
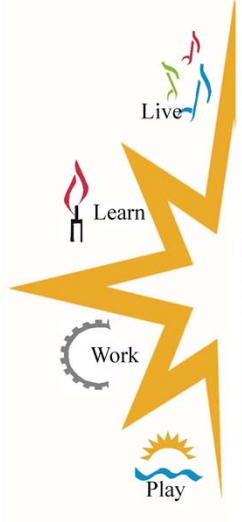



# City of Bethlehem

Mayor Robert J. Donchez





## 30 - 32 East Third Street

The City of Bethlehem is soliciting proposals from developers interested in purchasing and rehabilitating 30-32 East Third Street, Bethlehem, PA.



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Introductions –

Matt Deschler

Craig Hynes

Phil Roeder

### Present Conditions

- 30-32 East Third Street is a large commercial building and adjacent vacant lot
- The parcels are located within the South Bethlehem Central Business District and Historic District.
- Property is deteriorated
- City of Bethlehem recently spent \$137,000 to stabilize the structure.
- Base Engineering Inc. provided the City with a detailed conditions report and a recommended course of action to reclaim the Goodman Building. Copies of the report are available online.



## **30 - 32 East Third Street**

- Present Conditions
- Conservatorship
- Other Considerations



### **Conservatorship**

- The City was recently appointed conservator of the property.
- The purpose of the Conservatorship Act is to “provide a mechanism to transform abandoned and blighted buildings into productive reuse which is an opportunity for communities to modernize, revitalize grow, and to improve the quality of life for neighbors who are already there.”
- Upon selection of the preferred developer the building will be conveyed via the Court of Common Pleas of Northampton County to the selected developer.
- It is the City’s goal to retain and rehabilitate the buildings.
- New construction on the vacant lot, consistent with the historical character of the adjacent buildings, is acceptable.



## **Timeline of Key Dates**

- Informational Meeting – February 10, 2017
- Due Date of RFP – March 2, 2017
- Review Process
- Submission to Court for Approval
- Decision by Court to Transfer property



### **Other Considerations**

- Construction and renovation must remediate the existing building violations as outlined in the Base Engineering Report and any additional Code Violations
- The building is located in a local ordinance historic district and any exterior work will need to be reviewed by the historic conservation commission.
- The City will consult with the South Bethlehem Historic Conservation Commission for recommendations on preserving the property's historic character, as obligated by the Abandoned and Blighted Property Conservatorship Act.
- The City will select a preferred developer and recommend sale of the property that developer to the Court of Common Pleas of Northampton County.
- We will work to transfer the property free and clear of any and all liens.
- The final plan for rehabilitation must be approved by Northampton County Court of Common Pleas



## Evaluation Criteria

- The overall redevelopment concept presented for 30-32 East Third Street.
- The Project Team's overall experience with similar projects
- The inclusion on the Project Team of architects/developers/builders experienced with historic rehabilitation of commercial buildings.
- 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.





## Evaluation Criteria

- The ability to develop the property consistent with the current City Zoning requirements and the ability to develop the property with limited – preferably no - requests for zoning variances for development
- Proposed purchase price – Minimum of: Appraised Value – all properties have been appraised – plus closing costs, but offers in excess of that price will be considered and used as part of the evaluation process.
- Demonstration of financial capacity and willingness to undertake predevelopment activities with or on the behalf of the City of Bethlehem.

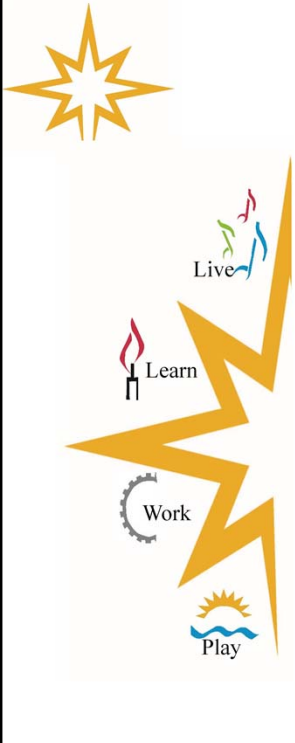




## **Additional Information**

- Base Engineering Report
- Appraisal of 30 East Third
- Appraisal of 32 East Third
- Petition for Conservatorship






# Questions

**Department of Community &  
Economic Development**  
**10 East Church Street**  
**Bethlehem, PA 18018**  
**(610) 997-7628**

**Robert Donchez, Mayor**

**Alicia Miller Karner, Director**



Thank you