English Road , Greece , New York 14616 tax map designation Tax ID # 262800 059.01-2-56.

Purchase Price. The purchase price is dollars (\$ _____) payable as follows:

Deposit. On signing this Contract, Purchaser shall pay a deposit by check, subject to collection, in the amount of \$ _____. Seller acknowledges receipt of the deposit. Upon agreement between the Purchaser and Seller, the check submitted with the proposal may serve as the deposit if Purchaser gives Seller written permission. Purchaser has delivered or shall deliver within two (2) calendar days after acceptance, the deposit described above, payable to and held in escrow by Raymond S. DiRaddo, Attorney (the "Escrow Agent"), for deposit into the Key Bank IOLA account (the "Bank"). The deposit shall be applied to the Purchase Price at Closing or returned if the proposal is not accepted or if this Contract does not close for any reason not caused by Purchaser's fault. If Purchaser fails to fulfil Purchaser's obligations under this Contract, Seller may retain the deposit and apply it to Seller's damages and may also pursue any other available rights and remedies against Purchaser.

Balance at Closing. All money payable under this contract unless otherwise specified, shall be paid by good, certified check of Purchaser drawn on or official check issued by any bank, savings bank, trust company or savings and loan association having a banking office in the State of New York unendorsed and payable to the order of Seller, or as Seller may otherwise direct upon reasonable prior notice (by telephone or otherwise) or as agreed upon by Seller or Seller's attorney.

Appliances. Included in the sale price is the Stove, refrigerator, microwave in their as is condition. At closing a bill of sale will be provided to Purchaser.

Permitted Exceptions. The Premises are sold and shall be conveyed subject to: (a) Zoning and subdivision laws and regulations, and landmark, historic or wetlands designation, if any (b) Any state of facts an accurate survey or visual inspection might disclose provided the same does not render title unmarketable; (c) Covenants, easements and restrictions of record, if any.

Seller's Representations. (a) Seller represents and warrants to Purchaser that: the Premises abut or have a right of access to a public road; Seller is the sole owner of the Premises and has the full right, power and authority to sell, convey and transfer the same in accordance with the terms of this contract, subject to the contingencies set forth herein. Seller is not a "foreign person", as that term is defined for purposes of the Foreign Investment in Real Properties Tax Act, Internal Revenue Code ("IRC") Section 1445, as amended, and the regulations promulgated thereunder (collectively "FIRPTA"); and Seller has been known by no other name for the past ten years; (b) Seller covenants and warrants that all of the representations and warranties set forth in this contract shall be true and correct at Closing; (c) Except as otherwise expressly set forth in this contract, none of Seller's covenants, representations, warranties or other obligations contained in this contract shall survive closing.

Condition of Properties. Purchaser acknowledges and represents that Purchaser is fully aware of the physical condition and state of repair of the Property included in this sale, based on Purchaser's own inspection and investigation thereof, and that Purchaser is entering into this contract based solely upon such inspection and investigation and not upon any information, data, statements or representations, written or oral, as to the physical conditions, state of repair, use, cost of operation or any other matter related to the Premises or the other properties included in the sale, given or made by Seller or its representatives, and shall accept the same "as is" in their present condition and state of repair, subject to reasonable use, wear, tear and natural deterioration between the date hereof and the date of Closing without any reduction in the purchase price or claim of any kind for any change in such condition by reason thereof subsequent to the date of this contract. Seller has made no representations as to the condition of the premises, nor the possible use of the premises and Purchaser agrees to purchase the property in its "AS IS" condition.

Closing, Deed and Title. (a) "Closing" means the settlement of the obligations of Seller and Purchaser to each other under this contract, including the payment of the purchase price to Seller, and the delivery to Purchaser of a warranty deed in proper statutory form for recording, duly executed and acknowledged, so as to convey to Purchaser fee simple title to the Premises, free of all encumbrances, except as otherwise herein stated. The deed shall contain a covenant by Seller as required by Subdivision 5 of Section 13 of the Lien Law. (b) Seller shall deliver to Purchaser at the time of closing (i) a resolution of its Board of Fire Commissioners authorizing the sale and delivery of the deed, and (ii) a certificate by the Fire District Secretary certifying such resolution and setting forth facts showing that the transfer is in conformity with the requirements of law. The deed in such case shall contain a recital sufficient to establish compliance with that section.

Closing Date and Place. Closing shall take place at the office of Raymond S. DiRaddo, Counsel for the Fire District at 321 Erie Canal Drive, Suite A, Rochester, New York 14626. on or before _____, the actual date and time to be agreed upon between the Seller and the Purchaser.

Transfer Tax, Recording Costs, Mortgage Tax and Closing Adjustments. Seller will pay the real property transfer tax and special additional mortgage recording tax, if applicable. Seller will also pay for the recording/filing of any documents necessary to convey record marketable title. Purchaser will pay for recording the deed and mortgage, and mortgage tax, if any. Excluding delinquent items, interest and penalties, the following will be prorated and adjusted between Seller and Purchaser as of the Closing date.

Contingencies. This Contract is subject to the following contingencies.

Mandatory Referendum and Compliance with SEQRA

This contract and the sale of this property is subject to approval by the North Greece Board of Fire Commissioners, is subject to a favorable mandatory referendum by registered voters in the North Greece Fire District approving the sale of the property, and a resolution of that the property is an unlisted action under SEQRA and a resolution of that the sale of the property will have no significant environmental impact.

Zoning Code Compliance. Seller represents to Purchaser that the Property is currently zoned Public Land Town of Greece Code § 211-4 (Zoning). Purchaser assume all responsibilities for Purchaser's intended use of the property.

Pre-Closing Walkthrough. Purchaser acknowledges that it has exercised its right of inspection and walk-through the Property prior or submission of this purchase and sale contract. Seller shall continue to maintain the Property in the condition existing as of acceptance, through Closing, including, but not limited to, utility service continuation, lawn and landscaping care, and snow plowing.

Closing Date and Place. Closing shall take place at the _____ County Clerk's Office or the offices of Purchaser's lender on or before 20 _____ (the "Closing Date").

Risk of Loss. Risk of loss or damage to the Property by fire or other casualty until transfer of title shall be assumed by the Seller. If damage to the Property by fire or such other casualty occurs prior to transfer, Purchaser may cancel this Contract without any further liability to Seller and Purchaser's Deposit is to be returned. If Purchaser does not cancel but elects to close, then Seller shall transfer to Purchaser any insurance proceeds, or Seller's claim to insurance proceeds payable for such damage.

Title and Related Documents. Seller will deliver at Seller's expense: Not later than five (5) calendar days after acceptance of this Contract by Purchaser and Seller, Seller shall order (i) an abstract of title, fully guaranteed tax and U.S. Court searches, with a local tax certificate for Village or City taxes, if any (collectively the "Abstract") and (ii) an instrument survey map, certified and prepared to meet the Standards of the Monroe County Bar Association and Purchaser's mortgage lender, if any (the "Survey"). Both the Abstract and Survey shall be dated or re-dated after the date of acceptance, and Seller shall endeavor to deliver the Abstract and Survey along with the draft of the proposed deed to Purchaser or Purchaser's attorney within thirty (30) calendar days thereafter, but in any event, not later than fifteen (15) calendar days prior to the Closing Date in Paragraph 6. Seller will pay for such searches to and including the day of Closing; and at the Closing, to Purchaser, a properly signed and notarized, (i) Warranty Deed with lien covenant, (ii) carbon monoxide detector and smoke alarm affidavits, (iii) documents required by law, and (iv) documents required by Purchaser's lender, provided there is no cost or liability to Seller.

Marketability of Title. Seller shall convey good and marketable title to the Property in fee simple, free, and clear of all liens and encumbrances. The Parties acknowledge and agree that good and marketable title to the Property, free and clear of all liens and encumbrances. Purchaser agrees to accept title to the Property subject to: (a) restrictive covenants of record common to the tract or subdivision of which the Property is a part, if applicable. Seller and Purchaser agree that potential objections revealed by the survey furnished shall be resolved pursuant to the "Suggested Title Standards for Treating Discrepancies Revealed by Surveys" of the Monroe County Bar Association.

Insurable Title. Seller shall give and Purchaser shall accept such title as a member of the New York Board of Title Underwriters will be willing to approve and insure in accordance with their standard form of title policy, subject only to matters provided for in this contract.

Objections to Title. If Purchaser raises a valid written objection to Seller's title which indicates that title to the Property is unmarketable and unable to be cured by a fee title insurance, then Seller may cancel this Contract upon written notice to Purchaser, and the Deposit shall be returned in full to Purchaser.

Real Estate Brokers

It is understood and agreed by Purchaser and Seller that no broker brought about this purchase and sale. Purchaser hereby states that Purchaser has not dealt with any broker in connection with this sale and agrees to hold Seller harmless from any claim for such commissions resulting from acts of Purchaser.

Responsibility of Persons Under This Contract; Non-Assignability. This contract may not be assigned by Purchaser without the prior written consent of Seller in each instance and any assignment(s) made without such consent shall be void.

Entire Contract; Miscellaneous. This Contract when signed by both Purchaser and Seller will be the record of the complete agreement between the Purchaser and Seller concerning the purchase and sale of the Property. This Contract may be signed in counterparts. No oral agreements or promises will be binding. Seller's representations in this Contract shall not survive after Closing. If any provision of this Contract is rendered invalid or unenforceable, it shall not affect the validity or enforceability of the remaining provisions. This Contract shall be construed, enforced, and interpreted under the laws of the State of New York, without regard to principles of conflicts of laws.

Title Examination; Seller's Inability to Convey; Limitations of Liability. If Seller is unable to transfer title to purchaser in accordance with this contract, Seller's sole liability shall be to refund all money paid on account of this contract, plus all charges made for (i) examining the title, (ii) any appropriate additional searches made in accordance with this contract, and (iii) survey and survey inspection charges. Upon receiving such refund and payment this contract shall be considered cancelled, and neither Seller nor Purchaser shall have any further rights against the other.

Defaults and Remedies. (a) If Purchaser defaults hereunder, Seller's sole remedy shall be to receive and retain the Deposit as liquidated damages, it being agreed that Seller's damages in case of Purchaser's default might be impossible to ascertain and the deposit constitutes a fair and reasonable amount of damages under the circumstances and is not a penalty. (b) If Seller defaults hereunder, Purchaser shall have such remedies as Purchaser shall be entitled to at law or in equity, including but not limited to, specific performance.

Forum. The parties agree that this agreement will be governed and construed in accordance with the laws of New York State and that the forum for any action or proceeding upon this contract will be the County of Monroe, State of New York.

Miscellaneous. (a) All prior understanding, agreements, representations, and warranties, oral or written, between Seller and Purchaser are merged in this contract; it completely expresses their full agreement and has been entered into after full investigation, neither party relying upon any statement made by anyone else that is not set forth in this contract. (b) Neither this contract nor any provision thereof may be waived, changed, or cancelled except in writing. This contract shall also apply to and bind the heirs, distributees, legal representatives, successors, and permitted assigns of the respective parties. The parties hereby authorize their respective attorneys to agree in writing to any changes in dates and time periods provided for in this contract. (c) Any singular word or term herein shall also be read as in the plural and the neuter shall include the masculine and feminine gender, whenever the

sense of this contract may require it. (d) The captions in this contract are for convenience of reference only and in no way define, limit, or describe the scope of this contract and shall not be considered in the interpretation of this or any provisions hereof. (e) This contract shall not be binding or effective until duly executed and delivered by Seller and Purchaser. (f) Seller and Purchaser shall comply with IRC reporting requirements, if applicable. This subparagraph shall survive Closing. (g) Seller hereby states that no existing mortgage contains any provision that permits the holder of the mortgage to require its immediate payment in full or to change any other term thereof by reason of the fact of Closing (h) This contract is intended for the exclusive benefit of the parties hereto and except as otherwise expressly provided herein, shall not be for the benefit of, and shall not create any rights in, or be enforceable by any other person or entity.

Notices. All notices required hereunder personally or by certified mail, will be served as stated below.

In Witness Whereof, this contract has been duly executed by the parties hereto.

For the Seller: North Greece Fire District

By: _____
Commissioner William Rickman

For the Purchaser:

By: _____ Purchaser Name
Purchaser Title (if applicable)
Purchaser Company (if applicable)

Seller
North Greece Fire District
1766 Latta Road
Rochester, New York 14612
585 865 2887
2030english@northgreecefd.com.

Seller's Attorney
Raymond S, DiRaddo
31 Erie Canal Drive, Suite A
Rochester, New York 14626
585 721 7873
Ramma5@aol.com

Purchaser or Purchaser Name
Address
City, State Zip
Phone Number
Email Address

Purchaser's or Purchaser's Attorney name
Address
City, State Zip
Phone Number