

**CITY OF BETHLEHEM AND
REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM
REQUEST FOR PROPOSALS (RFP) FOR 723 BROADWAY**

REDEVELOPMENT OF 723 BROADWAY

Deadline: Monday, May 5, 2021

The City of Bethlehem and the Redevelopment Authority of the City of Bethlehem are soliciting proposals from developers interested in purchasing and rehabilitating 723 Broadway, Bethlehem, PA.

REQUIREMENTS

Responses to this RFP are due by 12:00 Noon on Wednesday, May 5, 2021.

The property is available for inspection upon request. Please contact the RDA Administrative Coordinator, Heather Bambu-Weiss, at (610) 865-7055 if such an inspection is desired.

BACKGROUND 723 BROADWAY

723 Broadway is an attached row home located in Bethlehem PA. It is a 3-story masonry / brick residential dwelling with two additions circa 1900 containing 1,788 SF with a partial basement and crawl space. Located in south Bethlehem, the property is within one block of the intersection of Broadway and Route 378. The home is a 3 bedroom single family dwelling.

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 723 Broadway at \$36,000.

HOME funding is available as a grant for the development of this property. The investment of HOME funds requires a period of affordability meaning that the property be sold or leased to a low/moderate individuals for 5 – 15 years depending on the amount of funding used. Rent and utility limits will apply to this project if it will be rented. Developers should clearly outline the amount of HOME grant funding that will be needed by their organization. The amount of HOME funds received shall not exceed 95% of the median purchase price for the area based on federal FHA single family mortgage program data. The utilization of HOME funds toward this project will not necessitate Davis Bacon wages.

It is the intention of the City of Bethlehem and the Redevelopment Authority to select a preferred developer for this property. The RDA will sell the property 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. The City of Bethlehem and the Redevelopment Authority recommend that developers provide an owner occupied end use.

RESPONSE FORMAT & OTHER SUBMISSION REQUIREMENTS

Response Submission Requirements:

- Electronic submissions only.
- Submissions should be emailed to Heather Bambu Weiss at HBambu@bethlehem-pa.gov
- All questions must be submitted electronically to the RDA and responses will be distributed as Addendums to this RFP.

Redevelopment Plan for 723 Broadway:

Provide a description of the overall plan for redevelopment of 723 Broadway inclusive of:

- Projected end use of building – the Redevelopment Authority and the City of Bethlehem are interested in this property being owner occupied as its end use.
- Estimated construction costs and timelines
- Amount of HOME incentive required. *(Maximum award of HOME funds received shall not exceed 95% of the median purchase price for the area based on federal FHA single family mortgage program data. The utilization of HOME funds toward this project will not necessitate Davis Bacon wages.)*

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 no requests for zoning variances for development
- Proposed purchase price – Minimum of: Appraised Value, Reasonable Legal Fees – plus closing costs. Offers in excess of that price will be considered and used as part of the evaluation process.
- Demonstrate financial capacity and willingness to undertake predevelopment activities with or on the behalf of the City of Bethlehem.

Other Considerations:

- It is the city's goal to retain and rehabilitate the building and that it remain a single family dwelling.
- The property will be transferred free and clear of any and all liens.
- The property will be transferred as is, including all contents.
- It is the expectation that development of the property will begin immediately after transfer occurs.