

**Chairman**  
Nathaniel Combass  
**Vice- Chair**  
Megan Carter  
**Sec./Treasurer**  
Danny Daniels  
**Economic Dev.**  
**Director**  
M. Chadd Mathis



# **Hamilton County**

## **DEVELOPMENT AUTHORITY**

**Board Members**  
Brandon McCoy  
Chuck Burnett  
Lowell Klepper

**Board Attorney**  
Rhett Bullard

## **Request For Proposals**

**For the purchase and redevelopment of Hamilton County Development Authority owned property in the Downtown Business District Area of the City of Jasper located at:**

**Tax ID: 6008-000 - 102 Hatley Street West, Jasper, FL Jasper \*subject property is on the State of Florida historic registry**

### **Introduction and Project Overview**

The Hamilton County Development Authority (HCDA) is focused on the revitalization of downtown business district of Jasper, Florida. The HCDA is seeking qualified buyers to submit a Request for Proposal (RFP) for the enclosed (4) properties owned by the HCDA. The City of Jasper downtown business district is seeking a mixture of restaurant, retail, office and residential opportunities. The purpose of this project is to revitalize this area and increase newly renovated development in this area for the benefit of the community.

The Hamilton County Development Authority (HCDA) has identified several goals for this community redevelopment project. The prospective purchasers should be interested in making capital improvements and have the financial ability to fix any deferred maintenance to the subject properties. The new owners should have a sense of civic engagement and community pride with other downtown property owners. Additionally, local and existing occupants will be weighted heavily in the scoring process.

The HCDA is developing goals targeted to the unique needs of the downtown area. It is the goal of the HCDA to encourage streetscape improvements and maintenance that will spur economic vitality for this targeted area. The HCDA is also focused on beautification of the downtown business district to include redevelopment incentives such as grants for such things like façade improvement, landscaping improvement, and signage. This is a unique invitation for you to submit a custom proposal and become a part of the renaissance of this downtown project. We look forward to your submission.

### **Hamilton County. Florida's Front Porch.**

Hamilton County is a rural area, rich in history, and loaded with real Southern charm, perfectly located at Florida's primary northern entryway of I-75 and I-10. But we are about more than location and logistics. Hamilton County is about people. For generations, our community has attracted tourists to our pristine springs, rivers and rich natural beauty. Just as we welcome visitors to the banks of our rivers and to the front porches of our homes, the Hamilton County Development Authority is here to welcome your business and industry investment.

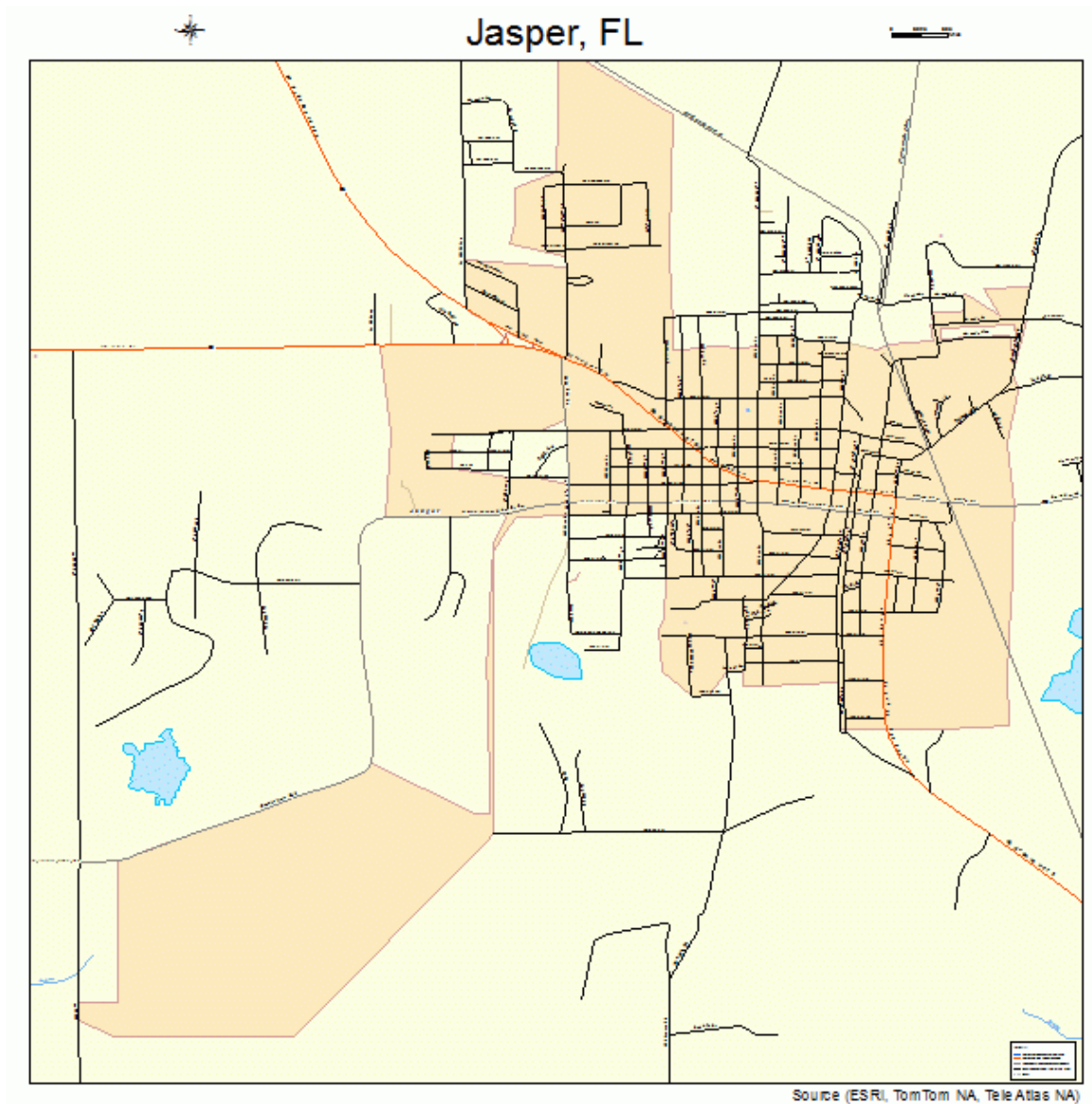
Hamilton County's location provides perfect positioning for a range of industries. We are welcoming of businesses of all sizes because we understand that a healthy and holistic economy provides opportunities from the upcoming entrepreneur to the family farmer. And just as they have found success in our hometown, you can too. Below are just some of the many reasons Florida's Front Porch can work for you.

- ***Prime Location for Distribution:*** Hamilton County sits just north of the I-10/I-75 east/west interchange. Connecting these two primary interstates offers easy access to ports, rail and air – guaranteeing your company's product can be delivered quickly and easily.
- ***Speed to Market Assistance:*** We know that speed to market is essential. In Hamilton County, you will be welcomed by business-friendly leadership where we can complete permitting in a little as 45 days. We have sites that provide access to major transportation corridors ready to be developed.
- ***Sunshine & Low Taxes:*** Business dollars go a lot farther in Hamilton County given the state's tax advantages, tax exemptions, no state personal income tax and our community's low cost of living. Locate here and thrive in our low-tax environment while employees enjoy the benefit of no personal income tax.
- ***Rich, Local Heritage:*** If you are a fan of either nature or history, there is plenty to see and do. Hamilton County's rivers, crystal clear springs and numerous lakes are an unending source of recreational possibilities. Or explore the history and charm of the towns and discover why Hamilton County was named Florida's first countywide Main Street Community. Strolling shady streets and narrow lanes reveals the true spirit and forgotten flair of small-town Florida.

*Welcoming businesses with hospitality, opportunity and Southern charm is all in a day's work in Hamilton County.*

Hamilton County demographics can be found at the following link (copy and paste into browser):  
[https://lmsresources.labormarketinfo.com/library/labor\\_shed/hamilton.pdf](https://lmsresources.labormarketinfo.com/library/labor_shed/hamilton.pdf)

## Location Map for the City of Jasper, FL



See link below for zoning information:

[Planning and Zoning – City of Jasper](#)

### Selection Process

Completed submittal packages will be reviewed and evaluated by a Selection Committee on the criteria described below. The HCDA reserves the right to accept or reject any or all submittals that it may, in its sole discretion, deem unresponsive or undesirable that best serve the overall interests of the City of Jasper. Upon the successful negotiation of an agreement, a formal contract for purchase will be prepared and submitted to the HCDA for approval, and executed by both parties.

## Scoring Criteria

Scoring Criteria 1- Local Ownership Preference/Proximity	20%
Scoring Criteria 2-Jobs Created	20%
Scoring Criteria 3-Community Benefit	20%
Scoring Criteria 4-Proposed Improvements	20%
Scoring Criteria 5-Experience	10%
Scoring Criteria 6- Terms Offered	10%

### Your Request Should Include:

1. A detailed description of your plans for the property, including a timeline.
2. Explanation and evidence of your financial ability to execute your plans for the property.
3. A statement regarding your experience in developing and/or conducting projects similar to the one being proposed.
4. Number of jobs you propose to create at this site, including salaries and benefits.
5. Your written acknowledgement of your willingness to enter into a binding economic development agreement with the HCDA pertaining to the property.
6. Any other pertinent information you believe relevant regarding your selection.

### Submittal Requirements and Instructions

All prospective buyers should submit (2) copies of their proposal. Submittal packages must be received no later than Friday, March 14, 2025, 2:00 p.m. Any submittal packages received after the above-noted time will not be accepted under any circumstances. Any uncertainty regarding the time a submittal package is received will be resolved against the respondent. Submittal packages submitted after the designated time will be returned unopened. Please note that no faxed or electronic submissions will be accepted. Packages will be submitted to the Hamilton County Development Authority by the submission deadline to the attention of:

C/O Rhett Bullard, Attorney  
Hamilton County Development Authority  
1153 US Hwy 41 NW, Suite 4  
Jasper, FL 32052

For Questions Please Contact:

[cmathis@hamiltoncda.org](mailto:cmathis@hamiltoncda.org)

Chadd Mathis, Economic Development Director  
386-855-1426 cell

Tax ID: 6008-000 - 102 Hatley Street West, Jasper, FL Jasper \*subject property is on the State of Florida historic registry

