



ADDENDUM 1 to P21-005

1/12/2022

To: Prospective Bidders of Solicitation P21-005

Re: Addendum 1 to Real Estate Services Solicitation P21-005

The following pages are answers to the inquiries we have received in regards to the Real Estate and Broker Services RPP solicitation, P21-005.

The questions/inquiries that were submitted are;

- Are the properties currently occupied?
- Are the utilities currently on?
- Since we are asking for brokerage services and MLS how should bidders submit a bid with a cooperative fee that other real estate companies would expect for a sale?
- Is there a specific anticipated start date for the contract?

**Completed bids can still be dropped off at our Central Office during our normal business hours, Monday through Friday from 8 am to 4:30 pm. Central office is closed from 12 to 1 for lunch. There is a buzzer at the front door that you need to ring in order to be let in. If you have any concerns you can call my cell number, 330-360-5210, and we can make arrangements your drop off.*



**P21-005 Addendum Information
January 5, 2022**

1. Are there tenants in any of the properties?

As of this date, there are some tenants remaining (see chart below). YMHA is in the process of relocating tenants and those with pending moves as of 1/6/21 are also shown in the chart below. YMHA cannot close on the sale of a building until all tenants in that building have been relocated.

2. (Are) Utilities on?

Most buildings have utilities that are on, but are off in two of the buildings. Utilities will be left on in all other buildings.

Address	Building Type	Bed. Per Unit	Year Built	Utilities	# Tenants	Tenant Moves Pending 1/6/2021
Youngstown, OH 44502						
539 Falls Avenue	4-plex	Two 2-br two 3- br	1918	On	1	1
911-917 Lakewood Avenue	4-plex	3	1910	On	Vacant	N/A
Youngstown, OH 44504						
1352- 1352 Belmont Avenue	Triplex	3	1923	On	1	0
Youngstown, OH 44505						
150-152 Benita Avenue	Duplex	3	1926	Off	Vacant – Sale by Owner Pending	N/A
20-24 Dennick Avenue (2 nd property on acreage to be demolished)	Triplex	3	1907	Off	Vacant	N/A

174 Dennick Avenue	6-plex	2	1924	On	1	1
1520 Elm Street	Duplex	3 & 2	1909	On	1	0
With 210-212 Thornton Avenue	Duplex	2	1915			
1918-1918 ½ Elm Street	Duplex	3	1916	On	1	1
69 Lauderdale/2129-2137 Kensington Avenue	4-plex	3	1922	On	2	1
174 Roslyn Drive	4-plex	2	1917	On	2	0
Youngstown, OH 44506						
103-107 Lincoln Park Avenue & 1629-1637 Shehy Avenue	8-plex	2	1912	On	3	0
Youngstown, OH 44507						
2749-2751 Rush Boulevard	Duplex	3	1916	On	2	0
Youngstown, OH 44509						
2009-2015 Oakwood Avenue	4-plex	2	1926	On	4	2
804-818 Steel Street	8-plex	2	1925	On	5	4
Youngstown, OH 44512						
116 Maywood Avenue	9-plex	2	1930	On	3	0

3. Since you are asking for brokerage services and MLS, how do we bid a price with cooperative fee that other real estate companies would expect for a sale?

The fixed fee bid per building would be a shared fee if the purchaser uses another real estate company as a buyer broker.

4. Is there a specific anticipated start date for the contract?

This contract must be approved by the YMHA Board of Housing Commissioners at their monthly meeting. At this time, we anticipate the approval will take place in February and the contract start date will be in early March. If Board meeting schedules change due to COVID-19, the contract start date may be postponed.

Additional Information:

Please note that the building at 150-152 Benita is under contract as a sale by owner (YMHA) at this time and may be taken out of the scope of work in solicitation P21-005 for Real Estate Broker Services.