

## County redevelopment authority seeks developer for downtown Brownsville

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The Fayette County Redevelopment Authority will seek developers to improve the downtown area of Brownsville Borough.

On Wednesday, the authority board learned from executive director Andrew French that he will proceed with the solicitation of requests for proposals to revitalize the 28 properties now owned by the authority. Four other properties are controlled by the borough.

The properties are located on Market, High and Front streets and Brownsville Avenue.

The process to acquire the commercial sites began in 2004 when the authority partnered with the borough and began the Brownsville Borough Targeted Revitalization Initiative to correct extreme blight that exists within the downtown.

“During the acquisition process the authority completed an analysis of each property, including rehabilitation and demolition cost estimates, as well as surveys and appraisals of each property,” said French.

Because the downtown area is a National Register Historic District and located along the National Road Heritage Corridor (NRHC), the authority worked with the NRHC and the Pennsylvania Historic Museum Commission to complete a comprehensive analysis which re-surveyed and re-evaluated the boundaries of the historic district, completed a structural engineering analysis of the properties, developed design guidelines and completed a market analysis of the community, added French.

Because of the number of properties, French said there will be no time frame to review the proposals. Instead, each will be evaluated to determine their respective compliance with the guidelines and requirements.

“We’re somewhat on two parallel tracks,” he said. “One is to remove the blight, but we also do not want to eliminate the other track where there may be a developer interested in some of those properties with historic structures.”

French said that meetings have been conducted with individuals and companies interested in certain parcels, but there have been no agreements made by either party. The agreement requires the developers to disclose specific design plans and financial resources, in addition to providing detailed information about other projects.

“While we’re interested in getting proposals, we need a lot of information to make sure we do not get into a similar situation that the borough is just now coming out of,” said French. “We want to make sure that whatever is proposed is feasible and can happen.”

The information about the properties and other related information is available on the authority’s website at [www.racfpa.org](http://www.racfpa.org).

# Brownsville Borough Fayette County, Pennsylvania Controlled Properties

As of 1-1-2013

