



Request for Redevelopment Proposals

Elkhart Courthouse Block Mixed Use Development

June 9, 2026

Department of Redevelopment
City of Elkhart, Indiana

The City of Elkhart Redevelopment Commission invites proposals for the sale of approximately 2.76 acres that was previously in use as the Elkhart County Courthouse in downtown Elkhart. This property is defined by High Street on the north, Second Street on the east, Franklin Street on the south and Third Street on the west within the Downtown Redevelopment Area.

The Redevelopment Commission is interested in development proposals that will include the development of a new public parking structure that will include opportunities for new mixed-use development that will continue the City's current development momentum into the 2nd and 3rd Street Corridors as defined in the City's Downtown Master Plan.

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1. INTRODUCTION & PROJECT DESCRIPTION

The City of Elkhart Redevelopment Commission is pleased to present this Request for Proposals for the redevelopment of the former Elkhart County Courthouse block. The Redevelopment Commission is requesting proposals for the creative inclusion of housing and commercial mixed-use development in conjunction with a new downtown parking structure to be funded by the Redevelopment Commission.

The intent of this RFP is to identify an experienced development partner who can deliver a high-quality urban project aligned with the City's vision for downtown revitalization and long-term land use planning outlined in the City's current Downtown Master Plan.

The City of Elkhart, through the Redevelopment Commission, has acquired and plans to renovate the former Chase Bank building at 121 W. Franklin for the purpose of its new combined Public Safety Center. Additionally, the Redevelopment Commission has worked with Moules & Polyzoides to create the Elkhart Courthouse Block Final Report, which establishes a preferred development concept to inform development proposals. One of the key elements of the project will be to include a new public parking structure that can accommodate approximately 300 vehicles as a part of the redevelopment project. The Redevelopment Commission will use existing TIF resources to provide funding toward the construction of the parking structure, with a preliminary budget estimate based on a cost of \$30,000 per space.

The project site includes only Site 1 as noted in the Elkhart Courthouse Block Final Report. The proposed development concept is driven primarily with a focus on new residential development that will continue the current momentum of new activity that has been occurring in the River District and along the South Main Street and Freight Street Corridors. The Redevelopment Commission expects that the project location can support some limited retail/office uses, and the included new parking structure will serve to support both daytime commercial users and the new residential users on Site 1.

The Final Report includes character images and sketches that illustrate the desired architectural character of the proposed development (reference attached renderings) to achieve a cohesively designed development consistent with the existing historic downtown urban design. As this site was previously used as the original Elkhart High School prior to its use as the Courts campus, the Redevelopment Commission has preserved some of the historical High School Façade elements. Developers should consider opportunities to incorporate these elements into the building design, along with incorporating references to the High School history into potential plazas or open spaces included in the site redevelopment.

2. PROPERTY/OFFERING

The property consists of the entire block bounded by High Street, Second Street, Franklin Street and Third Street totaling approximately two and three-quarters (2.75) acres in Downtown Elkhart **noted as Site 1 in the Elkhart Courthouse Final Report**. Parcels included in this offering include:

- 20-06-05-451-001.000-012
- 20-06-05-451-002.000-012
- 20-06-05-451-003.000-012
- 20-06-05-451-004.000-012

The Commission is offering to sell all of the included parcels for the price of \$705,000.

The Final Report includes a proposed development concept that encourages a cohesive, mixed-use development incorporating a mix of housing types, structured parking, and commercial frontage. The Report suggests a range of housing types the Redevelopment Commission feels are appropriate for the scale and character of the development and meets missing middle housing needs in the community. The report also suggests a density the Redevelopment Commission feels is appropriate and achievable for the site. These elements are presented to inform the final development proposals and are not strict requirements – development proposals should include the development team’s specific approach to site redevelopment.

- Parking Garage: Approximately 300 spaces
- Commercial/Retail: Approximately 14,000 SF
- Residential: Approximately 100-120 units
 - Liner buildings (3–5 stories, 50–80 du/acre)
 - Sixplex buildings (35–50 du/acre)
 - Rowhouses (20–35 du/acre)

The property is currently zoned Central Business District (CBD). Permitted uses and development requirements can be found in the Elkhart Zoning Ordinance:

<https://www.cityofelkhartin.gov/media/duol33nz/city-of-elkhart-zoning-ordinance.pdf>

The City Planning and Zoning team is in the process of finalizing a new Zoning Code for the Downtown area that will include the regulatory code elements to guide final project design. A draft copy of this code is available as a part of responding to this RFP and developers should be capable of preparing proposals that will meet the intent of the new zoning ordinance requirements.

3. PROPOSAL

The proposal must be submitted to the City of Elkhart Redevelopment Commission no later than Monday, September 7, 2026 at 4:00 pm to the attention of Michael Huber at mike.huber@cityofelkhartin.gov. The deadline may be extended at the discretion of the Redevelopment Commission.

The proposal must include the following information:

3.1. COVER LETTER

Please provide a cover letter on your company or organization's letterhead, indicating your interest in the project and certifying that the proposal is being made on behalf of the company, and that the signatory is an authorized representative. This letter should also include Organization name, address, phone and email.

3.2. COMPANY DESCRIPTION

Please provide a brief description of the company, history and organizational structure. This description should also identify and provide resumes for all team members with roles and responsibilities relevant to the proposed redevelopment project. Also identify all co-developer entities along with relationship to the developer and role in the project. Finally, please describe your experience with similar projects, including comparable project imagery, unit counts and costs.

3.3. PROJECT SCOPE

Please include all relevant information including but not limited to the following:

1. Development vision and conceptual design plan. The conceptual design plan should be scaled and include site improvements for the entire project area.
2. Proposed development details including (but not limited to):
 - a. Description of uses (commercial, residential, for-sale, for rent);
 - b. Site plan;
 - c. Building elevations including proposed materials;
 - d. Number of buildings including number of floors and square footage for each building.
3. Project schedule including the start and completion date, as well as timeline for design and construction and any phasing.

3.4. FINANCIAL TERMS

Please include all relevant information including but not limited to the following:

1. Proposed purchase price

2. Outline of financial terms (comprehensive development pro forma will be expected for development agreement)
3. Anticipated Development budget in excel format, which should include:
 - a. Itemized list of hard costs, soft costs and financing costs
 - b. Detailed sources of funds
4. Details regarding housing unit rents/affordability
5. Details regarding public financial incentives requested for the project

4. EVIDENCE OF FINANCING CAPACITY

This Request for Proposals (RFP) is directed to interested developers who have demonstrated experience with urban housing and mixed-use developments that include public parking garages. The developer will need to have been in the urban housing development business for a minimum of 10 years. Familiarity with the City of Elkhart's on-going downtown revitalization, demographics, and overall housing market will be beneficial.

Please include information necessary to demonstrate the company's/organization's ability to finance the construction and complete the necessary site improvements. Developers will receive additional points during the evaluation if they demonstrate existing investment/lending commitments and relationships with local/regional lending institutions for the purpose of financing development within the River District.

5. CONTINGENCIES

Please provide information on any conditions that must be satisfied before the project can proceed.

6. SUBMISSION FORMAT

Submit one electronic version and one hard copy version of the proposal in a clear and legible format. Proposals must be complete in all respects; incomplete proposals will not be considered. All materials submitted become the property of the Elkhart Redevelopment Commission.

Submission should be sent to:

City of Elkhart Redevelopment Commission
Attention: Michael Huber
229 South Second Street
Elkhart, IN 46516
mike.huber@cityofelkhartin.gov

7. EVALUATION CRITERIA

In reviewing and evaluating proposals, the Elkhart Redevelopment Commission will consider, in addition to those factors specified in I.C. 36-7-14-22(f), the following:

7.1. PROPOSAL

- Completeness of the proposal
- Quality of the design
- Quality of the redevelopment concept and conformity with the goals, objectives, requirements and density and architectural design parameters of both the Courthouse Block Final Report and the Downtown Master Plan.

7.2. TEAM

- Strength of the overall development team, including commitment and availability of key staff
- Ability to execute/deliver on commitments
- Professional and technical competence as evidenced by:
 - Professional qualifications and specialized experience of the developer and/or development team
 - Current and past performance of the developer and/or development team on similar projects
- Developer and/or development team's financial qualifications, including a proven ability to obtain financing for this project and other similar projects

7.3. ADDITIONAL CONSIDERATIONS

Additional consideration will be given to respondents who seek to maximize the overall economic benefit to the City by:

- Achieving the City's policy goals, as outlined in the Downtown Master Plan
- Maximizing the long-term value to the City through increased tax revenues and economic input
- Maximizing community benefits (e.g. inclusive approach to housing, cultural and neighborhood-serving amenities)
- Ability to secure all financing and complete the property closing within six months of proposal acceptance by the Redevelopment Commission
- Ability to start within a reasonable time period to be specified in the development agreement

8. PROPOSAL SELECTION TIMELINE

The City of Elkhart will be hosting an Open House for developers to learn more about and discuss the RFP and the details of the supporting plan documents. After the Open House, formal questions shall be submitted to Michael Huber no later than 4:00pm local time September 7, 2026. The Redevelopment Commission intends to respond in writing or email to all questions that will be an addendum to the RFP, and such information will be provided to all respondents receiving a packet via email. All such addenda shall become a part of the RFP, and all respondents shall be bound by such addenda, whether or not received by the submitter.

RFP Released	6/9/26
Developer Open House	6/20/26
Questions Due	8/7/26
Question Responses Provided	8/14/26
Proposals Due	9/7/26
RDC Opens Proposals	9/8/26
Interviews	9/15/26-10/27/26
Staff Recommendation to RDC	11/10/26

The Redevelopment Commission reserves the right to reject any or all proposals.

All materials submitted through this process become the property of the City of Elkhart's Redevelopment Commission. With the exception of financial information, these materials are subject to public records request as applicable under federal law.

9. LEGAL DESCRIPTION

Tract 1:

Out Lots Eighty-four (84) and Eighty-five (85) as the said Lots are known and designated on the recorded CORPORATION PLAT of the Town of Elkhart (now City of Elkhart); said Plat being recorded in Deed Record 27, at page 154, in the Office of the Recorder of Elkhart County, Indiana.

TOGETHER WITH the South One-half (S ½) of the vacated alley lying North of and adjacent to said Lot Eighty-four (84) and the East One-half (E ½) of the vacated alley lying West of and adjacent to said lots Eighty-four (84) and Eighty-five (85).

Being tax code ID number 20-06-05-451-004.000-012

Tract 2:

Out Lots Eighty-one (81), Eighty-two (82), Eighty-three (83), Eighty-six (86), and Eighty-seven (87), as the said Lots are known and designated on the Recorded CORPORATION PLAT of the Town of Elkhart (now City of Elkhart); said Plat being recorded in Deed Record 27, at page 154, in the Office of the Recorder of Elkhart County, Indiana.

TOGETHER WITH all vacated alleys lying within the block bordered by West High Street on the North, Third Street on West, Franklin Street on the South and Second Street on the East, in the City of Elkhart, Indiana.

10. EXHIBITS – SUPPORTIVE DOCUMENTS

The following documents are included as Exhibits to this RFP, and are intended to support and inform the developer's ability to prepare and submit a complete response:

- Elkhart Courthouse Final Report & Renderings
- Prince Property Group Housing Market Analysis

Additionally, full versions of the following documents can be found on the City of Elkhart's website at this link: [Plans and Studies | City of Elkhart](#)

- Elkhart Downtown Master Plan – Moules & Polyzoides
- Downtown Elkhart Housing Study – Zimmerman/Volk Housing Market Analysis
- Downtown Elkhart Retail Analysis – Gibbs Planning Group