

BLIGHTED PROPERTY – REQUEST FOR PROPOSAL 726 SHIELDS STREET

The City of Bethlehem and Redevelopment Authority of the City of Bethlehem are soliciting proposals from developers interested in the purchase and redevelopment of 726 Shields Street, Bethlehem, PA.

It is the intention of the City of Bethlehem and the Redevelopment Authority to select a preferred developer for this property and work with that developer toward the acquisition of the building either through eminent domain or conservatorship.

The property will be transferred free and clear of all liens and encumbrances, and it is the expectation that the purchase price of the property would reflect the appraised value plus reasonable legal fees.

DEADLINE FOR INTENT TO RESPOND

Please contact Amy Burkhart if your organization intends to submit a response to this site. Exact deadline will be determined based upon the ability of interested parties to finalize a response.

BACKGROUND

726 Shields Street has a 2.5 story main section adjoined by a 2 story addition and several 1 story additions at the rear circa 1900. The main section is 18' by 44' with a gable roof with either slate or asphalt shingle. All additions have shed roofs covered by rolled asphalt. The 2 story addition is 14 x 44' but the first floor does not appear to be living space, only the second floor contributes to useable area. There is a 1 story addition at the rear of the main section that is 15' x 8' and on the south side is another addition that is 10' by 20'. There is a one car attached garage with a flat roof that was 9' by 20' that has collapsed. To the north side of the 2 story addition is a 2 car on-site parking area.

The exterior is a combination of painted concrete block, stone or stucco/sculpted stone veneer and aluminum siding with aluminum covered soffits and fascia with single glazed fixed metal sash industrial windows and either single-hung or double-hung wood or vinyl replacement windows including sliders. There is a concrete porch at the front with a shed roof.

Extensive deterioration to this property has been noted, and it was deemed uninhabitable and condemned in its current condition by the City of Bethlehem inspections office. The property has been certified as blighted by the Blighted Property Review Committee (BPRC) as well as by the City Planning Commission. The Redevelopment Authority (RDA) has received two (2) appraisals from independent appraisers as well as a review appraisal. The review appraisal valued this property at \$48,000, of which \$48,000 is allocated to the site/ land and the contribution of the dwelling is near nil.

Other Considerations:

- Demolition of, or retention of, the structure are both options for redevelopment.
- The property will be transferred free and clear of any and all liens.
- There will be no additional assistance by the City or the RDA for demolition, clean up or redevelopment.
- The property will be transferred as is.
- It is the expectation that development of the property will begin immediately after transfer occurs.

RESPONSE FORMAT & OTHER SUBMISSION REQUIREMENTS

Response Submission Requirements:

- Six (6) original copies in 8 ½ x 11 format
- One electronic copy of the paper submission
- Request for Qualifications – as detailed in RFQ found at the following website link:
<http://bethlehem-pa.gov/econdev/pdf/2017/Contractor%20RFQ.pdf>

The package can be delivered to:

Heather Bambu-Weiss
Redevelopment Authority of the City of Bethlehem
10 East Church Street
Bethlehem, PA 18018

The electronic copy can be sent to HBambu@bethlehem-pa.gov

All questions must be submitted in writing to Ms. Bambu-Weiss and responses will be distributed as Addendums to this RFP.

Redevelopment Plan:

Provide a description the overall plan for redevelopment of the property inclusive of:

- Projected end use of building
- Estimated construction costs and timelines

Evaluation Criteria:

- The Project Team's overall experience with similar projects
- The extent to which the submitted qualifications demonstrates the Project Team's ability to successfully redevelop the property in a manner consistent with the City's development goals inclusive of density, consistency with neighborhood character, adequate parking, and preservation.
- The ability to develop the property consistent with the current City Zoning requirements and the ability to develop the property with limited – preferably no - requests for zoning variances for development
- Proposed purchase price – Minimum of: Appraised Value, Reasonable Legal Fees – plus closing costs, but offers in excess of that price will be considered and used as part of the evaluation process.
- Demonstration of financial capacity and willingness to undertake predevelopment activities with or on the behalf of the City of Bethlehem.

