

**Town of Porter, Indiana  
Redevelopment Commission**

**REQUEST FOR PROPOSAL  
Proposal for housing and retail mixed use development Brickyard  
Economic Development Project Area**

**PROJECT NAME: Brickyard Economic Development Project Area  
Town of Porter, Indiana Redevelopment Commission  
303 Franklin Street  
Porter, Indiana 46304  
PH: 219-741-9511  
matt.reardon@mcrpartnersltd.com**

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**REQUEST FOR PROPOSAL**  
**Brickyard Economic Development Project Area**  
**Town of Porter, Indiana Redevelopment Commission**

**Article I. Introduction**

Town of Porter, Indiana Redevelopment Commission (**RDC**) is soliciting proposals from qualified developers for purchase and development of the Brickyard Economic Development Project Area (Brickyard). The following proposal request will outline the project goals and detail the format you should submit your proposal. Please read the timeline carefully. In order for your proposal to be considered, your proposal must meet our offer requirements as set forth in I.C. 36-7-14-22 and the deadlines included in the timeline under Section 2.04. The minimum bid for this property is Three Hundred ninety-seven thousand five hundred dollars (\$397,500.00).

**Section 1.01 Location and Sponsor**

Your proposal is for development of the Brickyard Economic Development Project Area located at 551 Beam (Beam St and Sexton Ave), Town of Porter, Indiana, 43604. The sponsor of the project is the **RDC** 303 Franklin Street Porter, IN 46304.

**Section 1.02 Town of Porter Redevelopment Commission**

Michael Barry, Town of Porter Director of Development, Matthew Reardon Project Consultant will be managing this project.

**Section 1.03 Contact Information-General Questions**

Site access and or requests for information (RFIs) must be submitted electronically to the attention of Michael Barry [mbarry@townofporter.com](mailto:mbarry@townofporter.com) and Matt Reardon [matt.reardon@mcrpartnersltd.com](mailto:matt.reardon@mcrpartnersltd.com)

Michael Barry for questions about the Town of Porter:

Phone: 219-395-9921

E-mail: [mbarry@townofporter.com](mailto:mbarry@townofporter.com)

Matthew Reardon, EDPF for questions about the project details:

Phone: 219-741-9511

E-mail: [matt.reardon@mcrpartnersltd.com](mailto:matt.reardon@mcrpartnersltd.com)

**Article II. The Project**

## **Section 2.01 Mission**

By the end of this project we hope to achieve the following:

- All proposals submitted shall be reviewed by staff, Council and Redevelopment Commission Members and the successful developer and plan will be selected that is in accord with Redevelopment Commission requirements and has the potential for maximum community benefit. The Brickyard will become a vibrant, tax producing parcel of property that is consistent with current planning documents and ordinance.

## **Section 2.02 Location Specifications**

The subject site is located in Porter, IN. The total property area is 31.34 acres, with 24.65 for development and 6.69 in pond areas. The **RDC** is seeking development proposals with purchase price that includes residential as well as neighborhood retail (as applicable). The **RDC** has undertaken a study for the downtown area and is available on the **RDC** site.

## **Section 2.03 Submittal Requirements**

Should your proposal be accepted, we expect you to contribute the following to the project:

Offer to purchase the aforementioned property including earnest money check for a minimum of ten percent (10%) of the purchase price. All unsuccessful bidders shall have their earnest money returned upon selection.

Company introduction including project lead, company capacity and financial capabilities (include more recent audited financial statements in separate sealed envelope). Plan Development Proposal including use, product, density, building materials, budget, timeline, green/public space, property management (if applicable), brand or commercial/retail (if applicable).

- Proposals are limited to 25 pages and must be submitted in a sealed envelope marked "Brickyard Economic Development Project Area".
- Selected developer will provide proposed purchase price, schematic plans, specifications, project budget, rendering, project timeline and proof of finance.
- Developer will also have a demonstrated ability to carry out proposal including project description, timeline and three (3) community references.

The **RDC** reserves the right to sell all or part of the subject site, select multiple developers, and will retain all materials submitted in response to this solicitation. All costs, including but not limited to research, production and professional services shall be at the expense of the Developer.

## Section 2.04 Timeline

In order to complete our mission, we have set the following timetable. This timetable is subject to change by the managers of this project.

Advertisement	May 2017
Requests for Proposals	Available after publication
Deadline for Proposals	June 26, 2017 4:00 P.M. CST
Proposal Opening	June 27, 2017 6:00 P.M. CST

## Article III. The Proposal

### Section 3.01 Summary of Proposal

#### (a) Expectations

Developer will be selected based on the information presented in the proposals received. The selected developer on the proposal is expected to be the most beneficial to the **RDC** based on the factors included herein. The **RDC** reserves the right enter into negotiations with more than developer, award the project to multiple developers or request cooperation between submitters. The minimum bid for this property is Three Hundred ninety-seven thousand five hundred dollars (\$397,500.00).

#### (b) Proposal Deadline

All proposals must be submitted to the **RDC by 4:00 P.M. on June 26, 2017- 303 Franklin Street Porter, IN 46304**. To be considered the proposal must be in a sealed envelope/box labeled “Brickyard Economic Development Project Area Proposal”. Proposals submitted after the deadline will not be accepted. Proposal will be opened at the regularly scheduled **RDC** Tuesday June 27, 2017. All information submitted will be the property of the **RDC** and will not be returned.

#### (c) Selection Criteria

All offers submitted will be considered based upon the materials provided in the proposal. Consideration will be given to price, development proposal, experience with similar projects and project innovation. Only those proposals submitted by the deadline above will be considered. The following criteria will be the primary considerations for selecting a proposal. All submittals shall at a minimum comply with IC 36-7-14-22 including:

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:

- (1) The bidder’s compliance with subsection (d)(3) of IC 36-7-14-22

- (2) The size and character of the improvements proposed to be made by the bidder on the real property bid on.
- (3) The bidder's plans and ability to improve the real property with reasonable promptness.
- (4) Whether the real property when improved will be sold or rented.
- (5) The bidder's proposed sale or rental prices.
- (6) The bidder's compliance with subsection (d) (3) of the Act.
- (7) Any factors that will assure the commission that the sale or lease, 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.

General Requirements include:

1. Submission of all proposals in the correct format by the stated deadline.
2. The perceived effectiveness of the proposal's solution for The **RDC**'s stated mission.
3. The perceived ability for the proposing developer's ability to deliver their services set forth in their proposal.
4. The proposing company's past performance in delivering such services.
5. Availability of sufficient high quality personnel with the required skills for the specific approach proposed.
6. Overall purchase price.
7. **RDC** may suspend or discontinue proposals at any time without notice or obligation to the developer that submitted the proposal.

**(d) Proposal Format:** Proposal should be no more than twenty-five pages. Please included one (1) original and eight 8 copies along with an electronic format. The **RDC** requires that you include the following information in your proposal.

*(i) Developer Summary*

*(ii) Capabilities and Methodology*

*(iii) Project Description and Timeline*

*(iv) Executives, Construction and Management*

*(v) Level of Investment and Proof of Finance* (to be included in separate sealed envelope)

*(vi) References*

*(vii) Price*

## **Section 3.02 Proposal Details**

### **(a) Developer Summary**

Include a brief history of your company including your past experience in dealing with similar projects. Also include the owners' names or those persons authorized to sign contracts for your business.

### **(b) Developer Summary**

If the entity submitting a proposal is a trust, the trust must identify each beneficiary of the trust and each settlor empowered to revoke or modify the trust.

### **(c) Capabilities and Methodology**

Detail your company's capabilities in delivering the requests in this proposal. You should use this section to outline specifically your proposed method for achieving your goal.

### **(d) Project Description and Timeline**

Use this section to summarize proposed description, items to include: type, size density, materials, absorption and estimated investment. This should include a detailed timeline of milestones for completing the project.

### **(e) Executives, Construction and Management**

List the high level executives or officers in charge of completing the project and a summary of their background, also identify who will be the project manager. Please identify likely general contractors that are or can be licensed in the Town of Porter.

### **(f) Level of Investment and Proof of Finance**

Explain how you intend to finance your proposed project including any requested assistance for Federal, State or local jurisdiction. Include in a separate sealed envelope your company's most recent financial statement.

### **(g) References**

Provide three project (3) references including location, development and all lead contact information.

### **(h) Price**

Please provide the amount that you intend to purchase the property for, including a check for at a minimum of ten percent (10%) of the purchase price.