



Main & Lincoln Redevelopment Opportunity

Jerome URA Downtown Revitalization

Where Jerome's Next Chapter Begins

We're looking for a project that feels like us—
a mix of small-town Main Street charm and new energy for what's ahead.



The Vision

Mixed use
development, including
commercial, retail, and
residential uses



Why Jerome

Jerome's Urban Renewal Districts
offer infrastructure support and
redevelopment incentives paired
with supportive partners and a
community that values getting good
projects built

Let's Build Something Great Together

If you have a vision that fits Jerome's spirit—authentic, welcoming, and
forward-looking—we want to hear from you.



(208)-329-9842



Mike Williams
Executive Director, Jerome URA



www.cityofjerome.org



mwilliams@cityofjerome.org

**JEROME URBAN RENEWAL AGENCY
REQUEST FOR PROPOSAL (RFP)**
Property owned by City of Jerome and the Jerome Urban Renewal Agency

The Jerome Urban Renewal Agency (JURA) is pleased to announce the redevelopment offering for several parcels located on the northeast corner of Main Street and Lincoln in downtown Jerome, more specifically described as Lots 23-31 of Block 76 (the “Agency Site”) and Lots 1-9 of Block 76 (the “City Site”, and collectively, the Agency Site and the City Site are referred to as the “Site”). Please see Exhibit A for more details. JURA invites developers to submit redevelopment proposals for the Site in conformance with this RFP, pertinent zoning regulations, and the *Area 3 Downtown Urban Renewal Plan*, 2014. This competitive proposal process is intended to allow interested developers to respond to development opportunities for the Site. JURA will negotiate an Exclusive Negotiation Agreement with the selected developer to guide discussions leading to the preparation of a Disposition and Development Agreement (DDA).

1. Project Summary:

Site

City Site Description: Lots 1-9 of Block 76, Jerome County, Idaho. Approximately .67 acres.

Agency Site Description: Lots 23-31 of Block 76 of Block 76, Jerome County, Idaho. Approximately .67 acres. Proposers should submit proposals for development of the Site. Vacant parcels, parking, and College of Southern Idaho Jerome Center.

Site Option:	
Current Use:	Commercial Business District Jerome Urban Renewal
Current Zoning:	Agency and the City of Jerome Uses in conformance with the
Ownership:	<i>Area 3 Downtown Urban Renewal Plan</i> (2014) and
Intended Use:	applicable local and state regulations. To be negotiated. To be negotiated, but in no case less than the fair value for uses as determined by a fair use appraisal.

Development Timeline:
Price:

- 2. Background:** In 2014 the city of Jerome adopted the *Area 3 Downtown Urban Renewal Plan*. The Plan was designed to address economic underdevelopment and physical deterioration and to promote the redevelopment of properties. The plan is to promote the redevelopment of the downtown. The improvements envisioned in the plan are intended to

provide an improved environment for new retail, commercial, and mixed-use developments, eliminate unsafe and hazardous conditions, improve parking opportunities, assure safe and efficient movement of vehicular traffic, and eliminate the deteriorating conditions identified in the eligibility study. The parcels on Main Street have been vacant since 2013 when a fire destroyed existing structures. JURA recently acquired the College of Southern Idaho building in a land exchange with the College. The College is currently constructing a new facility and will move out of the existing facility in the summer of 2026. JURA believes redevelopment of the existing building is in the best interests of the City and the Agency.

- Project Objective:** JURA is seeking business-owners and developers who are prepared to pay no less than the fair re-use amount for the Site and who are willing to develop the Site for purposes and uses in conformance with the *Area 3 Downtown Urban Renewal Plan*. Proposed developments are encouraged to take advantage of this highly visible and unique area and incorporate a variety of uses which may include commercial, retail, residential, open spaces, public art and other compatible uses. The design and uses should create energy and excitement and activate this key location and give it a sense of place. **Development Requirements:** The development will conform to the requirements of all development and zoning regulations found in the C Zone. The text of this zone is located in Title 17 of the Jerome municipal code and can be found on the website site of the city of Jerome, <http://cityofjerome.org>. **Additional Resources:** Resources which may be useful in developing a proposal are the property survey, City of Jerome Strategic Plan, Area 3 Downtown Urban Renewal Plan, Community Profile, and highest best use study conducted by Clearwater Financial.
- 3.
- 4.

Submittal Requirements

5.

6.

The proposer shall:

Submit a cover letter which outlines the relevant details of the development

proposed to be constructed on the Site, including, but not limited to type of development to be conducted; business plan; size of structure, basic design, including one or multiple story configuration;

Identify business partners, principals, design professionals, and other proposed development team members, highlighting similar relevant project experience and past successful development projects;

Preliminary concept development plans including concept site plan, floor plans and building elevations;

Identify any proposed phasing or development sequencing proposed and the timing and schedule of all such phasing;

Preliminary project pro-forma including project funding sources and development and revenue estimates that demonstrate project viability;

Be willing to execute a Disposition and Development Agreement (DDA); and

Execute release documents as attached at time of submission of proposal. See Exhibit B.

A digital copy and four (4) copies of the proposal, including the executed release documents, should be submitted to the Jerome Urban Renewal Agency in care of Mike Williams, Executive Director, 152 East Avenue A, Jerome, Idaho mwilliams@cityofjerome.org. All proposals shall be clearly marked with “Main and Lincoln Site Proposal.” Project proposals may be received at any time during regular business hours (8:00 a.m. through 5:00 p.m. Monday through Friday, except holidays). The proposals shall be received in the office by 5:00 p.m. on the date specified in paragraph 8 below. No facsimile delivery or e-mail submission will be accepted. Proposals received after the submission deadline will not be considered.

JURA reserves the right to reject any and all proposals submitted, or to waive any minor formalities of this request if, in the judgment of JURA, the interest of JURA would be served.

7. **JURA Selection Criteria:** JURA will select the preferred development proposal based on the following criteria:

How the proposed development meets the goals of JURA and objectives as outlined below:

- The use of building materials which reflect the dominant, historic materials found in downtown Jerome,
- The preservation or enhancement of landscaping on public areas and near sidewalks,
- Vehicular access off of Main Street, North Lincoln and 1st West.
- Parking for proposed development
- Compliance of the proposed development with the CDB Zone, the *Design Review Guidelines*, the *Area 3 Downtown Urban Renewal Plan*, and *highest and best use study*
- Contribution to downtown and local economy,
- Probability of the proposed development’s success – based upon the stability and capability of the developer, demonstrated success based on past development projects undertaken by the developer, market analysis, business plan, financial strength, and timeline, and
- Developer’s expectations of JURA for the project’s success.
- Outline what assistance, if any, will be requested from JURA.

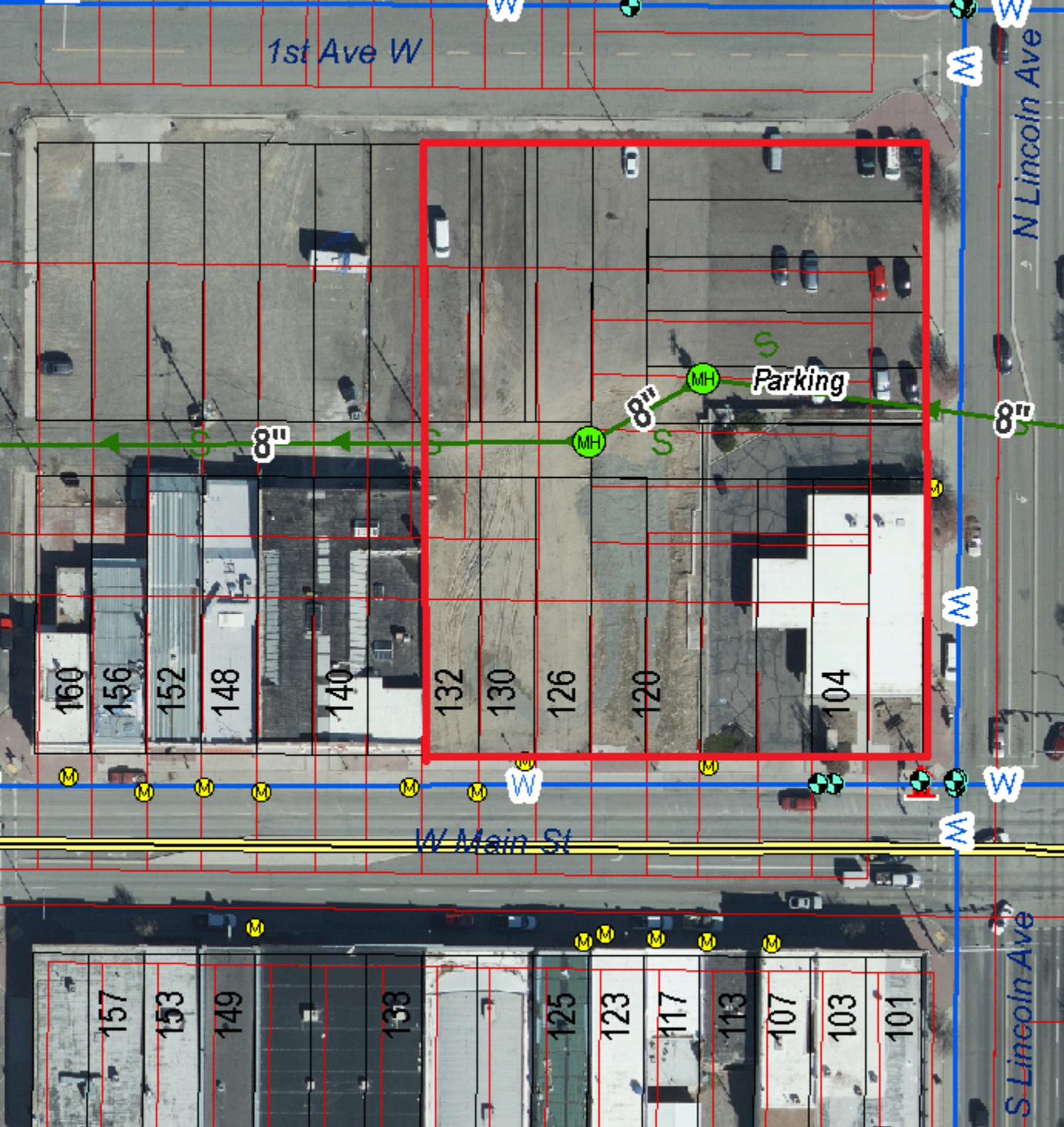
8. **Target Dates and Timelines:**

Notice published and RFP issued	September 27, October 11, 2025
Proposals due to JURA	December 12, 2025
Review of proposals by JURA	December, 2025
Execution of Exclusive Negotiation Agreement	January, 2025
Execution of DDA	June, 2026

9. **Other Information:** All questions regarding this RFP should be directed to the Executive Director, Mike Williams, mwilliams@cityofjerome.org. Only written responses from JURA will be deemed official responses. **JURA Discretion and Authority:** JURA may accept such proposals as it deems to be in the public interest and furtherance of the purposes of the Idaho Urban Renewal Law, the *Area 3 Downtown Urban Renewal Plan*, or it may proceed with further selection processes, or it may reject any and all submissions. JURA will determine from the information submitted in the responses the most qualified developer as evaluated under the criteria set forth herein. Final selection will be made by the JURA Board. The issuance of the RFP and the receipt and evaluation of submissions does not obligate JURA to select a developer and/or enter into the Exclusive Right to Negotiate Agreement. Submissions do not constitute business terms under any eventual Exclusive Right to Negotiate Agreement. JURA will not pay costs incurred in responding to this RFP. JURA may cancel this process at any time prior to the execution of an Exclusive Right to Negotiate Agreement without liability.
- 10.

11. Public Nature of all Submissions

This RFP is a public process therefore information collected under the RFP is of public record. The information that is received by JURA may be subject to disclosure under the Idaho Public Records Law. With the potential exception of financial information, it is anticipated submissions to this RFP will contain little or no material that is exempt from disclosure under the Idaho Public Records Law. Any questions regarding the applicability of the Public Records Law should be addressed by your own legal counsel PRIOR TO SUBMISSION. Any proprietary or otherwise sensitive information contained in or with any proposals may be subject to potential disclosure. Accordingly, RFP Respondents should take the following steps with respect to any information believed to be exempt from disclosure or confidential: On any items submitted with the RFP that the Respondent believes are exempt from disclosure under the Idaho Public Records Law, clearly mark the upper right corner of each page of any such document or material with the word "Exempt". This does not mean the document qualifies under the legal definition of eligibility, but JURA will evaluate the request to make the document/page exempt if the content meets the legal requirement otherwise the document will be considered public. JURA's disclosure of documents or any portion of a document submitted and marked as exempt from disclosure under the Idaho Public Records Law may depend upon official or judicial determinations made pursuant to the Idaho Public Records Law.



1st Ave W

N Lincoln Ave

Parking

8"

8"

8"

160

156

152

148

140

132

130

126

120

104

157

153

149

133

125

123

117

113

107

103

101

W Main St

S Lincoln Ave