

# WILMINGTON NEIGHBORHOOD CONSERVANCY

## LAND BANK

### Request for Proposal



*For the Acquisition and Redevelopment of 8 vacant parcels located on the 800 Block of North Pine Street, City of Wilmington, Delaware as follows:*

|                                               |  |
|-----------------------------------------------|--|
|                                               |  |
| 802 North Pine Street (Parcel #26-036.30-332) |  |
| 804 North Pine Street (Parcel #26-036.30-331) |  |
| 806 North Pine Street (Parcel #26-036.30-330) |  |
| 808 North Pine Street (Parcel #26-036.30-329) |  |
| 812 North Pine Street (Parcel #26-036.30-328) |  |
| 814 North Pine Street (Parcel #26-036.30-327) |  |
| 816 North Pine Street (Parcel #26-036.30-326) |  |
| 818 North Pine Street (Parcel# 26-036.30-325) |  |

#### IMPORTANT DATES

The Wilmington Land Bank will receive sealed proposals at 226 N Franklin Street , Wilmington Delaware 19805 or via email to [ray.saccomandi@wilmingtonlandbank.org](mailto:ray.saccomandi@wilmingtonlandbank.org)

Proposals are due by **September 30th, 2026 no later than 4p.m.**

## THE WILMINGTON NEIGHBORHOOD CONSERVANCY LAND BANK (WNCLB) BACKGROUND INFORMATION

WNCLB is an independent, public/private nonprofit organization established to return vacant, dilapidated, abandoned, and delinquent properties in the City of Wilmington to productive use to strengthen and revitalize the City of Wilmington's neighborhoods and spur economic development. WNCLB pursues its mission in a way that is purposeful, transparent, and for the public good; improves the coordination of resources and efforts within and between governments, community organizations, and the private sector; is both economically efficient and sustainable; reflects the goals and objectives of the City's comprehensive development plan; and invests in existing neighborhoods. As part of its mission, WNCLB owns and maintains real property with the goal of safe and secure building maintenance, neighborhood beautification, and the ultimate return of quality housing to City residents.

## **PROJECT OVERVIEW**

The Wilmington Neighborhood Conservancy Land Bank is looking for qualified developers to construct housing on the 8 vacant lots on the 800<sup>th</sup> block of North Pine Street that must complement the existing structures.

Pine Bank Townhomes.

The Wilmington Neighborhood Conservancy Land Bank is looking for qualified Developers to Construct Housing. The approved buildable parcels are on one third of an acre at the 800th Block of North Pine Street.

The Buildable approved Parcel meets all legal, physical and environmental rules to construct an eight-Townhome assembly split into two separate four-unit buildings. The buildable approved parcel has gained subdivision rights and approved Architectural Drawings.

At no cost to the developer, infrastructure work will commence providing city water and sewer. To include new sidewalks with street lighting to be installed on 8th street and N Pine Street.

This parcel has easy access to I-95 and to the Maurice Pritchett Sr Academy School located at 600 East 7th Street which serves 1 through 8.

WNCLB will negotiate a Memorandum of Agreement with the selected respondent, outlining the terms and conditions for the conveyance and redevelopment of the property.

## **VISION AND OBJECTIVES**

The Wilmington Neighborhood Conservancy Through this RFP, WNCLB anticipates that the redevelopment of the vacant parcels for residential use will advance the following objectives:

1. Provides a benefit to the community by increasing tax revenue for the City of Wilmington
2. Visually and functionally integrate and enhance the surrounding neighborhood through enhancement of existing infrastructure and streetscape
3. Develop a financially viable project which maximizes investment
4. The timely completion of the proposed project

## **ADDITIONAL INFORMATION**

1. Proposals for the acquisition and redevelopment of the remaining 8 lots on the 800th block of North Pine Street, Wilmington, Delaware will be received by the Wilmington Neighborhood Conservancy Land Bank located at 226 N Franklin Street, Wilmington, Delaware 19805 by **September 30th, 2026.**
2. Proposals must be an original with (1) copy in a sealed envelope labeled "proposal for 800 North Pine Street".

3. The successful developer may withdraw the proposal before the schedule for the opening of the proposals or authorized postponement thereof. No proposal may be withdrawn within (30) calendar days after the actual opening thereof.
4. The successful developer will be required to obtain and show proof of an appropriate business license, if applicable, from the Department of Finance, Revenue Division, City of Wilmington Delaware, and the State of Delaware Business License.
5. The successful developer will be required to withhold the City of Wilmington Wage Tax from their employees and withhold taxes paid to the City of Wilmington according to the provisions of the Wilmington Wage Tax Law. This law applies to people living and/or working in the City of Wilmington.
6. The successful developer certifies that they are not listed on the Federal Government Excluded Parties List System ([www.sam.gov](http://www.sam.gov)). This information will also be verified by the Wilmington Neighborhood Conservancy Land Bank, and if listed, may be grounds for rejection of the bid proposal.

**7. Proposal, Award and Execution of the Contract**

- A. **Consideration of Proposals.** Before awarding the contract, the developer will be required to show that they have the ability, experience, necessary equipment, experienced personnel, and financial resources to complete the project. The right is reserved to reject any and/or all proposals, to waive technicalities, to advertise for new proposals, or to proceed to do the work otherwise, if in the judgment of the Wilmington Neighborhood Conservancy Land Bank, deemed not in the best interest of the City of Wilmington.
  - B. **Award of Contract.** The award of the contract, if awarded, will be within (30) calendar days after the opening of the proposals to the qualified developer whose proposal complies with all of the requirements prescribed. The successful developer will be notified by a letter mailed to the address shown on the proposal and the email address provided that their proposal has been accepted and awarded the contract.
  - C. **Cancellation of the Award.** The Wilmington Neighborhood Conservancy Land Bank reserves the right to cancel the award, or part of the award, of any contract by all parties without any liability against the Wilmington Neighborhood Conservancy Land Bank.
8. Any person/entity doing business or seeking to do business with the Wilmington Neighborhood Conservancy Land Bank shall abide by the following **Global Sullivan Principles**:
- A. Support universal human rights, and particularly, those of employees, the communities within which you operate, and parties with whom you do business.
  - B. Promote equal opportunity for employees at all levels of the company for issues such as race, color, gender, age, ethnicity, or religious beliefs and operate without unacceptable worker treatment such as the exploitation of children, physical punishment, female abuse, involuntary servitude, or other forms of abuse.
  - C. Respect employee's voluntary freedom of association.

- D. Compensate employees to enable them to meet at least their basic needs and provide the opportunity to improve their skills and capability to raise their social and economic opportunities.
- E. Provide a safe and healthy workplace; protect human health and the environment; and promote sustainable development.
- F. Promote fair competition including respect for intellectual and other property rights, and not offer, pay, or accept bribes.
- G. Work with the application of these principles by those with whom you do business.

## **CONTACT/QUESTIONS**

An information session will be held on August 28th, 2026 at 11:00am at 226 N Franklin Street, Wilmington, DE, 19805. If you have additional questions after the information session, please submit them to [ray.saccomandi@wilmingtonlandbank.org](mailto:ray.saccomandi@wilmingtonlandbank.org)

## **EVALUATION CRITERIA**

1. Amount offered to WNCLB for the purchase of the 8 vacant lots
2. Extent to which the proposed development fits into and improves the surrounding neighborhood
3. Amount of financial investment proposed for the building site
4. Municipal tax revenue that will result from the acquisition and redevelopment
5. The contribution that the redevelopment will make toward enhancing the quality of life in the surrounding neighborhood
6. The ability if possible to complete the project without additional investment from the Wilmington Neighborhood Conservancy Land Bank and/or the City of Wilmington
7. The developers prior experience with similar contracts
8. The timely completion of the project

## **SUBMISSION MATERIALS**

1. Purchase price
2. Development team and qualifications:
  - a. Name, address, and contact information of firm or individual responding to RFP
  - b. Firm overview: provide a brief description of individual or organization, history, leadership team and number of employees
  - c. Experience: List of projects, past and current, detailing relevant development experience
  - d. References: Provide names and contacts for people that can verify the credibility and experience with the individual or team
  - e. Financial Viability: Provide a statement and other relevant information to demonstrate the individual or organization's capability to accomplish the project
  - f. Timeline: Detailed timeline of the project's completion

## **ATTACHMENTS**

1. New Castle County Parcel View: N Pine Street
2. State of Delaware Corporation Documents