



Request for Proposal

Northeast corner of Lincoln Way East and Erie Street North, Massillon, OH 44646
Stark County Parcels 604861, 600105, 601880, and 604995

Community Improvement Corporation of Massillon
Municipal Government Annex
151 Lincoln Way East
Massillon, OH 44646

Ted Herculane, President
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(330) 830-1721

BACKGROUND

The Community Improvement Corporation of Massillon (the “CIC”) is the designated agency of the City of Massillon for economic development purposes in accordance with Chapter 1724 of the Ohio Revised Code. The purposes for which the CIC is formed are to advance, encourage, and promote the industrial, economic, commercial, and civic development of the City of Massillon, Ohio.



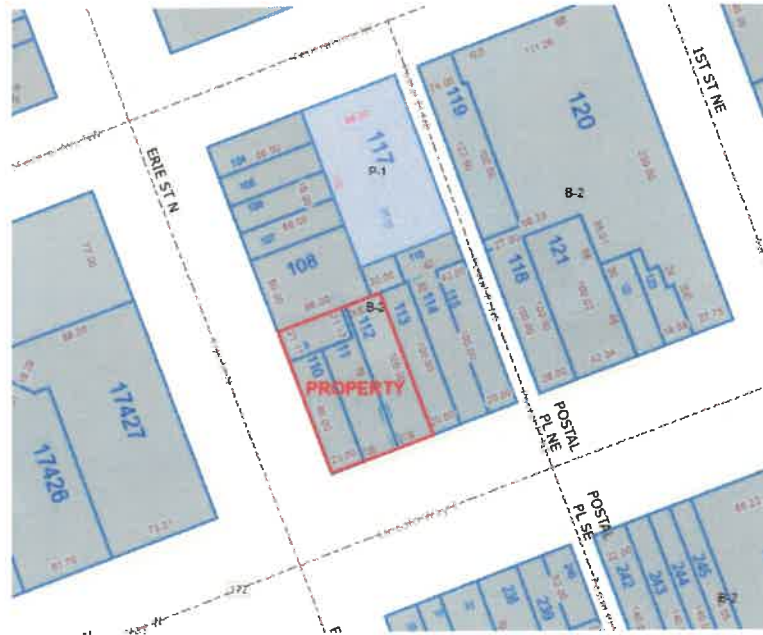
The CIC is soliciting proposals from qualified developers for the purchase and redevelopment of four (4) vacant commercial parcels located at the northeast corner of Lincoln Way East and Erie St. North in Downtown Massillon, Ohio 44646 (Stark County Parcel Numbers 604861, 600105, 601880, and 604995 (the “Property”), previously four (4) historic commercial buildings that were demolished in 2023 and 2024. The CIC is interested in proposals that prioritize the redevelopment of the existing vacant property to include a new commercial structure to fill in the vacant corner, and to create jobs in downtown Massillon. Purchase price is \$120,000.



Existing Conditions

The Property is currently zoned B-2 Central Business District. A list of allowable uses in this zoning district can be found at:

https://codelibrary.amlegal.com/codes/massillon/latest/massillon_oh/0-0-0-24600#JD_1165



Two commercial buildings were demolished in 2023 and two commercial buildings were demolished in 2024. The Property is currently vacant.

Project Objectives

The goal of this RFP is to see the redevelopment of an economically viable downtown location. The successful purchaser will be required to purchase the building and land “as is.” Purchaser will be required to start the project within 180 days of property transfer.

The CIC is seeking proposals that:

- Include securing and maintaining the property immediately.
- Document proof of finances to undertake the project.
- Demonstrate a record of applicant success in development projects.
- Prioritize reuse of the property by constructing a new building to fill the vacant corner.
- Contribute to the revitalization of Downtown Massillon.
- Reduce or eliminate risk to the CIC and the City of Massillon from delays or

project failure (potentially including bonding or other risk management strategies)

Potential Applicable Incentive Programs

Ohio Community Reinvestment Area (CRA) Tax Abatement
Jobs Ohio Vibrant Community Grant Eligible

Eligibility

Applicants must have documented experience in redevelopment. The applicant organization must be incorporated in a State within the United States of America (documented) and duly authorized to engage in business activities in the State of Ohio. Applicants must be in good financial standing.

GUIDANCE & FORMAT

The proposal and project shall be consistent with the terms contained in this Request for Proposal. Proposals should include the following:

1. A cover letter to provide a summary of your proposed project, including your name, mailing address, contact numbers, and email address, summary of the project, estimated costs of the project, and the end use and user of the property.
2. A narrative describing your project concept.
3. Typical site layout drawings, schematic floor plans and building elevations showing proposed materials.
4. A detailed timetable for accomplishing the proposed project. This timetable should show sequencing, if any, and contingencies.
5. List of any and all incentive programs, not limited to those described in this document, that the developer intends to utilize and the value of those incentives.
6. Include a proposed purchase price.

EVALUATION & SELECTION

Proposal Evaluation and Selection

The CIC will review and evaluate proposals received by the due date and make the final determination on sale.

The CIC will consider the following information when evaluating submitted proposals to determine which proposal, in the sole judgment of the CIC Board of Trustees, is in the best interest of the City of Massillon:

1. The proposal best suited to complement the objectives of the RFP in a way that is financially sound and sustainable, attractive to the community, and supportive of the City's vision.
2. The proposal that is in the best financial interest of the community with consideration of future tax generation and job creation potential.
3. The Developer's direct and substantial experience in planning and developing building projects with a municipal partner.
4. The Developer's financial stability and credentials to perform on its proposal.

Your proposal must be received no later than 4:00 pm EST on August 31, 2026 and delivered to:

Ted Herncane, President
Community Improvement Corporation of Massillon
Municipal Government Annex
151 Lincoln Way East
Massillon, OH 44646

The CIC reserves the right to:

- Modify, waive, or vary terms of the RFP at any time, including and not limited to submission deadlines, and proposal requirements.
- Select more than one proposal to develop the entire property or portions thereof.
- Reject any or all proposals.
- Cancel or withdraw the RFP at any time.
- Accept the proposal which best serves the interest of the CIC and the City of Massillon.

The following schedule represents the anticipated timeline for the selections of the RFP. If the need arises, the schedule may be altered by the CIC. During this process, the CIC may seek

additional information from the responders. In addition, the CIC may choose to conduct interviews during the Review for Proposal period with any and/or all of the respondents, and may request that responders make a presentation of their proposal.

The estimated schedule is as follows:

RFP Distribution	June 1, 2026
Proposal Due Date	August 31, 2026
Review of Proposals	September 1, 2026 through October 31, 2026
Award of Proposal	November/December 2026

The City will assume that any respondent submitting a proposal has familiarized themselves with the Property enough to submit a knowledgeable proposal. All questions about this RFP should be directed by email to Ted Herncane at thernecane@massillonohio.gov.

MISCELLANEOUS

1. Respondent shall work with the CIC prior to execution of a contract to modify the project to fit the best interest of the CIC and the City of Massillon.
2. Respondent shall certify that it is not delinquent in the payment of real estate taxes or City of Massillon income tax.
3. The CIC reserves the right to make no decision.
4. In submitting a response to this RFP and in the performance of any resulting award each respondent warrants that it has complied with and/or will comply with all Federal, state, and local laws, ordinances, and lawful rules and regulation thereunder.
5. The respondent, by submitting a proposal agrees that any cost it incurs in responding to this RFP or in support of activities associated with this RFP, are to be borne solely by respondent and are not the responsibility of the CIC. The CIC will incur no obligation or liability whatsoever to any one by reason of issuance of this RFP, or action by anyone relative thereto.