



Request for Proposal

Akron Public Schools Headquarters

70 N Broadway

Akron, Ohio 44308

RFP No.: 2025OID2

CITY OF AKRON, OHIO | MAYOR'S OFFICE OF INTEGRATED DEVELOPMENT |
166 SOUTH HIGH STREET, ROOM 202 | AKRON, OHIO 44308 |
DAVID MESSNER | DMESSNER@AKRONOHIO.GOV | 330.375.2696

BACKGROUND

The City of Akron, Ohio (the “City”) is soliciting proposals from qualified developers for the purchase and redevelopment of 70 N Broadway, Akron, Ohio 44308 (Parcel Numbers 6861918, 6756657, and 6761843) (the “Property”), the previous Akron Public Schools Headquarters Building (“APS HQ”) located in downtown Akron. The City is interested in proposals that prioritize the adaptive reuse of the existing building.

See Exhibit A for Site Map.

Existing Conditions

APS HQ was built in 1916 and was used as the headquarters for the Akron Public Schools (“APS”) until 2019 when APS relocated. APS HQ is located in downtown Akron, which boasts amenities such as the Akron Rubber Ducks Stadium, the Akron Civic Theatre, and the recently renovated Lock 3 Park. The site is a half block from the vibrant Market St. arts district that includes the Akron Art Museum, Summit Artspace, the Nightlight theatre, and the Blu Jazz and Musica concert venues. The site is within easy walking distance of the Northside entertainment district, as well as numerous restaurants, coffee shops, and several breweries. The popular recreational Towpath Trail is also just a five-minute walk away. The site is located at the prominent corner of N. Broadway St. and Martin Luther King Blvd. The site has high visibility from the All-American Y-Bridge, the main entrance into downtown Akron from the north. MLK Blvd. has traffic volumes of 14,500 vehicles per day. The site has direct access to State Route 8 just .75 miles away via MLK Blvd., and is .85 miles north of I-76/77.

The building is approximately 48,000 square feet. across 3 floors, a basement and sub-basement. A floor plan is included as Exhibit B. Utilities to the building include electric, water/sewer, and natural gas. The site area is approximately .5 acres. There is an additional 1 acre of vacant land along the west side of the Property (See Exhibit A); the City will consider proposals that include the purchase and redevelopment of the vacant land *in addition* to the Property, not as the sole focus of the proposal. Parking is available at the city-owned lots on the east side of Broadway. The property is Zoned U3, H5, A5 which permits the establishment of Retail, Residential, and Commercial uses or a combination thereof. Uses listed under zoning classifications U4, U5 Ordinary Industry, and U6 Heavy Industry are not permitted. Please contact Zoning@AkronOhio.gov for further clarification on the uses currently allowed on this site.

Project Objectives

The goal of this RFP is to see the redevelopment of an economically viable downtown asset. The successful purchaser will be required to purchase the building and land “as is”. Purchaser will be required to start the project within 90 days of property transfer.

The City is seeking proposals that:

- Include securing and managing the property immediately.
- Utilize state, local, and federal tax incentive programs.
- Prioritize adaptive reuse of the building.
- Contribute to the revitalization of Downtown Akron
- Reduce or eliminate risk to the City from delays or project failure (potentially including bonding or other risk management strategies).

Potential Applicable Incentive Programs

Historic Tax Credits

New Market Tax Credits

Opportunity Zones

15-year Residential Tax abatement (for residential uses only)

Low Income Housing Tax Credits and associated bonds (residential only)

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.

Demolition

The State of Ohio has awarded a demolition grant with respect to the Property. The deadline for demolition under that grant is April 30, 2026. While the City prefers redevelopment of the Property to demolition, the selection of a winning proposal would delay potential demolition beyond the deadline for using the grant. As such, the City is requiring a **minimum** purchase price of \$800,000 (the “Purchase Price”). At closing the Developer may provide a letter or credit of similar guaranty of the first \$800,000 in Purchase Price. Any Purchase Price in excess of \$800,000 shall be paid to the City in cash at closing. Upon successful completion of the project, the City will refund \$800,000 to the developer but be entitled to keep any excess portion of the Purchase Price.

GUIDANCE & FORMAT

The proposal and project shall be consistent with the terms contained in this Request for Proposals. 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, the end use and user of the property, and the offer price to purchase 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. The desired method of acquisition. State with specificity the form of and proposed consideration for acquiring the Property from the City. All contingencies, including but not limited to financing contingencies, should be clearly identified.
6. 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.
7. Include a proposed purchase price in excess of the minimum of \$800,000, as referenced under Eligibility.

EVALUATION & SELECTION

Proposal Evaluation and Selection

The Mayor's Office of Integrated Development shall review and evaluate proposals received by the due date and make its recommendation to the Mayor. Any agreement will be subject to the approvals of City Council and other applicable boards or commissions.

The City shall consider the following information when evaluating submitted proposals to determine which proposal(s), in the sole judgment of the City's administration, is(are) in the best interest of the City:

- A. The proposal(s) 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.
- B. The proposal(s) that is in the best financial interest of the community with consideration and future tax generation potential.

- C. The Developer's direct and substantial experience in planning and developing building projects with a municipal partner.
- D. The Developer's financial stability and credentials to perform on its proposal.
- E. Proposal for dealing with the potential loss of the demolition grant should the project not be completed.

Your proposal must be received no later than 4:00 p.m. EST on September 11, 2025. Your proposal shall be labeled "RFP 2025OID2 Akron Public Schools HQ RFP" and either:

(a) delivered to:

City of Akron Office of Integrated Development
166 South High Street, Room 400
Akron, Ohio 44308

(b) uploaded online at [Akronohio.Submittable.com](https://akronohio.submittable.com) and selecting the application for Akron Public Schools HQ RFP

The City of Akron 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 City

The following schedule represents the anticipated timeline for the selections of the RFP. If the need arises, the schedule may be altered by the City of Akron. During this process, the City may seek additional information from the responders. In addition, the City may choose to conduct interviews during the Review of 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	August 11, 2025
Proposal Due Date	September 11, 2025
Review of Proposals	September 12, 2025 through Sept 26, 2025
Award of Proposal	September 30, 2025

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 David Messner at DMessner@akronohio.gov. Questions should be submitted no later than August 27, 2025. Any responses to questions will be posted to the “Developers” section of the City’s website: akronohio.gov/rfp

MISCELLANEOUS

- 1) Respondent shall work with the City of Akron, prior to execution of a contract to modify the project to fit the best interest of the City.
- 2) Respondent shall certify that it is not delinquent in the payment of real estate taxes or City of Akron income tax.
- 3) City reserves the right to make no selection.
- 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. Respondents further agree: 1) not to discriminate against any employee or applicant for employment because of age, race, color, creed, religion, national origin, ancestry, disability, marital status, familial status, sex, gender (including gender identity) sexual orientation, or military status and 2) That every subcontract related to the Project will contain a provision requiring non-discrimination in employment as specified above.
- 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 City. The City will incur no obligation or liability whatsoever to any one by reason of issuance of this RFP, or action by anyone relative thereto.

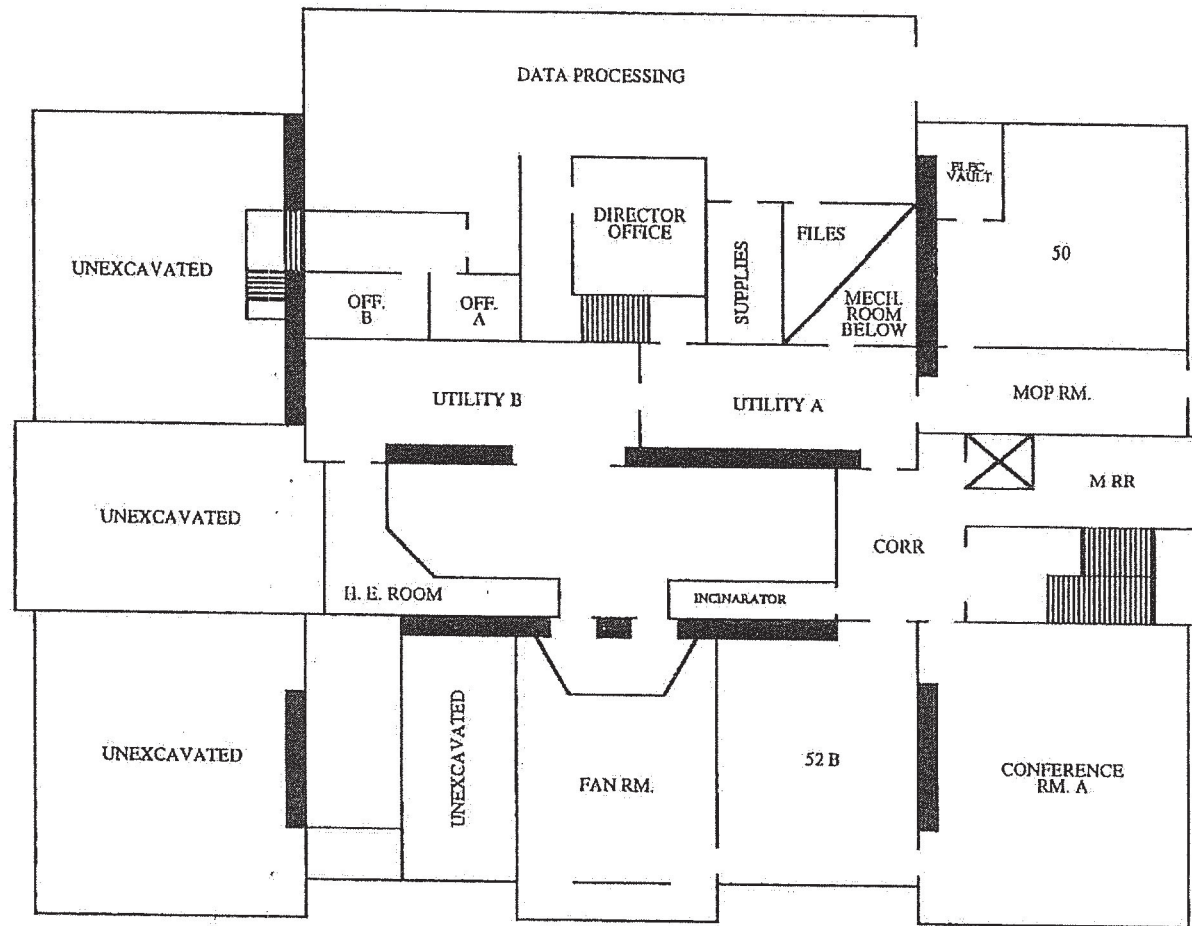
Exhibit A - Site Map

Legend

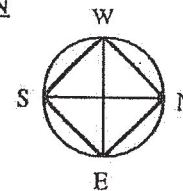
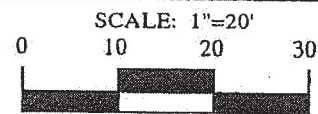
-  The Property
-  Additional Vacant Land (optional)



Exhibit B

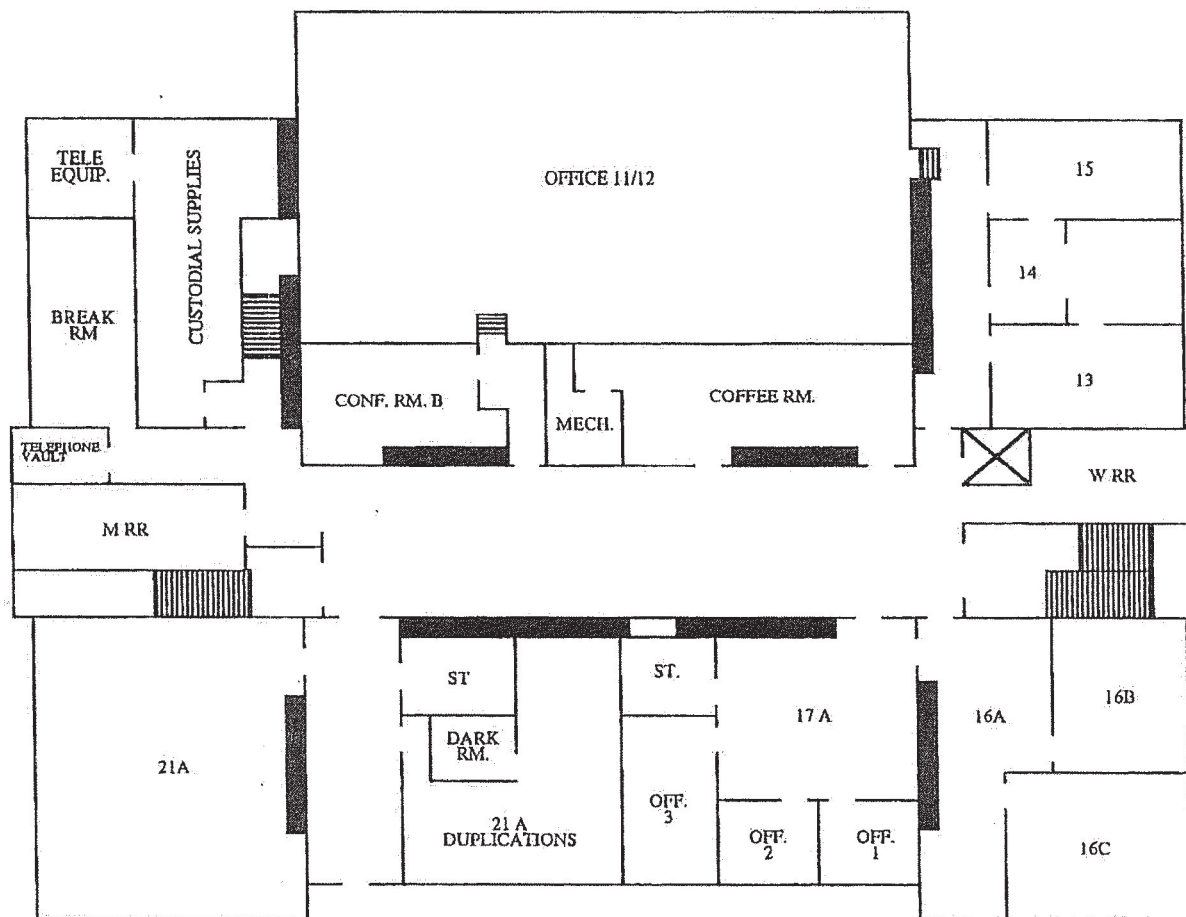


SUB-BASEMENT FLOOR PLAN

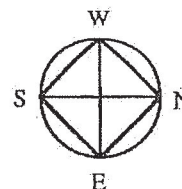
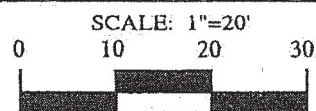


REVISED 4/95

ADMINISTRATION BUILDING ASBESTOS MATERIALS STUDY 901	
AKRON CITY SCHOOL DISTRICT	
gandee & associates, inc. 4488 mobile drive columbus, ohio 43220 (614) 459-8338	project # 90-012
	date 9-90
	drwn. DEO
	chkd. DBG
1 of 5	



BASEMENT FLOOR PLAN

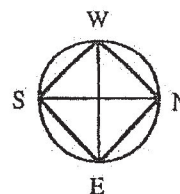
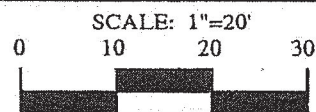


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ADMINISTRATION BUILDING ASBESTOS MATERIALS STUDY 901	
AKRON CITY SCHOOL DISTRICT	
gandee & associates, inc. 4488 mobile drive columbus, ohio 43220 (614) 459-8338	project # 90-012 date 9-90 drwn. DEO chkd. DBG
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SECOND FLOOR PLAN



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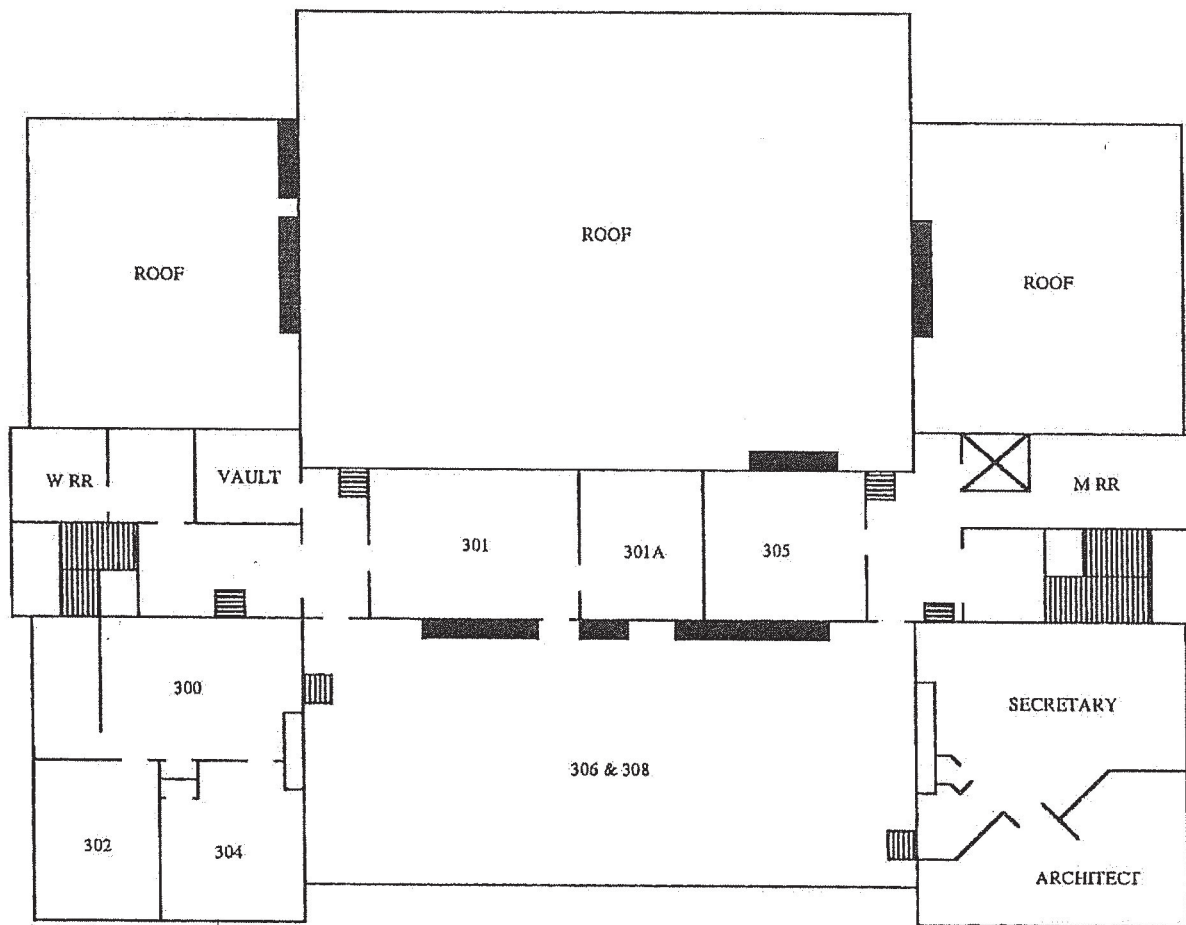
ADMINISTRATION BUILDING
ASBESTOS MATERIALS STUDY 901

AKRON CITY SCHOOL DISTRICT

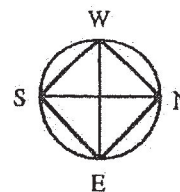
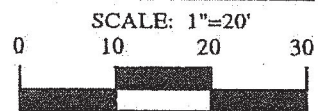
gandee & associates, inc.
4488 mobile drive
columbus, ohio 43220
(614) 459-8338

project # 90-012
date 9-90
drwn. DEO
chkd. DBG

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THIRD FLOOR PLAN



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ADMINISTRATION BUILDING
ASBESTOS MATERIALS STUDY 901

AKRON CITY SCHOOL DISTRICT

gandee & associates, inc.
4488 mobile drive
columbus, ohio 43220
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