

**OFFERING OF REAL PROPERTY
and REQUEST FOR PROPOSALS
by the Clarksville Redevelopment Commission
TOWN OF CLARKSVILLE, INDIANA**

I. PROJECT INTRODUCTION:

In accordance with IC 36-7-14-22, the Town of Clarksville, Indiana Redevelopment Commission (the “Town”) is offering the following parcels of property in the Town of Clarksville, Indiana for disposition under the terms and conditions outlined below. They are located along the Eastern Boulevard corridor at Exit 2 off of I-65).

442 Kopp Lane	parcel number	10-14-00-800-033.000-012
460-462 Kopp Lane	parcel number	10-14-00-800-042.000-012
342 Eastern Boulevard	parcel numbers	10-14-00-800-038.000-012 and 10-14-00-800-046.000-012
420 Eastern Boulevard	parcel number	10-14-00-803-442.000-012

II. TERMS AND CONDITIONS:

The parcels are being offered together as a package. All offers must be for all parcels in the aggregate. Offers for individual properties or parcels will *not* be accepted or considered.

The minimum purchase price for the properties is \$2,960,750.

Any offers must include specific proposals for the development of the property with at least residential and retail components. Offers that do not include proposed development of the property will *not* be considered.

The property may not be sold to a person who is ineligible under Indiana Code 36-1-11-16.

A proposal submitted by a trust (as defined in Indiana Code 30-4-1-1(a)) must identify each beneficiary of the trust and each settlor empowered to revoke or modify the trust.

Proposals for development of the property must include:

OVERALL PLAN & DESIGN OF THE PROPOSED DEVELOPMENT

PROJECT PLAN

- a. Narrative describing overall development project. and the name of the developer or proposing group with the name, address and phone number of the principal contact person

SITE PROGRAM ANALYSIS

- a. Total square footage of building and tenant space sizes being proposed per land use.
- b. Number, size, and configuration of residential and commercial spaces.
- c. Total number of parking spaces proposed, including vehicular and bicycle.
- d. Total percentage of gross square feet reserved for commercial businesses.
- e. Height of building(s).

SITE CONTEXT PLAN

Plan that shows the connectivity and relationship of the proposed development to the surrounding properties.

SITE PLAN DIAGRAM

- a. Building location(s)
- b. Circulation patterns including vehicle ingress/egress, pedestrian & bike
- c. Landscaping areas and planting list(s).

SITE PLAN RENDERING, INCLUDING:

- a. Building footprint
- b. Parking/ingress/egress areas
- c. Any other significant site improvements

BUILDING ELEVATIONS & SITE SECTIONS

Showing the relationship between the proposed development, the surrounding properties, and streetscape.

PHOTO SHEETS ILLUSTRATIVE RENDERINGS OF PROPOSED DEVELOPMENT.

ANTICIPATED BENEFITS OF THE DEVELOPMENT

FINANCIAL RETURN

Financial benefit of the development to the Town of Clarksville, including anticipated tax revenues.

JOB CREATION POTENTIAL

Number and types of new jobs that this proposal will create, with income ranges. Please include projections for total number of new businesses.

DEVELOPMENT TEAM EXPERIENCE AND CAPABILITY

FINANCIAL PLAN & DEVELOPMENT TIMING

The following items must be provided:

- a. Description of funding sources to be used to develop the property.
- b. Written evidence that the Developer has procured a firm and irrevocable commitment that all the necessary funds to develop the property as proposed have been secured.
- c. Development proforma
 - i. Hard and soft costs
 - ii. Financing costs
 - iii. Proposed tenant fees by square feet
 - iv. Gross revenues for the first five (5) years of operation of the proposed development
- d. Development timing

Developer must include a written narrative and a graphic timeline showing all major milestones of project development until final completion. This includes the due diligence period, planning, design, permitting, and construction.

If development does not begin within an agreed-upon time frame, the Town will have the option to repurchase the property at the original sale price. Such timeframe will be specified in a Development Agreement.

III. PROPOSAL EVALUATION:

The criteria which will be utilized in evaluating proposals is as follows:

- Your experience in similar projects
- Your reputation as indicated by your references
- Your overall approach to develop the project
- Proposed financial terms for development of the property.
- No certified check or other evidence of financial responsibility need be submitted along with the proposal.

IV. GENERAL CONDITIONS

It should be understood that:

- The commission may reject any bids and may make awards to the highest and best

bidders. In determining the best bids, the commission shall take into consideration the following factors:

- a. The size and character of the improvements proposed to be made by the bidder on the real property bid on.
 - b. The bidder's plans and ability to improve the real property with reasonable promptness.
 - c. Whether the real property when improved will be sold or rented.
 - d. The bidder's proposed sale or rental prices.
 - e. The bidder's compliance with Indiana Code 36-7-14-22(d)(3).
 - f. Any factors that will assure the commission that the sale, if made, will further the execution of the redevelopment plan and best serve the interest of the community, from the standpoint of both human and economic welfare.
- All offerors will be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals. The Town may enter into discussions with offerors to clarify and assure a full understanding of proposals.
 - The Town may refuse to disclose the contents of the Proposals/ Statement of Qualifications during discussions with eligible offerors.
 - Proposing firms shall not contact Redevelopment Commission members or any other voting body during the RFP process other than the Town's representative listed below (or, unless specifically authorized to do so by the Town's representative). All correspondence and questions for this RFPQ should be directed as follows:

Kevin Baity, Town Manager, kbaity@townofclarksville.com
 - The Town reserves the right to enter into a Scoping Agreement with an offeror for preliminary design and development services prior to the Town agreeing to move forward with the Project. After the Scoping period, the Town Manager shall either make a recommendation to award the purchase agreement to the selected offeror, engage another offeror, or to terminate the request for proposal process.
 - Maps and/or plats showing the size and location of the property being offered is available for inspection at the Clarksville Department of Redevelopment, 2000 Broadway, Clarksville, Indiana.
 - Email an electronic PDF of the Proposal/Statement of Qualifications to Kevin Baity at kbaity@townofclarksville.com.

Proposals must be received by 2:00 PM local time on November 21, 2022.