



2016 Niagara Falls Community Development Home Ownership Auction

Auction Date

Thursday, April 14, 2016 – 6:30 pm
City Council Chambers – Niagara Falls City Hall
745 Main Street – Niagara Falls, New York

Informational Session #1

Wednesday, February 18, 2016 – 5 to 7 pm
City Council Chambers – Niagara Falls City Hall
745 Main Street – Niagara Falls, New York

Informational Session #2

Wednesday March 30, 2016 – 5 to 7 pm
City Council Chambers – Niagara Falls City Hall
745 Main Street – Niagara Falls, New York

THE GOAL: We want to help you become a Niagara Falls home owner, complete a successful renovation and to build equity through ownership. The 2016 Niagara Falls Community Development Home Ownership Auction seeks to provide home ownership opportunities in Niagara Falls while rethinking the traditional approach to vacant municipal property and tax foreclosure auctions.

THE CONCEPT: The City of Niagara Falls is auctioning vacant, city owned houses on April 14, 2016, 6:30 pm, at Niagara Falls City Hall (Council Chambers). These homes became property of the City of Niagara Falls due to tax foreclosure. We are excited to connect people with feasible home renovation projects and welcome new homeowners to the City of Niagara Falls.

The February 18 and March 30 informational sessions will provide interested bidders with details about the available houses, the auction process, renovation standards as well as renovation and banking programs that may be of assistance.

Please review the following ownership requirements that drive the purpose of the Niagara Falls Home Ownership Auction Program:

-Successful bidders must agree to own and live in the home as prime occupant for no less than five years.

-Successful bidders must agree to renovate the property to municipal code compliance within 12 months of purchase, unless an extended time period is designated.

-Successful bidders must submit a renovation plan, designating work to be completed by the owner and/or contractors, as well as financial ability to execute the renovation prior to completing the sale agreement with the City of Niagara Falls.

Successful bidders will pay the 2016 city, county and school district taxes for the property at the time of purchase.

-If the above terms are not met after the purchase of the property, ownership will revert back to the City of Niagara Falls.

The properties are being sold, as is, by the City of Niagara Falls to highest bidder, subject to approval of the Niagara Falls City Council and execution of sales agreement with the City of Niagara Falls Legal Department. This auction is not specifically for first time home buyers. Anyone interested in purchasing and renovating the offered homes is welcomed to apply. **Important condition of participation, as specified in the sale agreement: Successful bidders must be current with all City of Niagara Falls property taxes in order to purchase a home ownership auction house.**

PRE-AUCTION

We ask that interested bidders register for the auction by 4 pm on Tuesday April 12, 2016, by completing attached "Registration Form" and submitting it to Seth Piccirillo, Director of Niagara Falls Community Development, at seth.piccirillo@niagarafallsny.gov or via mail: PO Box 69 Niagara Falls, NY 14302 or hand delivery: The Carnegie Building, 1022 Main Street, Niagara Falls, NY. While you can register on the date of the auction, pre-registration is preferred.

INFORMATIONAL SESSIONS: The informational sessions on February 18 and March 30 are designed to walk prospective bidders through both the auction and renovation processes. Auctions International, Inc. Staff will be present to answer any and all questions about the actual auction day. Niagara Falls Community Development Staff will be there to discuss the post auction process and to provide information on applicable banking and renovation programs. Informational packets are also available at The Niagara Falls Community Development Department offices (The Carnegie Building, 1022 Main Street, Niagara Falls, NY) and the following websites:

www.nf-cd.org

www.live-nf.com

www.niagarafallsusa.org

www.auctionsinternational.com/liveauctions

PROPERTY DETAILS: Each auctioned house has a property attribute sheet with a photo, tax information and basic information. These sheets are attached to this informational packet and available online at the links listed above.

PROPERTY WALK THROUGHS: Interested bidders can schedule property walk-throughs by contacting Seth Piccirillo, Director of Niagara Falls Community Development, at (716) 286-8801 or seth.piccirillo@niagarafallsny.gov. The City of Niagara Falls is providing code violation reports for each house to help interested bidders better assess renovation needs and costs.

AUCTION DAY

HOW AUCTION DAY WORKS: This will be a live auction moderated by Auctions International, Inc. All participating bidders are asked to be at City Hall by 6 pm to fully register for the auction. We anticipate a large number of attendees and your prompt arrival and pre-registration is much appreciated.

Condition of registration: a \$500 bidder bond, via certified check or money order, if the individual successfully bids on a property. The \$500 will be held in an account and returned to the home owner upon the City of Niagara Falls' final inspection of the renovation. If the sale and renovation does not move forward due to the successful bidder not completing the sale and/or renovation process, the \$500 will not be returned.

Upon registration, participants will be given a numbered paddle for the actual bidding. The auctioneer will begin bidding for each property at 85 percent of assessed value. The first bid will determine the actual scope of the bidding.

Successful bidders **do not** take ownership on the actual auction date, however a \$500 bidder bond will be required for any successful bid, via certified check or money order, payable to:

The City of Niagara Falls
PO BOX 69
Niagara Falls, NY 14302-0069

Please do not plan to submit this payment in cash. All participating bidders will be required to show proof of the \$500 bond prior to being registered on the day of the auction.

On the auction date, successful bidders are also required to pay 10 percent of the bid amount to:

Auctions International, Inc.
11167 Big Tree Rd
East Aurora, NY 14052

This payment is an auction fee and not associated with the purchase price to the City of Niagara Falls at closing. Payments can be made via cash, certified check or money order to Auctions International. This payment is non-reimbursable.

On the day of the auction, successful bidders will sign a commitment letter with Niagara Falls Community Development Staff and schedule a meeting to discuss the renovation plan and time line.

To Restate: Please be prepared to have two separate methods of payment: 1. \$500 bidder bond to the City of Niagara Falls 2. 10 percent of the successful auction price paid to Auctions International, Inc.

POST AUCTION DAY

Community Development Staff is blocking out time on the following days for meetings with successful bidders to ensure the process moves as quickly as possible. Please be prepared to schedule a meeting time of one hour. If you cannot meet during standard business hours, we will work to accommodate your schedule.

Monday, April 18, 2016 – 9 am to 2:30 pm
Tuesday, April 19, 2016 – 9 am to 2:30 pm
Wednesday, April 20, 2016 – 9 am to 2:30 pm
Thursday, April 21, 2016 – 9 am to 2:30 pm
Friday, April 21, 2016 – 9 am to 2:30 pm
Monday, April 25, 2016 – 9 am to 2:30 pm
Tuesday, April 26, 2016 – 9 am to 2:30 pm
Wednesday, April 27, 2016 – 9 am to 2:30 pm
Thursday, April 28, 2016 – 9 am to 2:30 pm
Friday, April 29, 2016 – 9 am to 2:30 pm

Once the renovation plan is submitted and reviewed, the sale agreement will be presented to the Niagara Falls City Council for approval and executed by the Niagara Falls Legal Department. We expect the entire process to be completed within three months.

WHAT IS EXPECTED AT THE TIME OF CLOSING? On the day that successful bidders sign the sale agreement with the city, the following payments are to be submitted, via check or money order, to the City of Niagara Falls:

-The full purchase amount.

-Property taxes for the full year (Important Note: The new owner is NOT responsible for back taxes on the property, only 2016 city, county and school district taxes. The tax amount is not prorated. Regardless of the purchase date, the purchaser is responsible for the full 2016 tax amount*).**

-\$39 recording fee

-\$125 RP-5217 fee

-Transfer fee (rate is \$2 per every \$500 of consideration)

Please also be prepared to have home owners insurance and to activate all utilities associated with the property at the time of transfer.

THE PURPOSE OF THE APPROVED RENOVATION PLAN: We want new owners to be successful and to experience a straight forward home renovation. Niagara Falls Community Development renovation specialists have extensive experience and can guide successful bidders through the permitting, insurance, contracting and renovation process. We are here to help.

RESOURCES FOR HOME OWNERS:

DEFERRED LOANS

The Niagara Falls Community Development Department, Niagara Falls Neighborhood Housing Service, Inc. Highland Community Revitalization Committee and Center City Neighborhood Development Corporation offer deferred loans funded by the United States Department of Housing and Urban Development and New York State renovation grants to income eligible applicants. The deferred loan, up to \$32,500, can help owners renovate their homes, including those purchased at the home ownership auction. Renovation staff members will attend both information sessions to provide information about the programs and to start the pre-qualification progress for interested individuals.

THE CAROLYN VAN SCHAIK HOME OWNERSHIP CENTER

This program, conducted by Niagara Falls Neighborhood Housing Services, Inc., connects new homeowners to applicable bank and counseling programs that makes the transition to ownership much easier. For more information contact the Home Ownership Center at the Neighborhood Housing Services Office, (716) 285-7778.



HOME OWNERSHIP AUCTION REGISTRATION FORM

Name: _____

Current Address: _____

Phone Number: _____

Email: _____

If you are a current residential or commercial property owner in the City of Niagara Falls, please list the addresses of your properties below:

Condition of registration: a \$500 bidder bond, via certified check or money order, to the City of Niagara Falls, if the individual successfully bids on a property. The \$500 will be held in an account and returned to the home owner upon final inspection of the renovation. If the sale and renovation does not move forward due to the successful bidder not completing the process, the \$500 will not be returned. On the auction date, successful bidders are also required to pay 10 percent of the bid amount to Auctions International, Inc. Certified checks, money orders and cash payments will be accepted by Auctions International, Inc.