



Request for Expressions of Interest:

Redevelopment of the Former Southport Correctional Facility

Issued by: Chemung County IDA

Prepared by: MRB Group

Contacts for questions:

Tracy Verrier, tracy.verrier@mrgroup.com, 315-362-1088

Release Date: September 3, 2024

Non-mandatory site visit: September 25, 2024 at 10am, Registration is Required by September 23

Questions deadline: October 4, 2024 at 5pm

Submissions due: October 16, 2024 at 5pm



CCIDA
THE CHEMUNG COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

September 3, 2024

MRB | *group*

Former Southport Correctional Facility Redevelopment Request for Expression of Interest (RFEI)

Contents

Request for Expression of Interest (RFEI)	2
Contents	2
Introduction.....	2
General Provisions	3
Schedule.....	3
Site overview.....	3
Infrastructure.....	4
Legal and land use.....	4
Available Documents.....	4
Attachment A: RFEI Submission Form	5
Attachment B: Site Visit Waiver	8

Introduction

The Chemung County Industrial Development Agency ("CCIDA") is currently seeking expressions of interest from real estate developers, businesses, and community stakeholders for the redevelopment of the former Southport Correctional Facility (the "site"), which is presently under the ownership of the State. Recognizing the potential for the site's revitalization and the shared desire to see it put to productive use, CCIDA is actively pursuing its acquisition from the State. This strategic move is aimed at facilitating a smoother process for the property's sale or repurposing.

Comments received from respondents will be used to substantiate developer interest and community support, and identify and address any obstacles hindering the realization of proposed concepts, including the need (if any) to conduct pre-development work. This information may also be used to inform future disposition actions, potentially including a developer RFP. Please note this RFEI is not a request for purchase offers.

Additional documentation about the site, including a full list of are listed on page 5, can be found here: <https://www.chemungcountyida.com/southport/>. A summary description of the site can be found on the following pages.

A non-mandatory site visit will be held on September 25, 2024 at 10:00 a.m. You must RSVP to reserve a spot by September 23, 2024 at 5:00 p.m. Spots are limited. You can register for the tour by filling out the [RFEI Registration Form](#) or emailing tracy.verrier@mrbgroup.com. All individuals planning to attend the site visit must sign a site visit waiver, available for download within the [RFEI Registration Form](#) and is Attachment B of this document.

General Provisions

The RFEI submissions should not be considered legally binding agreements. All information submitted in response to this solicitation is subject to the Freedom of Information Law (FOIL). CCIDA shall not be liable for any costs associated with the preparation, transmittal or presentation of any submissions in response to this RFEI.

The issuance of this RFEI and the submission of a response by a respondent or the acceptance of such a response by the CCIDA does not obligate the CCIDA in any manner. The CCIDA reserves the right to:

1. Amend, modify, or withdraw this RFEI;
2. Revise any requirement of this RFEI;
3. Request supplemental statements or information from any responsible party;
4. Extend the deadline for submission of responses hereto;
5. Hold discussions with any respondent to this RFEI; and
6. Cancel, or reissue in whole or in part, this solicitation, if the CCIDA determines in its sole discretion that it is in its best interest to do so.

Note that issuance of this RFEI does not constitute an offer by the CCIDA or its partners to convey any real property.

Please complete the Submission Form (Attachment A) and return it to Tracy Verrier (tracy.verrier@mrbgroup.com) no later than 5:00pm on October 16, 2024.

Schedule

Release RFEI	September 3, 2024
Site Visit Registration Deadline	September 23, 2024 at 5pm
Site visit to Southport Prison	September 25, 2024 at 10am
Deadline for Questions*	October 4, 2024 at 5pm
Answers Posted to Website	October 10, 2024
Submission Due	October 16, 2024 at 5pm

** All questions about the RFEI should be submitted to Tracy Verrier (tracy.verrier@mrbgroup.com). With the site being owned by New York State, CCIDA and MRB Group may not be able to answer all specific questions about the site. You will be informed directly if the answer to your question is not readily available and asked to include the question on the Submission Form. This will help to inform the ongoing effort to facilitate the site's redevelopment.*

Site overview

Southport Correctional Facility (Southport CF or the Site) is a former maximum security prison campus located at 236 Bob Masia Drive, Pine City, NY 14871. The site includes three parcels, parcel ids 109.00-1-43.2, 109.00-1-40.1, and 109.00-1-37.1, totaling 408 acres.

The Site is in the Town of Southport and operated from 1988 until 2022. At the time of closure, the site operated as a "supermax" prison with Special Housing Units (SHUs) and Residential Rehabilitation Units (RRUs). The Site's four parcels include 408 acres of land, only 39 of which are within the perimeter security. The 369 acres outside of the perimeter have maintenance and storage buildings, as well as a shooting range used by Elmira Correctional Facility staff for training. Within the fencing, there are five housing units (700-person capacity), the administrative building, a visitor center, a food service building,

and the laundry/commissary. In total, the campus has 43 buildings that offer 430,000 square feet, as well as some developable open space.

Infrastructure

An in-depth review of the site and utilities is available at <https://www.chemungcountyida.com/southport/> (E. Site Engineering Report). In summary:



- Wastewater System:
 - Underground sanitary sewer piping (PVC, 6-8") and manholes.
 - Sewage flows to Site's sewage pumping station, then out to the Chemung County Sewer District.
- Water System: Elmira Water Board
 - 6" water service.
 - Treated at Site's soft water plant, then goes to the Site's pumping station which pumps it into the 750,000-gallon storage tank.
- Electric: NYSEG
 - Power enters Site at the switchgear building, then distributed undergrown at 13.2 kV.
 - Supply line listed as having a base voltage of 12.50 kVLL and a section hosting capacity of 2.20 MW.
 - 13,200 Volt, 1,250 kVA emergency generator on Site.
- Natural Gas: NYSEG
 - The facility was originally serviced by a 4" polyethylene, 55 PSI, gas service line.
 - The service line was disconnected to the north of the site at the end of 2023.
 - Currently, there are no other natural gas services supplying to the Site.
- Transportation:
 - Site is located off of NYS Rt 14
 - 10 miles from I-86
 - Parking for ~400 cars
 - Four miles north of freight terminal serviced by Norfolk Southern Railway Co.
 - 17 miles south of Elmira/Corning Regional Airport

Legal and land use

- Located within Town of Southport's Industrial zoning district.
- Surrounded by Conservation zoning district.
- 17-acre parcel in the center of the property was sold in 2016 to a private entity who will require access to the land.
- Development subject to site plan review.

Available Documents

Topographic, electrical, and site detail information is available through the Chemung County Tax Parcels Web App. Below are direct links to each parcel.

- [Tax Map ID 109.00-1-43.2 – 323.72 acres – campus site](#)
- [Tax Map ID 109.00-1-41.1 – 29.8 acres – vacant land](#)
- [Tax Map ID 109.00-1-37.1 – 56.3 acres – vacant land](#)

The Town of Southport Zoning Code is available here:
<https://ecode360.com/9627365#31278930>

The following documents are available at
<https://www.chemungcountyida.com/southport/>.

- A. Facility Map and Structure List
- B. Property Line Map with Current Ownership Information
- C. NYS Prison Redevelopment Commission Report Southport Profile¹ - includes additional maps and details about buildings
- D. Market Analysis – demographic, industry, housing, and real estate overview
- E. Site Engineering Report
- F. Demolition Cost Estimates
- G. Geotechnical Evaluation (1985/86)
- H. Fuel Tank Closure Reports
- I. 2003 Spill Prevention, Control, and Countermeasure Plan

The following documents can be requested by emailing tracy.verrier@mrbgroup.com. When submitting this request, please include the names, titles, and contact information for all individuals that will have access to the documents.

- A. NYS DOCCS Blue Book – Existing Floor Plan Layouts and Building Photos
- B. Utility as-builts
- C. 2022 Southport Prison Closure Plan
- D. Environmental Documents
 - o Phase 1 ESA
 - o Phase 2 Supplemental ESA
 - o Various Asbestos, Lead, and Air Quality Reports

¹ Full report available <https://esd.ny.gov/sites/default/files/Prison-Redevelopment-Commission-Report-2022.pdf>

4. What are the best ways for the CCIDA to attract development interest for this site?

5. What are your development qualifications (attach to this form)?



Release of Liability and Assumption of Risk

READ BEFORE SIGNING

In consideration of being allowed to participate in a site visit of **Southport Correctional Facility** (the "Site"), which is located in the **Town of Southport, NY** and owned by the State of New York, on September 25, 2024,

I, _____, the undersigned, agree that:

1. I acknowledge the risks and dangers that may arise as a result of being on the Site (which is in a state of disrepair), including, without limitation, weather hazards, tripping hazards, and items falling from above, which are inherently dangerous and could result in, among other things and without limitation, bee and wasp stings and insect bites; lightning strikes; sunburn; cuts, scrapes, puncture wounds, or bruises; sprained joints; bruised or torn tendons, ligaments, and muscles; broken bones; spinal injuries; concussions or other brain injuries; and even death. I also understand that unanticipated and expected dangers may arise during my movements in and around the Site, and I assume all risks of injury to my person and property that may be sustained in connection with the above described and associated activities.
2. I knowingly and freely assume all such risks, both known and unknown, even if arising from the negligence of the Releasees (defined below) or others, and I assume full responsibility for my presence and movement at the Site.
3. If I observe any unusual significant hazard during my presence, I will remove myself from the area of the hazard and bring such hazard to the attention of the New York State employees guiding me during my visit at the Site.
4. Any photos, recordings, or other digital representations ("images") are for the explicit use of **responding to the Southport RFEI** and only for the purpose documenting the property for potential acquisition, and may not be used in connection with any commercial endeavors except those that are specifically endorsed or approved by the State of New York. Illegal and/or unauthorized use of the "images" is not permitted. Appropriate legal action will be taken by us for any illegal or unauthorized use of the "images".
5. I, for myself and on behalf of my heirs, assigns, personal representatives and next of kin, hereby release, indemnify, and hold harmless the People of the State of New York, and its officers, employees, and agents ("Releasees"), with respect to any and all injury, disability, death, or loss or damage to person or property, whether arising from the negligence of the Releasees or otherwise, to the fullest extent permitted by law.
6. It is agreed that any and all litigation arising from this visit to the Site will be filed in Albany, New York.

I have read this release of liability and assumption of risk agreement, fully understand its terms, understand that I have given up substantial rights by signing it, and sign it freely and voluntarily without any inducement.

Signature: _____

Date Signed: _____, 2024