



## **REQUEST FOR PROPOSALS FOR THE PURCHASE & DEVELOPMENT OF PROPERTY OWNED BY THE CITY OF MAULDIN**

### **Introduction**

The City of Mauldin is seeking proposals for the purchase and development of City-owned property located at or about 9 E. Butler Road in downtown Mauldin. Known as City Center Village, the City envisions a walkable, mixed-use development that connects people, businesses and visitors to a unique urban environment in one of the best places to live in the Upstate of South Carolina.

The City recently completed a downtown master plan that identifies redevelopment opportunities in one of the busiest corridors in Greenville County. As a passthrough community, Mauldin has grown without a traditional downtown or urban core. For more than a decade, City leaders have worked hard to build an area in the heart of Mauldin that resembles a traditional downtown focused on walkability, defined spaces, and an infusion of culture, commerce, and community.

This Request for Proposal (RFP) seeks to find a development partner that shares a common vision with City leaders to redevelop +/- 4.50 acres surrounding City Hall. The City reserves the right to award the right to purchase and develop all or a portion of the Property to one buyer(s), or, to the extent practicable, to award the right to purchase and redevelop district portions of the Property to separate buyers. Individual firms and teams responding to this RFP must demonstrate the capability and resources to consummate the financial closing, as well as the timely development of the Property awarded to them.

### **Our Vision for the Project**

Proposals should incorporate the following:

- Elements of the 2025 City Center Village Master Plan
- Extension of the Swamp Rabbit Trail
- Pedestrian-oriented urban design
- Mixed-use development/redevelopment primarily focused on retail and commercial opportunities, with the potential to incorporate for-rent residential opportunities
- A focus on attracting/retaining high-quality tenants
- Streetscaping that enhances walkability
- Unique placemaking

### **Goals for the Property**

- Generate the best economic value to the City
- Increase retail/commercial activity
- Increase jobs and opportunities for entrepreneurship
- Increase residential density, diversity, and design quality

### **Scope of Work**

Successful development partner(s) will be responsible for:

- Designing an innovative and sustainable development plan that maximizes the potential of the property.
- Obtaining necessary permits and approvals from relevant authorities.
- Managing the construction process efficiently and effectively.
- Marketing and leasing or selling the developed property.
- Provide ongoing management services post-construction, if applicable.

### **Incentives**

- The subject property is located inside a Multi-County Industrial Park (MCIP).
- Economic development incentives and/or development packaging may be offered, provided the use meets certain criteria.

### **Qualifications Required**

Interested development partner(s) must possess the following qualifications:

- Experience – demonstrated experience in developing mixed-use properties, with a track record of successful projects.
- Expertise – a team of professionals with expertise in real estate development, architecture, urban planning, construction management, finance, and marketing.
- Financial Capacity – demonstrated financial capacity to undertake a project of this scale, including access to sufficient capital or financing.
- Sustainability – commitment to good practices that contribute to the sustainability of the community.
- Local Knowledge – familiarity with the local market and regulatory environment.
- References – positive references from previous clients and partners.

### **Submission Requirements**

Interested development groups are requested to submit the following information:

- Company profile – overview of the development group, including its history, organizational structure, key personnel, and other relevant information.
- Qualifications – detailed description of the development group’s qualifications, experience, expertise, and financial capacity.
- Proposed Approach – outline of the proposed approach to the project, including a preliminary development plan and timeline.
- References – contact information for at least three references from previous clients or partners.
- Sample Developments – visuals, description, investment amount, and location address for comparable developments the group has been involved with previously.
- Additional Information – any additional information deemed relevant by the development group.

### **Response Evaluation**

Responses to this RFP will be evaluated based on the following criteria:

- Experience and track record
- Expertise and qualifications of team members
- Demonstration of capacity to finance the purchase and development of the property, including ability to secure tenants
- Proposed approach to the project
- References

**All Responses are due on or before 4:00PM EST Friday, May 2<sup>nd</sup>.**

A committee of City staff will review, score and rank all proposals. The top-ranked proposals will be selected for an interview and presentation with City Council at a date to be determined. Final selection will be at the discretion of City Council. The final selection will represent the best value to the City and not necessarily the highest bidder. The City reserves the right to negotiate with the top-



ranked development groups to refine projects. The City also reserves the right to reject all proposals and not to award any redevelopment project to any group.

To submit a proposal, interested development groups should submit to the City three (3) printed copies along with an electronic (pdf) version of the fully responsive proposal. All proposals must be received by 4:00PM EST on Friday, May 2<sup>nd</sup> and will be opened at that time and date and recorded by the City Clerk. Proposals will be opened in the Court Room/Council Chambers at Mauldin City Hall (5 E. Butler Road, Mauldin, SC 29662). The proposal opening is open to the public. All responses should be addressed and submitted via the following methods:

**By Mail or In-Person**

City of Mauldin  
Cindy Miller – City Center Village RFP  
5 E. Butler Road  
P.O. Box 249  
Mauldin, SC 29662

**Electronic submission:**

Subject line: “City Center Village RFP”  
Cindy Miller  
[cmiller@mauldincitysc.com](mailto:cmiller@mauldincitysc.com)

Questions regarding this RFP will be accepted until noon on April 21<sup>st</sup>. Questions should be emailed to Seth Duncan, City Administrator at [sduncan@mauldincitysc.com](mailto:sduncan@mauldincitysc.com).

It is the respondent’s sole responsibility to ensure their proposal is received as well as any revision prior to the deadline. Late submittals may not be accepted or considered. The City will not reimburse any cost associated with responding to this RFP.

**Initial Project Timeline**

The following tentative schedule is anticipated for selection and award:

RFP Issuance	March 31, 2025
Deadline to submit questions	April 21, 2025 at 12:00PM EST
Proposals due	May 2, 2025 at 4:00PM EST
Bid Opening	May 2, 2025 at 4:00PM EST
Staff Review	May 5 <sup>th</sup> – 19 <sup>th</sup>
Interviews/Presentations	TBD

**Additional Resources**

- [City Center Village Master Plan](#)

