



REQUEST FOR PROPOSALS

ISSUED BY: City of Austin Redevelopment Commission
80 W. Main Street
Austin, Indiana 47102

PROPOSAL DEADLINE: June 18, 2026 – 12:00 p.m. (Noon)

I. INTRODUCTION.

- a. The City of Austin Redevelopment Commission (“Commission”) is seeking proposals from qualified developers, investors, or development teams for the purchase and redevelopment of property owned by the Commission located at: 85 E. Main Street, Austin, Indiana 47102.
- b. The Commission desires redevelopment that contributes to the continued revitalization of downtown Austin, encourages economic activity, enhances the tax base, and promotes long-term community investment.
- c. The Commission invites creative and financially feasible proposals that demonstrate quality development and compatibility with the surrounding area.

II. PROPERTY INFORMATION.

- a. Property Address: 85 E. Main Street, Austin, Indiana 47102
- b. Ownership: The property is owned by the City of Austin Redevelopment Commission.
- c. Existing Conditions: The property is being offered in its current “as-is” condition. Interested parties are encouraged to conduct independent inspections and due diligence.

- d. Zoning and Land Use: Developers are responsible for verifying zoning classifications, permitted uses, utility availability, development requirements, and any necessary approvals with the City of Austin.

III. DEVELOPMENT GOALS.

- a. The Commission seeks redevelopment proposals that may include, but are not limited to:

- i. Commercial or retail development;
- ii. Mixed-use development;
- iii. Residential or upper-story residential uses;
- iv. Office or professional space;
- v. Hospitality or tourism-related uses;
- vi. Restaurant or entertainment uses;
- vii. Adaptive reuse concepts;
- viii. Other compatible downtown redevelopment projects.

- b. Preference may be given to proposals that:

- i. Enhance downtown activity;
- ii. Increase property values and tax revenues;
- iii. Improve aesthetics and streetscape;
- iv. Create jobs or housing opportunities;
- v. Demonstrate financial capability and project readiness;
- vi. Preserve or enhance community character.

IV. SUBMISSION REQUIREMENTS. Proposals should include the following information:

- a. Developer Information:

- i. Name of developer/entity;
 - ii. Primary contact person;
 - iii. Address, phone number, and email;
 - iv. Organizational structure and ownership
- b. Development Concept:
 - i. Narrative description of proposed project;
 - ii. Proposed uses;
 - iii. Preliminary site or building plans, if available;
 - iv. Proposed timeline for completion.
- c. Financial Information:
 - i. Proposed purchase price or financial terms;
 - ii. Evidence of financial capability;
 - iii. Estimated project investment amount;
 - iv. Financing sources, if known.
- d. Experience and Qualifications:
 - i. Description of similar completed projects;
 - ii. References;
 - iii. Development team members, if applicable.
- e. Requested Assistance: Identify any incentives, assistance, tax abatements, TIF participation, grants, or other public support being requested.

V. EVALUATION CRITERIA.

- a. Proposals may be evaluated based upon:
 - i. Overall quality and compatibility of development;

- ii. Financial feasibility;
 - iii. Developer experience and qualifications;
 - iv. Economic impact to the City;
 - v. Project timeline and readiness;
 - vi. Long-term benefit to the community;
 - vii. Compliance with redevelopment objectives.
- b. The Commission reserves the right to request additional information or interviews with proposers.

VI. SUBMISSION INSTRUCTIONS.

- a. All proposals must be submitted in sealed envelopes clearly marked: “Proposal for Redevelopment of 85 E. Main Street”.
- b. Proposals must be received no later than: June 18, 2026, before 12:00 p.m. (Noon)
- c. Submit proposals to: City of Austin Redevelopment Commission, c/o Clerk-Treasurer, 80 W. Main Street, Austin, Indiana 47102.

VII. SCHEDULE.

<u>Event</u>	<u>Date</u>
RFP Issued	May 27, 2026
Proposal Deadline	June 18, 2026 – Noon
Proposal Review	June 24, 2026 – 8:00 AM
Developer Interviews	If Needed
Selection Recommendation	TBD

The Commission reserves the right to modify this schedule.

VIII. CONDITIONS AND RESERVATIONS.

- a. The Commission reserves the right to:
 - i. Reject any or all proposals;
 - ii. Waive informalities or irregularities;
 - iii. Request additional information;
 - iv. Negotiate with one or more proposers;
 - v. Terminate or modify the RFP process at any time;
 - vi. Accept the proposal deemed in the best interests of the City.
- b. Issuance of this RFP does not obligate the Commission to sell the property or enter into any agreement.

IX. PROPERTY INSPECTIONS AND QUESTIONS.

- a. Interested parties may contact the Commission to arrange site visits or request additional information.
- b. Contact: City of Austin Redevelopment Commission, c/o Clerk-Treasurer, 80 W. Main Street, Austin, Indiana 47102. Phone: (812) 794-2877.

EXHIBIT "A"



72-03-36-420-017.000-003 10/09/2025

General Information

Parcel Number
72-03-36-420-017.000-003
Parent Parcel Number
0068107143
Tax ID:

Ownership

AUSTIN REDEVELOPMENT COMMISSION
80 W MAIN ST
AUSTIN, IN 47102

Transfer Of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
10/18/2024	AUSTIN REDEVELOPMENT	2024007472			\$210,000
11/28/2011	CHURCH FRONTLINE CHR	20113873			\$40,000
01/01/1900	Church, Methodist				\$00

Notes

Routing Number

JOHN TRULOCK PT LOT 71 & PT
LOT 72

Property Class 640
Exempt, Municipality

EXEMPT

Year:

Location Information

County
Scott

Township
JENNINGS TOWNSHIP

District 003(Local)

School Corp
SCOTT COUNTY DISTRICT NO. 1

Neighborhood 7200999-003
GOVERNMENT OWNED PROPERTIES 003

Section/Plat

Location Address
85 MAIN ST
AUSTIN, IN 47102

Zoning

Subdivision

Lot

AAMH Park

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage
NA

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Valuation Records (work in progress values are not certified values and are subject to change)

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	GEN REVAL	GEN REVAL
As Of Date	04/09/2026	01/01/2025	04/02/2024	03/21/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					
Land	\$00	\$00	\$13,600	\$13,600	\$13,600
Land Res(1)	\$00	\$00	\$00	\$00	\$00
Land Non Res(2)	\$00	\$00	\$00	\$00	\$00
Land Non Res(3)	\$00	\$00	\$13,600	\$13,600	\$13,600
Improvement	\$119,800	\$108,300	\$99,600	\$101,900	\$103,000
Imp Res(1)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$119,800	\$108,300	\$99,600	\$101,900	\$103,000
Total	\$119,800	\$108,300	\$113,200	\$115,500	\$116,600
Total Res(1)	\$00	\$00	\$00	\$00	\$00
Total Non Res(2)	\$00	\$00	\$00	\$00	\$00
Total Non Res(3)	\$119,800	\$108,300	\$113,200	\$115,500	\$116,600

Land Data

Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj Rate	Ext Value	Infl%	Res Elig%	Market Factor	Value
11			80	0.2100			\$00	\$00				\$00

Land Computations

Calculated Acreage	0.21
Actual Frontage	
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.21
81 Legal Drain NV	
82 Public Roads NV	
83 UT Towers NV	
9 Homesite	
91/92 Acres	
Total Acres Farmland	
Farmland Value	
Measured Acreage	
Avg Farmland Value/Acre	
Value Of Farmland	
Calssified Total	
Farm / Classified Value	
Homesite(s) Value	
91/92 Values	
Supp. Page Land Value	
CAP 1 Value	
CAP 2 Value	
CAP 3 Value	
Total Value	

Data Source

Collector

Appraiser

General Information

Occupancy C/I Building C 01 **Pre. Use** General Office
Description C/I Building C 01 **Pre. Framing**
Story Height 0 **Pre. Finish**

SB B 1 U

Wall Type 1(190) 1(372)
Heating 1942sqft 3880sqft
A/C 1942sqft
Sprinkler

Plumbing RES/CI Roofing

	#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	2	0	<input type="checkbox"/> Other		
Kitchen Sinks	0	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
					<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
Stoop, Masonry	96	

Special Features

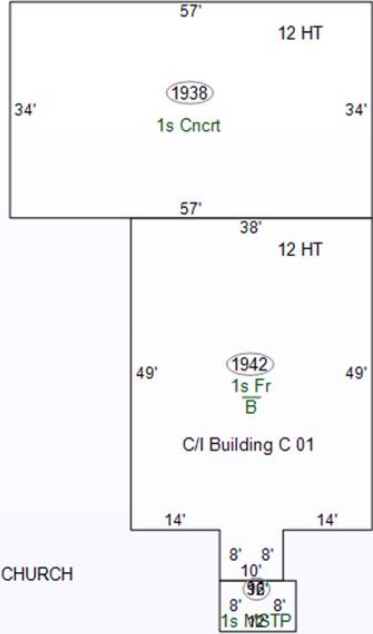
Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	Garages
Racquetball/Squash	Fireplaces
Theater Balcony	Sub-Total (building)
Plumbing	Quality (Grade)
Other Plumbing	Location Mutiplier
Special Features	Repl. Cost NEw
Exterior Features	



Floor/Use Computations

Pricing Key

Use	General Office	Theater
Use Area	1942 sqft	3880 sqft
Area Not In Use	0 sqft	0 sqft
Use %	100.0%	100.0%

Eff Perimeter
 PAR
 # of Units / AC
 Avg Unit Size
 Floor
 Wall Height
Base Rate
 Frame Adj
 Wall Height Adj
 Dock Floor
 Roof Deck
Adj Base Rate
 BPA Factor
Sub Total(rate)
 Interior Finish
 Partitions
 Heating
 A/C
 Sprinkler
 Lighting
 Unit Finish
 GCK Adj.
S.F. Price
Sub-Total
 Unit Cost
 Elevated Floor
Total (use)

Summary Of Improvements

Description	Res	Story	Year	Eff	Eff	Co	Base	Adj	Size	RCN	Norm	Remain	Abn	PC	Nbhd	Mrkt	Improv
	Eligibl	Height									Construction	Grade	Built Year				
1 C/I Building C 01			D+2	1845	1845	F					80%		100%	100%			