



NOTICE OF INTENT TO SELL & REQUEST FOR PROPOSALS

154 S MAIN STREET

10/16/2024

THREE (3) HARD COPY RESPONSES ARE DUE NO LATER THAN 12:00PM (Noon), WEDNESDAY, NOVEMBER 27, 2024 AT THE OFFICE OF THE REDEVELOPMENT AUTHORITY, ATTENTION: 154 S MAIN PROPOSAL, CITY HALL, 35 BROAD STREET, SUITE 202, PITTSTON, PA 18640.

REQUEST FOR PROPOSALS **154 S MAIN STREET, PITTSTON**

PURPOSE:

The Redevelopment Authority of the City of Pittston is seeking proposals for the purchase and development of 154 S Main Street.

The goal of this RFP is to find an individual or developer who can acquire this property and develop the property in the spirit of the ongoing City's Revitalization. Projects planned and underway include new Performing Arts Center, several mixed-use buildings, and new housing options.

WHO MAY RESPOND:

Any individual, corporation or partnership with relevant experience may respond. A respondent must provide proof of financial capability to complete the project without City/Authority funding.

THE DEVELOPMENT SITE:

The site consists of single parcel along South Main Street near the intersection of E Columbus Ave. The site is known as the former Passarella Meat Market. The building remains on the site, but is in significant need of rehabilitation. The site may need to be demolished with a new property. The parcel is approximately 7,500 square feet and will require a new developer to complete the project and make the site live up to its full potential.

OBJECTIVE:

The objective of this RFP is to return the property to the tax rolls and build upon the redevelopment of the City. Proposals will be evaluated on the basis of project plans, renderings, conceptual visual descriptions.

ZONING:

The site is located in the Central Business/Main Street Overlay District. A copy of the Zoning Ordinance may be obtained by visiting www.pittstoncity.org/city-dept/code-enforcement/zoning.

TIMELINE:

Bids are due by Noon, November 27, 2024. Upon evaluation of bids the Authority may or may not conduct interviews, to be determined by the Executive Director. It is expected the closing shall occur in Winter 2025.

SUBMISSION REQUIREMENTS:

1. Fully complete the attached “Real Estate Property Development Application” and attached any relevant information/documentation.
2. Please note the is minimum bid for the property is \$15,000.
3. Project needs to comply with 5 year timeframe, project must be complete within 5 years after the closing. This will be enforceable via quit claim deed.

EVALUATION CRITERIA:

The Redevelopment Authority Executive Director and designated staff will review submissions and evaluate them on the following criteria. The below listed criteria is not meant to be a rigid evaluation criterion, but a basic understanding of how the evaluators will review submissions.

- Developer’s past success and experience: 30 points
- Compatibility with desired objective and how the proposed project fits within the existing neighborhood and City overall: 35 points
- Capability of the developer to complete the project within the timeline: 25 points
- Proposed purchase price of the Redevelopment Authority property: 10 points
- 100 points possible

RFP TIMELINE:

Copies of this RFP will be available at the Redevelopment Authority’s website at pittstonrda.com/notices. Hard Copy proposals will be accepted at the Authority’s office until 12:00PM (noon), Wednesday, November 27, 2024. The Board may consider action on the proposals on or after their Board meeting scheduled for 6:00PM, Tuesday, December 3rd or after.

PROPERTY ACCESS:

The property is currently unoccupied. Interior access is extremely limited and can only be accommodated by signing a waiver of liability and contacting Jenna Strzelecki at 570-654-0513 x2554.

TERMS AND CONDITIONS:

1. This Request for Proposal should not be construed as an offer of a contract; nor shall it mean that any proposal will be accepted or approved 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 further reserves the right to conduct investigations and/or discussions with those submitting proposals and any and all contacts within the proposal.
3. If the Board accepts and approves a proposal, the proposer shall be required to sign a written agreement with the Redevelopment Authority in a form provided by and acceptable to the Redevelopment Authority.
4. The Redevelopment Authority is not responsible for any costs associated with preparing a proposal or responding to this RFP and those costs shall not be reimbursed by the Redevelopment Authority at any time.

RFP INQUIRIES:

Any questions or inquiries about this RFP shall be submitted in writing to Shannon Bonacci, Deputy Director, Redevelopment Authority of the City of Pittston, 35 Broad Street, Suite 202, Pittston, PA 18640 or sbonacci@pittstonrda.com. Responses will be made in writing and made available to other potential respondents if requested. No other forms of inquiry will be responded to or accepted.

APPENDIX:

Site Photo:



