

## REQUEST FOR PROPOSAL

Bedford County, Tennessee, does hereby seek **Request for Proposals** for the purchase and redevelopment of the real estate located at the corner of North Main Street and the Lane Parkway bypass adjacent to the commercial locations of SteBe Bakery and Koffee Beanz, and generally known as the Old Box Factory and the Stewart Potts Ford Dealership more specifically described as follows:

Map 89H, Group D, Parcel 5

Map 89H, Group D, Parcel 6

Map 89H, Group D, Parcel 7

Book D362, page 248, Register's Office of Bedford County, Tennessee

In addition to the purchase price, the Proposal must include a summary of the proposer's redevelopment plan consistent with the general guidelines set forth in the **Main Street Market Concept Executive Summary** designed to assure historic preservation integrating current concepts and standards for tourism, multi-purpose, multi-tenant economic revitalization and job creation. The redevelopment plan must include preservation and revitalization of The Box Factory plant and attached two-story office facility. Specifically, the roof must be restored and glass windows replaced. Demolition may occur only on the remaining structures located on the northern end of the tract. Residential use shall be limited.

The **Main Street Market Concept Executive Summary** is available on the Bedford County website: [www.bedfordcountyttn.gov](http://www.bedfordcountyttn.gov), or from the office of Robert Daniel, Bedford County Finance Director, 200 Dover Street, Suite 102, Shelbyville, Tennessee 37160, phone (931) 685-2024 or [robert.daniel@bedfordcountyttn.gov](mailto:robert.daniel@bedfordcountyttn.gov).

The real estate is subject to all liens and restrictive covenants of record, all zoning and governmental regulations, and additional restrictive covenants which shall run with the land to ensure satisfaction of any proposed redevelopment plan. These restrictive covenants shall be negotiated between Bedford County and the successful proposer. Residential use will be limited on the premises. Additional information may be obtained from Bedford County Finance Director.

A preproposal meeting must be scheduled on or before July 16, 2021, by contacting the Finance Director to reserve a specific time.

Proposals should be submitted to the Bedford County Department of Finance, 200 Dover Street, Suite 102, Shelbyville, Tennessee, not later than the 20<sup>th</sup> day of August, 2021, at 4:00 p.m. (CDT).

The proposals should be accompanied by a check in the amount of ten per cent (10%) of the purchase price payable to Bedford County, Tennessee. All proposals will be reviewed by Bedford County, and a decision will be rendered within forty-five (45) days from the date of the proposal. Bedford County reserves the right to waive any informality and to reject any or all proposals. The certified check of any unsuccessful proposer will be returned and will be applied to the purchase price for the successful proposer.

All proposers shall adhere to Title VI of the Civil Rights Act enacted in 1964 which states that "No person in the United States shall, on grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or subjected to discrimination under any program or activity receiving federal financial assistance," State of Tennessee funding, and/or Bedford County funding.

Pursuant to T.C.A. § 50-9-114, Bedford County, Tennessee, has adopted a Drug & Alcohol Testing Program and is required to include this information in our proposal specifications. Bedford County, Tennessee, requires alcohol and controlled substances testing for safety-sensitive positions as required by the Federal Omnibus Transportation Employee Act of 1991 and related United States Department of Transportation rules and regulations set forth in 49 CFR Federal Regulations Parts 40 and 382. **THE SUCCESSFUL PROPOSER MUST SUBMIT AN AFFIDAVIT PRIOR TO THE EXECUTION OF A FINAL CONTRACT THAT THE PROPOSER WILL REQUIRE ANY CONTRACTOR/SUBCONTRACTOR TO OPERATE A DRUG AND ALCOHOL TESTING PROGRAM WITH REQUIREMENTS AT LEAST AS STRINGENT AS THAT OF THE PROGRAM OPERATED BY BEDFORD COUNTY, TENNESSEE.**