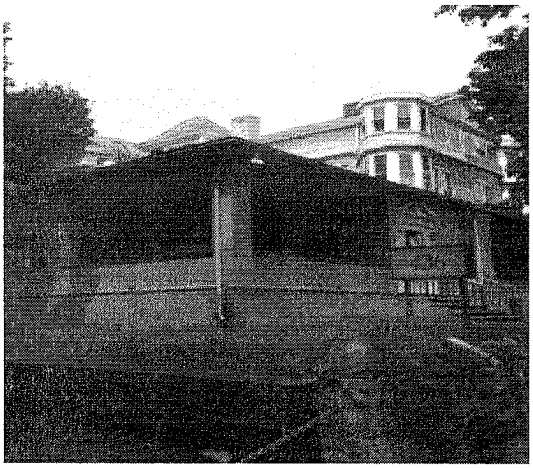
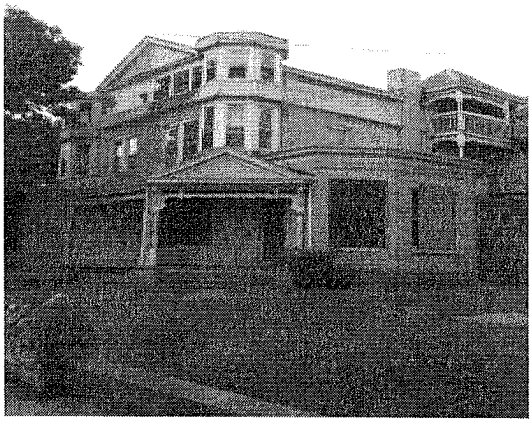
REDEVELOPMENT AUTHORITY OF THE CITY OF ALLENTOWN

City Hall, Suite 330
435 Hamilton Street
Allentown, PA 18101-1699
Phone: 610-437-7733 • Fax: 610-437-7570

PROPOSAL PACKAGE

PROJECT:





Acquisition and redevelopment of 428-436 N. 6th Street, Allentown into a multi-family residential property of no more that 6 units to be occupied by low to moderate income households. The property is approximately 9,000 square feet and consists of both halves of a "twin-style" dwelling. It is located in a residential (R-MH) zoning district. The project must meet zoning requirements.

MINIMUM BID PRICE:

The property carries a **minimum purchase bid price of $56,900.00**. Selected developers will also be required to deposit $1,000 into an escrow account to cover legal fees associated with the transfer of the property.

FOR ADDITIONAL INFORMATION CONTACT:

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435 Hamilton Street
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INSTRUCTIONS TO DEVELOPERS

1. The Redevelopment Authority of the City of Allentown (RACA) is seeking proposals for the redevelopment of this site into no more than six units that will subsequently be rented to low to moderate income households. Since Federal funds were used by RACA to initially acquire this building, the reuse of the parcel must meet all requirements of the Community Development Block Grant (CDBG) and Neighborhood Stabilization (NSP) programs.

2. The property will be **open for inspection on Friday, October 14, 2011 at 9:30 a.m.**

3. Proposal packages must be delivered to the offices of the Redevelopment Authority by **4:00 pm on Friday, November 4, 2011.**

4. Be certain to include the signed statement appearing on page 8.

5. All submissions, including attachments, must be on 8 ½ by 11 paper (excluding maps, plans, sketches, or pre-existing brochures).

6. Respondents must submit **7 copies** of the proposal, including attachments.

7. After a proposal is received by RACA, the results of the evaluation will be made public. RACA reserves the right to negotiate with developers for better terms, to reject any or all proposals (in all or in part), to waive any technicalities or informalities, to advertise for new proposals, or to proceed with work when its completion is in the best interest of RACA.

8. The selected redeveloper will be obligated to deposit $1,000 into an escrow account, held by the Redevelopment Authority, to cover counsel fees and costs related to the transfer of the property.

Development Plan

1. Describe precisely in as much detail as possible what you propose to develop at the site (for example, residential units, professional offices, membership club, institutional use, etc.)

2. How many units will this building contain upon completion? Please describe the number of rooms per unit, including bedrooms, bathrooms, kitchen, living rooms/den, dining room, etc. How many parking spaces will there be?

3. Describe specific planned improvements in as much detail as possible (preferably by unit), such as how you will address the following **(use extra pages as necessary)**:

Heating system	Flooring
Plumbing system	Walls and Ceilings
Electrical system	Kitchen
Roof	Windows
Building Exterior	Rear and Side Yards

NOTE: The City of Allentown Bureau of Building Standards and Safety must verify to the Redevelopment Authority that, upon project completion, the above systems can reasonably be expected to function properly for a minimum of five years with no more than routine preventative maintenance.

4. Although RACA will require that the entire property conform to applicable housing, building and zoning codes, list those rehabilitation items you feel will substantially exceed the requirements of those codes.

5. Submit floor plans (as an attachment) in reasonable detail so that RACA staff can determine the exact layout of interior space. Also include your plans for off-street parking.

6. Provide the estimated costs of the proposed rehabilitation work. **These must be clearly itemized and totaled so that RACA staff will be able to verify all figures.**

7. Provide an estimated construction schedule including when you will be prepared to sign a redeveloper's contract with the Redevelopment Authority and when you expect to have all work completed. (Please be as detailed as possible.)

Developer Experience and Financial Capacity

8. Provide (as an attachment) verifiable evidence of your financial capability to complete the proposed rehabilitation, including exact sources of funds. (Examples include but are not limited to bank accounts, loan commitments, and irrevocable letters of credit.) **Please note: Proposals will not be considered complete without proof of financial capacity.**

9. State your experience (list and describe prior and current projects) and provide contact information for at least two references. If other than an individual, describe your organization in detail.

Bid Price and Other Funding

10. Provide the cash sale price you are offering for this property. **Minimum bid price is $56,900.00.**

11. List any services, loans or grants you expect the City, RACA, or any public agency to provide.

STATEMENT OF PROPOSED DEVELOPER

1. *Upon selection by the Redevelopment Authority, I/we agree to enter into negotiations with RACA to conclude in a Redeveloper's Contract ("Contract") in form and content satisfactory to RACA. Such Contract, among other terms and conditions, shall provide for revestment of title to the land and any improvements thereon to RACA in case of failure of developer to satisfy any condition in said Contract with RACA. (Please note: Normally, Redeveloper's Contracts are signed within 30 days of RACA approval of redeveloper.)*
2. *I/we agree not to seek any variances from the zoning, building, or housing codes of the City of Allentown without the expressed written permission of RACA.*
3. *I/we understand that after selection of the developer, RACA reserves the right to cancel its relationship with the proposed developer and not issue a Redeveloper's Contract regardless of the amount of time, money, or energy the proposed developer has expended pursuant to this project.*
4. *I/we have examined the existing conditions at the project site and are fully informed as to the conditions and limitations of the project site. I/we may not at any time after the execution of the Redeveloper's Contract make any claim against RACA based upon insufficient data or any incorrect assumptions on my/our part. I/we fully understand that the property is being sold "as-is" and "where-is."*
5. *I/we understand that RACA reserves the right to utilize a multitude of evaluation techniques, so that, although the offered price will be a consideration, the selected developer may not necessarily be the "highest bidder."*
6. *I/we agree to pay any and all real estate transfer taxes, reasonable attorney fees, costs of title insurance and recording fees that may be required pursuant to the transfer of this property from RACA to me/us.*

Developer Information

Organization: _____ Phone: _____

Address: _____ Fax: _____

_____ Email: _____

Developer is a(n) _____ individual, _____ partnership, _____corporation

I/we have read this Instruction Package and understand what is required by RACA in order to select a qualified developer for this project, and submit this Proposal this _____ day of _____.

_____

Signature Title

_____

Signature Title