

**LOWER SOUTH VALLEY LAND BANK
REQUEST FOR PROPOSALS (RFP)
FOR ACQUISITION OF
97 AND 101 NEWPORT ST, NEWPORT TOWNSHIP
46-K6S1-010-013-000
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RFP issued on June 2, 2025

Proposals due August 11, 2025

Contact Information:

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The Lower South Valley Land Bank (Land Bank) is seeking proposals for the acquisition and development of 101 and 97 Newport St, Newport Township PA 18617 into a code-compliant single family or two family home.

All proposals will be reviewed, but preference will be given to the following proposals:

- Proposals for development of the property to be resold to an income qualified home buyer as a primary residence.
- Proposals from an income qualified home buyer to develop the property as their primary residence.

Developer and/or buyer proposals meeting preferred criteria may also be eligible for up to \$30,000 in financial assistance from the LSV Land Bank. Households with incomes of up to 200% of area median income (AMI) may qualify for assistance.

Information is included at the end of this RFP regarding qualifying AMI and an optional self certification form for interested parties. If submitting the optional self certification, please only complete the form, DO NOT ATTACH TAX RETURNS OR SIMILAR DOCUMENTS TO THE SELF CERTIFICATION.

Description of Lower South Valley Land Bank

The Lower South Valley Land Bank addresses blighted, vacant, abandoned, and tax delinquent properties and transitions these properties to beneficial reuse using a unified, predictable, and transparent process in order to revitalize communities and strengthen their respective tax bases. For more information, visit our website at www.lsvlandbank.org.

Property Description

The property consists of two vacant lots consisting of approximately 12,000sq ft of combined area.

Minimum Sale Price

The property carries a minimum sale price of \$6,000. Selected applicants will also be required to deposit at least \$1,000 into an escrow account to cover legal fees associated with the transfer of the property.

Scope of Work and Cost Estimate

The applicant shall provide information on the intended use of the lot. If construction of a structure such as a dwelling or business will occur, the applicant shall propose a scope of work and provide a cost estimate.

Construction Schedule

If applicable, provide an estimated construction schedule, including when you will be prepared to sign a redeveloper's contract and when you expect to have all work completed.

Insurance

If applicable, the Contractor shall maintain General Liability Insurance from an insurance company to cover bodily injury and/or property damage directly due to the negligence of the Contractor, his agents, or his employees. The Contractor shall maintain Worker's Compensation Insurance, if the Contractor has employees.

General Indemnity

If applicable, the Contractor shall save and hold harmless, pay on behalf of, protect, defend, and indemnify the Land Bank and assume entire responsibility and liability for losses, expenses, demands and claims in connection with or arising out of any injury, or alleged injury (including death) to any person, or damage, or alleged damage, to property of the Land Bank or others sustained or alleged to have been sustained in connection with or to have arisen out of or resulting from this agreement, by the Contractor or their employees, including losses, expenses or damages sustained by the Land Bank or the Land Bank officials from any and all such losses, expenses, damages, demands, and claims. The Contractor further agrees to defend any suit or action brought against the Land Bank or the Land Bank officials (as outlined above) based on any such alleged injury or damage and to pay all damages, costs, and expenses in connection therewith or resulting there from. As an integral part of this agreement, the Contractor agrees to purchase and maintain, during the life of this contract, general liability insurance as outlined above. The obligations of the Contractor pursuant to this paragraph shall not be limited in any way by any limitation in the amount or type of proceeds, damages, compensation, or benefits payable under any policy of insurance or self-insurance maintained by or for the use and benefit of the Contractor.

Evaluation Criteria

The Land Bank, at its sole discretion, following an objective evaluation, will award this contract to the most responsible, responsive applicant. Awards will be based on a combination of the proposed use and price. Furthermore, applicants proposing construction and redevelopment of the property will be judged by experience, the bidder's operational and financial capacity, and price. The Land Bank reserves the right to make independent investigations as to the qualifications of the Contractor. Such investigations may include contacting existing customers. The Land Bank reserves the right to accept or reject any and all proposals.

Proposal Information

Each bidder shall submit a completed proposal to the Land Bank by August 11th, 2025 at 5:00pm. Proposals shall be submitted via the application found on LSVlandbank.com. Any proposal received after the date and time prescribed shall not be considered for award.

Additional Information - Required and Optional Documentation

Applicants must attach verifiable evidence of your financial capability to complete the proposed construction, including exact sources of funds. (Examples include, but are not limited to bank accounts, loan commitments, and irrevocable letters of credit.)

The following documents are not required to be included in the Contractor's proposal. However, the Contractor must be able to provide the following prior to execution of a contract.

- A. Proof of General Liability insurance
- B. Proof of Worker's Compensation insurance (if the Contractor has employees)

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Notification of Award

The successful applicant will be notified in writing within 10 working days of the Board authorizing the contract.

Contact Person

If you have questions, please email Ted Ritsick, Staff Consultant, tritsick@hailstoneeconomic.com prior to the proposal deadline.

Proposal Submission

Via RFP page at LSVlandbank.com

Submission Deadline

August 11th, 2025 at 5:00pm