

NOTICE OF REQUEST FOR PROPOSALS/QUALIFICATIONS

TIPTON COUNTY, INDIANA

Adaptive Reuse Development Opportunity

Historic Jail Property in Tipton, Indiana

Introduction

The Tipton County Redevelopment Commission is seeking proposals from qualified developers to undertake the redevelopment of strategically located and historic property in Tipton, Indiana. This redevelopment initiative is in line with the County Comprehensive Plan, aiming to increase the assessed value of the property while creating residential housing stock in the community of Tipton. (Lots 2 and 3, in Block 14, in the Original Plat of the Town of Canton, now City of Tipton, Cicero Township, Tipton County, Indiana. Parcels: 80-11-11-546-087.001-002, 80-11-11-546-093.001-002).

Project Overview

The identified structure presents a significant opportunity to bring new life to an existing building while preserving its historical integrity. The RDC is seeking proposals that prioritize exterior rehabilitation, sensitive restoration, and the full renovation of the interior to accommodate multiple-family housing units. Proposed plans must demonstrate compatibility with the surrounding area, alignment with the Comprehensive Plan, adherence to applicable zoning and development ordinances, and preservation of the historic nature of the property.

Key Objectives and Project Description

OVERVIEW

The project is envisioned as an adaptive-reuse, multi-family residential development designed to expand housing availability in Tipton. The structure should be rehabilitated in a way that preserves defining historic features while converting the interior into modern, safe, comfortable living spaces. The proposal should support neighborhood stabilization, increase residential density where infrastructure already exists, and provide a housing mix that meets current community needs.

KEY FEATURES

- **Historic Preservation & Rehabilitation**
 - Restoration of the exterior façade and architectural features with historically consistent materials and methods.

- Structural improvements and repairs as needed to ensure long-term stability and safety.
- **Multi-Family Residential Housing**
 - Family-appropriate layouts with modern amenities.
 - All required parking provided on site.
- **Future-Ready Residential Investment**
 - Energy-efficient systems, modern building safety standards, and sustainable materials where feasible.
 - Integration of landscaping or small public-facing enhancements to improve curb appeal and neighborhood cohesion.

STRATEGIC IMPACT

This redevelopment project is poised to address local housing shortages, provide family-sized units rarely available in the current market, and rehabilitate an underutilized historic asset. By investing in existing infrastructure and focusing on long-term residential stability, the project will improve neighborhood vitality, increase assessed valuation, and contribute to Tipton's overall economic and community development goals.

Submission Requirements

Interested developers must submit full proposals and qualifications no later than **12:00 PM on Jan 21st, 2026**. Submissions should include:

1. Executive Summary
2. Development Concept & Design
3. Financial Feasibility & Investment Plan
4. Developer Qualifications & Experience in Historic or Residential Redevelopment
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 the regularly scheduled meeting on **Jan 21st, 2026**.

Questions may be directed to: **communitydevelopment@tiptoncounty.in.gov**

Tipton County Redevelopment Commission Property Disposal Process

- The RDC prepares a Request for Proposals & Qualifications or Offer Sheet, with the sale price not less than the average of two appraisals.
- Notice must be published twice, at least one week apart, with the second publication at least seven days before the offer-opening meeting.
- Offers are opened at a public meeting. If no qualifying offers are received, the RDC may dispose of the property for any terms after 30 days.
- The RDC may decline any proposal and will select based on highest and best use, project feasibility, community benefit, and statutory criteria.
- After 30 days, the RDC may sell the property publicly or privately for less than the initial RFPQ minimum.

Timeline

- 12/18/2025 – RFPQ open
- 12/18/2025 – RFPQ notice published on tiptongov.com
- 12/25/2025* – RFPQ notice published in newspaper
- 1/8/2026 – RFPQ notice published in newspaper
- 1/21/2026 – Offer submission deadline (12:00pm)
- 1/21/2026 – Offers opened at January RDC Meeting
- 2/18/2026 – Additional Offer submission deadline, if needed
- 2/18/2026 – Additional Offers opened at February RDC Meeting, if needed

The full RFPQ can be found online at **tiptongov.com**.