



HOUSING & REDEVELOPMENT AUTHORITIES
OF CUMBERLAND COUNTY

Better Places, Better Lives

REQUEST FOR PROPOSALS (RFP)

ACQUISITION OF 91 Beaver Ave, Enola, PA 17025 (PIN 09-13-1002-155) VACANT LOT



1. **INTRODUCTION.** The Redevelopment Authority of the County of Cumberland (hereinafter the “Authority”) has been appointed Conservator for 91 Beaver Ave, Enola, Cumberland County, PA (hereinafter the “Property”), pursuant to the Abandoned & Blighted Conservatorship Act, 68 P.S. §1101 et seq. (the “Act”).

The Property is vacant land. The Property will be conveyed through the Cumberland County Court of Common Pleas for a price of no less than \$75,000, plus all real estate taxes due and payable on the property, to a purchaser selected through this competitive selection process and approved by the Court.

The Property will be sold pursuant to the terms of this RFP within 60 days of the court approval of the sale. At settlement, the property will be transferred by Order of Court, free and clear of any liens or encumbrances, EXCEPTING HOWEVER, the following Permitted Exceptions: existing building restrictions, ordinances, easements of roads, easements visible upon the ground, privileges or rights of public service companies, if any; otherwise, the title to the above described real estate shall be good and marketable.

2. **TERMS OF SALE.** The terms of the Agreement of Sale shall include the following:
 - A. The full purchase price will be due and payable at settlement by the prospective purchaser in the form of a cashier's check or immediately available funds.
 - B. In addition to the purchase price, the prospective purchaser will be required to pay all real estate taxes due and owing on the property as of the date of settlement.
 - C. The prospective purchaser will be required to submit a detailed description of its plans for reuse of the Property which must conform with all planning, zoning, and building codes of East Pennsboro Township and any other applicable local, state, or federal laws and regulations.
 - D. The prospective purchaser will be responsible for the payment of all state and local realty transfer taxes, municipal liens, recording fees and costs of settlement.
 - E. The Property will be sold "**as is**".
 - F. Upon signing the Agreement of Sale, the purchaser will place a deposit with the Authority of 5% of the purchase price to be credited toward the purchase price.
 - G. **The sale of the property is contingent upon court approval of the sale.**
 - H. Settlement on the sale of the property shall occur within 60 days of court approval of the sale.
3. **SUBMISSIONS.** The Authority is requesting that prospective purchasers **submit a letter of interest** containing the following information in the format stated below:

- A. The name and address of the prospective purchaser.
- B. Purchase price (Minimum Bid: \$75,000, plus all real estate taxes due and payable on the property).
- C. A description of the prospective purchaser's reuse of the Property including any proposed construction.
- D. Listing of proposed funding amounts and sources to be utilized for the acquisition of the Property and any proposed construction costs. Preapproval from a lending institution and/or proof of assets available to cover the purchase price, current and delinquent taxes, realty transfer taxes, closing costs and construction costs. The prospective purchaser should assume a closing on any loans and real estate within 60 days of the court approval of the sale.
- E. A detailed description of its plans and timelines for reuse of the Property which must conform with all planning, zoning, and building codes of East Pennsboro Township and any other applicable local, state, or federal laws and regulations.
- F. A description of the prospective purchaser's development experience and ability to maintain the property. Prospective purchaser must disclose and explain any prior code violations, municipal liens or tax liens issued against property owned by the prospective purchaser within the last 5 years.

Proposals indicating a prospective purchaser's expression of interest in the project shall be submitted no later than 4:00 P.M. on the 24th day of January 2025, via email to mkuna@cchra.com with the subject "Purchase Proposal – 91 Beaver Ave. Enola, PA." Submissions will not be treated as confidential. For any questions pertaining to this request for proposals, please contact Mary E Kuna of the Authority at (717) 249-0789 X 118.

- 4. **CRITERIA FOR REVIEW.** The evaluation criteria for selecting a prospective purchaser or requiring a more detailed proposal in the future includes:
 - A. The proposed purchase price.
 - B. The prospective purchaser's proposed reuse of the Property and timeframe for completion of the project.

- C. The prospective purchaser's financial ability to pay the purchase price, taxes, all closing costs and any proposed construction costs.
- D. The prospective purchaser's ability to settle on the property within 60 days of court approval of the sale and to complete any proposed construction in a timely manner.
- E. The prospective purchaser's development experience and ability to maintain the property.
- F. The Authority reserves the right to reject any and all proposals.