

REDEVELOPMENT AUTHORITY OF THE CITY OF PITTSTON

# NOTICE OF INTENT TO SELL & REQUEST FOR PROPOSALS

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234 N MAIN STREET and all parcels of the  
former PITTSTON LUMBER

5/3/2022

THREE (3) HARD COPY RESPONSES ARE DUE NO LATER THAN 12:00PM (Noon), WEDNESDAY, JUNE 1, 2022 AT THE OFFICE OF THE REDEVELOPMENT AUTHORITY, ATTENTION: PITTSTON LUMBER PROPOSAL, CITY HALL, 35 BROAD STREET, SUITE 202, PITTSTON, PA 18640.

**REQUEST FOR PROPOSALS**  
**234 N MAIN STREET/PITTSTON LUMBER, PITTSTON**

**PURPOSE:**

The Redevelopment Authority of the City of Pittston is seeking proposals for the purchase and development of 234 N Main Street and all of the parcels associated with the former Pittston Lumber. Part of the property is located in the City’s Zoned Central Business District/Main Street Overlay and part is located in the Industrial Zoning District.

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 including the planned developments in this area.

**WHO MAY RESPOND:**

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

**THE DEVELOPMENT SITE:**

The site consists of multiple parcels along North Main Street near the intersection of Parsonage Street. The site is known as the former Pittston Lumber (234 & 334 N Main Street). The site includes the former retail store, workshop, attached material storage area and garage, driveway with direct access to the lumberyard, and the lumberyard which also has direct Main Street access. The driveway has a permanent easement for access during “typical business hours” with the adjacent property. The full site is approximately 3+ acres.

**APPRAISAL:**

The Redevelopment Authority obtained an appraisal of the property from Van Fleet Appraisals Inc. (Clarks Summit, PA) which is dated April 24, 2022. Using the Direct Sales Comparison Approach the Indicated Market Value of the Property is \$525,000.

**OBJECTIVE:**

To return the property to the tax rolls and build upon the redevelopment of the City.

**ZONING:**

The site is located in the Central Business/Main Street Overlay District and Industrial District. A copy of the Zoning Ordinance may be obtained by contacting Zoning Officer Harry Smith at 570-654-0513 or visiting [www.pittstoncity.org/city-dept/code-enforcement/zoning](http://www.pittstoncity.org/city-dept/code-enforcement/zoning).

**TIMELINE:**

Bids are due by Noon, June 1, 2022. Upon evaluation of bids the Authority may or may not conduct interviews at the June 7<sup>th</sup> meeting, to be determined by the Executive Director. It is expected the closing shall occur in late summer 2022.

**SUBMISSION REQUIREMENTS:**

1. Fully complete the attached “Real Estate Property Development Application” and attached any relevant information/documentation.
2. Please note there is no minimum bid for the property. However, respondents should take into consideration the Appraised Value of the property and their proposed investment when proposing a purchase price. If submitting an offer less than the appraised value, respondent should provide a justification as to why.

**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
- Compatibility with desired objective and how the proposed project fits within the existing neighborhood and City overall
- Capability of the developer to complete the project within the timeline
- Proposed purchase price of the Redevelopment Authority property

**RFP TIMELINE:**

This RFP will be publicly advertised beginning Thursday, May 5<sup>th</sup>. Copies of this RFP will be available at the Redevelopment Authority’s office, website, via email, and fax. Hard Copy proposals will be accepted at the Authority’s office until 12:00PM (noon), Wednesday, June 1<sup>st</sup>. The Board may consider action on the proposals on or after their Board meeting scheduled for 6:00PM, Tuesday, November 7<sup>th</sup>.

### **PROPERTY ACCESS:**

The property is currently unoccupied. Access may be scheduled by contacting Cara Wengen at 570-654-4601 (Option 4) or [cwengen@pittstonrda.com](mailto:cwengen@pittstonrda.com).

### **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 Joe Chacke, Executive Director, Redevelopment Authority of the City of Pittston, 35 Broad Street, Suite 202, Pittston, PA 18640 or [jchacke@pittstonrda.com](mailto:jchacke@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.