



Town of Dillsboro Request for Proposals (RFP)

Redevelopment and Revitalization of 12916 North Street



Issue Date: September 10, 2025

Deadline for Proposals: October 31, 2025

1. Purpose & Context

The Town of Dillsboro (the “Town”) seeks proposals for redevelopment of the property located at 12916 North Street, a circa-1890, 1.5-story structure (1,120 sq ft first floor; 896 sq ft second floor with full basement). The Town intends to revitalize North Street—integral to an upcoming \$1.5 million streetscape project—and the nearby Greenspace poised for transformation into a performing arts and public market hub.

2. Legal Authority

This RFP is issued pursuant to Indiana Code § 36-1-11-12, which authorizes the Town to use the RFP process to solicit redevelopment proposals when the standard leasing provisions under IC § 36-1-11-10 are deemed infeasible. The Town's Use of this alternative process has been approved by the Town's executive authority, as required.

3. Submission Requirements

Responsive proposals should include:

- **Executive Summary:** Brief overview of your vision, mission, and how your proposal contributes to North Street's revitalization.
- **Redevelopment Plan:**
 - Intended use (e.g., retail, cafe, gallery).
 - Rehabilitation scope: structural, cosmetic, mechanical, code/ADA improvements.
- **Restoration Timeline:**
 - Key milestones with dates (start of work, significant milestones, projected opening).
 - Assume 18-month completion, unless a longer timeline is justified with reasoning.
- **Occupancy Plan:** Expected date ready for public opening.
- **Lease or Purchase Proposal:**
 - Proposed lease terms (annual payment), if any;
 - Proposed purchase price; OR
 - Proposal for transfer of property at no cost, subject to completion of required improvements.
- **Funding & Financial Plan:**
 - Sources of capital (bank financing, grants, owner equity).
 - Evidence of financial capacity.
- **Experience & Qualifications:** Background of proposer, similar projects completed, team bios.
- **Public Benefit Statement:** How the project supports Town goals—economic activity, downtown vitality, community gathering.
- **Commitment Clause:** Agreement that failure to meet timeline or key milestones may result in reversion of property to the Town.

4. Evaluation Criteria

Proposals will be evaluated on:

1. **Quality and feasibility** of redevelopment plan.

2. **Alignment with North Street corridor goals** and community vitality.
3. **Realism and accountability** in proposed timeline and milestone commitments.
4. **Financial viability** and evidence of ability to complete project.
5. **Community impact**, including activation of area and synergy with planned Improvements.
6. **Lease value**, where applicable; or benefit to the Town through transfer-for-improvements.

The Town reserves the right to:

- Reject any and all proposals,
- Waive informalities,
- Request clarifications,
- Negotiate terms with top-rated proposers,
- Award to the highest-value responsive proposer (not necessarily highest dollar offer),
- Or reissue the RFP if no proposal meets the Town's objectives.

5. Submission Instructions

Submit one (1) electronic PDF and three (3) printed copies of your complete proposal by **October 31, 2025 at 2:00 PM**, to:

Town of Dillsboro

Attn: Town Manager / RFP – 12916 North Street
13030 Executive Drive,
Dillsboro, IN, 47018
Email: manager@townofdillsboro.com

For questions or to arrange an inspection of the property: contact Derek Walker at 812-432-9002 by **October 17, 2025. Responses will be provided in an official Q & A document.** Inspections can be arranged during normal business hours, Monday through Friday from 8:00 AM to 4:00 PM.

All proposals become public record and may be opened in a public meeting following IC 5-3-1 notice provisions.

6. Statutory Compliance

- The Town has obtained two independent appraisals of fair market value to determine the minimum acceptable value (dollar or in-kind) under IC 36-1-11-4.
- Public notice of this RFP (and associated public hearing/resolution) has been published at least two times, with the second notice at least seven days before the proposal deadline, per IC 5-3-1-2(e).
- Proposals will be accepted from any interested and qualified party in accordance with IC 36-1-11-12.
- The Town's disposing agent will make a written determination selecting the most advantageous proposal or rejecting all proposals, as required under IC 36-1-11-12(5).

Proposer may be asked to meet with a review committee made up of the Town Manager Derek Walker, Councilmember Becky Fryman, and Councilmember Jerri Jackson.

7. Timeline

Event	Date
RFP Approval by Town Council	September 8, 2025
Public Notice First Publication	September 18, 2025
Public Notice Second Publication	September 25, 2025
Proposal Deadline	October 31, 2025
Evaluation Period	October 31, 2025 – November 10, 2025
Town Council Selection / Award	November 10, 2025
Authorized Transfer or Lease Process Begins	Immediately after award
Project Completion (Target)	Within 18 months of possession

Inspection Photos

Front of property, looking at northeast corner



Front of property, looking at northwest corner



Rear of property



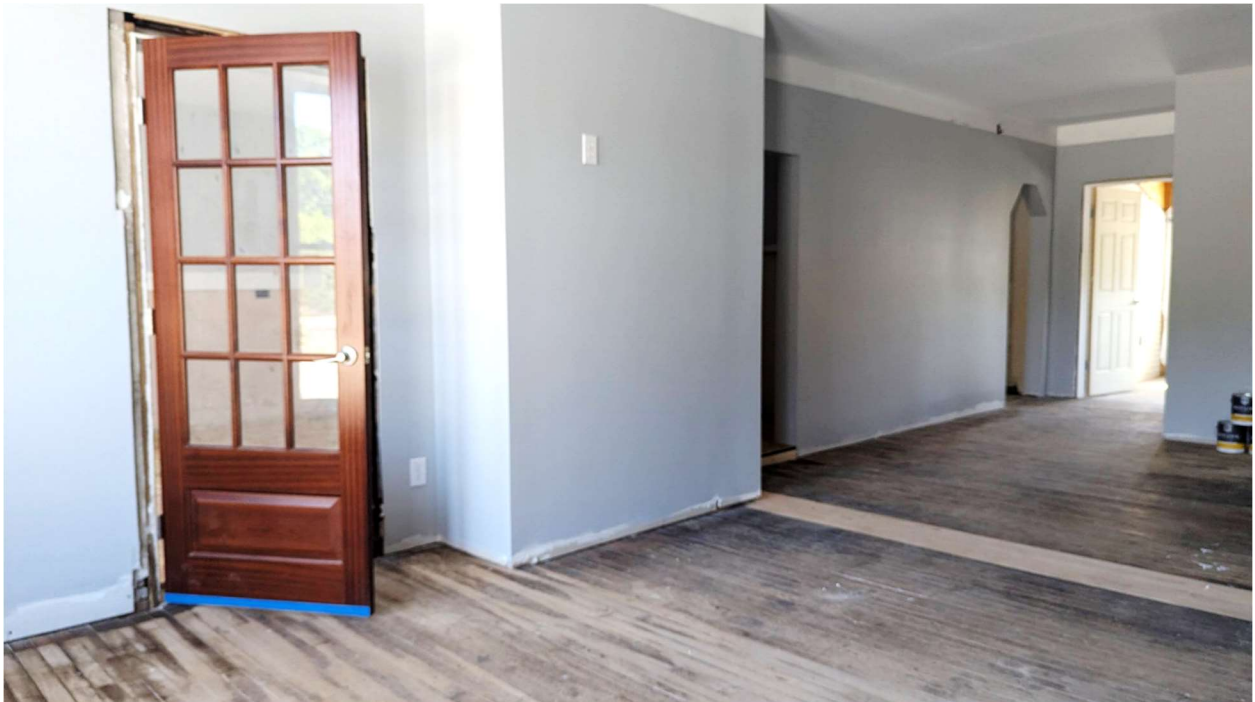
1st Floor Commercial Space, west room looking from front door



1st Floor Commercial Space, west room looking at front door



1st Floor Commercial Space, west room looking at front entrance to east room



1st Floor Commercial Space, west room looking at rear entrance to east room



1st Floor Commercial Space, east room looking at front entrance door



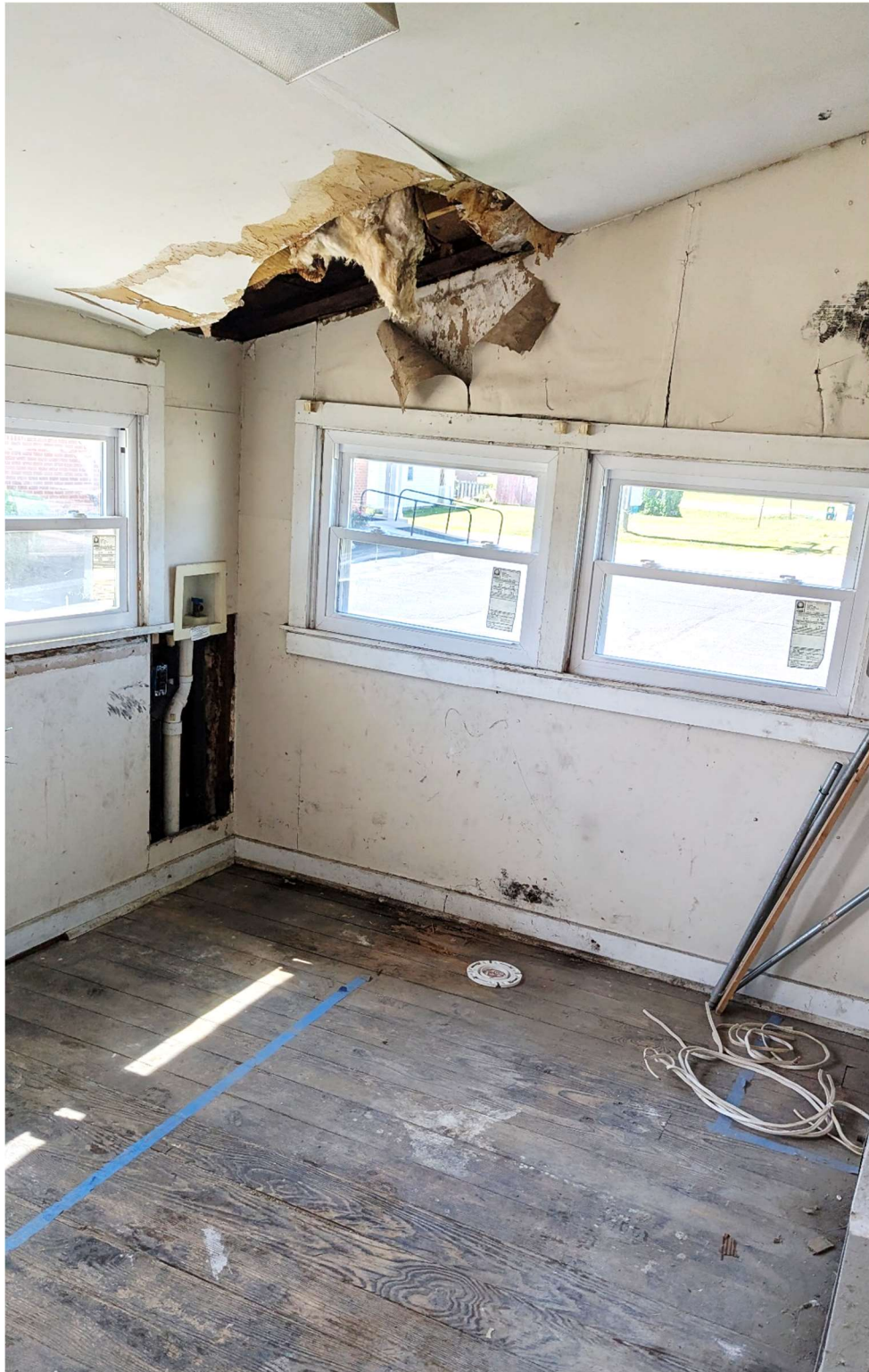
1st Floor Commercial Space, west room looking at front entrance to west room



1st Floor Commercial Space, space behind west room



1st Floor enclosed porch / addition on rear west side



1st Floor enclosed porch / addition on rear east side



1st Floor, room on east side, at bottom of staircase



Looking up stairs from first floor room



2nd Floor, southwest room



2nd Floor Southeast room



2nd Floor North Room



View from 2nd Floor North Room

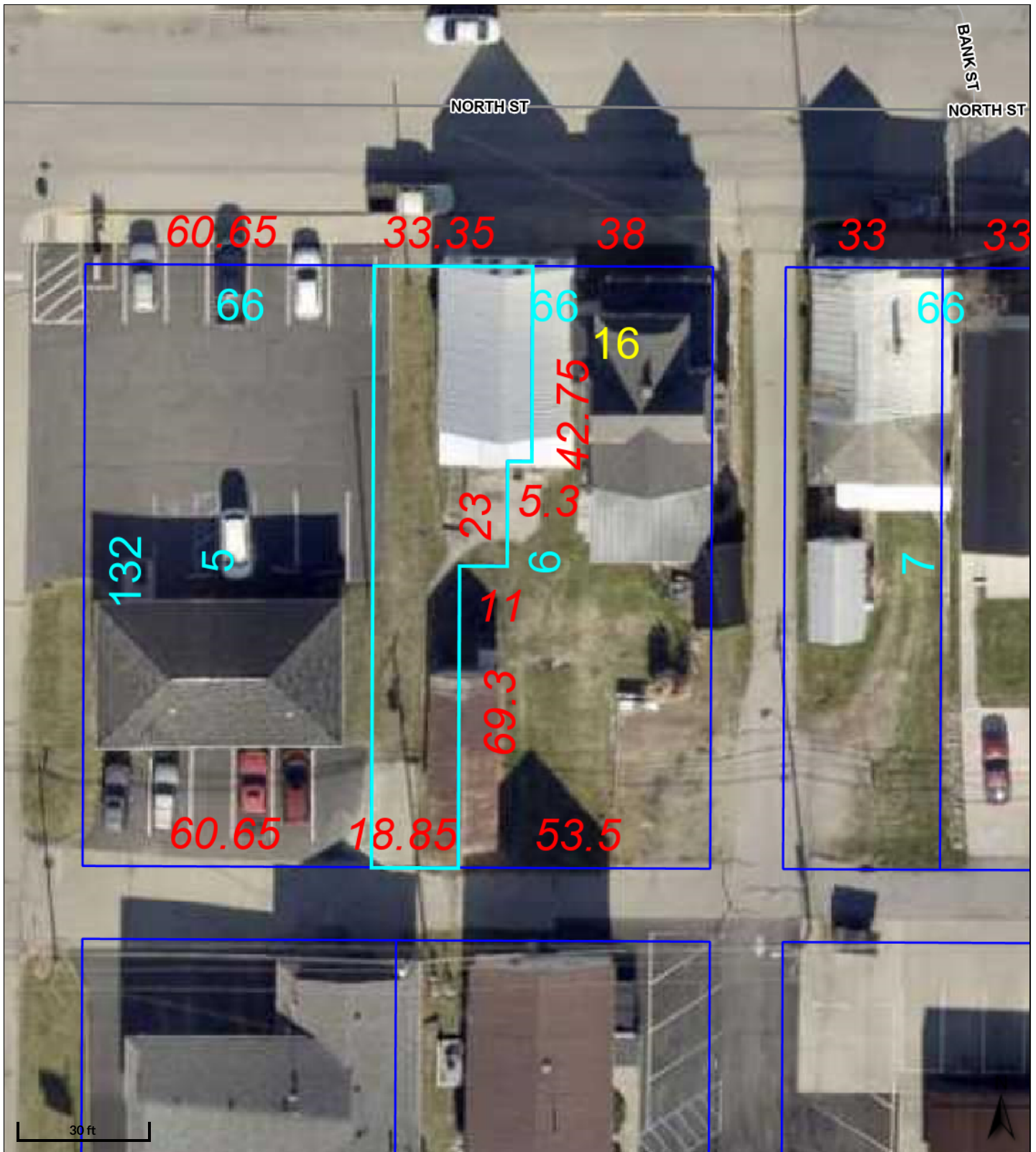


2nd Floor Restroom



2nd Floor Restroom continued





Parcel ID 15-10-13-202-006.000-005
Sec/Twp/Rng 0013-0005-3
Property Address 12916 North St
Dillsboro

Tax ID 005-000209-00
Class Exempt, Municipality
Acreage 0.0

Owner Address Civil Town of Dillsboro
PO Box 127
Dillsboro, IN 47018

District DILLSBORO TOWN
Brief Tax Description 03-93 GLENN'S ADD 5PT, 6PT, 6PT 13-5-3
(Note: Not to be used on legal documents)

15-10-13-202-006.000-005

General Information

Parcel Number
15-10-13-202-006.000-005

Local Parcel Number
005-000209-00

Tax ID:

Routing Number
41

Property Class 640
Exempt, Municipality

Year: 2025

Location Information

County
Dearborn

Township
CLAY TOWNSHIP

District 005 (Local 005)
DILLSBORO TOWN

School Corp 1600
SOUTH DEARBORN COMMUNITY

Neighborhood 905202-005
DILLSBORO TOWN - MAPLE GLE

Section/Plat
0013

Location Address (1)
12916 NORTH ST
DILLSBORO, IN 47018-0000

Zoning

Subdivision

Lot

Market Model
905202-005 - Exempt/Utility

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☒

Neighborhood Life Cycle Stage
Static

Printed Wednesday, July 30, 2025

Review Group 2025

CIVIL TOWN OF DILLSBORO

Ownership

CIVIL TOWN OF DILLSBORO
PO BOX 127
DILLSBORO, IN 47018

Legal

03-93 GLENN'S ADD 5PT, 6PT, 6PT 13-5-3



12916 NORTH ST

640, Exempt, Municipality

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/27/2016	CIVIL TOWN OF DILL	2016006731	WD	/	\$25,250	I
02/01/2007	Scott, Robert A		SW	/	\$33,500	I
03/10/2006	JP MORGAN CHASE		SH	/		I
03/11/1998	CHAMBERS ROBERT		WD	/	\$47,650	I
01/01/1900	WALSTON LLOYD L &		WD	/		I

Exempt

Valuation Records

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2025	03/13/2024	03/10/2023	04/12/2022	04/06/2021
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$0	\$0	\$0	\$0	\$0
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$0	\$0
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		94	87x132	1.00	\$150	\$150	\$13,050	-100%	1.0000	100.00	0.00	0.00	\$00

DILLSBORO TOWN - MAPL 1/2

Notes

10/14/2021 REVA: CHGD DWLG TO AVG, DET GAR TO SHED

12/19/2017 REVA: NO CHANGE

11/6/2008 INF: INFORMAL REVIEW 2007 APPLIED 50% FUNCTIONAL OBSO - PER SITE VISIT- GRH
L 13100
B 37100
T 50200

1/1/1900 BOR: 2007
11/17/2008 SETTLEMENT SHEET, APPLIED ADDITIONAL FUCTIONAL OBS.
L - 13100
B - 22200
T - 35300

Land Computations

Calculated Acreage	0.26
Actual Frontage	94
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$0

Data Source N/A

Collector 09/14/2021 BILL WHITE

Appraiser 09/25/2017 BILL WHITE

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1 1/2
Style	N/A
Finished Area	2016 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
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Plumbing

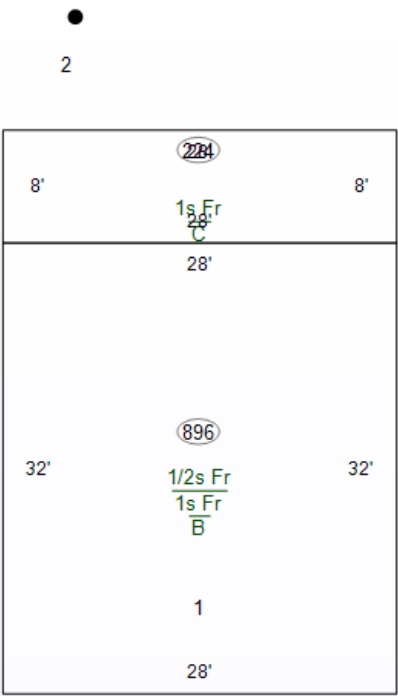
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1120	1120	\$113,100	
2					
3					
4					
1/4					
1/2	1Fr	896	896	\$38,800	
3/4					
Attic					
Bsmt		896	0	\$32,600	
Crawl		224	0	\$4,000	
Slab					

	Total Base	\$188,500
Adjustments	1 Row Type Adj. x 1.00	\$188,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$188,500
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Sub-Total, 1 Units	
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Exterior Features (+)	\$0	\$188,500
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Garages (+) 0 sqft	\$0	\$188,500
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Quality and Design Factor (Grade)	0.90
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Location Multiplier	0.93
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Replacement Cost	\$157,775
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Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1 1/2	SV	D+2	1900	1900	125 A		0.93		2,912 sqft		30%		60%	100%	1.000	0.820	100.00	0.00	0.00	\$0
2: Utility Shed	1	SV	C	1959	1959	66 F		0.93		14'x37'		70%		88%	100%	1.000	1.000	100.00	0.00	0.00	\$0