

Request for Proposal

Roosevelt Custer Regional Council



Purchase and Development of 731 Main Street New England, ND
Owned by Roosevelt Custer Regional Council

Release Date:
August 18, 2025

Submission Deadline:
September 15, 2025 | 5:00 PM MST

PURPOSE

Roosevelt Custer Regional Council (RCRC) is accepting proposals for the purchase of a commercial building in downtown New England, ND. This building was recently deeded to RCRC and offers an excellent opportunity for a new or expanding business.

While purchase price will be considered, RCRC's priority is to see the property put to a productive use that supports the community, creates jobs, add services, and help keeps downtown New England vibrant.

Incentives may be available.

PROPERTY DESCRIPTION

The property consists of a commercial building located on a city lot in the heart of New England's Main Street. Previously operated as a laundromat, the building features an open floor plan that can easily be adapted for a variety of uses. The apartment in the rear offers the potential for additional rental income or on-site living. With its flexible layout and prime location, this property is well-suited for any new or expanding business looking to serve the community.

- **Property value:** Estimated at \$75,000, sold as-is
- **Address:** 731 Main Street, New England, ND 58647
- **Year Built:** 2013
- **Square Footage:** 2,163 sq. ft
- **Lot Size:** 0.16 Acres (7,144 sq. ft)
- **Layout:** Spacious open floor plan with a front office, two bathrooms, and a functional utility room.
- **Zoning:** Commercial
- **Features:** Large front display windows, a steel roof, and an updated water heater installed within the past year. Includes a rear apartment, alley access, and additional parking in the back, along with prime front street parking.

The property is available for viewing, Monday through Friday, by appointment by calling Roosevelt Custer at (701) 483-1241.

COMMUNITY OVERVIEW

New England, ND, is a welcoming rural community with a strong agricultural base, active local businesses, and a commitment to preserving and revitalizing downtown. The city benefits from steady local traffic, a strong sense of community, and the potential to attract new services and retail opportunities that support both residents and visitors.

ECONOMIC DEVELOPMENT GOALS

The primary objective of RCRC is to see this property repurposed in a manner that:

- Diversifies the local business base
- Creates jobs
- Increases downtown traffic
- Adds vibrancy to the business district
- Strengthens the tax base and local economy

RFP REQUIREMENTS:

Please include the following in your proposal:

1. **Cover Letter** – Introduce yourself (and any partners) and share your vision for the property.
2. **Background** – A short description of your business experience or relevant skills.
3. **Planned Improvements** – Any updates you would make to the building, inside or outside.
4. **Business Plan** –
 - What kind of business you'll operate here
 - How will it serve the community and support or enhance downtown
 - How your idea meets the goals of this RFP
5. **Timeline** – When you plan to make improvements, move in, and open for business.
6. **Offer** – Your proposed purchase price.
7. **Financial Readiness** – Simple proof that you can complete the purchase and operate the business (e.g., letter from your bank).
8. **Community Benefit** – A short statement about how your proposal will have a positive impact on New England.
9. **References** – Up to three people who can speak to your ability to run a business successfully.

SELECTION CRITERIA

Proposals will be reviewed for:

- Fit with community needs
- Likelihood of business success
- Timeliness to open and operate
- Purchase price

The selection committee will include representatives from the Roosevelt Custer Regional Council Board as well as members of the local community.

WAIVER

Response to this RFP is at the respondent's sole risk and expense. RCRC anticipates selecting a respondent, but there is no guarantee that any respondent will be selected. RCRC reserves the right to reject any and/or all proposals and reserves the right to amend, modify, or waive any requirement set forth in this RFP.

By submitting a response to this RFP, each respondent expressly waives all rights that they may have to object to, or judicially challenge, the following:

1. The site inspection
2. The conditions set forth in this RFP
3. The evaluation and selection process
4. Media Release

Additionally, the respondent must complete and sign the Liability Waiver in Appendix I.

TIMELINE

All proposals must be submitted no later than **September 15, 2025, at 5:00 PM MST**. No additional submissions will be accepted after this time.

RCRC reserves the right to issue written notice to all participants if changes to the proposal schedule or other timelines become necessary. Respondents will be contacted after the review process is complete.

CONTACT PERSON & SUBMISSION

Proposals may be submitted by:

Email: Jessica@swnd.org (PDF format preferred)

Mail/In-person:

Roosevelt Custer Regional Council

Attn: Jessica Buer

PO Box 1199

Bowman, ND 58623

For further information, please contact:

Jessica Buer, Program Assistant
Roosevelt Custer Regional Council
701.483.1241

APPENDIX I: LIABILITY WAIVER

The information in this Request for Proposal (RFP) is intended to provide general information regarding the development opportunity with Roosevelt Custer Regional Council (RCRC). This information is not intended or warranted to be a complete statement of potential development issues and/or procedures to which the developer may be subject, nor is this information intended to be a complete statement of all the information the developer might be required to ultimately submit.

All facts and opinions stated herein, and any additional information provided by RCRC, its officers, officials, employees, attorneys, agents, representatives, or its consultants including but not limited to surveys, statistical and economic data, and projections, are based on available information and no representation or warranty is made with respect thereto.

This RFP does not commit RCRC to pay any costs incurred in the preparation of a response. RCRC reserves the right to accept or reject any proposal in part or in its entirety. RCRC further reserves the right to request and obtain, at no cost to RCRC, from one or more of the respondents who submit proposals, supplementary information as may be necessary for RCRC staff and/or its consultants to analyze the submitted responses to this RFP.

RCRC reserves the right to issue written notice to all respondents of any changes in the proposal submission schedule or other schedules, should RCRC determine, at its sole and absolute discretion, that such changes are necessary. However, given the uncertainty of Public Record Law, the undersigned hereby waives all rights, releases and holds harmless, RCRC in case of disclosure, required, accidental, or otherwise. The proposing entity, by submitting a response to this RFP, waives all rights to protest or seek any legal remedies whatsoever regarding any aspect of this RFP.

Signature

Name of Business

Name and Title

City/State/Zip Code

Phone
