

Request for Proposals

To Develop Mixed Use Properties

In the Haynie's Corner Arts District

Corner of Jefferson and SE Second Street, Evansville, Indiana

Proposals will be accepted by the Evansville Brownfields Corporation (EBC), to purchase and develop one or two sites, along Jefferson Avenue for mixed use. **Proposals may include development of one or both sites, known as Jefferson A (15 Jefferson) and Jefferson B (31 Jefferson).** The sites are located in the heart of the growing Evansville Arts District at the intersection of Jefferson Ave. and SE Second Street in Evansville, Indiana. Those submitting proposals are required to furnish the information as described in this Request for Proposals (RFP). These developments are located in the heart of the Haynie's Corner Arts District; therefore, building design(s) must be reviewed and approved by the Evansville Arts District Design Review Committee in addition to compliance with all applicable code requirements. The quality of construction shall be consistent with a landmark type buildings 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 two sites are located within Evansville Arts District Redevelopment Area Tax Increment Finance (TIF) District and therefore subject to design approval. The sites are zoned C-2 to maximize use of the property; both include a Use and Development Commitment, available upon request.

It is the goal of the Evansville Brownfields Corp. to have structures built that will contribute to the uniqueness of the neighborhood without compromising the historic integrity of the area. Proposals will be accepted from individuals, businesses or non-profits, for purposes consistent with the development of the neighborhood and the Evansville Arts District Redevelopment Area Plan.

Jefferson A (addressed as 15 Jefferson) is a well-located .45 acre (approx.) lot on the southeast corner of Jefferson Ave. and SE Second St., immediately adjacent to the existing "I-beam" artwork in the Evansville Arts District at Haynie's Corner.

Jefferson B (addressed as 31 Jefferson) is a .35 acre (approx.) lot along Jefferson Ave., immediately east of Jefferson A.

The sites are located within an emerging commercial corridor that has made great strides toward full redevelopment over the past 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 uses. The buildings are 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 buildings shall be a minimum of *two stories in height but no more than three 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.



Property Description

The properties are located in the Evansville Arts District Redevelopment Area, also known as the Evansville Arts District at Haynie's Corner. The sites were previously multiple parcels but have recently been resurveyed and divided into two large parcels. In the future, a roundabout (traffic calming feature) is planned directly adjacent to the site, right of way for that construction has already been dedicated to the City of Evansville. Other noteworthy structures near this location are the historic Alhambra Events Center, fully renovated Maybelle and Montrose Apartment Buildings, Sauced Restaurant, Dapper Pig Restaurant and Mo's House Corner Pub. These parcels have primary frontage along Jefferson Avenue.





Assets

- Proximity to downtown, featuring the Ford Center and the Medical School, a short ½ mile from the property.
- Character of the location, within a few hundred feet of several new popular bars and restaurants at Haynie's Corner
- Proximity to the Riverside Historic District (one block)
- Location within the vibrant Evansville Arts District at Haynie's Corner
- Proximity to residential neighborhoods and small apartment complexes
- Proximity to the Ohio River, Sunset Park (less than 2,000 ft.) and the Greenway Recreational Trail

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.
- Provide housing options, which will meld with the growing interest in the Haynie's Corner area.

Opportunities

- Creation of a quality cornerstone projects in the heart of the Evansville Arts District
- 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 floor(s) with 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 are encouraged to and 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.

Selection Criteria

Proposals will be evaluated on the following criteria:

- 40% Financial evidence to execute and complete the development as proposed and past experience
- 30% Consistency with other development in the Evansville Arts District and maximization of land use
- 15% Inclusion of mixed uses (commercial and residential) in the development
- 10% Contribution end use of the development will make to the uniqueness of the Haynie's Corner Arts District
- 5% Sustainability and energy efficiency of proposal

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 two (2) examples of redevelopment projects completed within the last six years which are most relevant to this project.
3. References from two (2) 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 sustainability and energy efficiency will be made during project evaluation.
6. Executed addenda, if any are 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