

REQUEST FOR PROPOSALS (RFP) FOR THE ADAPTIVE REUSE AND REDEVELOPMENT OF THE FORMER MOORES HILL SCHOOL PROPERTY



Issued By:

Town of Moores Hill, Indiana Redevelopment Commission
In partnership with One Dearborn Economic Development

Release Date: August 5, 2025

Proposal Submission Deadline: October 3, 2025 at 2:00 p.m.

I. INTRODUCTION

The Town of Moores Hill, Indiana, invites proposals from qualified developers for the adaptive reuse of the former **Moores Hill School building and surrounding acreage**, a key property positioned to catalyze the revitalization of the Town's historic core. The Town seeks a development partner to transform the currently vacant facility into a **mixed-use residential and community space** that aligns with Moores Hill's long-term planning objectives as outlined in the **Moores Hill Comprehensive Plan (2025, www.planmoorehill.com)**. Surrounding greenfield acreage may be developed into a building expansion or construction of a separate single-story or multi-story housing building.

The Town is considering **sale** of the property to a for-profit entity at an offering price of \$667,500, the average of two fair market value appraisals completed in 2025. Placing the property in private, for-profit ownership would be ideal to help generate new local property tax revenue for the Town and allow for incentives such as discounted sale price, tax increment finance (TIF), or tax abatement for building improvements.

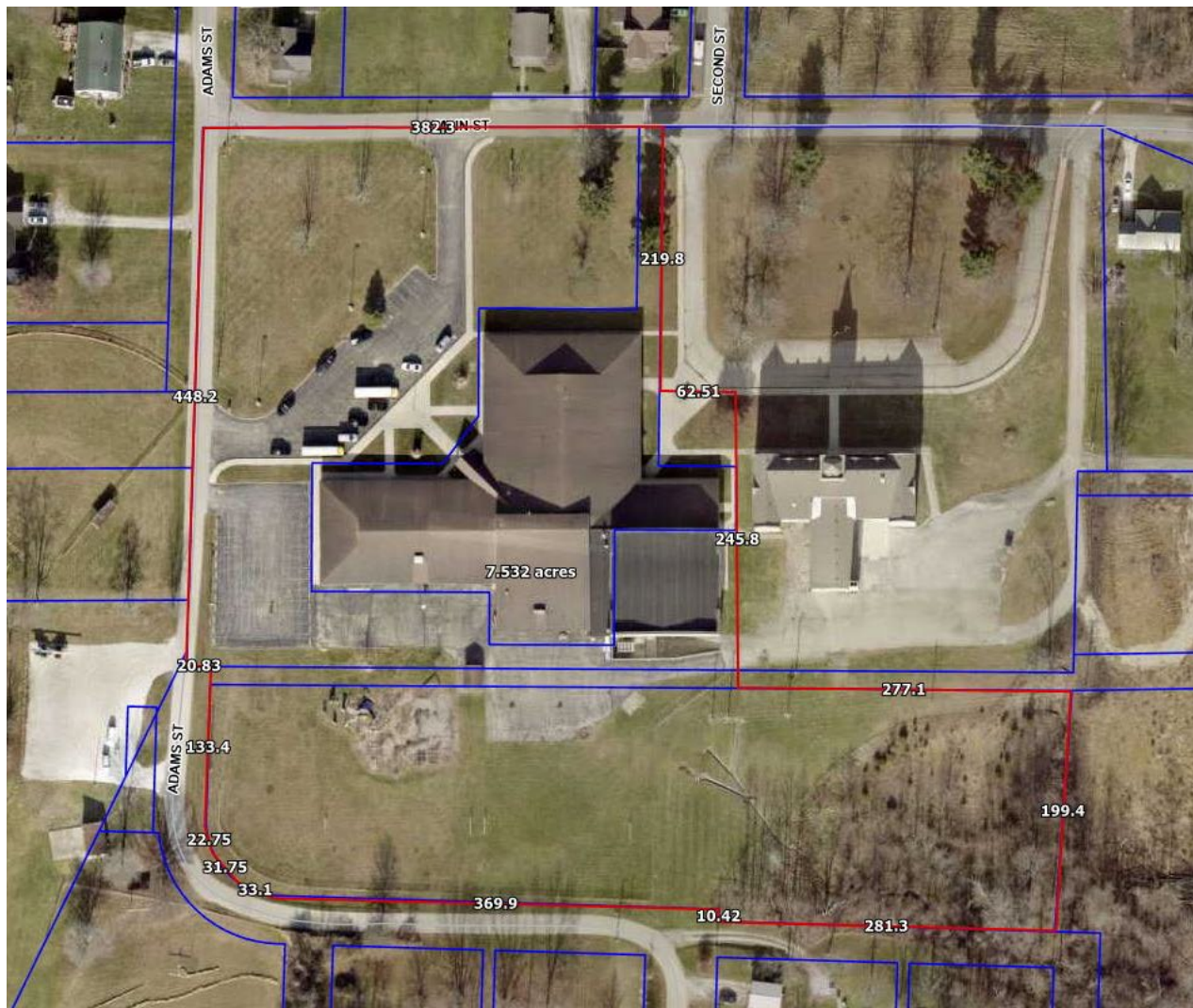
Strong consideration will be given to proposals that incorporate **senior or affordable housing** and **a community center component** while supporting economic growth and quality of life enhancements for local residents.

Restricted (prohibited) uses of the property include education such as private school or charter school or child care.

Town of Moores Hill, Indiana location



II. SITE & BUILDING OVERVIEW



- **Property Location:** 14733 Main Street, Moores Hill, IN 47032
- **Dearborn County Beacon GIS Map Tool Link:**
<https://beacon.schneidercorp.com/Application.aspx?AppID=267&LayerID=3292&PageTypeID=1&PageID=2593&KeyValue=15-09-10-203-021.001-022>
- **Project Area Size:** Approx. 7.5 acres, including the school building, parking lot, and adjacent buildable greenfield
- **Building Size:** 50,254 square feet
- **Parking and Driveways:** Approximately 42,000 square feet
- **Year Built:** 1987
- **Current Zoning:** Institutional (Town will support rezoning to accommodate adaptive reuse as needed)
- **Ownership:** Moores Hill Redevelopment Commission

- **Building Condition:** Well-maintained but requires modifications, mechanical updates, and landscaping to support reuse
- **Easements:** Carnegie Foundation possesses an access easement on the east side yard edge of the building.

Historical & Environmental Considerations

- A Phase 1 environmental assessment has been completed. This report is available upon request.
- The building is **not historically designated**, though it is located near the historic Moores Hill Carnegie Hall, the original home of what is today University of Evansville.

Site Tours and Access

Town of Moores Hill staff will facilitate site tours and access to the building for due diligence as requested through the proposal deadline. To arrange for a site tour, contact:

Lynn Allen

Moores Hill Town Council President

lynn@mooreshill.in.gov

Office: 812-744-6213 (Town Hall office open Monday-Friday, 9:00am-2:30pm)

Mobile: 812-584-3911

Andrea Hornberger

Moores Hill Clerk-Treasurer

andrea@mooreshill.in.gov

Office: 812-744-6213 (Town Hall office open Monday-Friday, 9:00am-2:30pm)

III. DEVELOPMENT OBJECTIVES

Preferred Uses:

1. **Residential** (with emphasis on **senior or affordable housing** to help qualify for tax credits and/or grants)
2. **Community Center** (reuse of gymnasium and adjacent spaces for public gatherings, health/wellness activities, and other civic uses)
3. **Mixed-Use Opportunities** (e.g., small business incubation, arts & culture, workforce training, non-profit services)

Community Impact Goals:

- **Revitalize Moores Hill's Downtown** through a transformational reuse project.
- **Address Local Housing Needs** by incorporating senior or affordable housing units.
- **Enhance Community Services** by providing public-accessible spaces and amenities.
- **Create Economic Development Opportunities** by generating property tax revenue and attracting residents and businesses.

Incentives & Support:

The Town of Moores Hill will offer various financial and regulatory incentives, including:

- **Tax Increment Financing (TIF)** and/or **tax abatements** for capital improvements.
- **Grant & Loan Assistance** from local, state, and federal sources, including:
 - **Community Development Block Grant (CDBG)** (via Indiana Office of Community & Rural Affairs)
 - **Low-Income Housing Tax Credits (LIHTC)** (via IHCD)
 - **Support from regional development entities** (e.g., Lawrenceburg Bond Bank, Indiana Bond Bank, Southeastern Indiana Regional Planning Commission)

IV. SUBMISSION REQUIREMENTS

Interested developers must submit a comprehensive proposal, including:

1. Cover Page

- Developer's name & logo
- Title of project proposal
- Developer's point of contact name, job title, email, and phone number
- Submission date

2. Project Vision & Narrative

- Concept description, including intended uses and design philosophy
- Alignment with Town priorities and community impact benefits

3. Developer Qualifications & Experience

- Company background, key personnel, and relevant experience
- Portfolio of past projects, particularly adaptive reuse or historic renovations
- At least **five references** from past project partners

4. Financial & Feasibility Plan

- Project budget and estimated costs
- Sources and uses table identifying secured funds, developer equity, and targeted funding sources (grants, loans, etc.)
- Documentation of financial commitments (if applicable)

5. Timeline & Implementation Plan

- Proposed schedule with key milestones
- Anticipated start and completion dates

6. Design & Architectural Renderings

- Conceptual site plans, floor plans, and exterior renderings

7. Insurance & Legal Compliance

- Proof of developer's bonded and insured status
- Any applicable due diligence reports (environmental, geotechnical, inspections, etc.)

8. Letter of Intent (LOI)

- Preliminary key terms for purchase or lease of the property

V. SELECTION PROCESS & EVALUATION CRITERIA

Evaluation Criteria:

Proposals will be evaluated based on the following weighted criteria:

- **Project Vision & Community Impact (20 points)**
- **Developer Experience & Qualifications (20 points)**
- **Financial Feasibility & Funding Plan (20 points)**
- **Alignment with Town Priorities (20 points)**
- **Timeline & Project Readiness (10 points)**
- **Bid Price or Financial Terms (10 points)**

Selection Committee:

The evaluation panel may include representatives from:

- Moores Hill Town Council
- Moores Hill Clerk-Treasurer
- Moores Hill Redevelopment Commission
- Southeastern Indiana Regional Planning Commission
- One Dearborn Economic Development
- Any other individuals identified by Moores Hill Town Council

Developer Presentations & Interviews:

Shortlisted developers may be invited to present their proposals and discuss project feasibility with the selection committee.

Acceptance and Rejection: The Town of Moores Hill Redevelopment Commission reserves the right to accept or reject any and all proposals at its sole discretion.

VI. LEGAL & CONTRACTUAL TERMS

Development Agreement: The selected developer must enter into an **Economic Development Agreement (EDA)** negotiated with the Town, outlining obligations, timelines, and incentives.

Performance Milestones:

- **Construction must commence by December 31, 2026**
- **Initial phase completion by June 1, 2027**
- **Full project completion by December 31, 2030**

Clawback Provisions: Failure to meet obligations identified in the EDA may result in:

- Town reclaiming ownership
- Rescinding of local incentives

Insurance Requirements: The developer and all operators/tenants must carry applicable insurance policies.

Annual Reporting: The developer or property operator must be willing to provide annual reports to the Town of Moores Hill Redevelopment Commission detailing facility use, programming, and financial sustainability.

VII. SUBMISSION PROCESS & DEADLINE

Submission Format:

- Proposals may be submitted **electronically in one consolidated PDF document in the order listed in the Submission Requirements section of this RFP.**
- Developers must request a **cloud drive upload link** from Moores Hill Clerk-Treasurer Andrea Hornberger or Town Council President Lynn Allen **prior to submission.**

Submission Deadline:

- **All proposals must be uploaded by 2:00 PM EST on October 3, 2025.**

Contact Information for Site Tours, Inquiries, and Submissions:

Lynn Allen

Moores Hill Town Council President

lynn@mooreshill.in.gov

812-744-6213 (Town Hall office open Monday-Friday, 9:00am-2:30pm)

Mobile: 812-584-3911

Andrea Hornberger

Moores Hill Clerk-Treasurer

andrea@mooreshill.in.gov

812-744-6213 (Town Hall office open Monday-Friday, 9:00am-2:30pm)

**Thank you for your interest in revitalizing this key
community asset.**