

# REQUEST FOR QUALIFICATIONS & PROPOSALS

102-198 East Washington Street, Nanticoke, Pennsylvania

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## INTRODUCTION

The General Municipal Authority of the City of Nanticoke (NMA) seeks a qualified developer to lead the redevelopment of a vacant site at **102-198 East Washington Street, Nanticoke, PA**. The selected developer should align with the City's goals for revitalization and economic growth.

The selection process consists of two parts:

1. **Request for Qualifications (RFQ):** Developers submit Statements of Qualifications (SOQ). Based on these, NMA will create a shortlist of candidates.
  2. **Request for Proposals (RFP):** Shortlisted developers may be invited for interviews and asked to submit a more detailed proposal.
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## PROPERTY DESCRIPTION

- **Location:** 102-198 East Washington Street, Nanticoke, Luzerne County, PA
- **Size:** Approximately 1.64 acres
- **Current Condition:** Vacant land with utilities available (water, sewer, natural gas, electricity). The site previously contained various facilities, including a silk mill, a sportswear manufacturer, a roller-skating rink, and a bowling alley. A fire destroyed part of the building in 1991, and it has since been demolished.
- **Subsurface Conditions:** Abandoned coal mines present below the site at depths greater than 396 feet.

## Adjoining Property Use:

- **North:** Alley; Residential and Commercial
- **South:** East Washington Street; Cemetery
- **West:** South Prospect Street; Residential and Commercial
- **East:** South Walnut Street; Vacant Lot

## Environmental Report:

A **FINAL Report** was prepared on October 4, 2023 by Barry Isset and Associates in accordance with the regulations set forth in Pennsylvania's Administration of Land Recycling Program, Chapter 250. Interested developers may request a copy from **Sara Hailstone (shailstone@hailstoneeconomic.com)**.

## PURCHASE PRICE

- **Minimum Bid Price:** \$200,000

- Price is not a sole factor in determining While all proposals must meet or exceed the minimum bid price, the purchase price is not the sole factor in determining which proposal will be selected.
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## ZONING & DEVELOPMENT OPPORTUNITIES

### Current Zoning:

The property is zoned **C-1 (Neighborhood Commercial District)**, designed to support small-scale retail, offices, entertainment facilities, and residential units above businesses.

- **No minimum lot requirements**
- **Maximum building height: 3 stories or 40 feet**
- **Permitted Uses:** Retail shops, banks, offices, restaurants, entertainment venues, townhomes, and multifamily dwellings.

The **Nanticoke City Council** is open to considering zoning modifications or variances for a suitable redevelopment proposal.

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## STATEMENT OF QUALIFICATIONS (SOQ) REQUIREMENTS

NMA seeks a development partner capable of delivering a high-quality project that contributes to Nanticoke's economic growth and community connectivity. Submissions should be **thorough yet concise** and must include:

### 1. Cover Letter

- Introduction to the team, lead firm, and key personnel.
- Overview of your understanding of the project's vision.

### 2. Development Team

- Identify all firms involved and their roles.
- Provide key personnel details, including resumes.
- Outline existing relationships with equity partners or tenants.

### 3. Project Approach

- Describe your development strategy.
- Explain how your experience aligns with NMA's goals.
- Discuss project feasibility and long-term success factors.

### 4. Relevant Experience

- Provide up to five relevant past projects with descriptions.

## 5. Financial Capability

- Summary of proposed financing (equity, debt, or both).
- Documentation demonstrating financial capacity (financial statements, reference letters, or other supporting documents).

## 6. Proposed Purchase Price

- Bidders must include their proposed purchase price as part of the required deliverables, acknowledging that multiple criteria—beyond price alone—will guide the final decision.

## 7. References

- List five references from similar projects, including names, titles, organizations, phone numbers, and email addresses.

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## EVALUATION & SELECTION PROCESS

An **Evaluation Committee** (including NMA members, city staff, and stakeholders) will review all RFQ submissions. Shortlisted candidates may be invited for:

- Interviews
- Submission of a detailed RFP response
- Negotiations regarding the final development plan

NMA reserves the right to adjust, amend, or withdraw this RFQ/RFP at any time.

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## SUBMISSION INSTRUCTIONS

**Deadline:** Submissions must be received no later than **4:00 PM on April 11, 2025**.

**Submit:**

- **Six (6) hard copies**
- **One (1) digital copy on a USB drive**

To: **The Slusser Law Firm**

Attn: Christopher B. Slusser, Esq.

1620 N. Church St., Suite 1

Hazleton, PA 18202

For inquiries, contact **Sara Hailstone** at [shailstone@hailstoneeconomic.com](mailto:shailstone@hailstoneeconomic.com).