

# NOTICE OF REQUEST FOR PROPOSALS/QUALIFICATIONS

## TIPTON COUNTY, INDIANA

### 79.07 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 strategically located 61.42, 10.05, and 7.60 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: 80-11-07-200-004.000-001, 80-11-07-200-005.010-001, and 80-11-07-300-008.030-001)

#### **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 (including applicable development overlay ordinance) and contribute to elevating the assessed value of the property while serving as an inviting entrance to Tipton.

#### **Key Objectives and Project Description:**

##### **OVERVIEW**

The project should be a master-planned industrial and commercial development designed to drive economic growth and innovation in Tipton, Indiana. The property is a strategically located area with direct access to key transportation corridors and should serve as a dynamic hub for advanced manufacturing, technology-driven businesses, professional services, and mixed-use commercial spaces. Unlike traditional industrial parks, this district explicitly excludes warehousing, instead focusing on fostering a high-value, knowledge-based economy that attracts investment and creates high-paying jobs.

##### **KEY FEATURES**

- **Advanced Manufacturing & Tech Innovation**
  - Precision manufacturing, robotics, agriculture, clean energy, and research & development (R&D) facilities.
  - Infrastructure supporting high-tech industries, including fiber-optic connectivity and sustainable utilities.
- **Business & Professional Hub**
  - Office spaces and co-working environments tailored for corporate headquarters, engineering firms, and professional service providers.
  - Opportunities for public-private partnerships to support business incubation and workforce development.
- **Mixed-Use Commercial & Public Spaces**
  - Retail, dining, and service-oriented businesses to support employees and visitors.
  - Green spaces, pedestrian-friendly design, and multi-use trails enhancing connectivity and quality of life.

- **Sustainable & Future-Ready Infrastructure**

- Environmentally conscious design with energy-efficient buildings, stormwater management, and renewable energy integration.
- Smart transportation planning with multimodal access, electric vehicle charging stations, and bike-friendly pathways.

### **STRATEGIC IMPACT**

This project should be designed to position Tipton as a leader in the modern industrial and commercial economy. By attracting cutting-edge businesses and fostering a collaborative environment, this development will generate economic opportunities, increase the local tax base, and enhance the region's overall competitiveness.

This master plan reflects a commitment to forward-thinking growth, ensuring that Tipton remains a premier destination for business innovation and economic development well into the future.

### **Submission Requirements:**

Interested developers are requested to submit comprehensive proposals and qualifications no later than 12pm on April 16th, 2025. 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 April 16th, 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 & Qualifications 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

- 2/19/2025 RFPQ open
- 2/21/2025 RFPQ notice published on [tiptongov.com](http://tiptongov.com)
- 3/5/2025 RFPQ notice published in newspaper
- 4/2/2025 RFPQ notice published in newspaper
- 4/16/2025 Offer submission deadline (12:00pm)
- 4/16/2025 Offers opened at April RDC Meeting
- 5/21/2025 Additional Offer submission deadline, if needed
- 5/21/2025 Additional Offers opened at May's RDC Meeting, if needed

The full RFPQ can be found online at [tiptongov.com](http://tiptongov.com).