

City of Rolla, Missouri
REQUEST FOR REDEVELOPMENT PROPOSALS
(Sharp Road Property)
October 2025

Community Background and Guidelines for Submittal

Introduction

The objective of this Request for Redevelopment Proposals is to identify interested parties and proposals to undertake the purchase and/or redevelopment of City-owned property at 1915, 1921, 1923, 1931, 2101 Sharp Road and 505 East 18th Street, located in the City of Rolla, MO. Based on the responses to this information, a “potential developer” may be selected to initiate and consider negotiations for possible sale and/or development. The City desires to sell both properties for redevelopment.

Background

Rolla/Phelps County is a growing and economically healthy region strategically positioned on the edge of the Ozarks region located midway between St. Louis and Springfield, Missouri on Interstate 44 and U.S. Highway 63. Rolla/Phelps County offers many competitive advantages for business, including the following:

1. Rolla/Phelps County is home to the **Missouri University of Science & Technology (MS&T)**, ranked by the “U.S. News and World Report” as one of the leading technology development and engineering schools in the United States. MS&T student population continues to grow at 7,300+ students.
2. Rolla/Phelps County offers superb access to major transportation corridors being located at the convergence of **Interstate 44**, **U.S. 63 Highway**, and **Missouri Highway 72**. **Burlington Northern-Santa Fe’s** main rail line passes through Rolla.
3. Rolla/Phelps County is surrounded by more than **100,000 acres of state and national wildlife parks**, offering a diverse selection of year-round outdoor recreational activities. Phelps County, for which Rolla is the county seat, has more miles of trout streams than any other Missouri county!
4. Rolla/Phelps County is the **Center of Commerce** for the Meramec region. The City of Rolla has a population of 20,754 – a total of nearly 45,000 residents in Phelps County with an average income of \$55,427. Total taxable retail sales in the City of Rolla were in excess of \$625 million in 2024. With the completion of the Westside MarketPlace and the Hwy 72 extension in 2018 and pending projects including a large residential development by McBride Homes, a new VA Clinic, a new ECC Jr. College campus and

significant growth by both S&T and Phelps Health, Rolla is poised to see strong economic growth for years to come.

Location Description

The City is requesting the submittal of redevelopment proposals for an 8.13 acre and 0.93 acre sites southeast of the Bishop Ave and I-44 Interchange. The proposed redevelopment area is zoned GI (government-institutional) but is surrounded by commercial property bounded by the railroad and Interstate 44. The project will require action by the Rolla City Council to rezone the property to a classification more suitable for private commercial. Please refer to the attached maps for details.

Additional Information

Additional information is available from the Rolla City Clerk's Office, Ms. Lorri Powell, at the Rolla City Hall, 901 N. Elm St., Rolla, MO 65401 or by calling (573)426-6948. Please use lpowell@rollacity.gov or jbutz@rollacity.gov for electronic communication.

Redevelopment Objectives

The potential redevelopment project area is considered surplus by the City of Rolla and could be purchased and redeveloped for the following reasons:

1. The property is located at the interchange of Interstate 44 and Bishop Ave – a primary entrance to Rolla.
2. The importance of this interchange to the “image” of Rolla.
3. The City's desire to vacate this property (currently houses vacated Public Work buildings and the Rolla Animal Shelter) to enhance community and economic opportunity.
4. Removal of generally blighted conditions to the age and deterioration of existing public structures.

Information Requested

Redevelopment proposals should provide the following information for timely consideration by the Rolla City Council:

1. A brief description of the redevelopment proposal and the potential benefits to the Rolla Community.
2. Brief summary of the qualifications of the organization and key principles.

3. The identification of prospective tenants/users and their relationship to the proposal (if known).
4. A site plan indicating development boundary, adjacent streets, and properties. The plan should also show:
 - a. Land use and/or types of development expected on the site;
 - b. Proposed new buildings (footprint) and any existing structures to remain;
 - c. Location of access roads and means of ingress/egress.
 - d. General location and number of parking spaces and proposed landscape areas; and
 - e. Concept for storm water management site grading.
5. Narrative report briefly explaining the character of the development and containing the following information (if known):
 - a. Purchase price (subject to negotiation)
 - b. Generalized project cost estimates including anticipated demolition, site work, building construction, utility relocation/installation, design, engineering, financing, and other costs;
 - c. Proposed development schedule, including a description of development phasing if the project is to be phased;
 - d. Estimated on-site employment generation and wages on a full-time equivalent basis;
 - e. Estimated tax revenue generation resulting from sales taxes, real property taxes, personal property taxes, and other licenses and fees; and.

Evaluation Criteria

The City will consider proposals for the redevelopment project area described in this document from interested parties based on the highest and best use of the property and the greatest benefit to the Rolla Community. The City will consider all viable alternative proposals. Recommendations will be made to the City Council based on:

- a. The experience of the buyer/developer;
- b. An initial assessment of the financial ability of the buyer/developer to carry out the redevelopment project;
- c. The design quality of the buyer's/developer's past completed projects; and

- d. Projected economic or community development impact on the community in terms of increases in employment, tax base, safety.

Timetable and Notification

Redevelopment proposals must be received no later than 10:00 AM central time on Friday, December 5th, 2025, at Rolla City Hall, 901 N. Elm St., Rolla, MO 65402. The City may extend the submittal period without re-advertising. If the City elects to extend the deadline, all recipients of the RFP who have indicated an interest will be notified in writing of this decision. Three copies of all proposal documents must be submitted to Ms. Lorri Powell, Rolla City Clerk and marked "Proposal for the Sharp Road Property".

Miscellaneous Provisions

The City reserves the right to reject any or all proposals and to select the proposal that, in the City Council's sole discretion, is considered in the best interest of the citizens of Rolla. The City further reserves the unconditional right to:

1. Amend, modify, or withdraw, in whole or in part, this RFP, if the City deems it is in its best interest, without financial liability;
2. Require supplemental statements of information from any responding party;
3. Negotiate or hold discussions with any respondent to correct insufficient responses that do not completely conform to the RFP instructions; and
4. Waive any nonconformity with this RFP.
5. Phase I Environmental, Phase II Environmental, and Asbestos reports are available for the properties.

This RFP does not commit the City to select a "Preferred Buyer/Developer" or project, to pay the cost incurred in the preparation of any response, or to procure or contract for any services. The Rolla City Council anticipates a full review of confidential proposals in November 2025.

End of RFP

City of Rolla Sharp Property

