



REQUEST FOR PROPOSALS

65-67 ½ Parsonage Street Rehabilitation Toward Homeownership



THREE (3) HARD COPY, SEALED RESPONSES ARE DUE NO LATER THAN 12:00PM (NOON), THURSDAY, DECEMBER 23, 2021 AT THE OFFICE OF THE REDEVELOPMENT AUTHORITY, ATTENTION PARSONAGE STREET PROPOSAL, CITY HALL, 35 BROAD STREET, SUITE 202, PITTSTON, PA 18640.

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1. BACKGROUND

In a partnership between the City of Pittston and the Redevelopment Authority of the City of Pittston, the Blighted Property Board was formed utilizing the Urban Redevelopment Law. The Blighted Property Board was initiated to further enhance code enforcement efforts and expedite rehabilitation. The Blighted Property Board is concerned with homes that are vacant where the owners have ignored valid Code orders issued by the City. Properties are thoroughly reviewed in accordance with the law(s) and property owners are given ample notice and opportunity to address the concerns. If properties are declared and certified blighted, the Redevelopment Authority may acquire them via eminent domain. The Redevelopment Authority utilizes Community Development Block Grant (CDBG) funding for the acquisition of these properties. The CDBG Program provides annual grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended 42 U.S.C. 5301 et seq. Per the law, funding source and policy, these properties are to be rehabilitated and then sold for homeownership (in perpetuity). For additional information please visit <https://www.pittstoncity.org/pittston-city-boards-commissions/blighted-property-board/>

2. INVITATION

The Redevelopment Authority of the City of Pittston is inviting development teams (or a developer) with experience in single family home rehabilitation to submit proposals for the Rehabilitation Toward Homeownership for 65-67 ½ Parsonage Street, Pittston, Pennsylvania (72-E11NE2-024-005-000).

3. VISION

The neighborhood is adjacent to where the Redevelopment Authority and City are planning multi-million dollars of infrastructure investment over the next several years. The City is promoting homeownership and this will be the flagship project of this endeavor.

4. PROJECT/PROGRAM REQUIREMENTS

The house must be rehabilitated with quality materials and to current building codes within twelve (12) months of closing. The property is required to be de-converted into a single family home. All plan approvals and permits required by law must be obtained by the developer. The property shall be inspected by Authority staff upon completion of work to ensure satisfaction of the program requirements. Upon certification the developer must market and sell the home to an individual(s) or family that will reside in the home. A deed restriction shall be placed on the property requiring owner-occupancy in perpetuity.

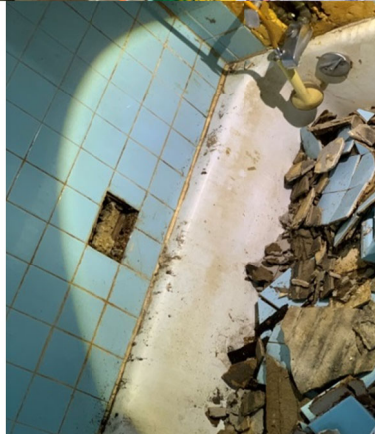
5. PROPERTY DESCRIPTION

The property is located on Parsonage Street (a main thoroughfare) between North Main Street and Gidding Street. The property is just more than 600 feet from Main Street where a streetscape and extensive mixed-used development will be occurring over the next several years.



The parcel size is approximately 7,250 square feet and contains a single family house (currently separated into two units) with a garage and apartment above. The first floor unit is in fair shape, except for the bathroom. The upper floors require more work and there are some structural repairs needed to the foundation. The property contains belongings and junk of the abandoned owner that will need to be removed. The pictures below were taken in summer of 2020.





The property is located in the R-2 Medium Density Residential Zoning District. For more information on Zoning or Building Codes please contact Codes Enforcement Officer Harry Smith 570-654-0513.

6. PROPERTY VALUE

The Redevelopment Authority acquired the property via eminent domain for \$40,000 (just compensation) based on the fair market value appraisal performed. The property is currently assessed at \$124,900. The Authority “quieted” the title and there are no outstanding taxes, fees or liens.

7. PROPERTY ACCESS

Interested parties may access the property exterior with 24 hours’ notice. For interior access, you must schedule an appointment 48 hours in advance and the available hours are between 9AM and 1PM. To schedule access, please contact or coordinate with Cara Wengen, Community Development Specialist at 570-654-4601 or cwengen@pittstonrda.com.

8. DEVELOPER’S DESIRED QUALIFICATIONS

- a. Single-family home de-conversion or rehabilitation experience
- b. Previous experience in successfully “flipping” houses
- c. Financial capacity to undertake the project
- d. Ideals and goals that match the City and Authority’s goals to promote market rate homes to be owner-occupied
- e. Unique take, vision or ideas on modern single family homes

9. TIMELINE

November 15 – Release of RFP

December 23 (Noon) – Responses Due

December 23 to January 4 – Review Period

January 4 – Interviews (if necessary)

January 5 or February 2 – Notification of Decision

10. GRANT/LOAN

The Successful bidder may apply to the Redevelopment Authority (or its entities) for a small grant (up to \$5,000) and/or low interest loan (up to \$10,000) if desired. If a bidder is seeking financial assistance from the Authority, they must disclose so in their submission.

11. SUBMISSION REQUIREMENTS

- a. 3 hard copies

- b. Project approach and narrative describing the project
- c. Detailed description of the project team and roles
- d. Development Team partners' biographies/resumes.
- e. List and summary description of relevant work (within the last 5 years) including project costs and methods, amounts and sources of financing.
- f. Three professional references for similar development projects.
- g. *Desired, but not required* - Conceptual Architectural plans, elevations and site plan.
- h. Project ownership structure.
- i. Detailed project budget (including purchase price); Financial approach to development and completion of the project; Sources of Funds statement (broken out by Uses if a specific source is financing only a portion of the total project); Financial, bonding and insurance capacity. If proposing a purchase price of less than \$40,000, please include reasoning and justifications as to why the Board should consider a lower price.
- j. Project schedule.

12. RESPONSE TERMS

- a. All proposals and materials submitted become the property of the Redevelopment Authority of the City of Pittston, and as such, concepts contained therein are not protected/the proposer may assert no protection thereof. Materials will not be returned to proposers.
- b. The Redevelopment Authority of the City of Pittston has the right to use any and all ideas, or adaptations of any or all ideas, contained in all responses received, subject to the proprietary limitations stated herein. Disqualification, selection, or rejection of a response(s) does not restrict or eliminate this right of use of any or all ideas.
- c. All submittals in response to this invitation become public record and become subject to public inspection. Do not ask that the entire proposal be deemed confidential; in accordance with applicable law it cannot be. The Redevelopment Authority of the City of Pittston will decide all questions of confidentiality and proprietary information.
- d. The respondent agrees that the Redevelopment Authority of the City of Pittston shall not be liable for any action or inaction of a respondent that constitutes claimed or actual patent, trademark or copyright infringement or any other claim, demand, cause of action or liability for an asserted or actual taking of or interference with an intellectual property right howsoever the claim may be stated.
- e. No Redevelopment Authority of the City of Pittston official, or employee, may have any personal, business or financial interest in any proposal. Redevelopment Authority officials and employees, and associated persons, are subject to Federal, State and City laws regarding disclosure and conflicts of interest.

- f. This request does not commit the Redevelopment Authority of the City of Pittston to contract for any supply or service whatsoever.
- g. Respondents are advised that the Redevelopment Authority of the City of Pittston will not pay for any information or administrative costs incurred in response to this RFP; all costs associated with responding to this RFP will be solely at the interested party's expense.

13. PROGRAM OR PROJECT INQUIRIES

All questions on this program or project must be submitted in writing. No telephone inquiries will be accepted (except to schedule access). All questions and answers may be supplied to all other interested and potential respondents if deemed practical or necessary to ensure fairness. All written inquiries shall be submitted to:

Redevelopment Authority of the City of Pittston
c/o Cara Wengen
35 Broad Street, Suite 202
Pittston, PA 18640

Or

cwengen@pittstonrda.com

14. PROPOSAL SUBMISSION

Three (3) hard copy, sealed responses are due no later than 12:00pm (Noon), Thursday, December 23, 2021 at the office of the Redevelopment Authority, ATTENTION Parsonage Street Proposal, City Hall, 35 Broad Street, Suite 202, Pittston, PA 18640.

15. PROPOSAL EVALUATION

When submitting for this project, the developer's/buyer's reputation, past history and ability to complete the major rehabilitation of the home will be examined, as well as the buyer's funding for the purchase and reconstruction of the property, along with the plans the buyer has for the property. Purchase price for the property is a major factor, but the Redevelopment Authority is very interested in people who will be promoting homeownership for the property when it has been rehabilitated. In addition, the Redevelopment Authority examines the ability of the prospective developer/buyer to complete the rehabilitation. The maintenance of property he/she may already own in the City or surrounding area and the adequacy of the proposed rehabilitation work to remove blight. The Redevelopment Authority also verifies that the prospective developer/buyer has sufficient funds to pay for the work needed on the property.

Proposals will be evaluated by the Redevelopment Authority. In no particular order or weighted measure, selection criteria shall include but not be limited to:

- a. Team knowledge/skills and abilities
- b. Project development and implementation methodology
- c. Economic Impact to the surrounding neighborhood
- d. Purchase price
- e. Project ability to increase tax base for City of Pittston
- f. Previous relevant experience
- g. Proof of financial capacity and at least preliminary commitments/interest from financing resources
- f. References
- g. Marketing plan to sell the home upon completion of rehabilitation

16. AWARDING BID/SALE TO DEVELOPER

The process is carried on during competitive public negotiations-not a sealed bid to highest bidder. Both private individuals and nonprofit agencies compete for available properties. The members of the Redevelopment Authority staff may interview prospective buyers privately in an information gathering session. If there are multiple offers for one of the properties or if the purchase price is less than the just compensation price, a discussion will be held in an effort to come to a decision about which proposal best meets the goal of removing blight. The Redevelopment Authority often makes its decision based on the best proposal that promotes homeownership.

If a decision is reached, motions are made and seconded to convey the property to the prospective buyer. The buyer has the right to choose a title company and final settlement date not longer than 60 days from the meeting date. At the time of final settlement, the buyer will receive a free and clear title to the property. A Special Warranty Deed and a Quitclaim Deed are signed at the final settlement and the deeds are recorded. At the end of the rehabilitation period on or before 12 months from the date of purchase of the property, the property is inspected and a staff member of the Redevelopment Authority approves a Certification of Completion. If the property has been rehabilitated according to the plan presented, the Quitclaim Deed is returned to the property owner. The property may then be resold to a qualified homeowner. A deed restriction shall be placed on the property requiring owner-occupancy in perpetuity.

EXHIBITS

EXHIBIT A – WRIT OF POSSESSION

EXHIBIT B – ACTION OF QUIET TITLE

EXHIBIT A

CASE#: 201911307 12/13/2019 NEW POUNDAGE, DOCKET NUMBER 2016 FORWARD Image: 2 of 2

IN THE COMMONWEALTH OF PENNSYLVANIA	
IN RE: CONDEMNATION BY REDEVELOPMENT AUTHORITY OF THE CITY OF PITTSBURGH	IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY EMINENT DOMAIN – IN REM No. 2019-11307

PROTHONOTARY LUZERNE COUNTY
FILED DEC 13 '19 4:10:34

WRIT OF POSSESSION

AND NOW, this 13th day of December 2019, Condemnor Redevelopment Authority of the City of Pittsburgh ("Condemnor") is hereby **GRANTED** a **WRIT OF POSSESSION** authorizing the Condemnor's unfettered right of entry upon and exclusive possession of the property identified as P.I.N. 72-E11NE2-024-005-000 located at 65-67 ½ Parsonage Street, City of Pittsburgh, Luzerne County, Pennsylvania (the "Property") upon the payment of estimated just compensation into Court, receipt of which is hereby acknowledged, pursuant to Section 307(a)(1)(iv) of the Eminent Domain Code. This payment is without prejudice to the rights of Condemnees the Estate of Jerome M. Romanski and Lois Romanski (collectively, "Condemnees") to proceed to a final determination of the just compensation, and any payments made shall be considered only as payments *pro tanto* of the just compensation as finally determined pursuant to Section 307(c)(1) of the Eminent Domain Code. The City of Pittsburgh Police Department is **AUTHORIZED** to enforce this Order granting Condemnor's right to exclusive possession of the Property against Condemness or any of other possessor of the Property, if any. Condemnor is **DIRECTED** to post a copy of this Order at the Property and mail a copy to Condemness at their last known address.

BY THE COURT:


J.

EXHIBIT B

IN THE COMMONWEALTH OF PENNSYLVANIA	
REDEVELOPMENT AUTHORITY OF THE CITY OF PITTSBURGH,	IN THE COURT OF COMMON PLEAS OF LUZERNE COUNTY
Plaintiff,	
v.	
JEROME J. ROMANSKI, as Administrator of, THE ESTATE OF JEROME M. ROMANSKI, LOIS ROMANSKI, LUZERNE COUNTY CLERK OF COURTS, CITY OF PITTSBURGH and NORTHEAST REVENUE SERVICE, LLC, as agent for, LUZERNE COUNTY TAX CLAIM BUREAU,	ACTION TO QUIET TITLE
Defendants.	No. 2020-05063

PROTHONOTARY LUZERNE COUNTY
FILED APR 5 21 AM 9:52

ORDER

AND NOW, this 5 day of April, 2021 upon consideration of the motion for default judgment pursuant to Pa.R.Civ.P. 1066(a) of Plaintiff City of Pittsburgh Redevelopment Authority and any response in opposition thereto it is hereby **ORDERED, ADJUDGED and DECREED** that said motion is **GRANTED. JUDGMENT** is hereby entered in favor of Plaintiff City of Pittsburgh Redevelopment Authority and against Defendants Jerome J. Romanski, as Administrator of The Estate of Jerome M. Romanski, Lois Romanski, Luzerne County Clerk of Courts and Northeast Revenue Service, LLC as agent for the Luzerne County Tax Claim Bureau (collectively, "Defendants"). Defendants and any person or entity claiming under Defendants are permanently enjoined and restrained from asserting any claim or interest in or to the real property identified as P.I.N. 72-E11NE2-024-005-000, located at 65-67 1/2 Parsonage Street, City of Pittsburgh, Luzerne County, Pennsylvania and more particularly described in Luzerne County Recorder of Deeds' book 1969 page 000695 as follows:

ALL the surface or right of soil of all that certain lot, piece or parcel of land situate in the City of Pittston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING known as Lot No. 8 in a tier of building lots surveyed and measured by Solomon Munson for Solomon Brown, along a road (now known as Parsonage Street in the City of Pittston), leading from rear "Sace's Tavern" to Scranton.

BEGINNING on said road at the Northeast corner of Lot No. 7 in said tier;

THENCE along said road North seventy-two degrees East fifty (50) feet to a corner;

THENCE South eleven degrees East one hundred thirty nine (139) feet to a corner on the back line of said lots;

THENCE along said line South seventy-four degrees fifteen minutes West fifty (50) feet to a corner;

THENCE North eleven degrees West one hundred thirty-eight (138) feet to the place of beginning.

CONTAINING 6,900 square feet of land, be the same more or less.

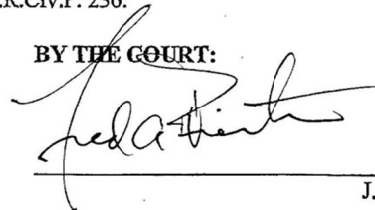
BEING the same property described in a deed of Jerome M. Romanski and Jerome J. Romanski and Lois Romanski, his wife, dated January 4, 1977 and recorded in the Office of the Recorder of Deeds of Luzerne County, Deed Book 1912 at page 661.

UNDER AND SUBJECT to any and all exceptions, reservations, conditions, covenants, restrictions and agreements contained in the chain of title.

The Prothonotary is hereby directed to enter this Order of record and to mail a copy of this Order to all parties and counsel of record pursuant to Pa.R.Civ.P. 236.

BY THE COURT:

4/5/21 :


J.

JUDGE FRED A. PIERANTONI