



**Request for Expressions of Interest (RFEI)  
Exit 29 Redevelopment Project  
Village of Canajoharie, Montgomery County, New York**

**October 2018**

RFEI Release Date:	October 2, 2018
Question Submission Deadline:	October 16, 2018
Response to Questions:	October 23, 2018
Due Date for RFEI Submissions:	November 16, 2018

Montgomery County Contact:  
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Montgomery County Business Development Center  
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Exit 29 Redevelopment Project RFEI  
County Executive Matthew L. Ossenfort

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**TABLE OF CONTENTS**

1.0 PROJECT BACKGROUND ..... 1

2.0 SITE GOALS AND DEVELOPMENT OBJECTIVES ..... 6

3.0 RESPONSE TO RFEI REQUIREMENTS AND SUBMISSION INSTRUCTIONS ..... 7

4.0 GENERAL PROVISIONS ..... 8

## 1.0 PROJECT SITE BACKGROUND

### General Background

Montgomery County and the Village of Canajoharie are issuing this Request for Expressions of Interest (RFEI) to determine interest in the redevelopment of a 26.90 acre site in the Village of Canajoharie at Exit 29 of the New York State Thruway. This project, known as the *Exit 29 Redevelopment Project*, is located at 68 Church Street (Project Site) in the historic Mohawk Valley Village of Canajoharie. The Project Site is the former Beech-Nut food processing facility that ceased operations at the location in 2010.



### RFEI Process

Montgomery County and the Village of Canajoharie are issuing this RFEI to identify interested end users, developers and or potential partners for redevelopment of all or a portion of the Project Site. It is anticipated that a subsequent Request for Proposals (RFP) is expected to be issued in 2019.

### Questions and Answers Session and Site Tour

A Question and Answer session will be held on October 16<sup>th</sup> at 10:15 A.M at the Arkell Museum, Canajoharie, New York. A site tour will be conducted after the Q&A session. Additional private site tours may be provided upon request of Montgomery County, see contact information below.

### Obtaining Site Specific Information

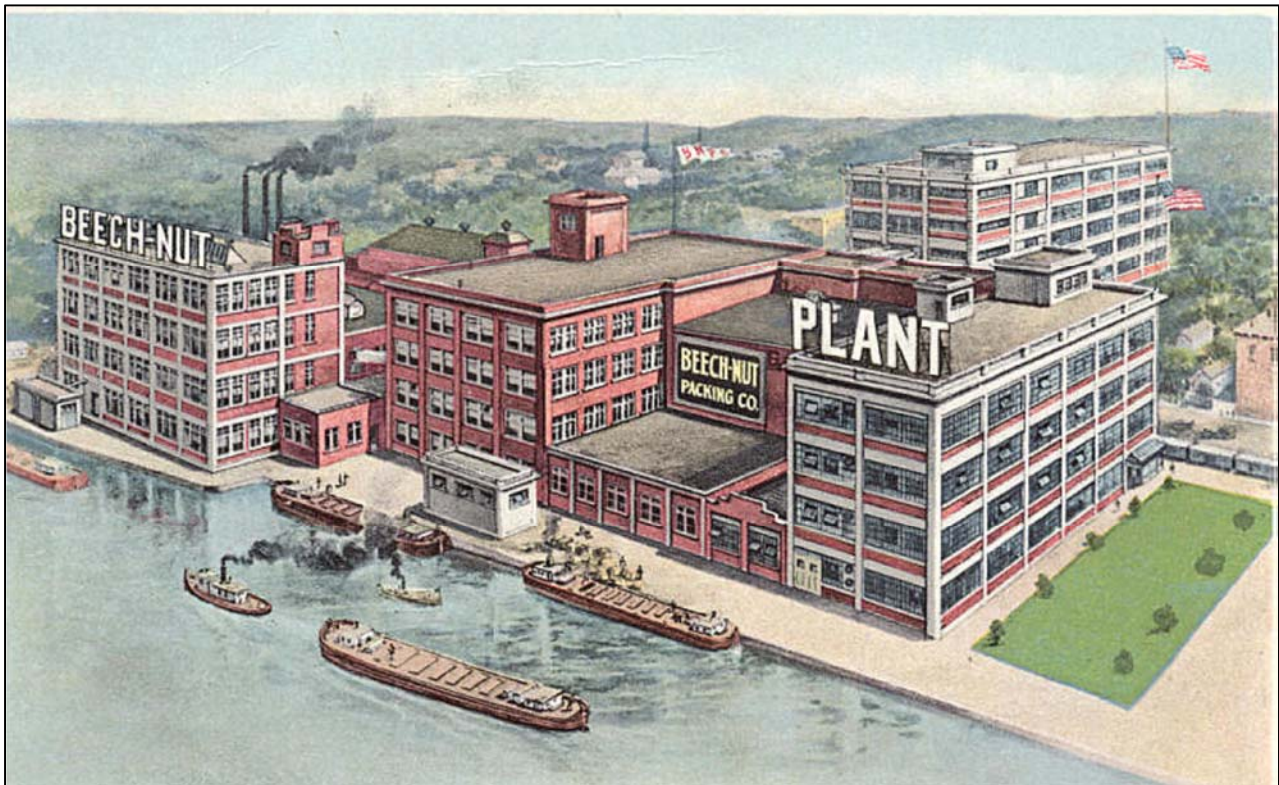
For a link to a Dropbox account that includes more information about the Project Site, please email Ken Rose at [kruse@montgomery.ny.us](mailto:kruse@montgomery.ny.us) (see contact information below).

### RFEI Submission Deadline

Response submissions to this RFEI must be received by *3:00 pm on Friday, November 16, 2018*. Submittals should be sent to:

Kenneth F. Rose, Director  
Montgomery County  
Business Development Center  
Old County Courthouse  
P.O. Box 1500  
Fonda, New York 12068  
Telephone: (518) 853-8334  
Email: [krose@co.montgomery.ny.us](mailto:krose@co.montgomery.ny.us)

It is understood that there is no commitment or obligation made by any Respondent or by Montgomery County with regard to this RFEI.



Post Card image of Beech-Nut plant along the Erie Canal.

## Regional Profile

The Mohawk Valley region, comprised of six counties, is a captivating mosaic valley of historical, natural, and cultural resources offering unlimited experiences of leisure, learning and family recreation for its residents and visitors. The Mohawk Valley region is the ancestral homeland of the Native American Iroquois Confederacy dating back to the 1600s, and as original members of the Iroquois League, the Mohawk Indians were known as the “Keepers of the Eastern Door”. The region is also home to the legendary Erie Canal. The Mohawk Valley Region surrounds the Mohawk River and is nestled between the Adirondack Mountains and Catskill Mountains in New York State. With over 5,882 square miles in area size, the Mohawk Valley Region is a paramount agricultural hub and includes the heavily forested wilderness areas of parts of the Adirondack Park. As of the 2017 US Census, the region’s population has increased to 488,221 people, and is primarily suburban and rural, with the cities of Schenectady, Utica and Rome.

Montgomery County, one of the six counties in the Mohawk Valley Region, has its own individual history rich in indigenous beginnings. Montgomery County is comprised of 410 square miles that encompasses 10 towns, 10 villages, one city and many hamlets with a population of 49,258 by the 2017 US Census. The roadway network in Montgomery County includes New York State Routes 5 and 5S, New York State Thruway from exits 27 (Amsterdam), 28 (Fonda-Fultonville), and 29 (Canajoharie/Palatine Bridge), New York State Scenic Routes 10, 30 and 30A. With a strong agricultural presence, Montgomery County has many agricultural attractions and traditions that covers everything from organic foods to great wines. Within Montgomery County lies the Village of Canajoharie. The Village of Canajoharie is a quaint community on the Mohawk River, which runs along the northern border of the Village and Town of Canajoharie. In 2015, the Canajoharie Historic District, which includes the Project Site, was recently added to the National Register of Historic Places. The decision-making bodies include the Montgomery County Legislature, the Village Board, Planning Board, and the Zoning Board of Appeals.

### Major attractions within Mohawk Valley include:

- Arkell Museum
- Robert Trent Jones-designed Arthur Carter Amsterdam Municipal Golf Course
- Canajoharie Golf & Country Club
- Charleston State Forest
- Wintergreen Park and Gorge
- Fonda Speedway
- Glen Ridge Motorsports Park
- The National Shrine of Blessed Kateri Tekakwitha
- Noteworthy Indian Museum,
- Shrine of Our Lady of Martyrs
- Old Fort Johnson,
- Kanatsiohareke Mohawk Community
- Kanatsiohareke Gift Shop
- Fort Klock Historic Restoration
- Guy Park Manor
- Van Alstyne Homestead, Isaac Paris House
- Fort Plain Museum
- Mohawk Valley Gateway Overlook
- Schoharie Crossing State Historic Site
- Walter Elwood Museum
- Rolling Hills Country Club

## Exit 29 Request for Expressions of Interest



- Annual Centro Civico Cultural Arts Festival
- Mohawk Tribal Community
- Wintergreen Park
- Erie Canalway Trail
- Montgomery County Agricultural Society Grounds (Annual Fonda Fair)
- 174-year old Fonda Fair
- Canal Days
- Riverlink Park Concert series

More information can be obtained at: [www.visitmontgomerycountyny.com](http://www.visitmontgomerycountyny.com)

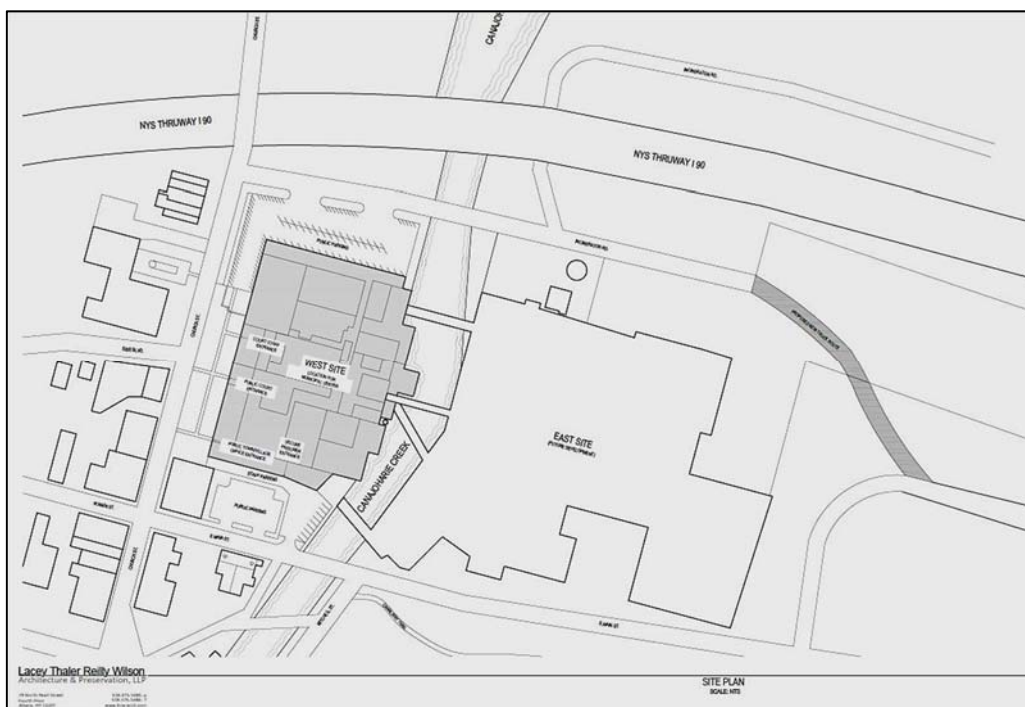
### Site Information

Project Site	Property Information
Ownership	Montgomery County, New York
Site Address	68 Church Street, Village of Canajoharie, New York
Primary Access	Church Street (NYS Route 10), East Main Street (NYS Route 5S) and NYS Thruway (I-90) Exit 29
Tax ID Number	63.14-1-9.1
Size	26.90 acres
Current Village Zoning	Manufacturing
Current Use	Vacant
Water Supply	Village of Canajoharie municipal water 2 MGD Capacity
Wastewater/Sewage	Village of Canajoharie municipal sewer 2 MGD Capacity
Electric Provider	National Grid
Natural Gas Provider	National Grid



The redevelopment site is located at the eastern edge of the Village of Canajoharie directly west and adjacent to Exit 29 of the New York State Thruway. The site is generally flat at an elevation of approximately 300 feet above mean sea level. The Mohawk River is approximately 300 feet north of the site and flows from west to east to the Hudson River near Albany. Canajoharie Creek bisects the site from south to north and flows into the Mohawk River. The creek separates the site into what is referred to as the East Side and the West Side. The entire site is in the 100-year floodplain.

The site is accessible from several roadways that run through the Mohawk Valley. These roadways include New York State Route 5S, New York State Route 10 and New York State Thruway. The site is centrally located in New York and is within travel distance from several metropolitan areas in the region. The Project Site is approximately 50 miles from the City of Albany to the southeast and the City of Utica to the northwest.



## Current Conditions

Title to the site is held by Montgomery County. More than 35 connecting structures varying in age, character, and condition remain on the property. Buildings west of Canajoharie Creek housed food production and administration. These structures west of Canajoharie, where food production took place, vary in age, size, and height, and have not been maintained since the operations terminated in 2010.

In 2017 Montgomery County initiated consultation with the New York State Office of Parks, Recreation, and Historic Preservation (SHPO). Several structures facing Church Street are considered historic and may provide

opportunities for adaptive reuse. The entire site both east and west of Canajoharie Creek is listed in the State and National Register of Historic Places as part of the Canajoharie Historic District.

The Project Site has been undergoing various studies and environmental clean-up. Phase I and Phase II Environmental Site Assessments were facilitated by the EPA and are complete. The EPA and Montgomery County worked together in early 2018 to remove asbestos-contaminated debris piles. The environmental assessments did not raise significant flags or restrictions regarding contamination that would limit redevelopment.

The warehouse buildings east of the creek pose safety risks based on site studies. The County has identified the structures that present the most imminent risk and those have been prioritized for demolition to begin in the fall of 2018. Grant funding has been secured to begin demolition of some of the buildings on the east side of that site that are considered unsafe.

## 2.0 REDEVELOPMENT GOALS AND OBJECTIVES

Montgomery County and the Village of Canajoharie are open to all ideas and strategies for creative redevelopment of the site. Mixed-use development would be considered favorably for at least a portion of the site, preferably on the West Site adjacent to downtown Canajoharie.

Three goals for redevelopment are:

1. Maximizing the redevelopment of the site while maintaining access and connections to the Village of Canajoharie and surrounding areas.
2. Attracting businesses and residents who desire to live and participate in the community.
3. Celebrating the historical setting of the Village and recognizing the historic influence of past industries and the Erie Canal.

Development objectives include:

1. Providing flexibility and diversity in uses for end-users by transforming the site in ways that respect the historic context of Canajoharie and its location along the Erie Canalway National Heritage Corridor.
2. Incorporating site design features, building scale, and architectural treatments that blend well with the historic fabric of the Village.
3. Enhancing physical and visual connections between the site and downtown Canajoharie including significant nearby resources such as the Arkell Museum and the Mohawk River.
4. Reclaiming public access and enjoyment of Canajoharie Creek.
5. Benefitting from the site's strategic location along major transportation routes.



### 3.0 RESPONSE TO RFEI REQUIREMENTS AND SUBMISSION INSTRUCTIONS

A. Respondents are required to provide the following information in response to this RFEI:

1. An introductory letter of interest.
2. Contact information including the name, title, phone number, and email address of the individual who is authorized to represent the Respondent as the primary contact that will be available to provide additional information, if necessary.
3. A narrative describing the firm's or project team's general vision and redevelopment approach at a conceptual planning level identifying site layout, timeframes, and any phasing opportunities, and possible uses given the context of its setting.
4. Possible revenue streams and funding strategies, if known, including potential public/private partnerships that could finance the redevelopment project.

B. Response Submissions:

1. Submit one (1) electronic PDF copy on CD or USB flash drive and six (6) bound copies on 8½" x 11" paper, packaged and labeled "Exit 29 Redevelopment Project - Expression of Interest". Please tab sections.
2. **Submissions must be received by 3:00 pm on Friday, November 16, 2018.**
3. Submissions are to be addressed to:

Kenneth F. Rose, Director  
Montgomery County  
Business Development Center  
Old County Courthouse  
P.O. Box 1500  
Fonda, New York 12068  
Telephone: 518.853.8334  
Fax: 518.853.8336  
Email: [krose@co.montgomery.ny.us](mailto:krose@co.montgomery.ny.us)

C. RFEI Inquiries:

1. Questions regarding this RFEI should be directed to the above contact on or before Tuesday October 16, 2018.
2. Responses to questions will be provided to interested parties no later than Tuesday October 23, 2018.

#### 4.0 GENERAL PROVISIONS

Montgomery County or any other interested parties shall not be responsible for any costs incurred by the Respondents or their authorized representatives in preparing and submitting responses to this RFEI. All costs associated with submissions shall be at the sole cost and expense of the Respondent.

Montgomery County reserves the right to:

- Amend, modify, or withdraw this RFEI.
- Require supplemental statements or information from Respondents.
- Accept or reject any or all Responses.
- Extend the deadline for submission of Respondents.
- Negotiate with any Respondent.
- Communicate with any Respondent to clarify information provided in the Response.
- Cancel, revise, or reissue this RFEI in its entirety or in part.