



**Request for Proposals:
Library Block—11th to 12th Streets
between Main & Jackson in Downtown Jasper**



Introduction

The City of Jasper Redevelopment Commission is seeking a developer or development team that shares the community's enthusiasm and desire to redevelop a key city parcel that will serve as an important and distinctive gateway into the City's vibrant downtown core. This **Request for Proposal (RFP)** is being accepted to purchase and develop the former Jasper Public Library property located in the heart of Jasper, a city block bounded by Jackson Street on the east, 11th Street on the south, Main Street on the west and 12th Street on the north (the "Project Property"). The City believes this project has the potential to define an entire district, both from an architectural and placemaking perspective.

Heart of Jasper District

Recognized as the 2018 Indiana Chamber of Commerce "Community of the Year," Jasper is a thriving small city of 15,500 residents in southwestern Indiana and serves an economic engine for a larger nine-county region. Known for its manufacturing prowess and growing diversity, significant commercial and international manufacturing sectors contribute to Jasper's economy. With a work ethic unmatched by few other cities, Jasper's strength lies in blending its local families with those who have been invited to call the city their home. This is accomplished through the cooperation of the business community, the faith community, the educational community and the philanthropic community.

With the adoption of the Downtown + Riverfront Master Plan in 2013, the City of Jasper set out to define a vision for the future of its heart. The city is privileged to have such a strong physical center and "postcard image" from which to build. The fact that the Courthouse Square remains intact demonstrates the importance that Jasper's citizens place upon it as a symbol of its history, character and pride.

The City has focused its efforts on creating a vibrant, attractive and thriving downtown with an emphasis on public-private partnerships and has realized great gains. Over \$50 million have been invested through these partnerships in the past five years. In 2020, a new mixed-used River Centre development brought approximately 40,000 square feet of commercial space, 76 new market-rate apartments and a new 84-room Fairfield Inn and Suites to the area. The Thyen-Clark Cultural Center, opening in 2021 and home to the new Jasper Public Library, a unique 250-seat meeting space and Arts Center with art galleries, a black box theater and classrooms, will transform the downtown into a regional destination. Other attractions that contribute to the downtown include the 2.1-mile meandering Riverwalk along the Patoka River, the Jasper City Mill, the Jasper Train Depot, the Spirit of Jasper Luxury Excursion Train and the Historic Astra Theatre.

To ignite even more interest in the downtown, the City partnered with community organizations in 2020 to establish a formal Main Street organization, Heart of Jasper. The group hired its first director to lead the charge to ensure economic vitality for the district. Heart of Jasper has adopted a transformational strategy that will establish the downtown as an Arts, Entertainment and Food Destination. Additionally, the City has a Downtown Revitalization Plan to replace aging infrastructure, implement a walkable, pedestrian friendly design, enhance local businesses, encourage downtown living and catalyze private investment. The goal is to improve connectivity from the Courthouse Square and along Main Street south to the Riverfront and north to 12th Street, the area of this development project.

The Project Property, on the north edge of the Heart of Jasper District, at the intersections with 11th, 12th, Main and Jackson Streets, is equally important to the investment in the district. As the public library exits the Project Property, with the opening of the new Thyen-Clark Cultural Center, the vacant library structure and accompanying city block will need new life and new focus. Thus, the redevelopment proposals for this project are crucial to the district's overall success.

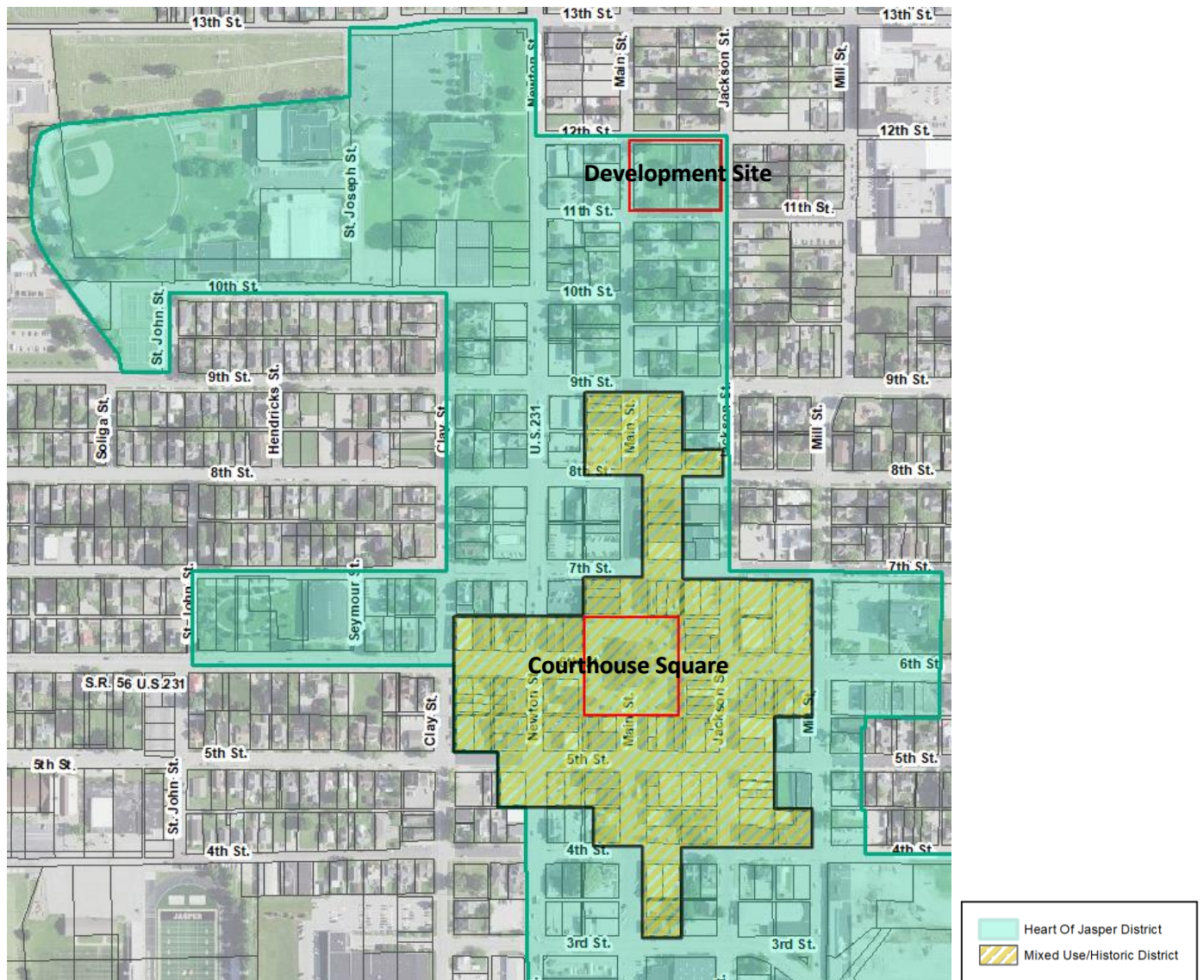
Site Specifics

Overview

The property is owned by the City of Jasper through its Redevelopment Commission, which has overseen several recently successful public-private partnerships in the community including The Parklands of Jasper and the mixed-use River Centre development.

This property encompasses a full city block and is approximately 1.04 acre or roughly 47,000 square feet. The block is part of the Heart of Jasper District and four blocks north of the Courthouse Square.

The site sits immediately east (one block) of the City's main thoroughfare, US Highway 231, and Jasper's predominate historic site, St. Joseph Catholic Church, which is listed on the National Register of Historic Places. Neighboring properties include the historic Gramelspacher-Gutzweiler House, also listed on the National Register of Historic Places, Snap's Café and Bar, Midwest Café, New Reflections Salon, Bartley Chiropractic, Calvary Apostolic Church as well as single-family residences.



Site Specifics (Cont.)

- Traffic pattern: Main Street on the west is a one-way street north; 12th Street on the north is a two-way street; Jackson Street to the east is a one-way street south, and 11th Street to the south is a two-way street. Stop signs are located at 12th & Main.
- There are ten (10) off street parking spaces and one handicap accessible parking space on the west side of the property.

Current Building

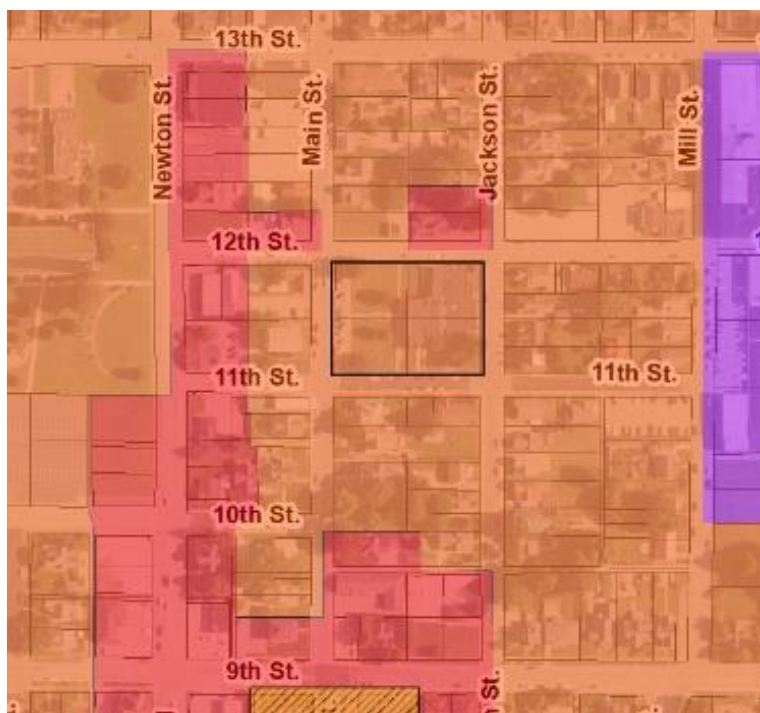
Age of Structure:	1951 (original), 1960s and 1980s additions	Roof:	Early 1990s with repairs in 2012
Total Square Footage:	Approximately 11,000	HVAC System:	Boiler system inspected annually, most original with major replacements in 2011
Number of Floors:	1 full floor with partial basement	Handicap Accessibility:	2 ramps into building, 3 entrances with steps only
Number of Rooms:	1 main area with 7 smaller rooms	Exterior Type:	Brick
Number of Restrooms:	2 public with 2 stalls/urinals each, 1 staff with 1 stall		

Zoning Summary

The site is in the Medium Density Residential (R3) zoning district. This zoning provides for moderate density single-family and two-family residential development. Residential transitioning to neighborhood-scaled low intensity commercial uses should maintain the residential character of the area.





The site is also located just a block from the City’s Central Business (B-2) District, the city’s highest density zoning district. Its intent is to protect the unique historic character of the downtown area while establishing the district as a specialty business, residential and shopping district. This district is further intended to permit traditional mixed-use development which would include upper story residential or office above retail commercial. The development pattern should promote an active, attractive, and pedestrian-friendly atmosphere while maintaining the unique and historic character of the downtown.

Zoning Map



Adjacent Uses

North	Single-family residential, commercial barber shop
South	Calvary Apostolic Church
East	Single-family residential
West	Snap’s Café, Midwest Café, Bartley Chiropractic, New Reflections Salon

	Mixed Use/Historic District
	B2 - Central Business
	I2 - Heavy Industrial
	R3 - Medium Density Residential

The Redevelopment Commission’s Vision and Expectations

- This site will be a key addition to the development of downtown Jasper and the Heart of Jasper District, serving as the northern anchor of the district and will promote additional development in the downtown area.
- The development must integrate into the surrounding area and can include a mix of uses. Retail may include shopping, restaurant, pub/bar, grocery and other uses appropriate to a downtown setting. Retail spaces should be expected to operate daytime and evening, weekdays and weekend.
- Off-street parking requirements may be negotiated based on the use of the property. Any required parking will be provided by the developer and will be sufficient to support the demand for the developed site.
- Any new building(s) must reflect the architectural integrity of the neighborhood and should include brick as its primary material. It must reflect the prominence of this location along Main Street and the northern entrance to the Heart of Jasper District. Heart of Jasper and the City of Jasper have Downtown Development Façade Guidelines that can provide guidance.
- The development must include elements that enhance the streetscape and maintain the sidewalk network of the block.

RFP Requirements

Proposals must respond to the Commission’s vision and expectations above. They must include the following:

1. Developer’s proposed terms concerning purchase of the property
2. Developer’s experience, including a list and description of projects completed in the past 5-7 years
3. Visual images and conceptual site plan with elevation drawings
4. Proposed uses on each floor
5. Parking plan
6. Any out of the ordinary public or private utilities needed to serve the site
7. Anticipated planning, financing, construction and occupancy schedules
8. Estimated total project cost
9. Estimated number of Full-Time Equivalent (FTE) employees, pre- and post-construction
10. Anticipated public financial assistance/incentives if any, and how financial assistance has been used on previous projects completed by the developer

Schedule

City will perform a review and evaluation of the submittals following the proposed timeline:

RFP issued	Friday, May 7, 2021
Non-mandatory pre-submittal meeting	Held at convenience of City staff and interested developer
RFP submittals	Due by 4 pm ET Friday, July 2, 2021
Presentations and question/follow up period	Within 30 to 45 days following submittal of RFP
Contract awarded	Within 30 days following selection of preferred respondent

Evaluation Criteria

The intent of this RFP is to identify qualified developers interested in developing the Project Property in a creative way that builds on the community's vision and is compatible with and further catalyzes the surrounding neighborhood and the downtown. Along with the results of due diligence and reference checks, the Commission will review the proposal for:

1. Response to the Commission's vision and expectations
2. Inclusion of required elements of the RFP
3. Integration into and impact on the Heart of Jasper District and downtown
4. Impact and value of the proposed development with respect to other proposals for this site
5. Relevant public-private partnership experience
6. Communication and collaboration approach
7. Terms of the respondent's offer to purchase the property

Reserved Rights

- The Commission will not reimburse any costs incurred by the respondent in the preparation of a response to this RFP.
- The Commission reserves the right to issue an Addendum to this RFP should it become necessary to revise any part or provide additional information needed to interpret requirements of the RFP. This addendum would be issued to all respondents to the initial RFP.
- Responses to this RFP will become the property of the Commission. Any restrictions to the data provided in the proposal must be clearly stated in the proposal.
- No member, officer or employee of the Commission, or of a local public body or agency having jurisdiction over the site, may have any interest, direct or indirect, in any sales and/or development agreement or proceeds thereof.
- The Commission reserve the exclusive rights to own, possess and utilize all work product, schematics, financial information and other documentation obtained as a result of this RFP as the Commission determines in its sole discretion. Submittal of a response to this RFP shall be deemed the respondent's agreement to this reserved right without the necessity of any further agreement between the parties.

Submission Requirements

Submit seven (7) bound copies of the proposal sealed in an envelope marked: REQUEST FOR PROPOSAL-LIBRARY BLOCK on or before 4 pm EST, Friday, July 2nd to:

City of Jasper Redevelopment Commission
610 Main Street
P.O. Box 29
Jasper, IN 47547

Redevelopment Commission Contacts

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The project is expected to commence no later than October 2021 and conclude approximately 18 months thereafter.