



# **Request for Proposals for**

## **Development Partnership**

associated with the property at:

**519 West Franklin Blvd**

**Gastonia, North Carolina**

**September 11, 2025**

# **Request for Proposals**

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## **I. INTRODUCTION / BACKGROUND**

The City of Gastonia, North Carolina (the City) is soliciting and accepting Development Proposals from interested and qualified firms for providing development services for parcel 106096 with an address of 519 W. Franklin Blvd. This property is 1.86 acres and contains one structure of 14,799 square feet. The property was first developed as the National Guard Armory in 1950. The City of Gastonia acquired the property in 1980 and opened it as the Adult Recreation Center (ARC). Sitting in between our Downtown and FUSE (Franklin Urban Sports & Entertainment) District, the ARC serves as a citywide location for adult classes and special events.

Several renovation projects have occurred to enhance the building including lighting upgrades, stage improvements and other work in 2010. A new HVAC unit was installed in 2011 and a new roof and entrance sign were completed in 2017.

Environmental and asbestos reports are available as requested.

The property has several designations making them prime for redevelopment. These properties are located in our West Franklin Redevelopment Plan, available for New Market Tax Credits, and located in an Opportunity Zone.

Located a short drive from Uptown Charlotte and the Charlotte Douglas International Airport, Gastonia is the largest municipality in Gaston County and the second-largest in the rapidly-growing Metropolitan Statistical Area (MSA). The strong MSA-level trends have led to Gastonia's resurgence as a residential destination for families in neighboring counties, with approximately 35% of families moving to Gaston County coming from Mecklenburg County.

Much of the recent investment in Gastonia's core stems from the creative exciting, amenity-rich offerings in and around Downtown. Downtown Gastonia has been under transformation with new living opportunities in Center City Crossings offering urban downtown living with market rate apartments. Webb Custom Kitchen is a destination restaurant attracting visitors from around the region and was featured in Forbes Magazine. The Esquire offers a boutique hotel option for guests looking for an upscale experience. The Gastonia Conference Center offers a 5,200 square foot grand ballroom that can seat up to 400 people. With more properties under redevelopment, Downtown Gastonia is trending in a positive direction for growth.

Downtown Gastonia is walking distance to the exciting new Franklin Urban Sports and Entertainment (FUSE) District anchored by Caromont Health Park and home to the Gastonia Ghost Peppers Atlantic League Baseball team. New developments in the FUSE District include Trenton Mill Lofts and Durty Bull Brewery. The Dillinger and Hangar development is under construction and future projects of Franklin Yards and The Foundry have been announced.

## **PROPOSED SCOPE OF WORK**

The City is seeking a development partner for a public private partnership with a design for the highest and best use of the property. The City is looking to partner with a development firm to

maximize the potential of this important property. The development should be a transformational project for the FUSE District and serve as a further catalyst for redevelopment of that corridor.

The proposed scope of work involves working in collaboration with City Staff to develop:

- A signature transformational project.
- A project focused on market and City needs.
- Maximization of the property to increase tax base.
- A project that maintains the equivalent number parking spaces on the parcel to be used as shared parking with the Little Theater of Gastonia. This is approximately 56 regular spaces and 6 handicap spaces.
- A proposal that utilizes the property to the highest and best use.

## **II. GENERAL SUBMITTAL REQUIREMENTS AND INFORMATION**

The City invites all interested and qualified development firms to submit proposals for the development of the property located at 519 W. Franklin Blvd. in accordance with the following requirements. Responses should be prepared simply and economically, providing a straightforward and concise description of the Responder's experience and qualifications related to proposed scope of services. This outline is not all-inclusive and respondents can provide additional information as deemed appropriate.

- Letter of Introduction
  - a. Include a summary of the respondent's basic qualifications, experience, and reasons for interest in this opportunity. The letter should be signed by a principal or authorized officer for the entity.
- Development Team
  - a. Identification of partner firms and roles, including co-developers, architects and designers, and general contractor that will be working on this project.
  - b. Overview of each firm on the team, including brief history of firm, past experience working with the developer.
- Development Proposal
  - a. Submit a potential development concept based on your understanding of the Scope of Work noted above. The concept should be able to address all elements of the Scope of Work, additional innovative and creative approach to redevelopment of these sites if highly encouraged.
- Experience & References
  - a. Location and name of project (preference for projects in North Carolina)
  - b. Scope and scale of development program
  - c. Photos/illustrations of completed project
  - d. Total development budget

- e. Experience of the development team with executing public-private partnerships
- f. Provide evidence of sufficient financial strength to undertake and successfully complete a project of this scale

- Disclosures

- a. Disclosure of any potential conflicts of interest that could be relevant to this project in any manner
- b. Disclosure of whether the developer or any officer, director, or owner thereof has had judgments entered against him or her within the past 10 years for the breach of contracts for governmental or nongovernmental construction or development
- c. Disclosure of whether the developer has been in substantial noncompliance with the terms and conditions of prior construction contracts with a public body
- d. Disclosure of any projects/financing on which the team collectively or individually has defaulted
- e. Disclosure of whether any officer, director, owner, project manager, procurement manager, or chief financial official thereof has been convicted within the past 10 years of a crime related to financial fraud or to governmental or nongovernmental construction or contracting
- f. Disclosure of whether any officer, director, or owner is currently debarred pursuant to an established debarment procedure from bidding or contracting

- *Local Business Utilization Plan / Sub-Contracts*

Describe if you plan on utilizing any local firms, including their roles, their experience, and the extent of their involvement. If the firm intends to sub-contract portions of the work, please include each sub-consultant's name and address, and specific designations of the tasks to be performed by the sub-consultant.

- *Litigation History*

Include a statement detailing whether your firm is currently in litigation or has been in litigation in the past five years. If there is litigation history, please explain each occurrence and the circumstances with the outcome.

- *Submittal Deadlines*

Interested firms should submit a fully completed RFP as outlined herein no later than 5:00 p.m. on November 7, 2025. Please provide a minimum of six (6) bound copies and one (1) electronic copy, submitted to:

Attn: Kristy R. Crisp, Director of Economic Development  
City of Gastonia  
P.O. Box 1748  
150 S. York Street (physical street address)  
Gastonia, North Carolina 28053

Each respondent is responsible for the timely delivery of its proposal package. No proposal will be accepted after the deadline noted above; any submittals received after this time will be returned to the Sender. The City reserves the right to cancel this RFP for any reason without any liability or to waive any irregularities at their discretion. **Please note that the**

**overall Statement of Qualifications / Proposal should be limited to a maximum of 25 pages.**

**There will be an optional Pre-Proposal day for conference calls set for October 15, 2015 at 2:00 PM. Please contact Kristy Crisp to get a meeting invite.**

### **III. EVALUATION CRITERIA**

The evaluation of developers responding to this solicitation will be undertaken in order to select a partner and plan that is viable and will best serve public interests. City staff will lead and analyze responses, contact references, and coordinate interviews as necessary. City Staff will evaluate all responses to identify a potential Development Partner and a plan that is viable, will best serve public interests, and can be completed in a reasonable time frame. Responses will be evaluated by the following criteria:

- Development Proposal (30%)
- Qualifications and experience of the development team, with preference given for experience with the type of development proposed in respondent's plan for the site (20%)
- Level of integration of guiding public interests, to include financial benefit to the City (20%)
- Quality and success of prior development projects and public-private partnerships (10%)
- Demonstrated ability to execute project of similar scale and complexity (10%)
- List of active development projects and demonstration of confidence in the project (10%)

After a review of submitted proposals, clarifications may be requested. Unless requested by City staff, no additional information may be submitted by developers after the November 7, 2025 deadline. Council will then select their preferred partner to begin exclusive negotiations of a development services agreement.

#### **Contact Information:**

Any questions should be directed to:

Kristy Crisp, Director of Economic Development      [kristy.crisp@gastonianc.gov](mailto:kristy.crisp@gastonianc.gov)

### **IV. ADDITIONAL INFORMATION**

- **Public Records:**

Upon receipt by the City, all proposal packages are considered a public record except for material that qualifies as "Trade Secret" information under North Carolina General Statute 66-152.

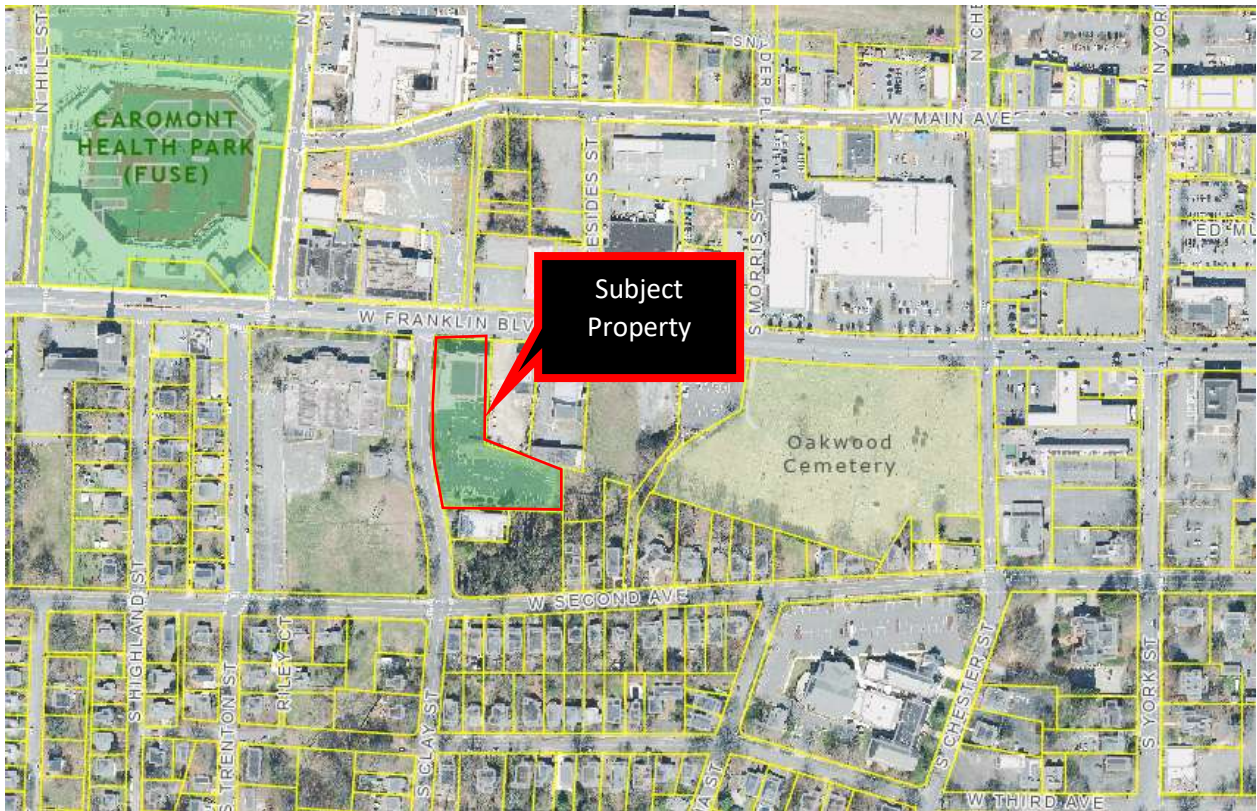
- **Clarification of Submittal:**

The City reserves the right to obtain clarification of any point in a firm's proposal or to obtain additional information.

- **Conditions and Reservations:**

The City reserves the right to reject any and all responses to the RFP, or to accept any RFP response deemed to be in the best interest of the City. The City reserves the right to waive technicalities and informalities. A response to this RFP should not be construed as a contract, nor indicate a commitment of any kind by the City. The response does not commit the City to pay for costs incurred in the submission of a response to this RFP or for any cost incurred prior to the execution of a final contract. No recommendations or conclusions from this process concerning your firm shall constitute a right (property or otherwise) under the Constitution of the United States or under the Constitution, case law, or statutory law of North Carolina. Neither binding contract, obligation to negotiate, nor any other obligation shall be created on the part of the City unless the City and your firm execute a contract.







Additional Information:

The following properties are for sale by private property owners and are adjacent to the subject property:

511 W. Franklin Blvd. / “Powers Seafood”

Parcel: 106095

Owner: GAI-VO Real Estate LLC

Contact: Tony Vo (828) 291-2307

Real Estate Agent: Jaben Starnes (980) 888-1031 / Wayne Starnes (980) 888-1030

Acreage: 0.71

Structure: 8,857 sq feet (1952)

507 W. Franklin Blvd. / Storage

Parcel: 106094

Owner: FUSE Storage LLC

Contact: Lem Doss ( (804) 658-6138 )

Acreage: 0.90

Structure: 17,079 sq. feet (1930)

The following property is open to offers or leases:

429 W. Franklin Blvd / Vacant

Parcel: 106093

Owner: Rachel LLC

Contact: Martin Kazanjin (704) 650-8306

Acreage: 1.91