



Donation of 609 Sixteenth Street Request for Proposals

INTRODUCTION

Founded in 1838, New Brighton Borough is an incorporated municipality in Beaver County, Pennsylvania. Located approximately 25 miles northwest of Pittsburgh and having a population of nearly 6,000 residents, New Brighton is the perfect balance of a walkable downtown and suburban living for any individual or family. As one of Beaver County's Rivertowns, New Brighton offers a variety of recreation and cultural activities, featuring riverfront access to Big Rock Park and the New Brighton Fishing Park. New Brighton is also home to the Merrick Art Gallery, a unique find in a small town.

New Brighton features an attractive business district for residents and visitors. A \$3 million streetscape renovation transformed the five block downtown into an attractive pedestrian destination and a good place to do business. New decorative sidewalks and curbs, shade trees, antique style street lights, underground utilities, benches, trash receptacles, and free 2 hour parking make New Brighton a downtown to enjoy.

New Brighton is proud to be designated as a Certified Sustainable Community by the Pennsylvania Municipal League and Sustainable Pittsburgh by having demonstrated the ability to achieve sustainability goals to save money, conserve resources, and encourage innovation.

New Brighton is also a recipient of the Governor's Award for Local Government Excellence in the category of intergovernmental cooperation for utilization of shared resources among neighboring government entities as a model of best management practices in the Commonwealth.

PROJECT DETAILS

New Brighton Borough is requesting proposals to convey the property and structure located at 609 Sixteenth Street, New Brighton, to a qualified applicant to be utilized for owner occupied housing. The selected receiver will obtain a quitclaim deed to the

property for one dollar (\$1.00). The successful applicant is responsible for all associated closing costs and deed preparation fees to be paid to the real estate transfer company, of the applicant's choosing, at time of closing.

The Property: 609 Sixteenth Street is located at the intersection of Sixteenth Street and Seventh Avenue in New Brighton Borough and is situated in the R-1 Residential zoning district. The 0.06 acre lot is occupied by a two-story wood frame, single-family dwelling and detached garage. The 1,344 square foot dwelling was built in 1890 and contains 3 bedrooms and 2 bathrooms. Overall conditional of the property is poor and is in need of substantial renovations. The dwelling is not habitable in its current condition. The total tax assessment for the property is \$11,450.00.

An interior inspection of the property can be scheduled during normal business days, Monday through Thursday, between the hours of 9:00 AM and 3:00 PM by calling (724) 847-5130.

SUBMISSION

The proposal response should include a conceptual plan with initial cost estimates for rehabilitation of the property to bring it into compliance with all municipal codes and anticipated funding sources. The preliminary plan should provide as much information as possible regarding the best way to remediate the subject property and detail the projected future use of the property as an owner occupied, single-family dwelling.

Plans that may be favorably reviewed by the Borough should include the following:

Introduction: A written narrative of background information on the applicant, including any past history in completing similar projects.

Conceptual Site Plan: Based on the existing site, this plan will indicate the proposed re-use of the property and may also include a feasibility study and structural assessments. The conceptual plan might illustrate strategies for reuse, which may consider different degrees of renovation, preservation, and demolition.

Opinion of Probable Cost: A preliminary cost estimate based on the proposed conceptual design. The estimates may be generated using overall cost per square foot numbers. Funding sources shall be documented and included.

Timetable: Indicate the individual steps necessary to complete the project and include the anticipated time necessary to complete each step. Estimated timetable shall not exceed eighteen (18) months.

Any questions or inquiries regarding the request for proposals shall be made in writing and directed to the Borough Manager at the physical address listed in the next section or by emailing manager@newbrightonpa.org.

SUBMISSION DEADLINE

Proposals must be received by no later than **4:00 PM on Thursday, May 31, 2018**. They should be submitted to the Borough Manager at the following address:

Borough of New Brighton
610 Third Avenue
New Brighton, PA 15066

Any proposal may be rejected if it is late, conditional, incomplete, or deviates from the specifications in the request for proposals.

Proposals will be reviewed by a committee of New Brighton Borough Council. A selection notice will be issued following the June 14, 2018 meeting of Borough Council. Transfer of the property to the selected recipient must occur within thirty (30) days after issuance of the selection notice.

CONDITIONS OF PROPERTY TRANSFER

To protect the property and adjacent neighborhood from further blight, the transfer of the property is conditioned on a reversion clause should the selected receiver not fulfill their submitted proposal.

At the time of closing, the selected receiver shall sign a quitclaim deed back to the Borough of New Brighton to be held in accordance with the written sales agreement until such time as an occupancy permit is obtained. Upon the completion of all repairs and obtaining an occupancy permit, the deed will be returned or destroyed. Should the selected receiver not meet the time line, the deed will be filed, ownership will return to New Brighton Borough, and the receiver relinquishes all improvements.