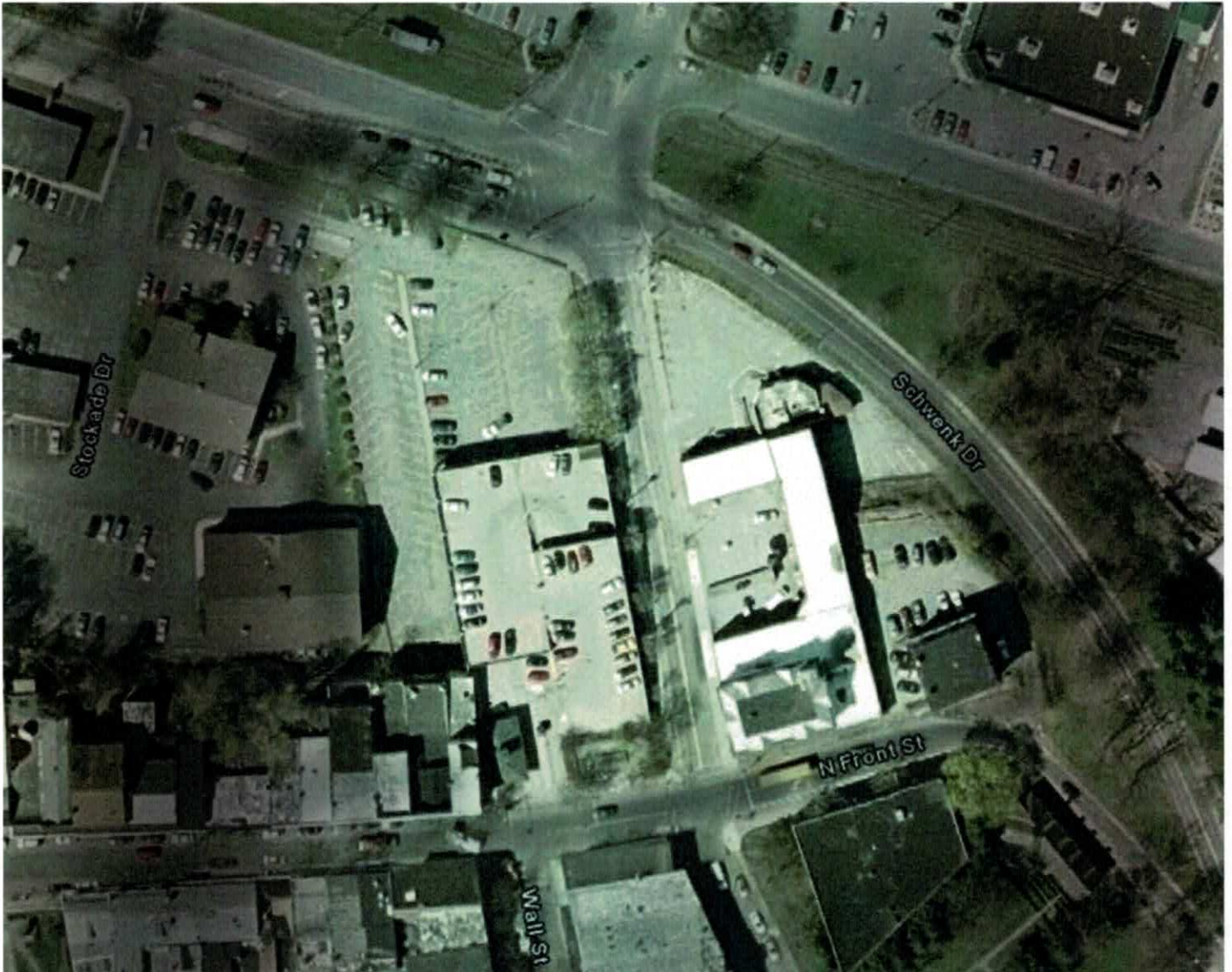


R. F. Q.

RE-DEVELOPMENT OF EXISTING
UPTOWN PARKING SITE



October 27, 2016

Mr. Brian J. Woltman
City of Kingston Purchasing Department
City Hall – 420 Broadway
Kingston, NY 12401

Re: Request for Qualifications on Lots on 77 and 21 North Front Street, Kingston, NY (aka Kingston Garage Site).

Dear Brian,

This letter is to establish our interest in the redevelopment of the Former Uptown Garage Site located 21 North Front Street.

We are aware of the City of Kingston's requirements for a minimum of 200 parking spaces, street level commercial, retail and dining establishments, the need to comply with the review of the New York State Historic Preservation Office and the adoption of Sustainable Energies. It is important to note that the height of this Scheme does not exceed the base of the Dutch Reform Church steeple.

Also attached are plans and elevations of a Scheme that was presented to the City of Kingston during the Sottile and Gallo administrations. These ideas were the result of many meetings and conversations with local business people, Aldermen, Economic Development Representatives, County Administrators and citizens of Kingston.

The cost of this Scheme was between \$25 Million and \$31 Million, depending on whether the building was a 200 room Hotel with Conference Center, or 72-92 apartments. Both ideas include approximately 360 parking spaces and 26,000sf of retail/commercial on the street level.

Our Proposal is to enter into a 2-year Option agreement with the City of Kingston for a nominal annual fee. This keeps the site open for Public parking, and/or, parking fees for the City of Kingston while we put together the approvals and lease/financial agreements necessary to fund the development.

This is a "win-win" proposition for the City of Kingston, you maintain Ownership, create an income and give us the contractual control required to invest considerable time and money towards the final scope of work to be mutually successful. Our interests span further than the successful development of this site. Our Team has 5 other properties in the Uptown area including our Offices. We are here to stay.

Thank you for your consideration.

Andrew Wright, Managing Member
Blue Stone Realty LLC

[Blue Stone Realty LLC + 200 Fair Street + Kingston + New York + 12401](#)

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Letter of Interest:

- States Property of interest
- Confirms Scope of Project
- Addresses con
- Concept moving forward

Project Team:

Resumes:

- Wright Companies
- Andrew W. Wright
- Robert S. Kapito

List of ProjectS:

Narrative of Function:

Financials:

THE PROPOSED PROJECT TEAM

Development Team:

BLUESTONE REALTY, LLC
Andrew Wright, Managing Member
(Lead Company for this Project)
200 Fair Street Kingston, NY 12401
845.338.3383

ROBERT KAPITO
President of BlackRock Inc.
40 East 52nd Street NY, NY 10022
212.810.5300

WRIGHT BUILDERS INC.
200 Fair Street
Kingston NY 12401
845.338.3383

Architectural Team:

WRIGHT ARCHITECTS, PLLC
200 Fair Street Kingston, NY 12401
845.338.3383 914.389.3893

Consultant Engineers (under consideration):

Brinnier & Larios P.E.
67 Maiden Lane Kingston, NY 12401
845.338.7622

The Chazen Companies
21 Fox Street Poughkeepsie, NY 12601
T: 845.454.3980

Earth Sensitive LLC
PO Box 3
Skaneateles, NY 13152
315.253.3779

WRIGHT COMPANIES

WRIGHT COMPANIES – Andrew Wright Principal

Bluestone Realty, LLC –Managing Member

Wright Builders Inc. – Principal

Wright Architects - Principal

Kingston, NY

Mr. Wright has over 35 years of architectural, construction and development experience specializing in the design/build process. Early in his career he developed a format to be the Construction Manager for the projects he designed. This design/build format has awarded him an excellent reputation in both the Architectural and Construction Management field over the 30 years he has run his own business.

Most of Mr. Wright's clients have worked with him over decades, and in some cases generations, due to his attention to detail and bringing construction costs within budget. Whether the project is a single-family residence or a multi-use development, his ethics and extensive knowledge of Architecture, Construction and Finance has proven to be successful.

Mr. Wright has been living in Ulster County for over 25 years and is an active member of the community. His dedication and interest in seeing Ulster County thrive prompted him to engage in various development projects throughout the County. He has invested and developed 5 Properties in Uptown Kingston, and 3 more Projects in the surrounding Kingston area. In every Project, he improved the economics of the buildings and their areas.

A major component in all of Mr. Wright's projects, whether for private clients or developments, is the use of local trades and suppliers. This is not only good for the local economy, but is a major element for green building technology.

ANDREW W. WRIGHT

EXPERIENCE

Principal
WRIGHT ARCHITECTS, PLLC
Kingston, New York

Principal
WRIGHT BUILDERS, INC.
Kingston, New York

Principal
PROPOSITION: ARCHITECTURE, P.C.
New York, New York

Project Architect
HELLMUTH, OBATA & KASSABAUM
New York, New York

Project Architect
ITTNER & BOWERSOX
St. Louis, Missouri

Architect
SKIDMORE, OWINGS & MERRILL
Chicago, Illinois

PROFESSIONAL AFFILIATION

Registered Architect: New York New Jersey Illinois Colorado
 Connecticut U.S. Virgin Islands Texas Michigan
Certified with the National Council of Architectural Registration Boards
New York Chapter, American Institute of Architects.

HONORS/PUBLICATIONS

Winner of the Stanford White Award, New York City
Architecture Award, 1992, Orange County Association of Realtors
Winner of the Harvard and Reynolds Competition
AIA Regional Design Award, Agriculture School, Kirksville, MO
Washington University Works, St Louis, MO

EDUCATION

Washington University, St. Louis, Missouri, Master of Architecture
Iowa State University, Ames, Iowa, Bachelor of Architecture

[Blue Stone Realty LLC + 200 Fair Street + Kingston + New York + 12401](#)

ROBERT S. KAPITO

Director/President

BlackRock
New York, NY

Financial-Investment Brokerage Firm
President since September 2007
Director since 2006

Robert S. Kapito, Director since 2006, has been President of BlackRock since September 2007, and prior to September 2007 had served as vice chairman of BlackRock and head of its portfolio management group since its formation in 1998 and of BlackRock's predecessor entities since 1988. Mr. Kapito is also a member of BlackRock's executive committee and serves as president and a director of several of BlackRock's closed-end investment companies.

Prior to founding BlackRock in 1988, Mr. Kapito was a Vice President in the Mortgage Products Group at The First Boston Corporation. Mr. Kapito joined First Boston in 1979 in the Public Finance Department. Mr. Kapito left First Boston to complete his MBA degree and returned to the firm in 1983 in the Mortgage Products Group. While with the Group, Mr. Kapito initially traded mortgage securities and then became the head trader of collateralized mortgage obligations (CMOs). Ultimately, Mr. Kapito became head of the Mortgage Capital Markets with responsibility for marketing and pricing all of the mortgage-backed and asset-backed securities underwritten by First Boston. In 1982, Mr. Kapito worked as a strategic consultant with Bain & Co. and with two other private companies in Europe.

AFFILIATIONS

Chairman of the Hope & Heroes Children's Cancer Fund
President of the Board of Directors of Periwinkle Nation Theatre

EDUCATION

Harvard University, MBA
University of Pennsylvania the Wharton School, BS in Economics

LIST OF PROJECTS

List of Projects by Wright Architects & Wright Builders (between \$1 Million and \$20 Million), Please note that names, address, costs and Client contacts are withheld by request for privacy. If we are chosen, we can arrange a tour of Projects of interest.

Residential Projects

Irving Place Townhouse, New York, NY
Murray Hill Loft, New York, NY
Franklin Lakes Villa, Franklin Lakes, NJ
Buck Hill Falls Development, Buck Hills, PA
Sands Complex, St. Croix, U.S. Virgin Islands
Shoys Project, St. Croix, U.S. Virgin Islands
Turtle Bay Development, St. Croix, U.S. Virgin Islands

Commercial Projects

Wolf Paper & Twine Company, Chelsea, NY
Primo Piatto Restaurant, Long Island, NY
Horse Farm, Pine Bush, NY
New Age Health Spa, Neversink, NY
Tennessee Mountain Restaurant, SoHo, NY
Alom Electrical Company, Brooklyn, NY
Law offices, New York, NY
GTE Operations Building, Stamford, CT
Knights of Columbus Memorial Hall, Washington, MO
Boys Town of Missouri, St. James, MO
Agricultural School Addition – NMSU, Kirksville, MO

Current Projects

Private Brownstone Historic renovations and addition., New York, NY
Waterside Villas, Monroe Township, NJ
Residence, Great Island, MA
Best Western, Kingston, NY
Net-Zero Residential conversion, Tuxedo Park, NY
Renovation of 3 Condominiums, Telluride, CO
Coop renovations, New York, NY
Historic Church restoration, New York, NY

NARRATIVE OF FUNCTION

Lower Level – Schwenk Drive

Parking for Hotel/Residential use (approximately 120 spaces). Mechanicals and Lower lobby of living above.

Middle Levels 2 and 3 – Public (metered) Parking

This level is totally devoted to Public Parking.

To enter this level, you use the ramp situated at the Schwenk Drive intersection (between car entrance and bus exit). The ramp is covered to avoid wet and ice situations and serves approximately 240 spaces. With easy access to the Stair/elevator Pedestrian Core along the West Lot Line and connected to the Pike Plan overhang so shoppers can come and go without fighting the elements.

North Front Street Level and Upper Levels

This level is at grade with the Stockade Area.

For the front Building, we have created Commercial Store fronts along North Front Street using Historically correct vocabulary. The upper three floors would be Residential.

Wall Street axis is extended as a pedestrian way that ends in a Public Park Terrace overlooking the mountains to the North, available to everyone during the Day, and secured at Night.

The rear, or North Building, is a Residential tower (8 floors high) is tucked along the Eastern edge of this terrace. Above the Residential tower is a Restaurant open to the Public to capitalize on the views of the mountains.

The Primary goal of this arrangement is to interweave movement between people and vehicles to create a safer space in the Stockade Area while honoring the Historic and unique quality of Kingston's Uptown.

FINANCING

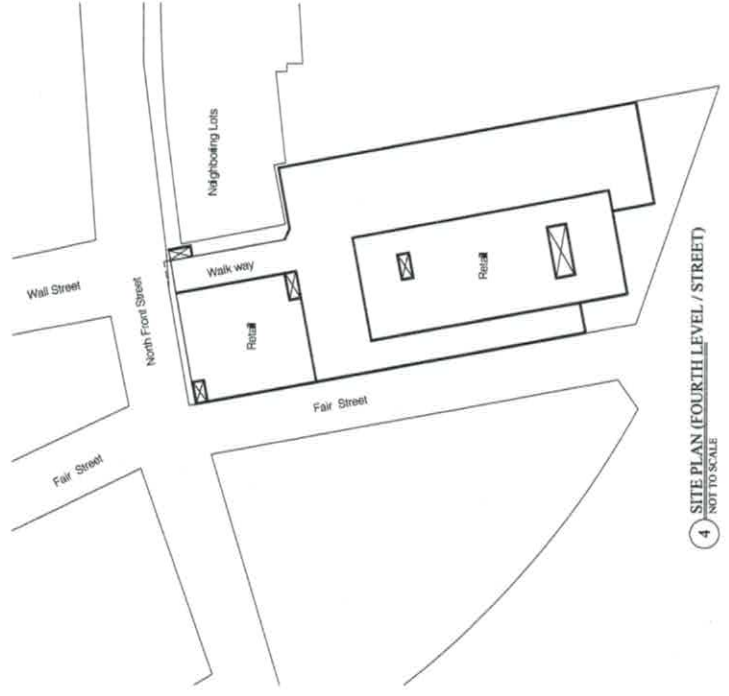
Since this project will require a reasonably complex combination of public (grants, tax credits and Non-for -Profit partnerships) and private financing with long term lease agreements (or at least commitments) among some initial tenants to be worked out prior to the start of the project, we are unable to establish a detailed funding statement at this time. In fact, besides a funding statement, one of the next logical steps is a detailed financial plan covering a wide range of items from tax impact, to up front costs, to lease costs, to the timing of funding.

Specific to private capital, Mr. Kapito, as President of BlackRock Inc. is our financial partner. BlackRock is a publicly traded company. Mr. Kapito and his team, after further analysis, will establish how the private financing is distributed between his personal wealth and those of his investment funds.

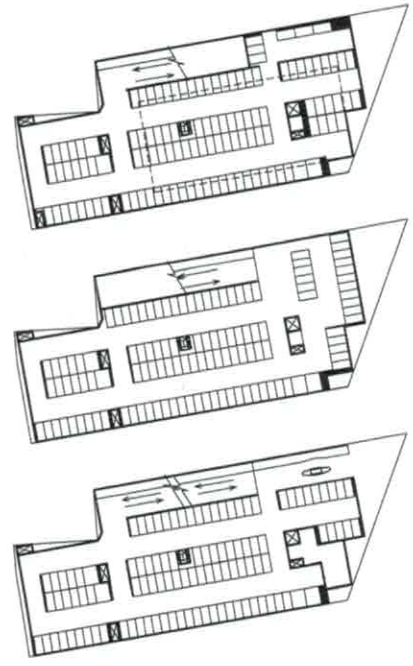
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BUILDING FLOOR DESCRIPTION	
LEVELS	USE
1 TO 3	PARKING
4 (Street)	RETAIL
5 TO 10	RETAIL / HOTEL
11	RESTAURANT / TERRACE

Property Data
Address: 21 North Front St Kingston NY, 12401
Zone: Central Commercial
Lot Size: 1.40 Acres (60,984 SF)
Approx. 350 ft x 170 ft
Tax ID: 48.80-1-26
FAR: 2.8



4 SITE PLAN (FOURTH LEVEL / STREET)
NOT TO SCALE

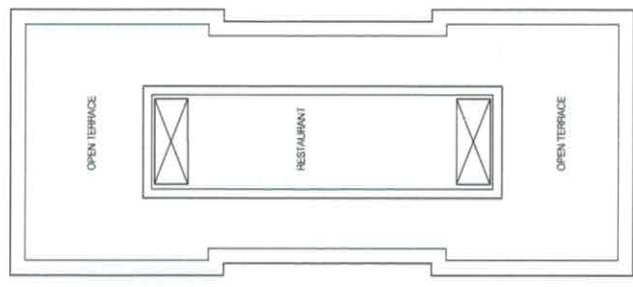


ENTRY LEVEL
118 parking spaces

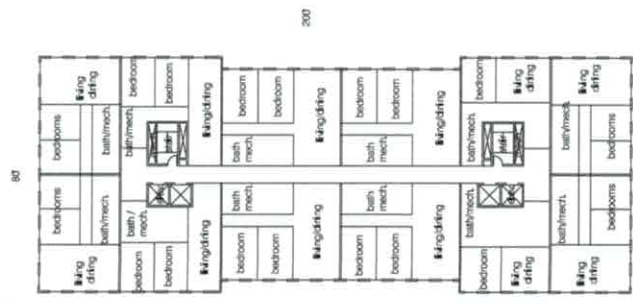
2ND LEVEL
120 parking spaces

3RD LEVEL
120 parking spaces

1 PARKING LAYOUT
1/64" = 1'-0"

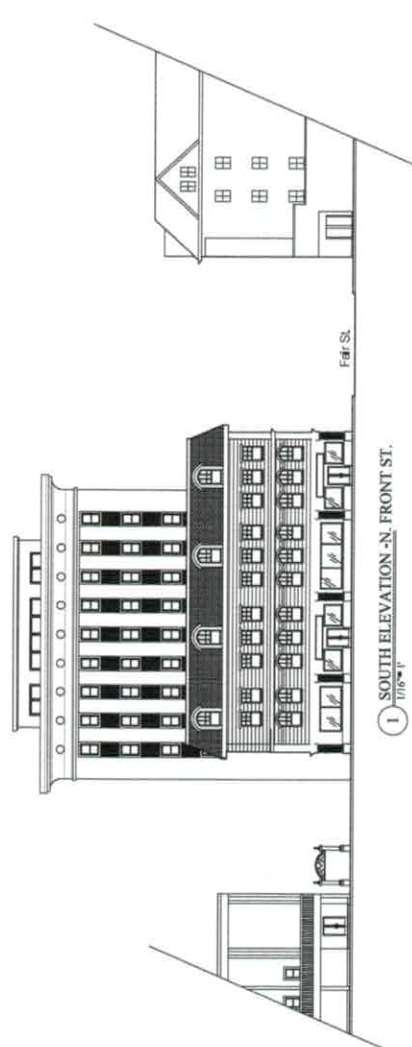


3 RESTAURANT & TERRACE (LEVEL 11)
NOT TO SCALE

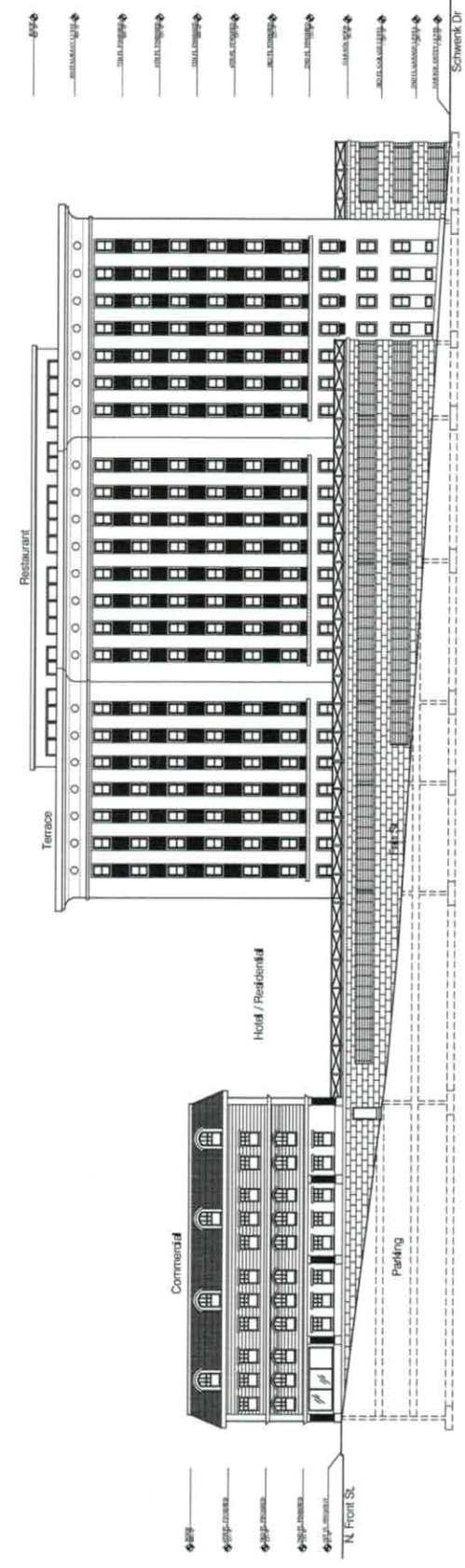


2 TYPICAL FLOOR PLAN @ APARTMENTS (LEVEL 5-10)
NOT TO SCALE

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1 SOUTH ELEVATION - N. FRONT ST.
 1/16" = 1'



1 EAST ELEVATION
 1/16" = 1'

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- ◆ 1000 - 1001

Comment #
 Hold / Resident #
 N. Front St.
 Parking
 Fair St.
 Schwerk Dr

Restaurant

Terrace

Hold / Resident #

Parking

Fair St.

N. Front St.

Schwerk Dr

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W R I G H T
ARCHITECTS
200 FAIR STREET
KEESON, NEW YORK
P . 516 . 238 . 2300
FAX . 516 . 238 . 1333

