

Request for Proposals (RFP)

Town of Bristol – Purchase of Raber Golf Course

1. Introduction

The Town of Bristol, Indiana, is seeking proposals from qualified individuals or entities interested in purchasing the Raber Golf Course. The Town's goal is to ensure the continued operation and enhancement of this important community asset for public recreational use.

2. Property Overview

Raber Golf Course is a well-established 18-hole golf course situated on approximately 107.75 acres. The property includes:

- Outdoor pavilion
- Multiple buildings for equipment and fertilizer storage
- A 7,176 sq. ft. mixed-use clubhouse/storage building (constructed in 2006)
- Public restrooms
- Access to city water and sewer services

Deed Restriction: The property is deed-restricted for public recreational use only.

3. Associated Assets (Optional Purchases)

- Adjacent 42.51 acres with an additional 9 holes, owned by Jeff Carmien, current course manager, is available for separate purchase.
- Golf carts and turf equipment are also available for purchase from Jeff Carmien.
- Jeff Carmien contact 574.215.3515

4. Proposal Requirements

Interested parties must submit a proposal that includes the following:

- Purchaser Information
 - Full name and contact information
 - If a business: names of all owners

- Experience
 - Evidence of experience in golf course management
- Financial Proposal
 - Proposed purchase price
 - Initial 12-month investment commitment (description and amount)
 - Outline of future investment plans
- Vision and Commitment
 - A plan that aligns with the Town's vision for the course
 - Demonstrated commitment to maintaining and improving the course

5. Town's Vision for the Course

The Town of Bristol views Raber Golf Course as a vital community resource. The Town envisions the course as:

- A hub for public recreation
- A venue for local business engagement
- A driver of economic development

6. Evaluation Criteria

Proposals will be evaluated based on:

- Overall vision for the course
- Experience and qualifications of the purchaser
- Financial capacity and investment commitment
- Proven track record in golf course management

7. Submission Instructions

Please submit your proposal by October 15, 2025 to:

Town of Bristol

Mike Yoder, Town Manager

P.O. Box 122

Bristol, IN. 46507

574-298-3331 | mikeyoder@bristol.IN.gov

Electronic submissions are encouraged. All proposals must be received by the deadline to be considered.

DRAFT