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Account:	**231391**
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Name:	**LANCASTER COUNTY REDEVELOPMENT AUTH**
Address:	**ACCOUNTS PAYABLE 28 PENN SQUARE SUITE 200 LANCASTER, PA, 17603**
Telephone:	**(717)394-0793**

Ad ID:	**5629750**
Description:	
Run Dates:	**06/05/2026 to 06/09/2026**
Class:	**107**
Orig Ad Taker:	**mhutchin**
Lines:	**30**
Agate Lines:	**54**
Inserts:	**2**

Other Charges:	**15.00**
Discount:	**0.00**
Credits:	**0.00**
Bill Depth:	**3.85**

Gross:	**312.60**
Paid Amount:	**0.00**
Amount Due:	**312.60**

Notes:

The Lancaster County Land Bank Authority, in partnership with Manheim Borough is issuing a Request For Proposals for qualified developers or contractors to acquire and renovate the property located at 15 East High Street in Manheim Borough.

Please review the document at https://lchra.com/resources/requests-for-proposals/ for additional project details. All proposals must be submitted by July 10, 2026 by 4pm.

You may also call Marisol Maldonado, Director of Housing & Community Development Dept. for Lancaster County Housing & Redevelopment Authority, at 717-394-0793, ext. 226, to have the information emailed to you or if you should have any questions.

Receipt

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LANCASTER COUNTY
Land Bank
Authority

Request for Proposals

June 5, 2026



Acquisition and Renovation

15 E. High Street

Manheim Borough

Parcel Number: 400-29869-0-0000

Lancaster County Land Bank Authority
28 Penn Square, Suite 200
Lancaster, PA 17603-4297
Phone: (717) 394-0793

LANCASTER COUNTY LAND BANK AUTHORITY

RFP – 15 E. High Street, Manheim PA

INTRODUCTION

The Lancaster County Land Bank Authority (LCLBA) is seeking proposals from qualified developers or contractors (Applicants) interested in acquiring and rehabilitating the vacant property located at **15 E. High Street, Manheim Borough** (the "Property").

Proposal responses are due no later than July 10, 2026.

BACKGROUND

The Lancaster County Land Bank Authority (LCLBA), established in 2016, serves as a strategic tool to address vacant, abandoned, and tax-delinquent properties and return them to productive use. The Authority operates under the Lancaster County Housing and Redevelopment Authority.

Through its work, LCLBA plays a critical role in stabilizing communities, promoting redevelopment, and supporting housing and economic revitalization efforts throughout Lancaster County.

PROPERTY INFORMATION

The property, located at 15 East High Street, Manheim, was built in 1951. It is located within the Central

The property located at 15 East High Street, Manheim, Pennsylvania was constructed in 1951 and is situated within the Central Business District (CBD) Zoning District of Manheim Borough. An excerpt from the Borough's Zoning Ordinance, outlining permitted uses within this district, is provided as **Attachment 1**.

The property consists of a two-story masonry building with a finished lower level, totaling approximately 15,306 square feet. A later addition includes an upgraded entrance and a functioning elevator that provides access to all three floors. While the exact construction date of the addition is not confirmed, records suggest it may have been completed around 2008.

The building layout is as follows:

- Lower Level (approx. 4,918 SF):
  Includes a large open multi-purpose space with a stage, restrooms, and multiple smaller rooms currently used for storage.
- First Floor (approx. 5,194 SF):
  Contains multiple office spaces of varying sizes, along with both ADA-accessible and non-ADA restrooms.

- Second Floor (approx. 5,194 SF):
  Includes several office spaces, a large open area previously used as a library, and two conference or assembly rooms.

Building plans dated 1994 are available upon request; however, these plans do not reflect the later addition that includes the elevator.

Additional property information:

- Tax records and a plot plan are included as **Attachment 2**
- The site includes three (3) dedicated parking spaces
- A nearby park located at the corner of E. High Street and Main Street is owned by the Borough and is not included as part of the property

The property may be eligible for Local Economic Revitalization Tax Assistance (LERTA) through Manheim Borough. The Borough has expressed a strong preference for full commercial or mixed-use redevelopment of the building. Additional information regarding LERTA is included as **Attachment 3**.

EVALUATION OF PROPERTY

Based on available information, the building is a well-constructed masonry structure; however, it exhibits significant functional obsolescence.

An addition to the building includes a functioning elevator that provides access to all three floors. While the exact construction date of this addition is unknown, records suggest it may have been completed around 2008. This addition is estimated to include approximately 276 square feet on both the first and second floors. The original main building contains approximately 4,918 square feet per floor.

The property includes several notable building features:

- Eight (8) gas-fired boilers installed in 2008
- Seven (7) air conditioning units installed around 2008, with two (2) units replaced in 2018
- Multiple access stairways
- Two former jail cells located in the lower level
- Higher-than-average ceiling heights (approximately 11'6" in the lower level, 9'2" on the first floor, and 9'6" on the second floor)

At the time the building was vacated, there were no reported issues with the plumbing or HVAC systems; however, no recent evaluation of these mechanical systems has been conducted.

Several building components, including plumbing fixtures, lighting, alarm systems, and windows, are considered outdated and will likely require upgrades.

The age of the roof is unknown, though records indicate a roof rehabilitation project was completed in 2006.

An Environmental Assessment Survey of the property is included as **Attachment 4** for further reference.

An Appraisal has been completed for the property and is included as **Attachment 5**.

POTENTIAL USES OF PROPERTY

The building offers a range of potential uses, including commercial or mixed-use development. Possible uses include retail space, art and antique shops, short-term rentals (e.g., Airbnb), event or gathering space rentals, residential rental units, and coworking space.

The lower level includes an existing stage, which presents an opportunity for community group use or small events. A functioning elevator provides access to all three levels of the building, supporting accessibility and flexible use of space.

There is also potential for a coffee shop or similar use, which could complement the anticipated redevelopment of the former firehouse across the street.

The site benefits from convenient access to parking, including public on-street spaces and a public parking lot with approximately 40+ spaces located within a half block on N. Wolf Street. Additionally, a nearby park at the corner provides attractive outdoor public space that enhances the setting.

SCOPE OF WORK

Interested parties must submit a proposal that clearly identifies the intended end use of the property. The Land Bank requires a specific, defined end use for all proposals.

Submissions should include a detailed narrative describing the proposed program and development plans, demonstrating how the property will be utilized upon completion.

REQUIREMENTS

Proposal Form

The Land Bank requires all applicants to submit proposals that include the following components:

a. Developer experience and qualifications

b. A detailed proposed plan for the site
c. An explanation of how the project will benefit the community
d. Evidence of financial capacity to complete the development
e. A proposed project timeline
f. Examples of comparable past projects

Proposals should clearly and comprehensively address each of these elements.

SUBMISSION PROCESS

Proposals must be submitted to the Redevelopment Authority no later than **July 10, 2026, at 4:00 PM**.

Applicants are required to submit **one (1) electronic copy** of all materials outlined in the "Proposal Form Section," along with a completed application (Excel).

All materials must be submitted via email to **hcd@lchra.com**.

Please reach out if you have any questions using the contact information below.

Attention: Marisol Maldonado
Lancaster County Land Bank Authority
28 Penn Square, Suite 200
Lancaster, PA 17603-4297
Email: mmaldonado@lchra.com

EVALUATION OF PROPOSALS

Proposals will be evaluated by the Land Bank Authority in partnership with Manheim Borough within 30 days of receipt.

RFP Issued	June 5, 2026
RFP Deadline	July 10, 2026
Selection of Winning Bid	August 10, 2026

ATTACHMENT 1

Central Business District (CBD)15 East High Street, Manheim PA

The property at 15 East High Street lies in the CBD, which permits a mix of commercial, office, residential, and service uses at pedestrian scale, with no minimum lot size, limited height and setback standards, and no off-street parking requirement for non-residential uses. The following excerpt applies.

Manheim Borough Zoning Ordinance § 220-18 CBD

Purpose. The purpose of this zone is to provide basic convenience commercial goods and services to local residents who live in the Borough. Uses have been limited to those residents that are likely to need on a daily or regular basis. Overall retail size has been restricted to prevent the establishment of intensive commercial uses that exceed the local pedestrian orientation of this zone and to encourage the adaptive reuse of converted historic dwellings rather than the construction of new commercial buildings. Requirements have been imposed to preserve the small-town character of this area and reflect the tightly knit land use pattern that exists within the Borough. Limited exterior activities have been allowed to contribute to the vitality and diversity of this area.

- Permitted uses.
    - Single-family detached dwellings and duplexes, subject to § 220-17.
    - Public and nonprofit parks and playgrounds.
    - Public uses and public utilities structures.
    - Banks and similar financial institutions.
    - Medical or dental clinics.
      Offices.
    - Private and commercial schools.
    - Restaurants excluding drive-through or fast-food restaurants.
    - Retail sale, service and rental of goods except adult-related uses.
    - Retail services including barber and beauty salons, tailors and shoe repair, tanning salons and fitness, dance or karate centers.
    - Art or antique shops, museums and libraries.
    - Delicatessens, bakers and caterers.
    - Nursing, rest or retirement homes.
    - No-impact home-based business.
- Bed and breakfasts under § 220-52.
    - Event spaces.
    - Taverns.
    - Dry cleaners, laundries and laundromats.
- Special exception uses under § 220-107C.
    - Boarding houses under § 220-53.
    - Funeral homes under § 220-61.
    - Private clubhouses under § 220-72.
    - Home occupations under § 220-65.
    - Conversion apartments under § 220-58.
    - Outdoor cafes under § 220-71.
      Banks and similar institutions with drive-through lanes under § 220-50.
- Landscape features under § 200-92.

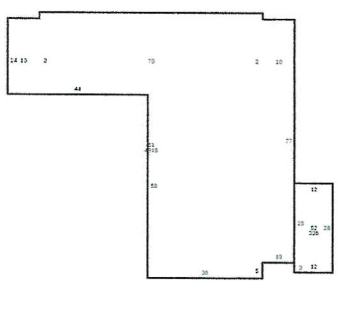
- Dimensional and operational standards.
- No minimum lot area unless otherwise specified.
- Minimum lot width: 45 feet.
- No required setbacks except where adjoining a residential zone.
- Maximum building height: 35 feet.
- Maximum lot coverage: 90 percent.
- Outdoor display permitted within specified limits under § 220-35.
- No off-street parking required for non-residential uses. Any parking provided must meet applicable provisions and be located to the rear.
- On-street parking permitted where allowed by street design.
- Landscaping is required for all non-building areas under § 220-34.
- Dumpster placement permitted in rear or side yard with screening.
- General compliance with Article III and applicable Commonwealth and federal regulations required.

Property Information

Property ID	400-29869-0-0000	**Property Use**	600 - COMMNIT-SRVC
Tax Year	2026	**Land Use**	655 - LOCAL MUNICIPALITY
Township	400 Manheim Boro	**Tax Status**	Exempt
Site Address	15 E HIGH ST	**Clean & Green**	No

Property Sketches & Photos

1



Parcel photo



Related Names

Parcel Owner	MANHEIM BOROUGH, 15 E HIGH ST MANHEIM, PA 17545
Status	Current

Assessments

Annual Billing

	Land	Building	Total	Pref. Land	Pref. Building	Pref. Total
Non-Exempt	0	0	**0**	0	0	**0**
Exempt	60,700	685,200	**745,900**	0	0	**0**
Total	**60,700**	**685,200**	**745,900**	**0**	**0**	**0**

Note: Preferential assessment values are used for taxation when preferential values are greater than zero.

Property Characteristics

Electric	Gas	Sewage	Water
HOOKED-UP	PUBLIC SYSTEM	PUBLIC SYSTEM	PUBLIC SYSTEM

Market Land Valuation

Property Type	Land Type	Sq. Ft.	Calc. Acres
COM - Commercial	2 - PRIMARY HOMESITE	14,810	0.3400

Structure 1 of 2

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	1/1 GOVRNMT-BLDG #1	10,388	1951

Section 1

Occupancies

Occupancy	Finished Area	Wall Height
327 - Governmental Building	4,918 Sq. Ft.	10
337 - Library, Public	4,918 Sq. Ft.	10
327 - Governmental Building - Office Basement	4,918 Sq. Ft.	10

Exterior Walls

Brick, Solid	9836.00 Sq.Ft.

Heating, Cooling & Ventilation

Hot Water	9836.00 Sq.Ft.

Section 2

Occupancies

Occupancy	Finished Area	Wall Height
327 - Governmental Building	336 Sq. Ft.	9
327 - Governmental Building	216 Sq. Ft.	9

Heating, Cooling & Ventilation

Warmed and Cooled Air	552.00 Sq.Ft.

Elevators

Passenger #	1.00 Units

Exterior Walls

Brick, Solid	552.00 Sq.Ft.

Structure 2 of 2

Property Type	Description	Finished Sq. Ft	Year Built
COM - Commercial	Detached Structure #1	2,000	1970

Other / Miscellaneous

056 - Paving, Asphalt	2000.00 Square Ft.

No Exemptions

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
1900	20440100		1/1/1900			$0

Note: You can use the Recorder of Deeds site to search deeds by document number.

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Assembly Date: 2026/01/20



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E High St
E High St
E High St
25
33 ft
62 ft
77 ft
187 ft
1
15379 sqft
134 ft
35 ft
16
130 ft
57 ft

Manheim Borough PA

Ordinances

More information about LERTA - Local Economic Revitalization Tax Assistance

Manheim Borough, Manheim Central School District, and Lancaster County have adopted ordinances and resolutions that provide for tax exemption for new construction and improvements to existing properties within the Borough. (See Ordinances 125 and 651, and Resolution Manheim Central LERTA above.) The exemptions for the Borough and School District apply to residential, industrial, commercial, and other business properties - the exemptions for the County do not include residential properties, and also require a minimum of $25,000 in improvements. While there are some differences, properties that meet the eligibility requirements outlined in the ordinances and resolutions will have a portion of their real estate taxes exempted over a period of time. The exemptions will be applied to the INCREASE in assessed value due to the new construction and improvements. Application for the exemptions must be made at the time of the building permit application.

For example, if you own a commercial property currently assessed at $250,000, and you propose improvements that will increase your assessment by $100,000, you will continue to pay full real estate taxes on the existing $250,000 assessed value, but you will only be required to pay new real estate taxes on $10,000 of the $100,000 increase after the first year, and then on $20,000 of the $100,000 increase after the second year, and so on until after the 10th year when you would be paying real estate taxes on the full $100,000 increase in assessed value. The details of the eligibility requirements and other provisions for each taxing body (i.e., Borough, School District, and County) are provided below within the applicable ordinance or resolution.

Should you have questions, please do not hesitate to contact the Borough Manager.