



REQUEST FOR PROPOSALS TO REDEVELOP PROPERTY
FORMER BOTTOM DOLLAR BUILDING
2649 GLENWOOD AVENUE
YOUNGSTOWN, OHIO



ISSUED BY: THE CITY OF YOUNGSTOWN, OHIO

ISSUED: JULY 15, 2026

RESPONSE DEADLINE: AUGUST 12, 2026

I. BACKGROUND

The City of Youngstown (“City”) has close to 61,000 people within City limits, making it the eleventh most populous city in Ohio, and is the center of a metropolitan area of over 357,000 people. The City came into possession of the former Bottom Dollar building (“Property”) and wishes for the property to be redeveloped.

II. PROJECT DESCRIPTION

The City wishes to attract a developer/coordinator of services to best utilize the interior space and provide an anchor tenant to the Glenwood Avenue/Canfield Road corridor. The City is seeking to enter into a contract with a competent professional administration or consultant that has experience and the ability to assess, prioritize and complete the rehabilitation of the building.

The building was built in 2011 as a retail/grocery store. The building has nearly 20’ ceiling and has full utilities. The building’s interior is over 1800 sq. ft. and sits on almost 5 acres of property. A portion of the interior was recently renovated with ARPA funds, and approximately two-thirds of the building remains open to development. The parking lot is 4,500 sq. ft., fully paved. The building has 2,000 sq. ft. of concrete with a loading dock to facilitate semi-truck traffic.

III. PROPOSAL REQUIREMENTS

Each Respondent must provide, at a minimum, the following information:

- (1) Primary **contact information** (name, phone, address, email) for the Respondent; and
- (2) Confirmation that the Respondent will **purchase and redevelop** the Property (based on the redevelopment proposed herein and specific intentions of the Respondent); and
- (3) A summary of **qualifications** (including full development team); and
- (4) A description of **past or current projects** undertaken by the Respondent similar to the redevelopment proposed herein; and
- (5) A narrative of the **proposed redevelopment**; and
- (6) A narrative of the **proposed improvements and investments** in the Property; and
- (7) An estimate of **job creation and economic impact** resulting from the redevelopment; and
- (8) Evidence to support **financing capability and the financial strength / capacity** to complete the proposed redevelopment as part of any agreement, including any financial commitment letters from lenders, equity partners, or contributors and/or other sources of financing; and

- (9) A **proposed redevelopment timeline**, including project phases and an estimated completion of the proposed redevelopment.

IV. REQUIRED FORM OF PROPOSAL

- (1) All proposals must be clearly marked “Response to the Request to Purchase and Redevelop the Property at 2649 Glenwood Avenue; and
- (2) All proposals must be complete and include all of the information requested in Section III of the RFP; and
- (3) All proposals must be stapled or bound, on eight and one-half (8 ½”) by eleven inch (11”) white paper printed on one or both sides, with a minimum of 11pt font; and
- (4) All proposals must clearly identify the Respondent (including primary contact information) on the front cover, which may be released by the City as public information upon receipt of the proposal; and
- (5) Each Respondent must submit eight (8) complete hard copies of each proposal **and** an electronic copy in the form of a PDF.

Sealed proposals must be addressed as follows and delivered to the below address no later than **4:00pm ET, on August 12, 2026**. Proposals received after the deadline will not be reviewed until a redeveloper is selected.

City of Youngstown, Ohio
Community Planning & Economic Development
City Hall 4th Floor
ATTN: Stephanie Gilchrist (sgilchrist@youngstownohio.gov)
26 South Phelps Street
Youngstown, OH 44503

Respondents should ask for a receipt for hand-delivered sealed proposals, and respondents should maintain delivery receipts from paid delivery services. The electronic copy should be e-mailed to bids@youngstownohio.gov. Please note, submittal of the electronic copy, in absence of delivering hard copies, does not constitute an official RFP response.

V. GENERAL CONDITIONS FOR SUBMISSION OF PROPOSAL

Interested Agencies are invited to submit proposals in the format described in this Request for Proposal (RFP). Notification of the RFP will be mailed to those businesses that appear to fit the

image, quality and service the City of Youngstown wishes to offer. The City of Youngstown assumes no responsibility for failure to send the RFP to all interested Agencies.

The City of Youngstown reserves the right to reject all proposals, and to waive irregularities and informalities in the submittal and evaluation process. This RFP does not obligate the City to pay any costs incurred by respondents in the preparation and submission of a proposal. Furthermore, the RFP does not obligate the City to accept or contract for any expressed or implied services.

The City requires that no person shall, on the grounds of race, religion, color, national origin, sex, age, marital status, political affiliation, sexual orientation, or the presence of any sensory, mental, or physical disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity. The City further assures that every effort will be made to ensure non-discrimination in all of its programs and activities, whether those programs are federally funded or not.

Any and all documents submitted to the City are considered public record under the Ohio Revised Code and the City will comply with all requests under the Ohio Sunshine Laws.

In addition to nondiscrimination compliance requirements, the Service Provider(s) ultimately awarded a contract shall comply with federal, state and local laws, statutes and ordinances relative to the execution of the work. This requirement includes, but is not limited to, protection of public and employee safety and health; environmental protection; waste reduction and recycling; the protection of natural resources; permits; fees; taxes; and similar subjects

VI. QUESTIONS REGARDING PROPOSAL

Any and all questions or requests for clarification with respect to the RFP or additional information about the site and facility must be submitted in writing or via e-mail to Stephanie Gilchrist (sgilchrist@youngstownohio.gov).

****Deadline for Questions or Comments must be submitted by email by 4:00 pm EST on August 5, 2026.**

Sealed proposals must be received at the address below by 4:00pm ET, on August 12, 2026.

**Youngstown City Hall
Attn: Stephanie Gilchrest
26 S. Phelps Street
Youngstown, OH 44503**