

## **Request for Proposals for Development 2 Acres of US 31 Frontage Property in Tipton, Indiana**

The Tipton County Redevelopment Commission is seeking proposals from qualified developers to undertake the development of a strategically located 1.002 & .968+ acre sites of US 31 frontage property in Tipton, Indiana. This development initiative is in line with the County Comprehensive Plan, aiming to increase the assessed value of the property while serving as an appealing gateway to the vibrant community of Tipton. (Parcels: 80-12-12-400-999.006-003 and 80-12-12-400-999.005-003)

### **Project Overview:**

The identified property, situated along the US 31 corridor in Tipton, holds significant potential for development. We are inviting innovative proposals that complement the Comprehensive Plan's objectives and contribute to elevating the assessed value of the property while serving as an inviting entrance to Tipton.

### **Key Objectives:**

1. **Increased Assessed Value:** Proposals should detail strategies to enhance the assessed value of the property, aligning with the County Comprehensive Plan's economic development goals.
2. **Gateway Design:** Developments must contribute to an attractive gateway to Tipton, employing architectural and landscaping elements that align with the Comprehensive Plan's vision for the community's aesthetics and functionality.
3. **Adherence to Comprehensive Plan:** Proposals should explicitly align with the objectives outlined in the County Comprehensive Plan, ensuring coherence with the county's long-term development vision.

### **Submission Requirements:**

Interested developers are requested to submit comprehensive proposals no later than end of day January 12, 2024. Submissions should encompass, but are not limited to, the following elements:

1. Executive Summary
2. Development Concept and Design, highlighting alignment with the Comprehensive Plan
3. Financial Projections and Investment Strategy
4. Developer's Experience and Qualifications
5. Proposed Project Timeline
6. Non-Collusion Affidavit

All proposals must be submitted in person to the Tipton County Planning Department at 101 E Jefferson St, Tipton, Indiana in care of Abbie Smith, Community Development Director. Offers will be opened by the RDC at their regular meeting on January 17, 2024.

Questions should be directed to Abbie Smith via email at [communitydevelopment@tiptoncounty.in.gov](mailto:communitydevelopment@tiptoncounty.in.gov)

## **Tipton County Redevelopment Commission Property Disposal Process**

The Tipton County Redevelopment Commission (RDC) prepares a Request for Proposals with the price that can't be less than the average of 2 appraisals of the property.

The RDC must publish notice, twice, at least 1 week apart, with the 2nd notice at least 7 days before the meeting where it will open written proposals.

The RDC will hold a public meeting to open and consider any offers. If no offers, the RDC can dispose of the property for any price/terms/conditions they think appropriate after 30 days.

The RDC retains the authority to decline offers and grant awards based on the proposal presenting the highest and most beneficial use. In assessing proposals, the RDC considers several factors: the scale and nature of enhancements, the bidder's capacity and plans to promptly enhance the property, whether the improved property will be sold or leased, the proposed prices for sale or rental by the bidders, adherence to statutory requirements, and any additional factors that impact human and economic well-being.

Following the 30-day period, the RDC holds the option to sell the property publicly or privately for an amount less than indicated on the request for proposals.

### **Timeline**

11/17/2023	RFP open
11/21/2023	RFP notice published
11/28/2023	RFP notice published
1/12/2024	RFP submission deadline
1/17/2024	RFPs opened at January RDC Meeting
2/16/2024	Additional RFP submission deadline, if needed
2/21/2024	Additional RFPs opened at February RDC Meeting, if needed

The full RFP can be found online at [tiptongov.com](https://www.tiptongov.com).