

Novaparke

INNOVATION & TECHNOLOGY CAMPUS



REQUEST FOR PROPOSALS:

Novaparke Innovation & Technology Campus -
Available Parcels for Development

Date Issued: March 23, 2026

Responses Due: June 5, 2026

ISSUED BY:

Floyd County Redevelopment Commission
Pine View Government Center
2524 Corydon Pike, Suite 203
New Albany, IN 47150



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Introduction

The Floyd County Redevelopment Commission (hereafter FCRDC), pursuant to IC 36-7-14-22, is seeking proposals from qualified and interested parties for the acquisition and development of available property within the Novaparke Innovation & Technology Campus.

The opportunity presented under this Request for Proposals incorporates 11 available parcels spanning 31.248 acres in the Novaparke Campus. The property lies within unincorporated Floyd County, near the Town of Georgetown along SR 64 near its intersection with Old Georgetown Road. A proximity map (**Exhibit E**) as well as an exhibit delineating the general boundaries of the Campus and the 11 available parcels can be seen as **Exhibit A**.

Project Overview

Novaparke Innovation and Technology Campus is envisioned as a dynamic center of innovation and growth in southern Indiana, a place where research, technology, and entrepreneurship intersect to shape the region's economic future. Developed by the FCRDC, the 60-acre campus is designed to create a diverse ecosystem that fosters advancements in advanced manufacturing, biotechnology, life sciences, aerospace, and space development. With its mission to promote collaboration between research, creativity, and industry, Novaparke aims to support leading-edge companies employing professionals in the science, technology, engineering, and mathematics (STEM) fields.

Strategically located in the scenic hills of Floyd County, Novaparke offers a combination of assets that make it an ideal environment for innovation. The park is within minutes of educational and training assets like Indiana University Southeast, Purdue Polytechnic Institute, and Ivy Tech. The site boasts access to a deep local talent pool of more than 20,000-degree holders. Businesses choosing to locate within the campus will benefit from competitive local property tax rates, as well as available utilities (Georgetown Wastewater, Edwardsville Water, Duke Energy, AT&T and Spectrum Fiber). Adjacent recreational amenities, such as a planned 225-acre regional park and trail system, along with nearby downtown districts (Georgetown, New Albany, and Louisville) and award-winning local schools, further enhance its appeal for new business and employee attraction.

Project Overview

Novaparke represents a technology campus full of potential. Through the leadership of the FCRDC and local partners, Novaparke has developed The Whistlestop - offering four private offices as well as a co-working space, and an adjacent Conference Center with two large co-working spaces and event space. Additional co-working, office and event space is slated to be developed at the site in additional future phases.

In 2023 Novaparke celebrated a major milestone, announcing its first anchor tenant – Redwire. This company is a leader in space infrastructure for the next generation economy. Upon announcement of their facility, Redwire commenced construction of a new state-of-the-art microgravity payload development facility with a mission operations center at Novaparke. This facility, which is now open and operating, looks to increase production of critical technologies, which enables human spaceflight missions and commercial microgravity research + development in low Earth orbit (LEO).

To build upon the momentum of the Redwire facility, FCRDC is seeking qualified development partners to acquire available parcels, construct high-quality research and technology facilities, and attract industry leaders in aerospace, biomedical, agricultural, and technology sectors. Together, this partnership will help Novaparke fulfill its mission of becoming a regional destination for innovation, creating a thriving, collaborative technology sector where innovative companies choose to locate, grow, and contribute to a vibrant, future-focused regional economy.

Offering Price

Pursuant to IC 36-7-14-22 FCRDC is seeking to sell the property for no less than the average of two appraisals.

Appraisals have been completed and may be referred to in Exhibit C. Responses will not be considered if the purchase offer is less than the minimum listed in this RFP. Purchase offers may exceed the average of the appraised values, and higher purchase offers will be considered when evaluating the proposal.

Available Properties

The real estate available for development is approximately 31.248 acres owned by the FCRDC. The sites stretch along Innovation Parkway, running parallel with State Road 64 on the north and Interstate 64 on the south. Sites are accessible via newly constructed internal roadways – Innovation Parkway, Beams Place and Research Way. The sites have mixed topography profiles and are free of structures.

The parcels have officially been platted and the available properties are composed of 14 individual sites of which 11 are able to be developed as apart of this RFP. Consideration will be given for the chosen developers to potentially adjust the parcel sizes, so long as the adjustment does not obstruct potential buildout of other neighboring sites, no new parcels are created, and any changes are in alignment with the Floyd County Plan Commission. FCRDC's preference would be to entertain proposals from developers with captive tenants, or from businesses themselves. FCRDC is not interested in speculative "spec" development at this time.

Detailed lot information can be found in Exhibit A. Parcels 1-3 are unavailable and not included in this proposal. Descriptions of activities for those lots can be found below.

Lot #1

Current Novaparke park tenant, Redwire, has a first right of refusal on the development of Lot #1, which is adjacent to their current campus on Lot #2.

Lot #2

Is home to Redwire, an aerospace solutions company, and a founding member of Novaparke. Additionally Indiana University Southeast has Lab and Entrepreneur space with Lot #2's boundaries.

Lot #3

This parcel serves as a community and event area for the Novaparke Innovation & Technology Campus.

Available Properties

Exhibit B is a Subdivision Plat which delineates parcel configuration. The park is generally comprised of the following parcels:

1. ~~22-02-00-200-111.024-002 — 403 Exploration Parkway, Georgetown, IN 47122~~ Not available
2. ~~22-02-00-200-111.025-002 — 401 Exploration Parkway, Georgetown, IN 47122~~ Not available
3. ~~22-02-00-200-111.026-002 — 111 Innovation Parkway, Georgetown, IN 47122~~ Not available
4. 22-02-00-200-111.027-002 – Innovation Parkway, Georgetown, IN 47122
5. 22-02-00-200-111.028-002 – 109 Innovation Parkway, Georgetown, IN 47122
6. 22-02-00-200-111.029-002 – 301 Research Way, Georgetown, IN 47122
7. 22-02-00-200-111.030-002 – 300 Research Way, Georgetown, IN 47122
8. 22-02-00-200-111.031-002 – 201 Innovation Parkway, Georgetown, IN 47122
9. 22-02-00-200-111.032-002 – 203 Beams Place, Georgetown, IN 47122
10. 22-02-00-200-111.033-002 – 206 Beams Place, Georgetown, IN 47122
11. 22-02-00-200-111.034-002 – 204 Beams Place, Georgetown, IN 47122
12. 22-02-00-200-111.035-002 – 202 Beams Place, Georgetown, IN 47122
13. 22-02-00-200-111.036-002 – 200 Beams Place, Georgetown, IN 47122
14. 22-02-00-200-111.036-002 – Innovation Parkway, Georgetown, IN 47122

Development Standards + Zoning

The subject sites are under ownership of the FCRDC with zoning authority from the Floyd County Plan Commission. The sites are currently zoned OB: Office Business. Specifically, this campus is intended to be used for assembly, research and development operations, warehousing, and other light industrial operations.

The FCRDC believes this zoning designation to be the most appropriate for the desired future land use and development pattern. All proposals are anticipated to adhere to this zoning district and the associated site development standards outlined in Floyd County's Zoning Ordinance. Respondents should identify and detail if a different zoning district is needed or if conflicts are expected between the current zoning standards and the proposal. Ultimately, any necessary change in zoning district assignment or standards will be the responsibility of the selected party to be completed during their due diligence period.

Covenants, Conditions + Restrictions (CCR's)

In addition to Zoning and Development Standards for Novaparke, respondents shall identify how they intend to utilize and comply with Novaparke's Covenants, Conditions, and Restrictions (CCRs) to maintain consistent standards of development, operations, and property appearance within Novaparke. CCRs address building appearance and material standards, signage, landscaping and site upkeep, and the coordination of truck circulation, parking, outdoor storage, and loading/unloading areas to ensure a professional and cohesive environment across the park.

The proposal should demonstrate how the developments will preserve the long-term visual character and operational efficiency of the park, prevent incompatible uses or site modifications, and support the overall vision of Novaparke as a high-quality technology and industrial innovation center. Novaparke CCRs are included as **Exhibit D**.

Site Utilities + Contacts

- Duke Energy - Misty McCammack, Todd Donahue

Email: misty.mccammack@duke-energy.com, Todd.donahue@duke-energy.com

- Edwardsville Water - Chris Beck - Email: cbeck@edwardsvillewater.com
- Georgetown Waste Water - Bob Woosley - Email: bwoosley@heritageeng.com
- Spectrum (Communications) - Phone - 888.406.7063
- AT&T Fiber (Communications) - Phone - 866.634.0859

Key Dates

- | | |
|--------------------------------------------------------|----------------|
| • RFP Issuance | March 23, 2026 |
| • Deadline for Questions from Respondents | April 24, 2026 |
| • Anticipated Response to Eligible Questions | May 1, 2026 |
| • Deadline to Submit Proposal | June 5, 2026 |
| • Public Opening of Response Submissions | June 16, 2026 |
| • Target Date of Respondent Selection / Recommendation | July 21, 2026 |

Evaluation Process

Once publicly opened by FCRDC, the proposals will be taken under advisement to be evaluated for completion, content, and conformance with this document and the prescribed vision by a pre-determined selection committee. The proposals will be ranked and a recommendation made by the selection committee to the FCRDC for selection during a future, duly noticed Board meeting.

At its discretion, the FCRDC may reject any proposal submitted. Additionally, the FCRDC may request additional information, interview, and negotiate with respondents at its sole discretion.

Review Committee

- Nick Creevy – Director, FCRDC
- Bob Woosley – President, FCRDC
- Daniel Short – Member, FCRDC; President, Floyd County Council

Criteria for Consideration

- **Offering Price** - offering price will be considered alongside the proposed development vision and must meet or exceed the minimum offering price listed in this RFP.
- **Project Description** – Outline the intended site layout, building design, and alignment with Novaparke’s innovation and technology focus.
- **Timeline For Development** – Provide a schedule for project initiation and completion. It should be understood any purchase agreement will include a provision for re-purchase by FCRDC in the event of nonperformance.
- **Business Operations**– Describe the proposed business use, industry sector, number of employees, and annual payroll, emphasizing alignment with campus goals.
- **Economic Impact** – Summarize the project’s anticipated economic benefits, including capital investment, job creation, and contributions to the regional economy.

RFP Response Requirements

All responses should incorporate narratives, maps, drawings, renderings, and other associated documents, including the items specifically requested below, in order to communicate the development proposal to the FCRDC. **The full response should be no more than 10 letter sized (8.5in x 11in) pages; with exhibits and attachments excluded from this page limitation.**

Introduction/Cover Page

This page should detail the proposer's name and mailing address, proposer's current legal status and entity type (corporation, partnership, etc.) as well as contact information and a signature. In this section the respondent may introduce the project and vision with details coming later in the proposal.

The introduction cover page should clearly indicate the development being proposed (land use), the timeline for development, and the offering price for the real estate acquisition.

Project Description, Vision, and Business Operations

This section should provide a comprehensive description of the proposed development and its intended impact on the site and surrounding area. It should clearly identify the real estate included in the proposal, the scale and type of industrial or flex-use facilities to be constructed, and the anticipated user profiles (e.g., manufacturing, logistics, technology, research and development). Key development metrics should be included, such as building square footage, site layout, loading and circulation considerations, utility and infrastructure needs, architectural and material standards, and projected construction phasing. The proposal should outline how the development aligns with existing zoning classifications or detail any rezoning, variances, or entitlements that may be required. Supporting drawings, site plans, conceptual elevations, and renderings are encouraged to convey the development's character and operational functionality. This section should also describe how site design, tenant, and long-term property management practices will comply with Covenants, Conditions, and Restrictions ensuring the property remains a high-quality, market-competitive industrial environment that supports sustained business growth and investment.

RFP Response Requirements

Development Finances and Investment

This section must detail the finances of the project including sources and uses, proposed offering price for the real estate, and overall investment amount. Respondent must detail any non-conventional means of financial assistance (federal, state, or local funding), which may impact the feasibility or timeline of the project. In this section the respondent should detail or provide evidence of financial capacity sufficient for successfully completing the proposed development.

Implementation (Construction Schedule & Business Operations) Schedule

Respondent should provide details about the project timeline including any phasing of construction. This section should align with the RFP Important Dates section of this document, and if conflicts with these dates are anticipated, that should be detailed in the response.

Experience and References (Developer and/or Business)

This section should highlight past and on-going experience and communicate capacity to complete the proposed project on-time. Examples of similar developments led by the respondent, in various stages of completion if applicable, should be detailed in this section and at least two references should be provided that can vouch for the respondent's capacity and quality.

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Submittal Instructions + Inquiries

Respondents must submit **six (6) printed copies** of their proposals and **one (1) electronic copy**, (delivered on a flash drive within the sealed envelope) which should include the RFP response and all associated exhibits and attachments. No printed document may be on paper other than 8.5"x11" except exhibits that can be up to 11"x17" in size.

The complete proposal shall be submitted in a sealed envelope labeled **"Novaparke – Innovation & Tech Parcels"**

Submissions will not be returned.

Sealed proposals must be clearly marked and delivered to the FCRDC on or before **1:00pm on June 5, 2026**, and addressed to:

**Floyd County Department of Building & Development Services
Novaparke – Innovation & Tech Parcels
C/O Nick Creevy, Director
Pine View Government Center
2524 Corydon Pike, Suite 203
New Albany, IN 47150**

All inquiries regarding this RFP shall be directed to Nick Creevy, Director. Inquiries must be received by the date indicated in the RFP Important Dates section above. Responses to all eligible inquiries will be posted to the FCRDC website no later than May 1, 2026.

Inquires regarding this RFP may be directed to:

**Nick Creevy, Director
Pine View Government Center
2524 Corydon Pike, Suite 203
New Albany, IN 47150
Phone: (812) 981-7611
Email: ncreevy@floydcounty.in.gov**

Terms + Conditions

1. The FCRDC reserves the right to reject any or all proposals at its sole discretion. The FCRDC may negotiate a sale of the land with an applicant or any other party. The FCRDC's decision will be final.
2. Any proposal must be signed by a duly authorized representative of the applicant. By submitting a proposal, the applicant and the signatory to the proposal certifies and verifies that the signatory has been duly authorized to commit the applicant to the terms of the proposal. Proof of such authority will be provided to the FCRDC upon the request of the FCRDC.
3. Applicants are required to pay for any costs of preparing a proposal and in no event will the FCRDC reimburse or be liable to any applicant for costs incurred in preparing or presenting a proposal, including any legal costs. The FCRDC is not liable for any work or service provided by an applicant prior to the awarding of a contract.
4. The applicant acknowledges that the minimum bid to the FCRDC may not be less than the price determined by appraisals obtained by the FCRDC, as required by law.
5. Any and all contracts concerning a proposal shall be governed by the laws of the State of Indiana.

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Exhibit A - Map Exhibit

May be found on the following 2 pages

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 = Lot unavailable under this RFP

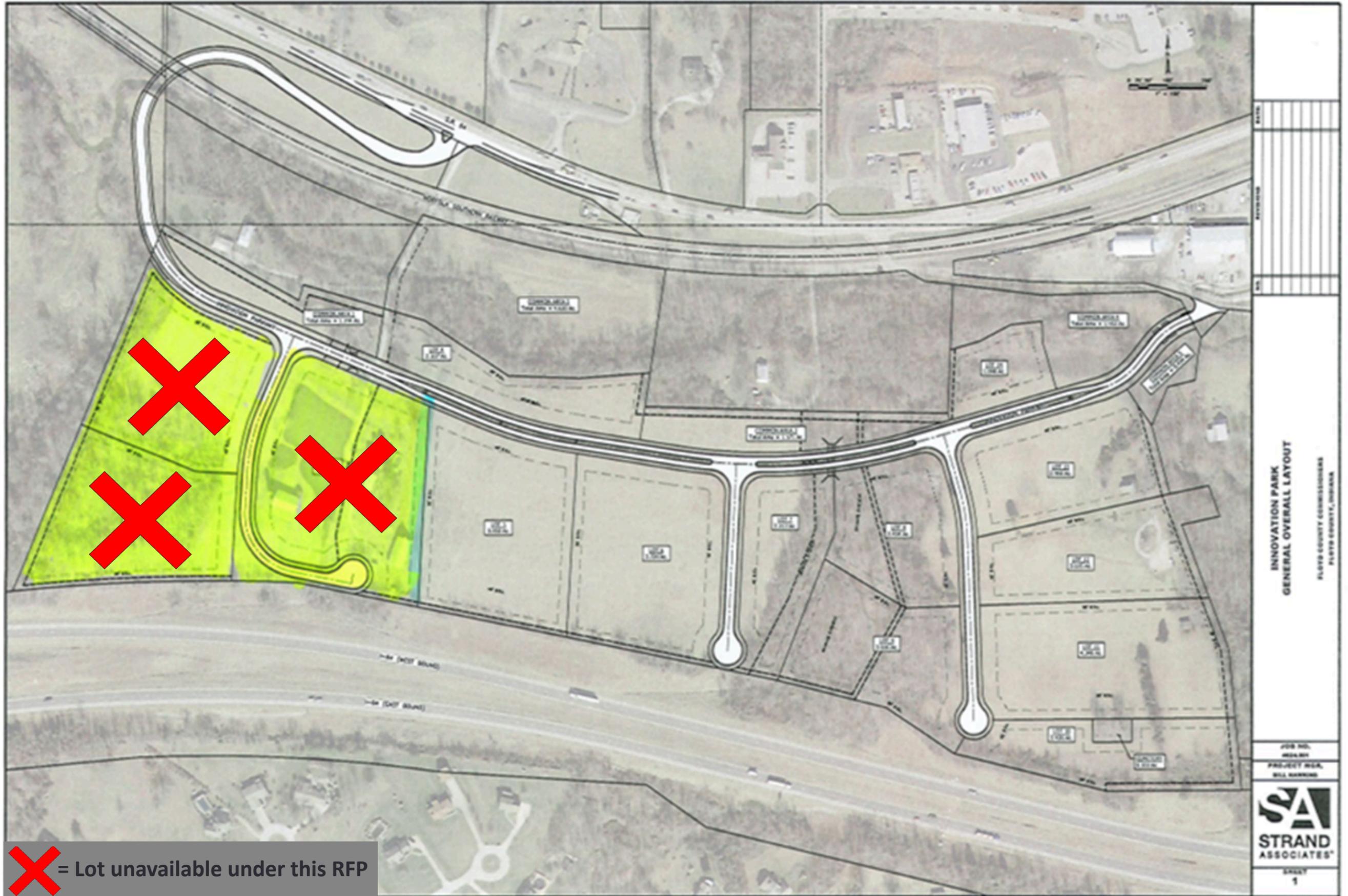
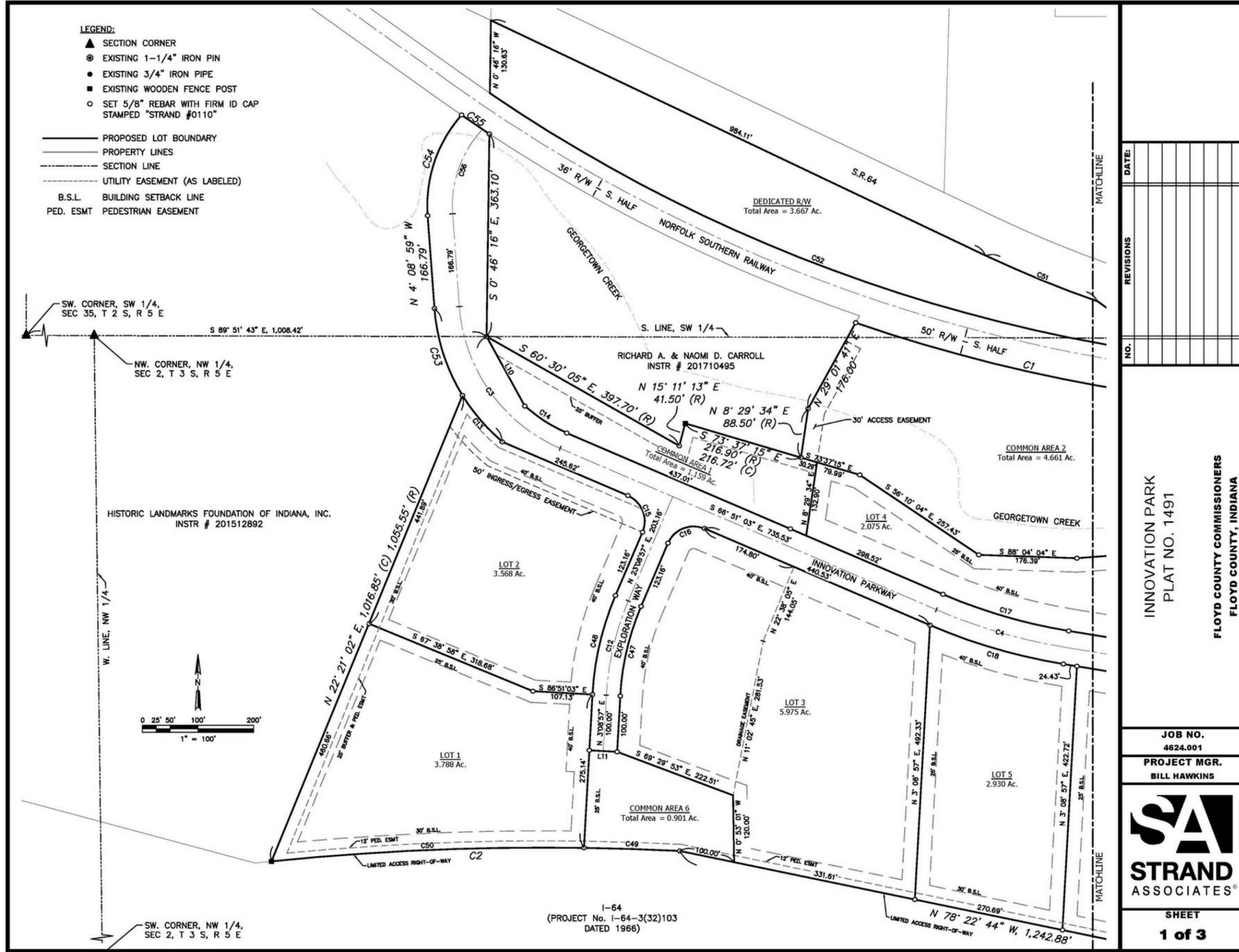


Exhibit B - Subdivision Plat

May be found on the following 3 pages

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Appendix #1 - Exhibit B



File: S:\COL\4600-4699\4624\001\Drawings\CAD\ACAD\Innovation Park_Final Plat.dwg Time: Jan 28, 2020 - 12:34pm

Exhibit C - Price Appraisals

May be found on the following page

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Appendix #1 - Exhibit C

Lot #1 Not Available		
Lot #2 Not Available		
Lot #3 Not Available		
Lot #4 (2.1 Acre Tract)	Total Lot Price	\$110,000.00
Lot #5 (3.85 Acre Tract)	Total Lot Price	\$155,000.00
Lot #6 (3.72 Acre Tract)	Total Lot Price	\$209,250.00
Lot #7 (2.31 Acre Tract)	Total Lot Price	\$117,500.00
Lot #8 (2.45 Acre Tract)	Total Lot Price	\$129,250.00
Lot #9 (3.03 Acre Tract)	Total Lot Price	\$161,250.00
Lot #10 (2.31 Acre Tract)	Total Lot Price	\$129,250.00
Lot #11 (4.30 Acre Tract)	Total Lot Price	\$228,750.00
Lot #12 (3.03 Acre Tract)	Total Lot Price	\$149,500.00
Lot #13 (2.96 Acre Tract)	Total Lot Price	\$157,500.00
Lot #14 (1.098 Acre Tract)	Total Lot Price	\$57,500.00

These prices are the average of two appraisals. These lots have been advertised for sale per Indiana Code requirements for redevelopment commissions. The Redevelopment Commission does retain the right for a negotiated sale of each parcel. The Redevelopment Commission can also adjust internal lots to adjust lot sizes per Floyd County Subdivision Control Ordinance.

It cannot however, create a new lot.

Exhibit D - Recorded CCRs

novaparke.com/wp-content/uploads/2022/05/Novaparke-re-recorded-RC.pdf

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Exhibit E - Proximity Map

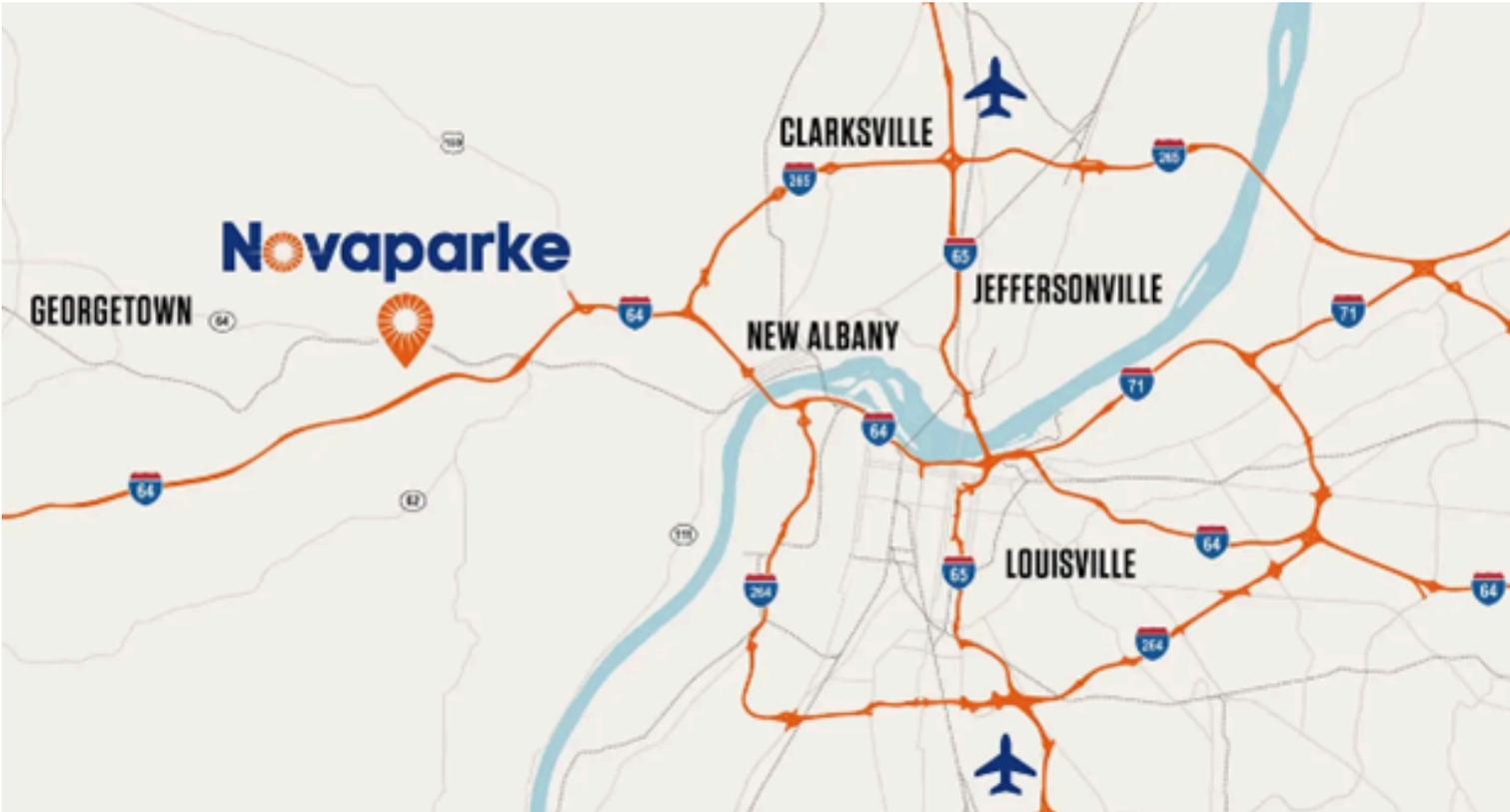
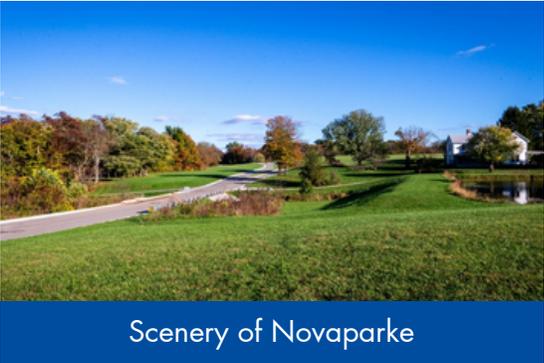


Exhibit F - Novaparke Imagery



Novaparke

INNOVATION & TECHNOLOGY CAMPUS

