



Request for Proposals

Project: Old Sellersburg Elementary
Available Development Opportunity

Date Issued: 6/30/2026

Responses Due: 7/31/2026



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Exhibit List

A – Map Exhibit

B – Conditions Report

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Introduction

The Sellersburg Redevelopment Commission (hereafter RDC), pursuant to IC 36-7-14-22, is seeking proposals from qualified and interested parties for the acquisition and development of the Old Sellersburg Elementary School and adjacent parcels.

The opportunity presented under this Request for Proposals incorporates 4 available parcels spanning 2.248 acres along New Albany Street and Paradise Street in Sellersburg. The property lies within Clark County, near downtown Sellersburg and Silver Creek High School. The existing structure, including the gymnasium, is approximately 30,000 square feet. The primary intent for this project is the adaptive reuse of the building.

A map exhibit delineating the general boundaries of the 4 available parcels can be seen as Exhibit A.

Project Overview



The Sellersburg Elementary School is a historic institutional building located at 206 N. New Albany Street in Sellersburg, Indiana. The original three-story building, constructed in 1932, served as the community's primary elementary school for several decades. Over time, expansions were made to the facility to accommodate a growing student body, including a classroom and kitchen addition in 1954 and a gymnasium constructed in 1974. These successive additions may provide flexibility in the treatment and redevelopment of

later building expansions while preserving the character-defining features of the original structure. The elementary school eventually closed in the early 2000s as students transitioned to newer educational facilities. Following its closure, the building has remained under local ownership and has been used intermittently for educational and community purposes. Today, portions of the building continue to be utilized, while other areas remain underused.

The Sellersburg Redevelopment Commission recognizes the building's historic nature and central location within the community and is seeking opportunities to reinvest in the property for a new and more productive use. Situated near downtown Sellersburg, surrounding residential neighborhoods, and a thriving local school district, the site offers significant potential for an adaptive reuse or redevelopment that can contribute to the town's continued growth and revitalization. The RDC is inviting qualified developers to submit

concepts that preserve the site's community value while supporting new economic activity and long-term investment in Sellersburg.

Offering Price

Pursuant to IC 36-1-11 RDC is seeking to sell the property for no less than the average of two appraisals.

Appraisals have been completed with the first indicating a fair-market value of \$730,000 and the second indicating a fair-market value of \$575,000. The average of the two comes to the minimum offer price of \$652,500. Responses will not be considered if the offering price is not at least the minimum or higher that is listed in this RFP. Offers may exceed the average of the appraised values, and higher offering prices will be considered when evaluating the proposal.

Minimum Offering Price: \$652,500.00

Site Details

The real estate available for redevelopment is approximately 2.248 acres owned by the RDC. The property is located along New Albany Street and Paradise Street in Sellersburg, Indiana and includes the former Sellersburg Elementary School building along with associated parking and adjacent open space. The parcels have been previously subdivided and are being offered together as a part of this redevelopment opportunity.

Key Building Characteristics:

- **Building Size:** Approximately 30,000 square feet (including gymnasium)
- **Stories:** 3 Floors
- **Original Construction:** Circa 1932
- **Additions:** 1954 and 1974 expansions
- **Building Type:** Former public elementary school facility
- **Construction Style:** Typical institutional masonry construction for durability
- **Interior Layout:** Classroom-based configuration
- **Current Conditions:** Partially utilized; additional condition details are available in the Condition Report found in Exhibit B
- **Site Features:** Existing parking areas (22,557 square feet) and surrounding open space (32,966 square feet)
- **Utilities:** Includes water, sewer, and electrical

The redevelopment site is comprised of the following parcels, which are being offered collectively as a single development opportunity:

- 1) 10-17-11-100-727.000-031 - New Albany Street, Sellersburg, IN 47172
- 2) 10-17-11-100-729.000-031 - New Albany Street, Sellersburg, IN 47172
- 3) 10-17-11-100-237.000-031 - Paradise Street, Sellersburg, IN 47172
- 4) 10-17-11-100-254.000-031 - Paradise Street, Sellersburg, IN 47172

Detailed site information can be found in Exhibit A.

Development Standards and Zoning

The subject site is under ownership of the RDC with zoning authority from the Town of Sellersburg Plan Commission. The site is currently zoned DT: Downtown. Specifically, this site is intended to be used for mixed-use developments such as retail, offices, restaurants, and residential. The continued use of the site as an educational facility is also a permitted and appropriate use under the current zoning.

This zoning designation is directly aligned with the Town of Sellersburg’s Comprehensive Plan, which emphasizes the creation of a defined and vibrant downtown or town center. The Plan calls for the development of a walkable, mixed-use environment and to support this vision, the Town has prioritized updates to zoning and development regulations to better accommodate these land uses and styles.

The RDC believes this zoning designation to be the most appropriate for the desired future land use and development pattern. All proposals are anticipated to adhere to this zoning district and the associated site development standards outlined in the Town of Sellersburg’s Zoning Ordinance. Respondents should identify and detail if a different zoning district is needed or if conflicts are expected between the current zoning standards and the proposal. Ultimately, any necessary change in zoning district assignment or standards will be the responsibility of the selected party to be completed during their due diligence period.

RFP Important Dates

- | | |
|--|--------------------------------|
| • Issuance of RFP | 6/30/2026 |
| • Deadline for Questions from Respondent | 7/14/2026 |
| • Anticipated Response to Eligible Questions | 7/20/2026 |
| • Deadline to Submit Proposal | 7/31/2026 |
| • Public Opening of Submissions | To Occur During August Meeting |
| • Target Date for Respondent Selection | 8/14/2026 |

Evaluation Process

Once publicly opened by RDC, the proposals will be taken under advisement to be evaluated for completion, content, and conformance with this document and the prescribed vision by a pre-determined selection committee. The proposals will be ranked and a recommendation made by the selection committee to the RDC for selection during a future, duly noticed Board meeting.

At its discretion, the RDC may reject any proposal submitted. Additionally, the RDC may request additional information, interview, and negotiate with respondents at its sole discretion.

Review Committee

- Patrick Duggins – Secretary, Sellersburg Redevelopment Commission
- Randall Mobley – Sellersburg Town Council, District 2
- Doug Reiter – Vice President, Sellersburg Redevelopment Commission

Criteria for Consideration

- Offering Price – offering price will be considered alongside the proposed development vision and must meet or exceed the minimum offering price listed in this RFP
- Project Description and Vision – proposal’s compliance with the stated goals, development and design considerations for the homes and the neighborhood layout, investment, and overall RDC vision
- Firm Experience – previous experience with projects of a similar style and scale
- Firm Capacity – capacity of the respondent to complete the proposal as outlined and capacity to do so in accordance with a prescribed timeline
- Financial Capacity – financial backing to fund and complete proposal
- Firm Location – preference will be given to firms located within the southern Indiana market
- References – references from past home buyers, subcontractors, or government agencies that can speak to respondent’s ability to perform

RFP Response Requirements

Introduction/Cover Page

This page should detail the proposer's name and mailing address, proposer's current legal status and entity type (corporation, partnership, etc.) as well as contact information and a signature. In this section the respondent may introduce the project and vision with details coming later in the proposal.

The introduction cover page should clearly indicate the development style being proposed (land use), the number of units being proposed, and the offering price for the real estate acquisition.

Project Description and Vision

This section should describe in detail the proposed development of the property. This may include detailing and identifying the real estate affected by the proposal, the number and type of homes to be constructed, metrics describing the homes (floor area, footprint, bed/bath count, parking, material, listing price, etc.), details about the common and public areas of the neighborhood, zoning compliance, entitlement procedures, design concepts and parameters, as well as risks or barriers to the proposal. This section should incorporate drawings, exhibits, and/or renderings to provide additional context and details for the proposal. Additionally, this section should detail how Covenants, Conditions, and Restrictions may be utilized to establish long-term protections of the proposed neighborhood character.

Project Finances

This section must detail the finances of the project including sources and uses, proposed offering price for the real estate, and overall investment amount. Respondent must detail any non-conventional means of financial assistance (federal, state, or local funding), which may impact the feasibility or timeline of the project. In this section the respondent should detail or provide evidence of financial capacity sufficient for successfully completing the proposed development.

Development Schedule

Respondent should provide details about the project timeline including any phasing of construction. This section should align with the RFP Important Dates section of this document, and if conflicts with these dates are anticipated, that should be detailed in the response.

Developer Experience and References

This section should highlight past and on-going experience and communicate capacity to complete the proposed project on-time. Examples of similar developments led by the respondent, in various stages of completion if applicable, should be detailed in this section

and at least two references should be provided that can vouch for the respondent's capacity and quality.

Submittal Instructions & Inquiries

Respondents must submit **six (6)** printed copies of their proposals and **one (1)** electronic copy, which should include the RFP response and all associated exhibits and attachments. No printed document may be on paper must be 8.5"x11" except exhibits that can be up to 11"x17" in size.

The complete proposal shall be submitted in a sealed enveloped labeled "Old Sellersburg Elementary School Site". Submissions will not be returned.

Sealed proposals must be clearly marked and delivered to the RDC on or before 1:00pm on July 31, 2026, and addressed to:

**Old Sellersburg Elementary School Site
Charlie Smith, Town Manager
Town of Sellersburg
316 E Utica St,
Sellersburg, IN 47172**

All inquiries regarding this RFP shall be directed to Charlie Smith, Town Manager. Inquiries must be received by the date indicated in the RFP Important Dates section above. Responses to all eligible inquires will be posted to the Town website no later than July 20, 2026.

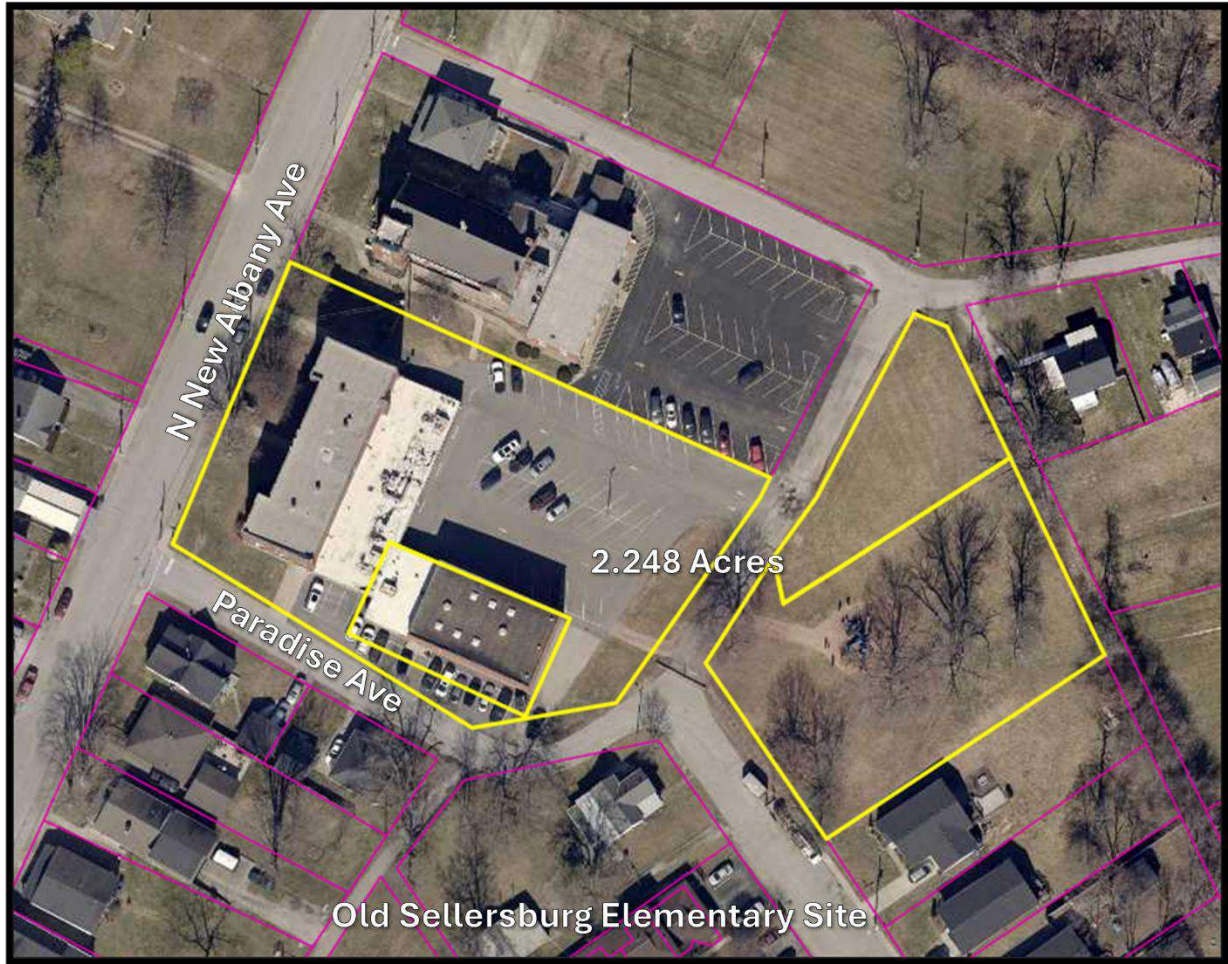
Inquiry contact information is below:

**Charlie Smith, Town Manager
Town of Sellersburg
316 E Utica St,
Sellersburg, IN 47172
Phone: (812) 246-3821
Email: csmith@sellersburg.org**

Terms and Conditions

1. The RDC reserves the right to reject any or all proposals at its sole discretion. The RDC may negotiate a sale of the land with an applicant or any other party. The RDC's decision will be final.
2. Any proposal must be signed by a duly authorized representative of the applicant. By submitting a proposal, the applicant and the signatory to the proposal certifies and verifies that the signatory has been duly authorized to commit the applicant to the terms of the proposal. Proof of such authority will be provided to the RDC upon the request of the RDC.
3. Applicants are required to pay for any costs of preparing a proposal and in no event will the RDC reimburse or be liable to any applicant for costs incurred in preparing or presenting a proposal, including any legal costs. The RDC is not liable for any work or service provided by an applicant prior to the awarding of a contract.
4. The applicant acknowledges that the minimum bid to the RDC may not be less than the price determined by appraisals obtained by the RDC, as required by law.
5. Any and all contracts concerning a proposal shall be governed by the laws of the State of Indiana.

Exhibit A – Map Exhibit
Exhibit on Following Page



N New Albany Ave

Paradise Ave

2.248 Acres

Old Sellersburg Elementary Site

Exhibit B – Conditions Report

Exhibit on Following Page

See Attachment

Exhibit C – Price Appraisals

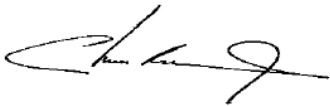
Exhibit on Following Page

Considering all the pertinent factors that affect value, the estimated “as is” valuation of the fee simple interest in the subject property as of **October 27, 2025**, is as follows:

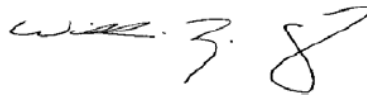
***** SEVEN HUNDRED THIRTY THOUSAND DOLLARS *****
\$730,000

The values presented within are subject to the assumptions and limiting conditions included in the following appraisal report.

Respectfully submitted,



Charles R. Mills, Jr. MAI, SRA, AI-GRS, ASA
Indiana Certified General Appraiser #CG69201105



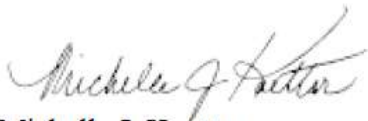
William R. Corby
Indiana Certified Residential Appraiser #CR60300535

Taking into account all the pertinent factors that affect value, the estimated “as is” market value of the fee simple estate interest for the subject property, as of **December 26, 2025**, is:

***** FIVE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS *****
\$575,000

The values presented within are subject to the assumptions and limiting conditions included in the following appraisal report.

Respectfully submitted,



Michelle J. Koetter
Indiana Certified General Appraiser #CG40600011



Terry L. Watson
Indiana Certified General Appraiser #CG69100090