



NOTICE OF INTENT TO SELL & REQUEST FOR PROPOSALS

190-202 S MAIN STREET

SEALED RESPONSES ARE DUE NO LATER THAN 12:00PM (Noon), FRIDAY JANUARY 17 2024 AT THE OFFICE OF THE REDEVELOPMENT AUTHORITY, ATTENTION: OAK & MAIN PROPOSAL, PITTSTON CITY HALL, 35 BROAD STREET, SUITE 202, PITTSTON, PA 18640.

REQUEST FOR PROPOSALS

190-202 S MAIN STREET, PITTSTON

Purpose

The Redevelopment Authority of the City of Pittston and the North East Pennsylvania Land Bank Authority are soliciting proposals for the purchase and development of the property located at 190-202 S Main Street. This site is situated within the City's Central Business District, just a few blocks from the forthcoming New American Theatre construction project. Details on this project can be found at <https://www.pittstonrda.com/projects>.

The objective of this RFP is to identify a qualified individual or developer capable of developing this property in alignment with the City's ongoing revitalization efforts.

Who May Respond

We invite responses from individuals, corporations, or partnerships with relevant experience. Respondents must demonstrate financial capability to complete the project independently, without relying on City or Authority funding. Proof of sufficient funding shall be provided.

Development Site

The site comprises multiple parcels at the corner of South Main and Oak Streets. The land is currently vacant, having previously housed multiple buildings that have been demolished by the respective Authorities. The site also includes a roadway cross-street (Oak and Main) that will soon be vacated, and a parcel of land that will be adjacent to a future city-owned trail. The project site's entire footprint is roughly 29,800 sq. feet. The site has grading variations and it is a requirement that all proposers visit the site to assess the needs of the land and sitework that would be involved in the project.

Oak Street Vacation Plan

It is likely that the City of Pittston will vacate East Oak Street, which runs directly between the two sections of land included in this proposal within the next two years.

It is important to know that the City/Redevelopment Authority's ideal project plan would include a project that crosses the intersection of Oak Street where it runs parallel to Main Street, this would eliminate traffic issues with vehicles turning onto Oak Street from

Main Street. Additionally, the project is adjacent to parcel 72E11SE1030000000, which the City of Pittston is undergoing a plan to turn into a walking trail. This parcel of land was at one time a part of the Laurel Line Train Path and will be repurposed into a city-wide pedestrian route.

Minimum Bid

The minimum acceptable bid for acquiring the properties is \$50,000. While the bid amount is an important consideration, it is not the sole determining factor for awarding the contract. Proposers should consider this while preparing their submissions.

Objective

The aim is to return the property to the tax rolls and contribute to the City's redevelopment initiatives. Proposals should align with the City's revitalization goals and enhance both residential and commercial opportunities in the downtown area.

The proposed development must consist of a minimum of four stories, it is desirable to include commercial or retail space on the first floor, and must not exceed ten stories, in accordance with the City's Zoning Ordinance.

Zoning

The site is located within the Main Street Overlay District. The full text of the Zoning Ordinance can be accessed on the City's website at www.pittstoncity.org or by contacting the Zoning Officer. As specified, there are minimum and maximum height requirements for this zoning district, and mixed-use developments are permitted. While on-site parking is not mandated, proposers must address their parking strategy in their submission.

Timeline

- **Proposal Submission Deadline:** Noon, January 17, 2024
- Following the evaluation of proposals, the Authorities may conduct interviews, as determined by the Executive Director.
- Successful proposers must begin construction within nine (9) months of closing and complete it within twenty-four (24) months. Reasonable short-term extensions may be requested and approved on a case-by-case basis. Long-term extensions, 1 year or longer, will be subject to an additional fee, as determined by the Redevelopment Authority Board.

Submission Requirements

Proposals must include the following components:

1. **Cover Letter:** Clearly articulate your understanding of the project goals and requirements, along with your approach to meeting them. Cover letter should indicate relevant experience and outline timeline for completion of project.
2. **Description of Proposed Project:** Provide a brief narrative detailing the key elements of your proposal, including renderings, drawings, layouts, and images as applicable. Include the proposed purchase price, ensuring it meets the minimum bid of \$50,000, along with justification for the price. Developers should acknowledge plans for adjacent, future-planned Laurel Line Trail Connection Project.
3. **Project Budget:** Include a detailed budget outlining all hard and soft costs associated with completing the project, along with proof of financing or availability of funds to cover acquisition and construction, including contingencies.
4. **Marketing Plan:** If applicable, outline your strategy for marketing the property.
5. **Description of Team:** Provide the names, contact information, and relevant experience of key members of your development and construction teams.

Evaluation Criteria

The Executive Director and designated staff will evaluate submissions based on the following criteria:

- Developer's past successes and relevant experience | 25 points
- Alignment of the proposed project with the City's revitalization objectives and its integration into the existing neighborhood | 25 points
- Developer's capability to complete the project within the established timeline | 25 points
- Proposed purchase price of the property | 25 points

Property Access

The property is currently unoccupied and accessible to interested parties at any time. If conducting surveys or measurements, please notify Jenna Strzlecki at 570-654-0513 at least 24 hours in advance.

Terms and Conditions

1. This RFP is not an offer of a contract and does not guarantee acceptance or approval of any proposal by the Redevelopment Authority Board.
2. The Redevelopment Authority reserves the right to accept or reject any proposal and/or to waive any informality. The Authority may also conduct investigations or discussions with respondents.
3. If a proposal is accepted, the proposer will be required to sign a written agreement with the Redevelopment Authority, in a form acceptable to the Authority.

4. The Redevelopment Authority is not responsible for any costs incurred in preparing a proposal or responding to this RFP, and such costs will not be reimbursed.

RFP Inquiries

All inquiries regarding this RFP should be directed in writing to Shannon Bonacci, Deputy Director, Redevelopment Authority of the City of Pittston, 35 Broad Street, Suite 202, Pittston, PA 18640, or via email at sbonacci@pittstonrda.com. Responses will be provided in writing and may be shared with other potential respondents upon request. No other forms of inquiry will be accepted.

SITE

	72-E11SE1-030-23A-000
190 S MAIN STREET	72-E11SE1-044-001-000
194 S MAIN STREET	72-E11SE1-044-26A-000
196 S MAIN STREET	72-E11SE1-044-026-000
200-202 S MAIN STREET	72-E11SE1-044-025-000



RDA'S PREVIOUS CONCEPTUAL PLANS



Photo & Design Credit: Williams Kinsman Lewis Architecture



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