LOWER SOUTH VALLEY LAND BANK
Donna Wall, Chair
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LOWER SOUTH VALLEY LAND BANK
REQUEST FOR PROPOSALS (RFP)
FOR ACQUISITION OF
420 E Washington St, Nanticoke City
42-J7SE2-003-017-000

RFP issued on August 14, 2025

Proposals due September 15, 2025

Contact Information:
Ted Ritsick, Staff Consultant
Lower South Valley Land Bank
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(570) 762-1928

The Lower South Valley Land Bank (Land Bank) is seeking proposals for the acquisition of 420 E Washington St, Nanticoke City PA 18634.

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 is an approximately 5800 square foot vacant lot.

Minimum Sale Price
The property carries a minimum sale price of $5500. 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 September 15, 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 seeking preferred status should provide proof of residency with the application. Please note that preferred status is only based on residency for this RFP.

Applicants proposing development of the site must attach verifiable evidence of your financial capability to complete the project, 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 if proposing development of a structure. 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)

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
September 15, 2025 at 5:00pm