



The Corporation for Findlay Market

Request for Proposal
Stand 105 – Findlay Market

March 6, 2019

Re: Request for Proposal – Stand 105 – Findlay Market

This Request for Proposal (“RFP”) outlines the request for additional information needed to determine appropriate tenant for Stand 105 (the “Project”) for the Landlord in advance of proposed tenancy in the Project. This location is in the East wing of the markethouse. The space is 443 square feet, and includes a walk-in and display refrigeration, sinks and the potential to purchase equipment.

The Corporation for Findlay Market (CFFM) manages this space, and has preference for the following:

- Meat and Deli Stand, selling varieties of bacon, other pork products, sliced deli meats, and sandwiches.
- Potential of adding locally sourced, clean or organic meats to the market.
- While preference is for Meat and Deli, CFFM will consider submissions for other uses for the space.
- Minimum bid for the business, and equipment is \$35,000. Bids which include additional investment for tenant improvements such as: replaced display refrigeration, repairs/replacement of walk-in compressor, or other improvements will increase likelihood of acceptance.

The following Items are requested from potential tenants in evaluation. It would be expected these items would be **returned by Friday April 12, 2019**. Site visits and stand inspections available upon request and scheduling with the Corporation for Findlay Market.

Business Plan:	Basic business plan, including description of business offerings, menu/product list as appropriate, competitors/similar products in the market area, OTR and greater Cincinnati.
Capital Build Out Budget:	Expected build out costs for concept, including sources and uses of funding.
Operational Proforma:	Detailed three year operating proforma.
Organizational Management:	Ownership team biographies and experience, along with any key employees that will allow business to operate. Please highlight any food retail credentials.



**Operational
Details:**

Desired/expected hours and days of operation.

**Marketing Plan
and Graphic
Details:**

Sampling of design materials, logos and other graphical content. Details of expected marketing and communication plan.

**Existing Business
Details:**

Provide current/recent location of business, years in operation, and annual sales at the location.

Proposal Only:

This RFP sets forth the principal terms for a proposed transaction(s) between the parties; however, nothing contained herein shall be deemed to create any legally binding obligation upon any party, until a mutually acceptable binding lease agreement and other required legal agreements have been executed and delivered by the parties. Moreover, where this RFP is silent on issues, such silence indicates that the issues remain to be addressed to the mutual satisfaction of the parties in the final legal documents. Landlord reserves the right to withdraw this RFP or not proceed to Letter of Intent or License agreement, at any time, without notice.

We are excited to present this RFP for your review. If you have any questions or concerns, please don't hesitate to contact me at 513-604-7567 or jhansbauer@findlaymarket.org.

Sincerely,

Joe Hansbauer
President & CEO – Corporation for Findlay Market



Stand 105 at Findlay Market

