



LOWER SOUTH VALLEY  
LAND BANK

LOWER SOUTH VALLEY LAND BANK  
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**LOWER SOUTH VALLEY LAND BANK  
REQUEST FOR PROPOSALS (RFP)  
FOR ACQUISITION OF  
56 N MAIN ST, ASHLEY  
01I9SE4 017021000**

RFP issued on March 19, 2026

Proposals due April 24, 2026

**Contact Information:**

Ted Ritsick, Staff Consultant  
Lower South Valley Land Bank  
tritsick@hailstoneeconomic.com

The Lower South Valley Land Bank (Land Bank) is seeking proposals for the acquisition of 56 N Main St, Ashley PA 18706.

**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](http://www.lsvlandbank.org).

**Property Description**

The property is an approximately 3300 square foot vacant lot.

**Minimum Sale Price**

The property carries a minimum sale price of \$ 2,500. 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, following an evaluation, will award this contract to the most responsible, responsive applicant as determined by the Land Bank in its sole and absolute discretion. 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 April 24th, 2026 at 5:00pm. Proposals shall be submitted via the application found on [LSVlandbank.com](http://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.

**Condition of Sale**

Seller is a land bank that repurposes properties that are blighted, abandoned, or otherwise distressed. Seller makes no warranties or representations of any kind regarding title. Title will be transferred by quit-claim deed.

Buyer shall have the sole responsibility for any lien, adverse interest or claim outstanding on the Property at the time of Closing; however, Seller shall release Buyer from any claim of Seller's or its agents or assigns as against the Property upon Closing.

**Contact Person**

If you have questions, please email Ted Ritsick, Staff Consultant, [tritsick@hailstoneeconomic.com](mailto:tritsick@hailstoneeconomic.com) prior to the proposal deadline.

**Proposal Submission**

Via RFP page at LSVlandbank.com

**Submission Deadline**

April 24th, 2026 at 5:00pm