

Request for Proposals

To Purchase and Construct a Mixed-Use Building

In the Haynies Corner Arts District

1022 SE Second Street, Evansville, Indiana

Proposals will be accepted by the Evansville Brownfields Corporation (EBC), to purchase vacant land and construct a mixed-use building, located in the heart of the Evansville Arts District at 1022 SE Second Street in Evansville, Indiana. Those submitting proposals are required to furnish the information as described in this Request for Proposals (RFP).

This development is located in the heart of the Haynie's Corner Arts District and will serve as a landmark building. The building design shall be reviewed and approved by the Evansville Arts District Design Review Committee and shall be in compliance with all applicable code requirements. The quality of construction shall be consistent with a landmark building and shall adhere to the highest first quality standard of commercial construction. For this reason, **the acquisition price will be contingent upon the quality of the proposal.**

Offering

The offering is a well-located parcel at 1022 SE Second Street (former Haynies Corner Drug Store site) in the Evansville Arts District at Haynies Corner for construction of a mixed-use building. Proposals will be accepted from individuals, businesses or non-profits, for purposes consistent with the existing C-2 zoning and accompanying Use and Development Commitment and the Evansville Arts District Redevelopment Area Plan.

The property is zoned C-2 commercial and is within the Evansville Arts District Redevelopment Area Tax Increment Finance (TIF) District. It is the goal of the Evansville Brownfields Corp. to have a structure built that will contribute to the uniqueness of the neighborhood and will not compromise the historic integrity of the area. . The building is expected to remain in service for a minimum of 50 years. Environmentally sustainable design is highly encouraged. The architectural design shall feature a unique design with a scale that honors the surrounding urban fabric. The building shall be no less than three stories in height but no more than four stories in height. The exterior shall be constructed of masonry (including but not limited to brick, tile, terra cotta, stone or concrete), natural stone, natural wood, architectural metal panel, tempered glass, curtainwall or storefront. Should a roof plane be visible from the ground level, it shall be of metal or stone material. Any rooftop building system units shall be screened from view from the surrounding area at all heights.

The site is located within an emerging commercial corridor that has made great strides toward full redevelopment over the few years. The EBC welcomes proposals that will enhance and support neighborhood commercial development and growth in the corridor with a mix of both residential and commercial use.

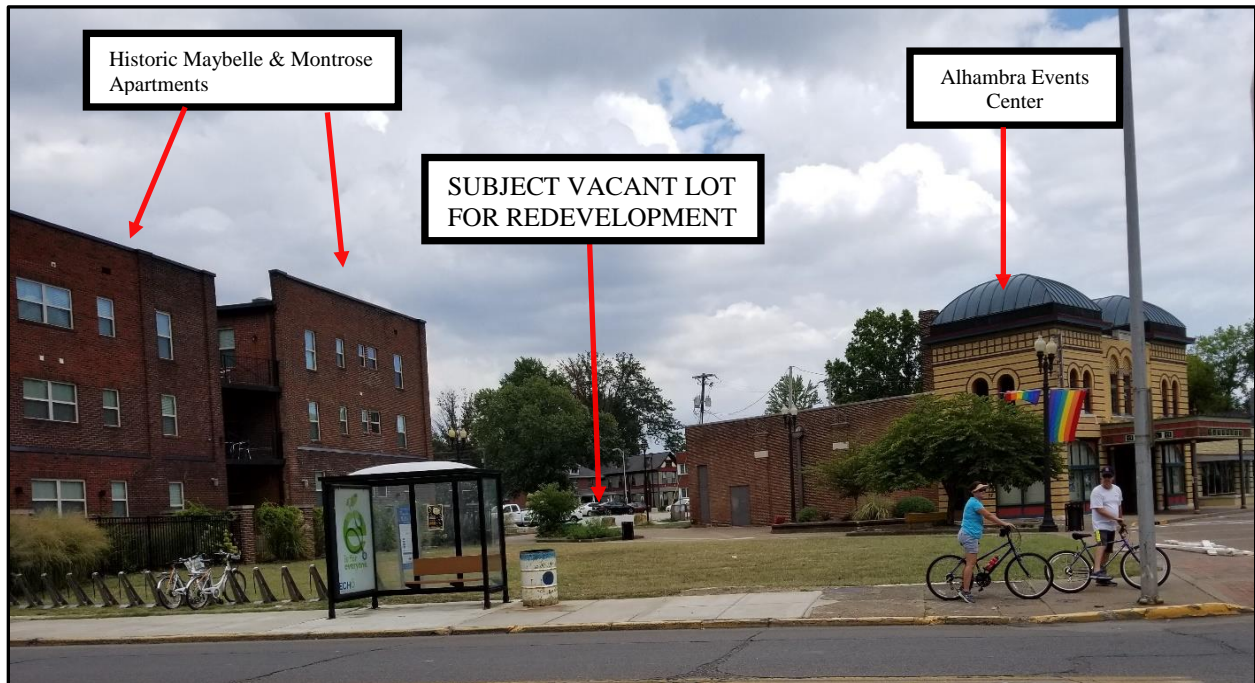
Property Description

Property is located in the Evansville Arts District Redevelopment Area, also known as the Evansville Arts District at Haynies Corner. The parcel is located at a key intersection of Haynies Corner; at the intersections of SE Second Street, Adams Avenue and the Parrett Street walkway. Other noteworthy structures near this location are the historic Alhambra Theatre, the renovated Maybelle and Montrose Apartment Buildings, Sauced Restaurant, The Bokeh Lounge, Dapper Pig Restaurant and Mo's House

Corner Pub. In addition to street frontage, this property fronts the Parrett Street Walkway and faces the pocket park featuring the Haynies Corner Fountain.

Site Information

- Parcel ID # 82-06-31-020-088.001-029
- Site of the former Haynies Corner Drug Store
- Vacant lot approximately 6,627 SF, zoning is C-2
- Vanderburgh County Assessor website link for further information:
<http://www.vanderburghassessor.org/Default.aspx?PID=82-06-31-020-88.001-029>
- Lot Dimensions: Approx. 80 ft. (SE Second frontage), 54 ft. (Adams Ave. frontage) and 98 ft. (Parrett St. Park/Walkway frontage). Land survey is available upon request.



Assets

- Proximity to downtown, featuring the Ford Center and the Medical School, both a short ½ mile from the property.
- Character of the location (Adjacent to the historic Alhambra Events Center and Maybelle & Montrose Apartments)
- On-site parking not required, due to proximity to public parking options
- Proximity to the Riverside Historic District (one block)
- Location within the Evansville Arts District at Haynie's Corner (virtually the center of the District)
- Proximity to residential neighborhoods and other apartment complexes
- Proximity to the Ohio River and Sunset Park (less than 2,000 ft.)

Challenges

- Need to enhance and support continued economic prosperity within the Evansville Arts District, essentially the need to continue to create an atmosphere supportive of activity and growth within the commercial core.

- Potentially provide housing options to the public, which will meld with the growing interest in the Haynies Corner area.

Opportunities

- Creation of a quality cornerstone project in the heart of the Evansville Arts District
- Outdoor seating (ie. restaurant, café, etc.) and proximity to the Alhambra Events Center and Haynies Corner Fountain
- Retail space for prospective businesses in an area in need of commercial options
- Potential rental income from residential units which could be built on upper floors with the retail/commercial space on lower floor(s)
- A presence in a vibrant and growing area of the City

General Process

It is expected there will be no communication with proposing parties other than those specifically noted herein and such communication will be exclusively for clarification regarding procedures and objectives. Interested parties may inspect the site any time prior to submitting a response to this request for proposals.

Following a review of all submissions, a selection committee will screen each proposal. Based on the detailed proposals received, several proposers will be invited to be interviewed. The final proposal selected will require approval by the EBC board of directors and a development agreement will be negotiated and executed, as the instrument to define the roles and responsibilities of the parties. The Evansville Brownfields Corporation reserves the right to reject any and all proposals.

Submission Requirements

At a minimum, the following must be submitted with your proposal: **One original and 5 copies of all documents IN ADDITION to submitting all documents on a flash drive or CD.** No document is to be larger than 11 x 17.

1. Cover letter describing the composition of the redevelopment team or individual developer, each member's relevant experience and the key personnel involved. Clearly identify probable role(s) as principal, consultant, general partner, designer, or other.
2. Provide a description of at least three (3) examples of redevelopment projects completed within the last six years which are most relevant to this project.
3. References from three (3) projects (including names, addresses, phone numbers, and/or email addresses), the respondent deems relevant to the proposed development objective.
4. Proposed financial terms of the acquisition, including financial capacity and ability to perform as proposed.
5. Proposed use. This should be in narrative form and may include market analysis or a general position on the feasibility of the new use. A timeline for project completion must be included. Consideration for sustainable and energy efficiency will be made during project evaluation.
6. Executed addenda if any addenda will be issued following the release of this RFP.

Submissions must be received by 5:00 p.m. April 30, 2019 in a sealed envelope, addressed as follows:

Attention: Carolyn Rusk

Evansville Brownfields Corporation
 Room 306, Civic Center Complex
 1 NW Martin Luther King, Jr. Blvd.
 Evansville, IN 47708 -1869