



10 East Church Street
Bethlehem PA 18018
www.bethlehem-pa.gov
610-997-7630

REQUEST FOR QUALIFICATIONS

Redevelopment of Blighted Residential Properties
Located within the City of Bethlehem

First Round Submissions Due: May 24, 2017

The City of Bethlehem and the Redevelopment Authority of the City of Bethlehem are seeking qualified developers interested in purchasing and renovating blighted properties in the City.

BACKGROUND

The City of Bethlehem, comprised of just over 75,000 residents, is located in eastern Pennsylvania and easily accessible by Interstate 78, U.S. Route 22 and Pennsylvania Highway 33. Bethlehem is immediately adjacent to the city of Allentown, Pennsylvania and approximately one hour from the city of Philadelphia and two hours from New York City. Bethlehem is a city best known for its colonial and industrial past; it was home to the Bethlehem Steel Corporation and served as an important contributor to the nation's economic growth during the late 19th and early 20th centuries.

As with many older industrial cities around the country, the City of Bethlehem saw its economic fortunes wane during the 1970s and 80s, with steel imports and overseas manufacturing serving as the principal culprits. With the decline of the steel plant and loss of jobs, the surrounding neighborhood in South Bethlehem also declined via disinvestment. Broad Street in the City's Historic Districts fared much better and has maintained a strong residential and mixed-use character.

In 2012, the City of Bethlehem completed a blight study that identified regions of the city that demonstrated significant blighting influences. Working with the Community Development Office, the Redevelopment Authority targeted those areas to identify properties that required substantial rehabilitation to again make them marketable in the local economy. The Authority works to transition blighted properties to new owners and investors who have capacity to complete the reclamation of the structure.

Buildings certified as blighted are subject to condemnation by the Redevelopment Authority of the City of Bethlehem under the Urban Redevelopment Law if the blighted conditions are not corrected by the owner. It is the intent of the City of Bethlehem and the Redevelopment Authority of the City of Bethlehem to establish a list of qualified developers that have an interest in acquiring residential properties that have been certified as blighted and may be subject to condemnation.

Developers interested in rehabilitation are encouraged to submit their qualifications for inclusion in a pool of qualified developers who will be informed as possible acquisition opportunities arise.

PROJECT INFORMATION

The City of Bethlehem, in cooperation with the Redevelopment Authority, is creating a pool of qualified developers who have the capacity to acquire and rehabilitate residential properties that have been deemed blighted. Buildings certified as blighted are subject to condemnation by the Redevelopment Authority. It is the intent of the City and the Redevelopment Authority to partner blighted properties with developers interested in acquiring those properties. Properties will be acquired through Eminent Domain or Conservatorship action and will be sold to a qualified developer from the pool generated by this RFQ.

RESPONSE FORMAT & OTHER SUBMISSION REQUIREMENTS

First Round Responses to this RFQ are due May 24, 2017. Additional submissions by interested developers will be accepted on an ongoing basis. Questions should be directed to: Amy Burkhart, Deputy Director DCED, (610) 997-7630; aburkhart@bethlehem-pa.gov

Response Submission Requirements:

The response package must be submitted in the following format: ten (10) original copies in 8 ½ x 11 format and an electronic copy of the paper submission. The package can be delivered to: Amy Burkhart, Deputy Director Community and Economic Development, City of Bethlehem, 10 East Church Street, Bethlehem, PA 18018

Organizational Information:

Provide a description of the organization, including roles and responsibilities of each partner.

Experience:

Please provide the following:

- A list of at least three projects you have undertaken that involved substantial renovation.
- Information on the location of past projects, their type, cost, funding sources, current status and any continued financial and/or operating interest in them.
- Previous development experience in residential single-family, multi-family and mixed-use, as well as leasing and/or property management experience.

References:

Provide a list of three (3) references from municipalities or clients. The list should include a specific contact name, address, phone number, and agency of employment.

Financial Capacity:

Developers must describe its financial capacity and at a minimum provide:

- Three (3) years of company and/or personal financials.
- Letter from financial institution indicating ability to borrow up to \$100,000 for building acquisition and renovation.