



REQUEST FOR PROPOSALS

124 E. Staat Street
Former Ayers House /
aka Hughes Funeral Home
TOWN OF FORTVILLE, IN

Adaptive Reuse and Rehabilitation of 124 E. Staat Street (Former Ayers House / Hughes Funeral Home)

I. INTRODUCTION

The Town of Fortville (“Town”) invites qualified developers, investors, and preservation-minded organizations (“Proposers”) to submit proposals for the rehabilitation and adaptive reuse of the historic building located at **124 E. Staat Street** (the “Property”).

The Town seeks a partner who will **return this outstanding historic structure to productive use while preserving its architectural character and contributing to the lively, people-oriented atmosphere of downtown Fortville.**

II. BACKGROUND

- **Property Description:**
The building at 124 E. Staat Street, historically known as the **Ayers House** and later the **Hughes Funeral Home**, is a significant local landmark. It was identified as “**outstanding**” in the Hancock County-wide Historic Building Assessment. The property features historic architectural detailing and is a contributing structure to the town’s historic fabric.
- **Ownership:**
The Property is currently owned by the Town of Fortville.
- **Community Goals:**
 - Preserve and enhance the historic character of Fortville’s downtown.
 - Introduce an active, high-quality use that adds vibrancy to the core business district.
 - Provide a long-term, sustainable use while maintaining the property’s architectural integrity.

III. PROPERTY CONDITIONS & REQUIREMENTS

- **Preservation:** The Town will place **protective covenants** on the Property to ensure retention of historic character and compliance with preservation standards.
- **Parking:** The adjacent parking lot **must remain for public use in perpetuity, whether by re-plat or permanent access easement.**
- **Conveyance:** The Town is willing to transfer ownership of the Property for **as little as \$1**. No additional financial incentives will be offered. The transfer would occur upon successful completion of the project. The Town will also have a right to a leaseback with the option to repurchase the Property.
- **Condition:** The Property is being offered in “as-is” condition.

IV. SCOPE OF PROPOSALS

Proposals should outline:

1. **Proposed Use(s):** Preferred uses are those that contribute to the lively feel of downtown (e.g., retail, restaurant, bed and breakfast, pop-up chef space, artist studios, office/co-working, gallery, mixed-use).
2. **Preservation Approach:** Plans must demonstrate how the project will preserve the building’s architectural character in accordance with the **Secretary of the Interior’s Standards for Rehabilitation.**
3. **Design Vision:** Conceptual plans or renderings that show compatibility with downtown character.
4. **Financial Plan:** Budget, sources of funds, and evidence of capacity to complete the project without Town financial incentives.
5. **Developer Qualifications:** Relevant experience in historic rehabilitation and/or adaptive reuse.
6. **Community Benefits:** Contributions to economic vitality, cultural value, and activation of downtown Fortville.
7. **Timeline:** Proposed phasing, milestones, and anticipated completion schedule.

V. SELECTION CRITERIA

Proposals will be evaluated based on:

- Alignment with community goals for downtown vibrancy.
- Sensitivity to preservation and ability to meet protective covenants.
- Feasibility of financing and development plan.
- Developer experience and qualifications.
- Long-term sustainability of proposed use.
- Overall project timeline and deliverability.

VI. SUBMISSION REQUIREMENTS

Proposals must include:

- Letter of Interest.
- Project narrative and concept.
- Conceptual site/building plans.
- Development pro forma or financial plan.
- Developer qualifications and references.
- Proposed purchase/transfer terms (acknowledging \$1 conveyance).

VII. SUBMISSION DEADLINE

All proposals must be received by **Tuesday, November 17, 2026.**

Submit electronically in PDF format to:

Hannahrose Urbanski
Senior Planner
hurbanski@fortville.in.gov

Or deliver sealed hard copies to:

Hannahrose Urbanski
Senior Planner
714 E. Broadway St.
Fortville, IN 46040

VIII. QUESTIONS

All inquiries should be directed to:

Hannahrose Urbanski
Senior Planner
(317) 482-4059

IX. RIGHTS RESERVED

The Town reserves the right to reject any or all proposals, to negotiate with any proposer, and to accept the proposal deemed most advantageous to the Town and consistent with community goals. Conveyance of the Property shall be subject to a development agreement between the Town and the winning Proposer.