



**COMMUNITY IMPROVEMENT CORPORATION OF SHARONVILLE (CIC)**

**REQUEST FOR PROPOSALS**

**Commercial Business Operation and/or Redevelopment Opportunity  
Former Cliff Hardware Store  
11115 Reading Rd  
Sharonville, Ohio, 45241**

**ISSUED:** Monday, March 4, 2024

**PROPOSAL DEADLINE DATE:** Proposals accepted immediately but on an ongoing basis through 12/31/24.

---

Late proposals will not be accepted.

Submit three (3) hard copies and a digital proposal to:

Community Improvement Corporation of Sharonville or CIC  
Attn: Jim Lukas  
10900 Reading Road  
Sharonville, OH 45241

Contact Information:

Mr. Jim Lukas  
jlukas@cityofsharonville.com  
513-563-1144

## **I. Purpose**

The Community Improvement Corporation of Sharonville (CIC) is soliciting proposals from qualified individuals or companies for a long-term lease or sale agreement for the property located at 11115 Reading Road, Sharonville, Ohio, 45241. In December 2023, the CIC acquired the iconic building, that operated as Cliff Hardware for many decades, serving as a staple of the Sharonville community. The CIC is looking for qualified individuals, developers, or businesses interested in occupying and/or redeveloping the property in a manner that enhances the Central Business District. As the CIC and the City of Sharonville retain ownership of multiple properties throughout the City, more robust redevelopment proposals may be entertained.

The CIC will select a Respondent based on the information provided in the responses to the Request for Proposals.



## II. Background

The City of Sharonville has a population of approximately 14,000 people. The daytime population of Sharonville more than doubles, primarily due to 37,000 inbound employees. The City of Sharonville is ideally located just 15 miles north of downtown Cincinnati, along Interstate Highways 275 and 75.

The City of Sharonville has four vehicular access ramps from local streets to both Interstate 75 and Interstate 275 and the intersection of Interstate 75 and Interstate 275 is located in the northwest corner of Sharonville. Collectively, these critical pieces of transportation infrastructure provide optimum vehicular access to the Greater Cincinnati Metropolitan Area. The city's strategic location has encouraged development in leading regional industries like tourism, transportation, engineering, automotive, and logistics. As a community that does not collect property taxes, economic development is a driving factor supporting public improvements; therefore, job creation holds high value.



Sharonville's central business district, the historic core of the City, also known as 'The Loop', is home to the Sharonville Cultural Arts Center, fitness studios, independently owned restaurants, coffee shops, retail shops, personal service establishments, and a large U.S. Post Office. In addition, The Loop has become an iconic area within the City used for various public events that result in street closures and pedestrian use of the roadways. The City of Sharonville has

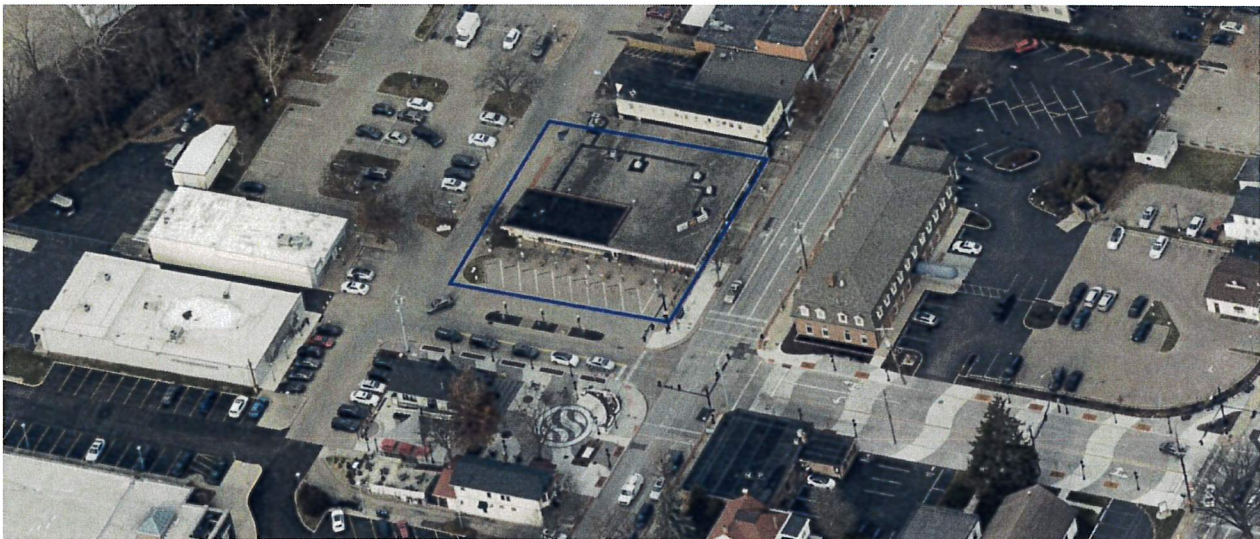


invested millions of dollars into the Downtown Sharonville Loop, integrating components such as streetscape improvements, a gathering space, and branding of the area as a thriving, vibrant business, and hospitality district. Future improvements will include implementation of on-street parking and enhancements to the pedestrian experience that will undoubtedly serve as valuable assets to the property. The Loop will also be the central hub of a future multi-use walking and biking trail linking Sharon Woods to other destinations in northern Hamilton County.

The Sharonville 2030 Comprehensive Plan, which can be read here: <https://www.sharonville2030.com/> envisions the district as a mixed-use area of coexisting residential, office, commercial and hospitality uses. Central Business Zoning currently permits the construction of buildings up to 35 feet in height (exceptions may be considered). Advantageous and successful use of this property or any redevelopment of it, can serve as a substantial step forward into the future of the Downtown Sharonville Loop.

The 10,000 square foot building, pictured below and on page 4, sits on roughly 1/3 of an acre which includes a customer loading area and potential access to ten parking spaces in front of the building's entrance. A city owned public parking lot is also conveniently located behind the building featuring 70 spaces. The single block building was constructed in the 1960's and features a rubber roof that was replaced in 1999. There are seven total HVAC/furnace units, all of which are in great working order and are well maintained.







### **III. Scope of Activities**

The CIC is seeking to lease or sell the building and associated property to an individual or company who will come to an agreement with CIC.

The selected individual/company will either:

- Operate the building in a primarily commercial fashion, housing a for-profit business or businesses, in a manner that is in keeping with industry best practices.
- Redevelop the property using the existing structure or an entirely new one. Concepts that include multi story buildings with multiple tenants are welcome, to include a mix of residential and commercial use. In mixed use development, the first floor of the building must be used in a commercial capacity.

The selected individual/company will:

- Ensure the timely filing of local income tax returns.
- Take control of the property at the agreed upon pricing and date.

### **IV. Qualifications**

All proposals should include, at a minimum, the following information:

#### **1. Individual/Company Background and Experience**

At a minimum, the individual or company will be expected to have the capacity, qualifications, and financial ability to operate a successful business or who has proven experience and quality work product as a developer in a city or suburban setting. A developer with a named and desirable end-user is preferred.

Are in good standing with the City and/or the jurisdictions where they previously or presently operate businesses.

Are not involved in adverse claims against the City, delinquent in their financial obligations to the City, or debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in any HUD funded programs.

Can demonstrate a successful track record in providing quality services or work product.

All interested parties are required to provide a brief description of their credentials including years of progressively responsible experience in their field.

#### **2. References**

Provide a minimum of three references speaking to the individual or company's track record managing a commercial business or as a real estate developer. Please include each reference's title, address, telephone number, and email



address. In addition, provide the time period when the services or development were rendered, a description of services rendered, and photographs/designs.

**3. Litigation History**

Please list any litigation the company has been involved with in the last 5 years and indicate what the outcome was.

**4. Potential for Rejection**

Companies included on the current Federal list of firms suspended or debarred are not eligible for selection. Nor are any firms that owe any outstanding debt to the City of Sharonville.

**V. Submission Criteria**

For evaluation purposes, each proposal submission shall include three (3) hard copies of the proposal and one (1) digital copy of the requested proposal. All submissions must be one-sided on 8.5x11 white paper. Incomplete or late proposals will not be considered. Each submission must include the following:

1. **Letter of Interest** This letter will summarize, in a brief and concise manner, the individual or company's interest in the aforementioned property.
2. **Qualifications** as stated and stipulated in Section IV, sub-sections 1-3.
3. **Business and/or Redevelopment Plan** Please provide a business plan or proposed redevelopment concept that includes the goals of the business, the methods for attaining those goals, and the timeframe for the achievement of the goals. Additional information may be included for consideration. Note: Please provide proposed purchase price and/or lease rate, both of which may be subject to negotiation.
4. **Business History** Submit a list of at least one (1) establishment or project the Respondent has managed, operated, or developed.

**VI. Selection Process**

The Community Improvement Corporation of Sharonville will review written submissions in a fair and objective manner. CIC members will then select the top Respondents to be interviewed for further consideration. If selected, Respondents will then present their proposal, in the form of an interview or interviews. The CIC will then select a finalist based on the totality and quality of their application and interviews.

The selected finalist will be contacted to enter into a lease or sale agreement with the Community Improvement Corporation of Sharonville, the final determining body in this matter.

The City and the Community Improvement Corporation of Sharonville reserve the right to reject any and all proposals up to, and including through, the interview process.



Respondents shall note and provide documentation if they are a Minority and/or Women Owned Small Business Enterprise.

Respondents may be required to demonstrate their credit worthiness and submit to a background check.

## **VII. Miscellaneous**

City Website: <https://www.sharonville.org/>

City Comprehensive Plan: <https://www.sharonville2030.com/>

Detailed Property Information:  
<https://product.costar.com/tenants/locations/detail/vzneddd/summary>

Experience engaging and working with local government encouraged.

Questions and clarifications regarding the RFP should be submitted in writing via email to Jim Lukas at [JLukas@cityofsharonville.com](mailto:JLukas@cityofsharonville.com)