

# CITY OF CYNTHIANA, KENTUCKY

## REQUEST FOR PROPOSALS (RFP)

### Purchase, Renovation, and Redevelopment of 139 E. Pike Street

## I. INTRODUCTION

The City of Cynthiana is seeking proposals from qualified individuals, developers, or organizations for the **purchase, renovation, and redevelopment** of the property located at **139 East Pike Street**, a prominently located structure in the heart of historic downtown Cynthiana.

This initiative is part of the City's commitment to promoting economic growth, revitalizing the downtown corridor, and preserving the historical and architectural character of our community.

## II. PROPERTY INFORMATION

1. **Address:** 139 E. Pike Street, Cynthiana, KY 41031
2. **Zoning:** Commercial
3. **Lot Size:** .03 acres
4. **Building Size:** estimated 4,300 sq ft
5. **Ownership:** City of Cynthiana
6. **Current Condition:** Vacant, in need of renovation

A walk-through of the property can be scheduled by contacting the City Clerk's Office at **(859) 234-7153**.

## III. PREFERRED USE

While all qualified proposals will be considered, the City Commission expresses a **strong preference** for the following development configuration:

1. **Ground Floor:** A **walk-in retail or commercial space** that activates the streetscape and contributes to the vibrancy of downtown.
2. **Second Floor:** **Finished residential unit(s)** to support downtown living and contribute to housing diversity.

Proposals that demonstrate creativity, respect for historic preservation, and alignment with the City's strategic vision will receive priority consideration.

## IV. SUBMISSION REQUIREMENTS

All proposals must include the following elements:

1. **Applicant Information**
  1. Name, address, phone number, and email
  2. Legal structure and description of the entity

3. Relevant experience and qualifications
2. **Project Narrative**
  1. Detailed description of proposed use
  2. Vision for renovation and redevelopment
  3. How the proposal aligns with the City's goals
3. **Conceptual Design**
  1. Preliminary sketches, plans, or renderings (if available)
  2. Description of intended improvements to the building exterior and interior
4. **Financial Plan**
  1. Estimated project budget and timeline
  2. Proposed purchase price
  3. Source(s) of financing
  4. Proof of financial capability
5. **Development Schedule**
  1. Estimated start and completion dates
  2. Key milestones
6. **Operations & Management Plan**
  1. Long-term ownership and use
  2. Property maintenance strategy

## **V. SELECTION CRITERIA**

Proposals will be evaluated based on the following factors:

1. Alignment with preferred use and City goals
2. Feasibility and financial soundness
3. Developer experience and qualifications
4. Quality of design and preservation approach
5. Community and economic impact
6. Timeliness of project completion

## **VI. SUBMISSION**

All proposals must be submitted in a sealed envelope or via email to:

### **City of Cynthiana**

Attn: City Clerk

PO Box 67

Cynthiana, KY 41031

Or email: [elizabeth.kitchen@cynthianaky.com](mailto:elizabeth.kitchen@cynthianaky.com)

## **VII. ADDITIONAL INFORMATION**

1. Site visits can be arranged by calling **859-234-7153**.
2. The City reserves the right to reject any or all proposals, to waive irregularities, or to negotiate with any proposer.
3. All submitted materials will become the property of the City of Cynthiana.

## **VIII. QUESTIONS**

For further information or questions about this RFP, please contact:

**Mayor Isaac Dailey**

859-234-7153

[isaac.dailey@cynthianaky.com](mailto:isaac.dailey@cynthianaky.com)