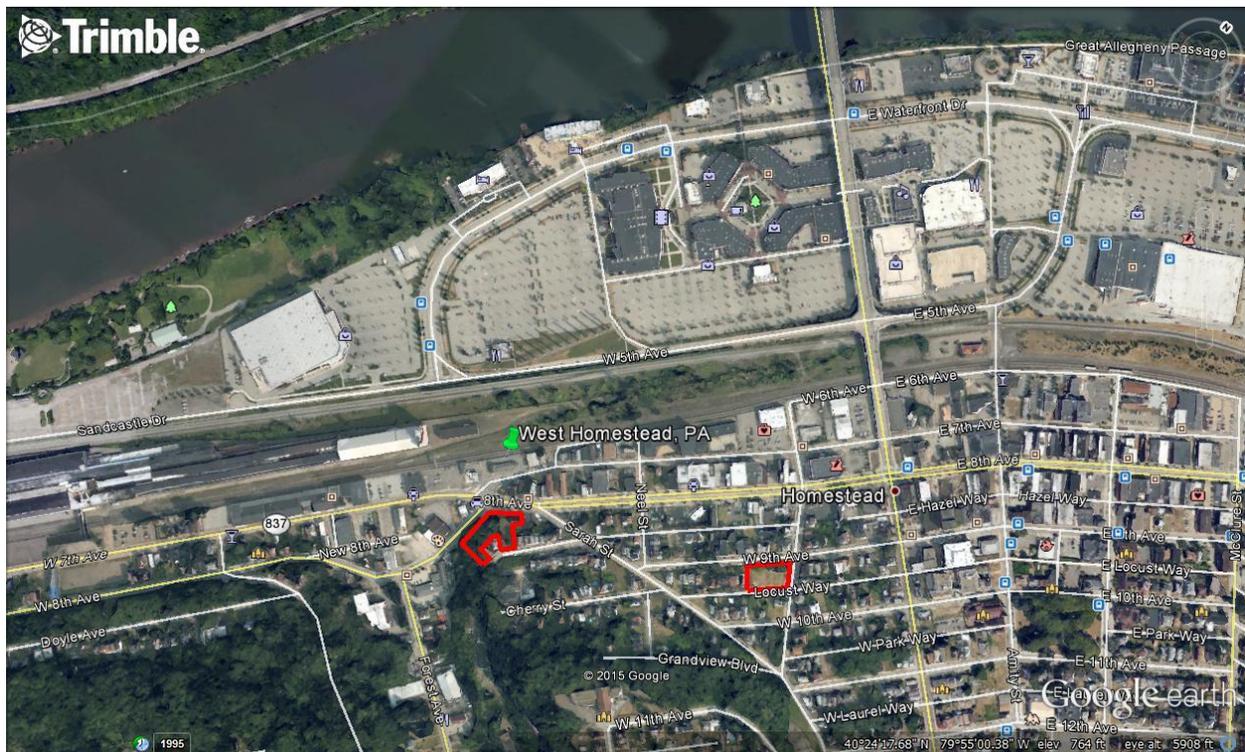


Opportunity

Development Partner

West Homestead Borough, Allegheny County Pennsylvania

The Borough of West Homestead Planning Commission, on behalf of the Council of the Borough of West Homestead, is seeking a Development Partner to redevelop two tracts of land along or near the Eighth Avenue commercial business district.

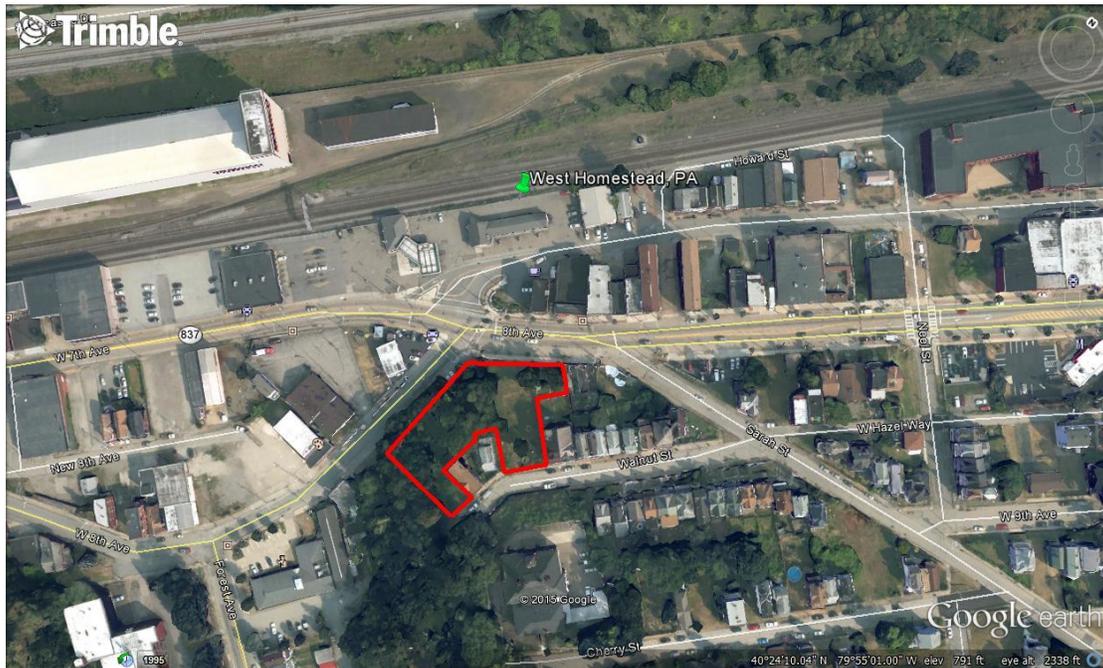


The initial focus of development efforts is envisioned on two tracts of land that the Borough of West Homestead has title to, or otherwise controls.

Tract 1 – Situated in the R1—T Traditional Single Family Neighborhood Zoning District with Multi-Family Overlay.



Tract 2 – Situated partly in the C-1 Commercial Zoning District and partly in the R1—T Traditional Single Family Neighborhood Zoning District with Multi-Family Overlay and also situated in the West Homestead Local Historic District



West Homestead Community Development Objectives

The Borough of West Homestead is seeking a Development Partner who will share its vision to reach objectives, which include:

- Market viable residential and commercial development.
- “Green” designs with regard to energy and stormwater management.
- Exterior designs consistent with the architectural standards and criteria of the Local Historic District.
- Sustainable buildings that will add to the Borough tax base.
- Owner-occupied residential units.
- Off-street parking.
- Rejuvenation of the West Homestead business district.

The Borough will evaluate prospective partners on how effectively these objectives can be achieved.

Possibilities

West Homestead has land but the prospective Development Partner will bring ideas on the best and highest value development of Tracts 1 and 2 that can be marketed. That said, the Borough is open to all possibilities to meet community objectives. We are open to negotiation and suggestion as to Tracts 1 and 2 as well as discussion regarding potential development of other Borough controlled property.

Here’s the Deal . . .

The Borough of West Homestead and the Development Partner will enter into an agreement. OK, call it a contract if you must, because it will be binding.

Here is what the Borough will do:

- Convey, at no cost, clean title to the property to the property in question, when the project is ready for occupancy, and subject to timetables and milestones to be established/negotiated. The fair market value of the real property will be part of the Borough’s direct share of the project.
- Provide a site survey plan showing contours, elevations and site features, including utilities, as part of the Borough’s direct share of the project.
- Provide the lot consolidation plat and record same, as part of the Borough’s direct share of the project.
- Process matters efficiently through the Planning Commission and the Steel Valley Historical Architectural Review Board as appropriate.
- Waive application fees under the Zoning and Subdivision & Land Development Ordinance.
- Waive sewer tap in fees.

- Expeditiously Review UCC plans and building inspections.

Here is what the Borough will expect of the Development Partner:

- Total Design/Build – Architecture of buildings, site landscape design, parking design, stormwater management design, and construction. Designs will be subject to review and recommendations by the Planning Commission and approval by Council, pursuant to Borough ordinance. Construction will be subject to the normal plans review and inspections under the UCC.
- Market the project.
- Finance construction.
- Restore real property to the tax rolls.
- Close coordination with designated Borough officials through all phases of the project.

Why consider the deal? The right Development Partner will become the exclusive Development Partner for West Homestead Borough for all future projects over a negotiated term. In essence, you will be getting a prominent seat at the table early in the redevelopment of the Borough's older neighborhoods as well as the Steel Valley in general.

Disclaimer . . .

This solicitation is competitive with regard to qualifications of the Development Partner. The Borough will not be paying any monies to the Development Partner, so if you are looking for dollars, this Opportunity is not for you. Because the Borough will not be paying money to the Development Partner, the contracts and bidding provisions of the Borough Code don't apply. This is definitely not a "low bid" exercise. The Borough will select the Development Partner who, in its sole judgement, will best help the Borough achieve its community objectives. One other thing . . . this Opportunity is not for speculators thinking of sitting on property or property flippers looking for a fast buck. There will be negotiated timetables, milestones and performance measures in the agreement. This will be the start of a long term relationship for mutual benefit.

If You Are Seriously Interested . . .

Call Kyle Thauvette, Borough Manager, at (412) 461-1844 for more information and possibly a meeting. You can also send an email to Mr. Thauvette at kyle.thauvette@westhomesteadpa.com. Be sure to include links to your website, Facebook page and contact information

For more information on the Borough and the Steel Valley, try these links:

<http://www.westhomesteadpa.com/>

<http://steelvalleyavenues.com/>