

Solicitation for Development Partner Proposals

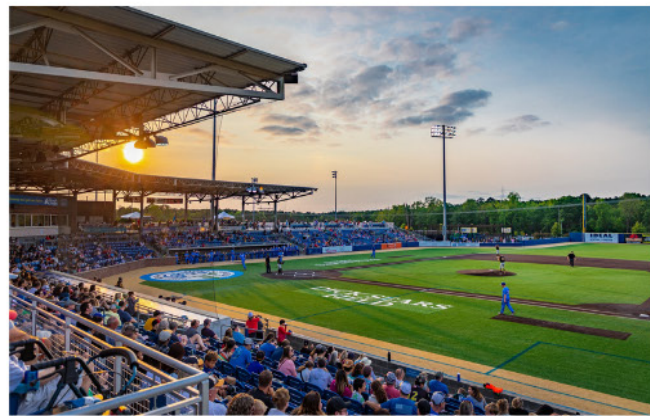
North Main Athletic Complex (Ting Park)
and/or Downtown Holly Springs

Project 26-1220

Issue Date: December 8, 2025

Responses Due: 2 p.m. on March 6, 2026





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The Opportunity

The Town of Holly Springs in Wake County, North Carolina ("Town") is pleased to release this Solicitation for Development Partner Proposals ("SDP") for the development of various Town-owned sites located near the North Main Athletic Complex (Ting Park) and downtown totaling approximately 13.6 combines acres. The Town seeks a qualified development partner or partners to develop/redevelop any of the individual sites or any combination of the various sites.

Holly Springs is a global biomanufacturing hub located in Wake County, NC, the third fastest-growing county in the country. With approximately 54,000 residents (2025), Holly Springs is expected to surpass 75,000 residents once currently entitled development is built-out. Located approximately 10 miles from Raleigh and Research Triangle Park, minutes from RTP airport, and three tier-one research universities, Holly Springs boasts an ecosystem encompassing infrastructure, diverse talent, affordability, and quality of life.

This document is an invitation for interested development teams to present development concepts on Town owned properties for review and consideration by the Town. Proposals that are able to secure adjacent properties to maximize the development impact may be viewed more favorably. This process will culminate in the selection of a development partner or partners and the negotiation of one or more development agreements for public-private partnerships pursuant to North Carolina General Statutes 160D-1315 and other relevant authority.





North Main Athletic Complex (Ting Park)

The North Main Athletic Complex (Ting Park) is located in the north/central part of the Town's jurisdiction, south of Sportsmanship Way between NC 55 and N Main Street. Originally constructed in 2015, the Town has invested nearly \$20 million in public infrastructure and facilities that support nearly 800,000 annual visitors across over 50 events and 450 reservations. The facility offers a place for Holly Springs Parks & Recreation Athletic Programs, community sports leagues and rentals, concerts and community events as well as collegiate summer soccer and baseball.

The park's central location and access to regional transportation networks offers a unique opportunity to transform the park and surrounding area into a sports and entertainment destination. NC 55 is a primary state highway connecting the Town to NC 540, neighboring communities such as Apex, Cary, and Fuquay Varina, the Research Triangle Park, and Raleigh Durham International Airport. Recent Average Daily Traffic (AADT) data from NCDOT indicates NC 55 carries approximately 42,000 trips per day and N Main Street carries 16,000 trips per day. GoTriangle operates fixed-route bus service to Apex and Raleigh with a stop located directly adjacent to the park on Sportsmanship Way.

Existing facilities include:

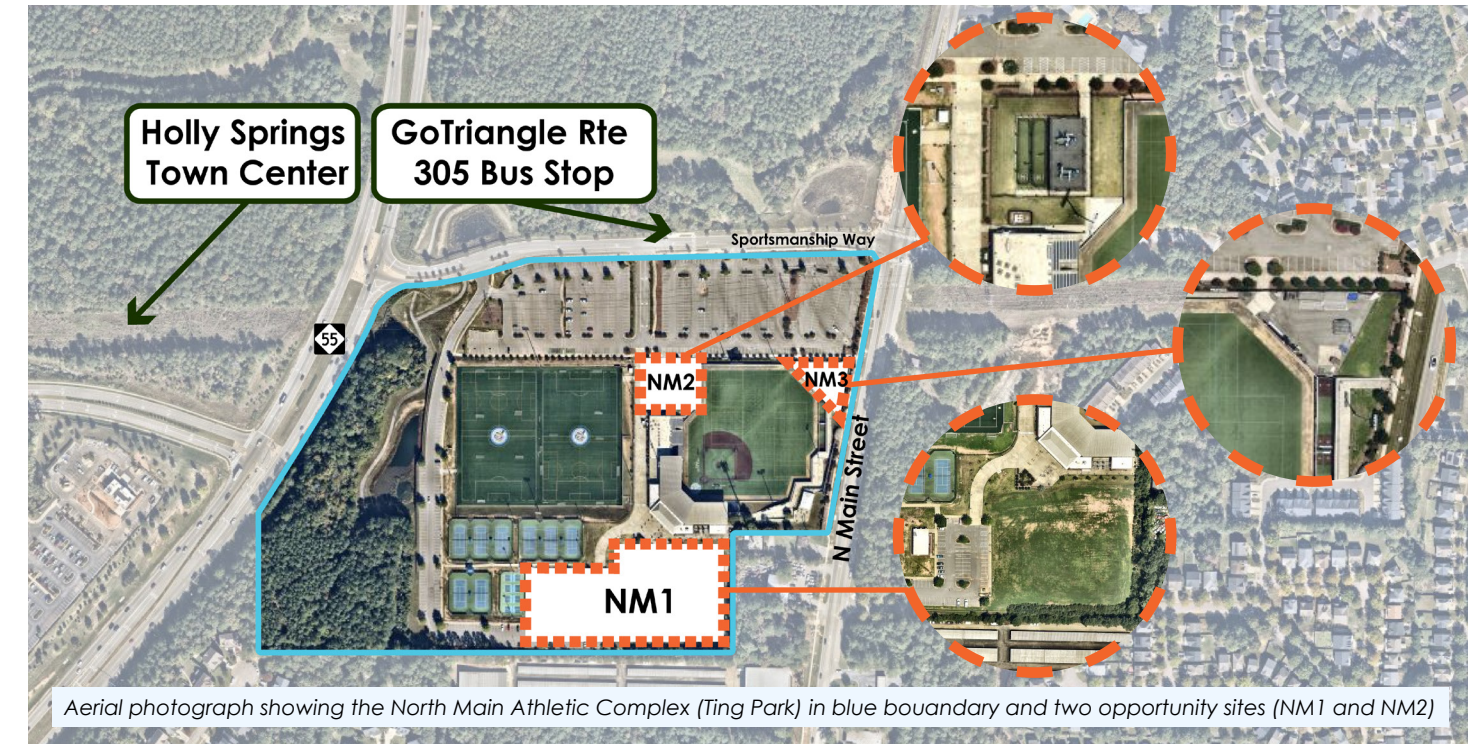
Ting Stadium

1,800 seat multi-sport stadium with synthetic turf field. The facility is used by town recreational football, baseball, and soccer programs; Holly Springs Salamanders collegiate summer baseball; Wake Futbol Club collegiate summer soccer; and for rentals, concerts, festivals and other events.

- Soccer Complex
- Tennis Complex
- Pickleball & Basketball Courts
- Playgrounds

Opportunity Sites North Main Athletic Complex (Ting Park)

The Town currently owns three areas within the North Main Athletic Complex (Ting Park) that have been the subject of recent interest from private developers: an undeveloped lot south of the baseball stadium (approximately 4.4 acres), the playground just northwest of the baseball stadium (approximately 0.4 acre), and an area currently used for storage behind center field (0.4 acre). These lots, and particularly the larger of the three, offer an opportunity to catalyze new investment in and around the park.



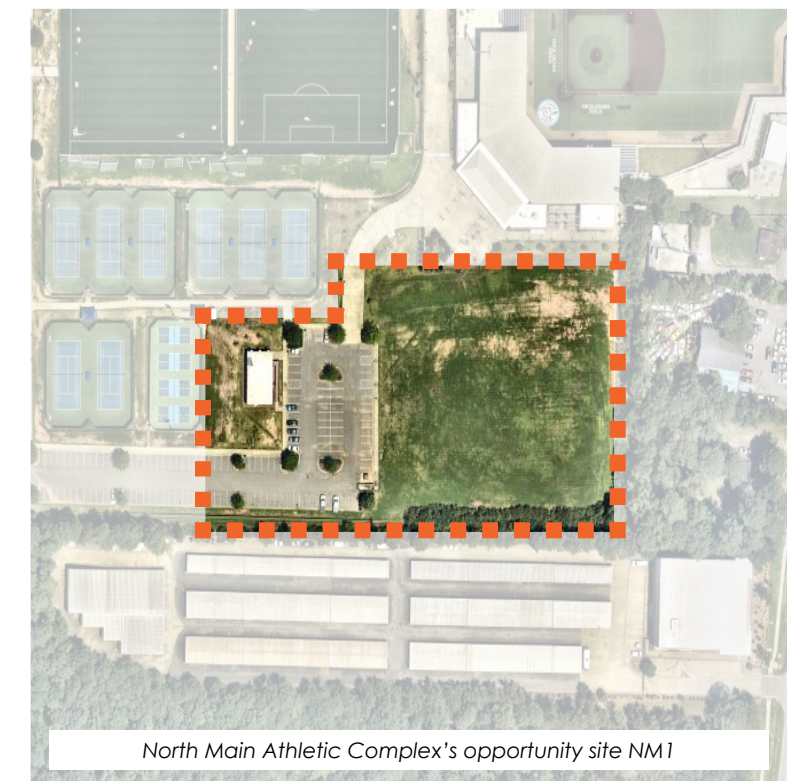
Aerial photograph showing the North Main Athletic Complex (Ting Park) in blue boundary and two opportunity sites (NM1 and NM2)

NM1 South of Stadium

This approximately 4.4 acre site includes an undeveloped lot south of the baseball stadium and existing parking areas.

The land is generally flat and has Town utilities available in close proximity.

Additional areas adjacent to the NM1 site may be considered for development if integrated with NM1. For example, the parking area to the west of NM1 could provide an opportunity for a parking structure to serve both the development of NM1 and the park facility.



North Main Athletic Complex's opportunity site NM1

NM2 Playground

This site is currently used as playground and is located just northwest of the baseball stadium. The total area available for development is approximately 0.4 acre.

The site is located directly adjacent to the parking lot and fronts the central promenade.

The land is generally flat and has Town utilities available in close proximity.

The existing playground is a highly used facility at the park. Any consideration of development on this site will need to provide alternative facilities.



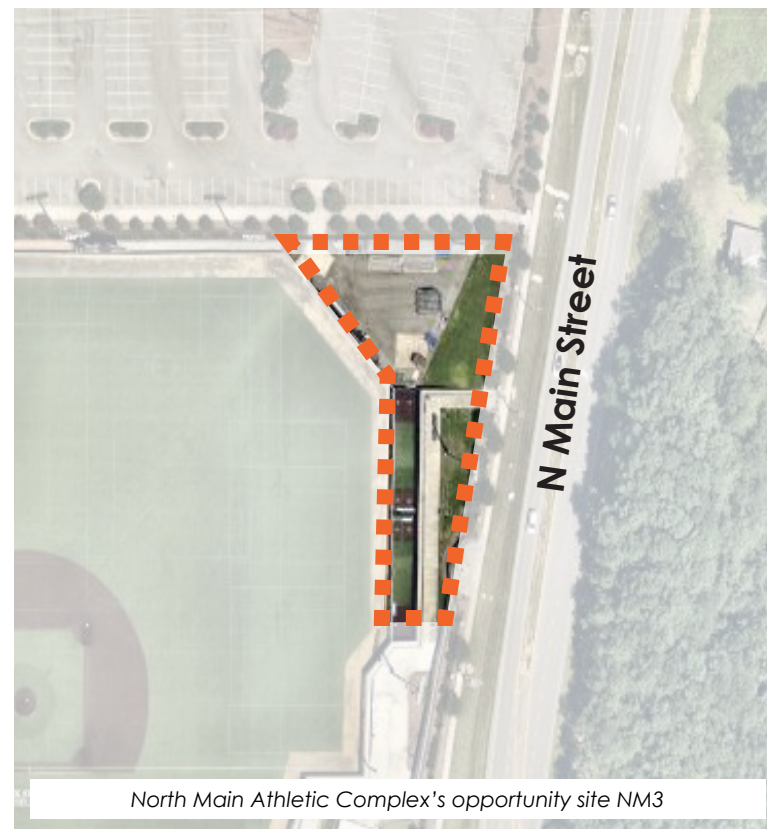
NM3 Center Field

Located just behind center field, this site is currently used for storage and is also the location of the bullpen. The total area available for development is approximately 0.4 acre.

The site is located directly adjacent to the parking lot and fronts N Main Street.

The land is generally flat and has Town utilities available in close proximity.

The existing storage area is needed for park operations. Any consideration of development on this site will need to accommodate storage facilities and provide an alternative location for the bullpen.



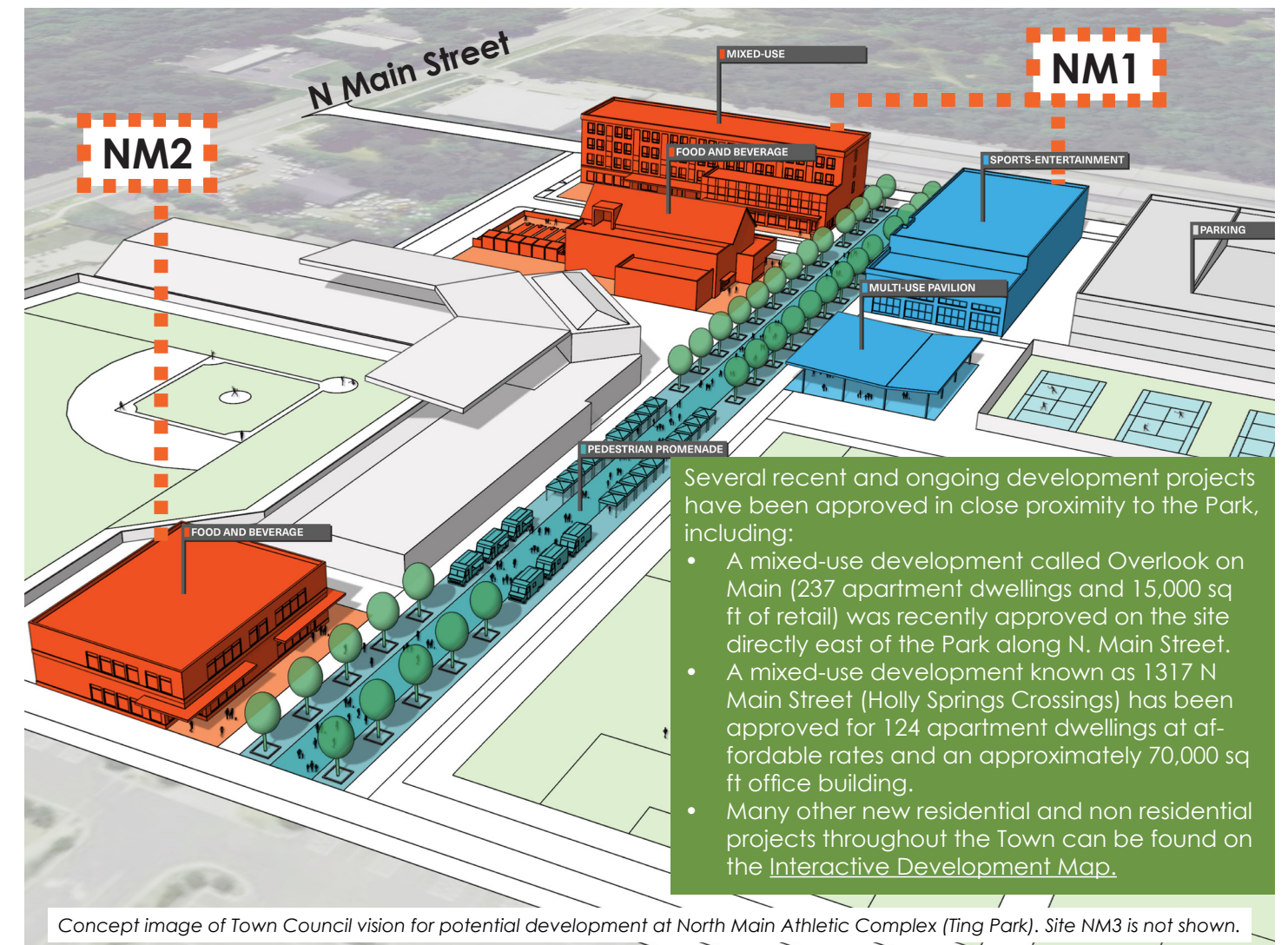
The Town Council has prioritized Site 1 (NM1) for consideration with this SDP. Site 2 (NM2) and Site 3 (NM3) may be considered in addition to Site 1 (NM1) if the selected development team outlines a use for Site 2 (NM2) and Site 3 (NM3) consistent with Town goals, including relocating the existing playground and storage areas to a new location as part of the potential development.

Assumptions of Use

[Vision Holly Springs Comprehensive Plan](#) is a comprehensive plan that establishes a long-term vision, policies, and strategic actions for the Town's continued growth. The North Main Athletic Complex (Ting Park) is designated as a "Place to Transform" which is a specific focus area in Holly Springs that provides opportunities to grow and transform, in terms of land use mix, density and intensity, home choices, and transportation options, in the future. "Places to Transform" are the areas where private investment—by increasing allowable densities and intensities, adding infrastructure capacity, improving access from nearby from nearby neighborhoods, investing in the public realm, and encouraging private investment—will be needed to diversify the Town's development strategy and support continued growth and economic prosperity in the future.

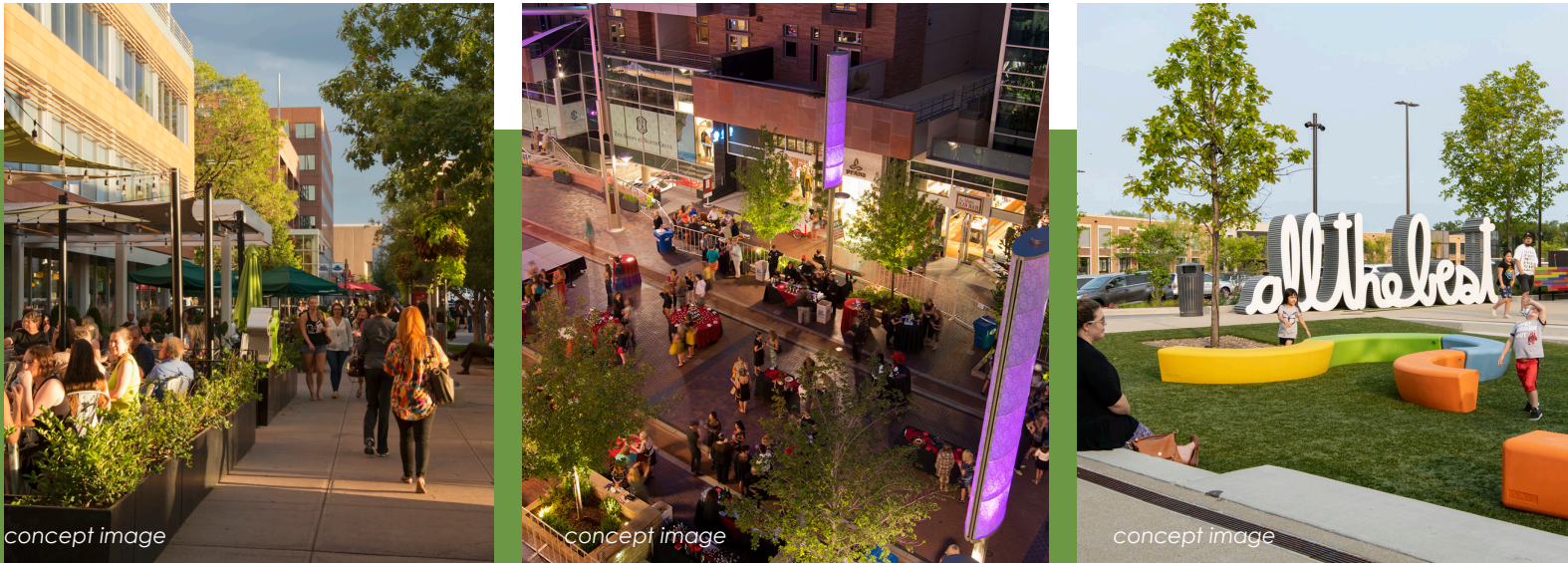
As an "Area to Transform," the Future Land Use Map designation for the North Main Athletic Complex (Ting Park) is Mixed-Use Center, which is intended for developments providing commercial and entertainment uses and a variety of housing choices within a compact, walkable environment.

Under the Town's [Unified Development Ordinance \(UDO\)](#), the site is located in the Community Business (CB) zoning district. The CB District allows for a wide variety of commercial uses, such as retail and restaurants, as well as for vertically integrated apartment dwellings.



In February of 2025, the Holly Springs Town Council conducted a design charrette exercise aimed to define a vision for the future of the North Main Athletic Complex (Ting Park) property and surrounding lands. During this exercise, the Town Council established key themes for development and redevelopment for the area surrounding the North Main Athletic Complex (Ting Park) neighborhood and coalesced around the concept of a sports and entertainment focused district that included a mix of retail, restaurant, and entertainment uses that encourage multiple visits in one trip and support. Hospitality and residential uses were also seen as possibilities in the district to provide vitality from morning until late into the night.

The development concept site plan provided in this solicitation is not the final design or massings. Respondents are encouraged to develop their own approach but should use the concept design as a frame of reference for the type and scale of development that the Town desires.



Priorities and Goals

Town Council identified the following priorities and goals for development at the North Main Athletic Complex (Ting Park):

- ✓ Creation of a sports and entertainment focused mixed-use district.
- ✓ A family-friendly destination that provides uses compatible with and complements the existing facilities.
- ✓ A vibrant and well-connected development.
- ✓ A variety of uses that support local businesses and encourage users to stay at the park for multiple events and experiences.
- ✓ Multimodal opportunities that enhance pedestrian networks and access to transit.
- ✓ Create an Increase in taxable property, employment, and business prospects of the Town.
- ✓ Maintain a playground as part of the potential development if Site 2 (NM2) is selected for the development project.

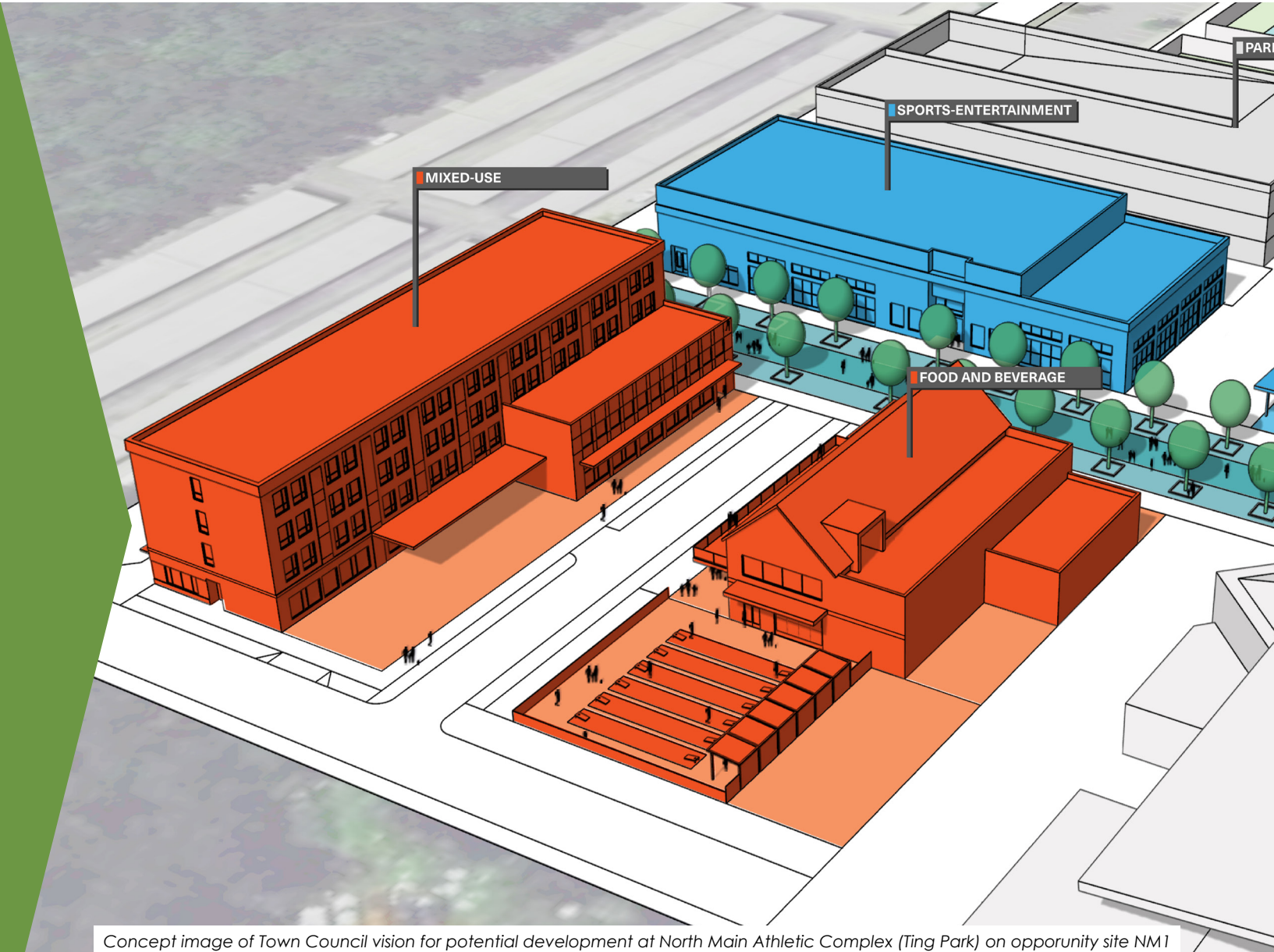


Potential Town Participation

While the Town seeks financially feasible proposals that maximize private investment, the Town understands that development may not be possible without Town participation. Nearly \$20 million in public infrastructure and facilities at North Main Athletic Complex (Ting Park) have already been invested and the Town desires to limit additional public contributions to the extent possible.

Opportunities for Town participation may include:

- Reimbursement grants for public infrastructure, such as utilities, stormwater, or roadways.
- Direct investment for public infrastructure, such as utilities, stormwater, or roadways.
- Conveyance of land. Land Conveyance could occur as a reduced rate property sale, market rate property sale, or ground lease. Preliminary discussions with the Holly Springs Town Council indicated that a property sale (either at a reduced rate or market rate) could be more favorable for site NM1, whereas a ground lease may be more favorable for sites NM2 and NM3.



Concept image of Town Council vision for potential development at North Main Athletic Complex (Ting Park) on opportunity site NM1





Downtown Holly Springs

Downtown Holly Springs is located in the central part of the Town's jurisdiction, generally located between Elm Avenue at the south, Holly Springs Road at the north, Raleigh Street and Grigsby Avenue at the east, and the Library and Cultural Center at the west. While historic land use patterns resulted in a somewhat undefined downtown boundary, recent infill development has resulted in a more defined Downtown core.

Over the last 20 years, Downtown has transitioned from a small town residential district complemented by important historic properties, community churches, and a handful of businesses and civic buildings to an active, mixed-use destination for a community that has seen tremendous residential growth in that time.

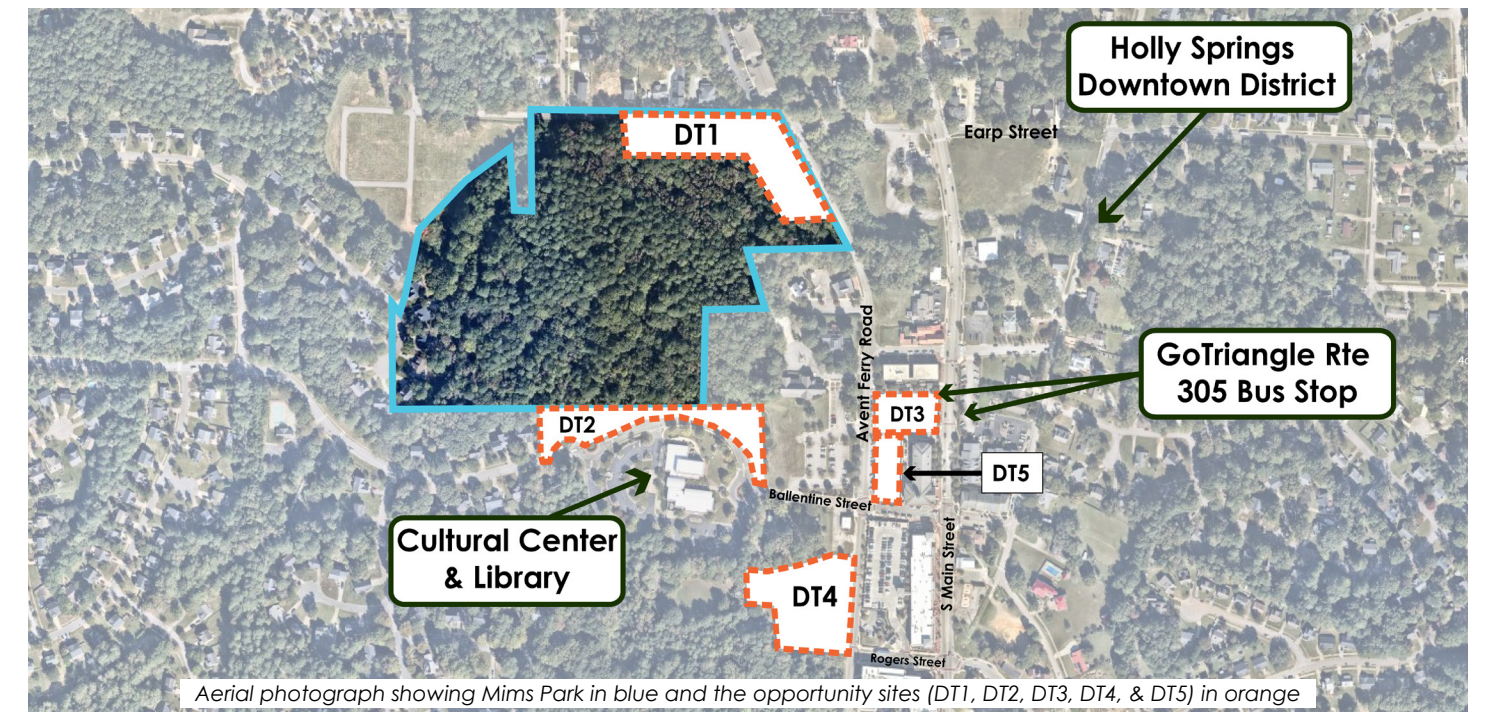
This transformation has been supported by town investments in major infrastructure and civic investments, such as the Library and Cultural Center, decorative streetscapes, public parking, utility improvements, and stormwater enhancements, and by private investment such as Town Hall Commons, the Block on Main, and others. The diversity of civic, cultural, employment, residential, retail, and food and beverage uses across the district creates the framework for the social and economic success of Downtown.

Several recent and ongoing development projects have been approved in the Downtown area, including:

- A mixed-use development known as 120 N Main (42 apartment dwellings and 11,000 sq ft of retail) was recently approved on the site at the southeast corner of N Main Street and Earp Street
- A mixed-use development known as Main Street Vista Main (277 apartment dwellings and 17,000 sq ft of retail) is under construction and the corner of N Main Street and Holly Springs Road.
- Many other new residential and non residential projects throughout the Town can be found on the [Interactive Development Map](#).

Opportunity Sites Downtown Holly Springs

The Town currently owns 5 sites within the Downtown, the largest of which is known as Mims Park. A topographically diverse landscape with mature forested areas, Mims Park has long been a beautiful backdrop for the Downtown. Over the years, plans have been developed to install improvements within the property to activate the space and create a destination for residents. While trail construction was completed in recent years, the majority of the land remains unimproved. Residents have expressed interest in a destination park that provides access to residents and visitors, providing a number of activities for interaction, recreation, and respite – all while focusing on the natural attributes and approaching improvements with a light touch on the land and vegetation.



Aerial photograph showing Mims Park in blue and the opportunity sites (DT1, DT2, DT3, DT4, & DT5) in orange

DT1 Mims Park

This approximately 17.5 acre site is proposed as a future downtown destination park. The Town may consider development on up to 5 acres, ideally located near the northeast corner of the site near the intersection on Avent Ferry Road and Earp Street. Alternate development locations may be considered.

The land is heavily wooded and contains areas of wetlands and streams. Town utilities are available in close proximity.



The 5 acre portion of Mims Park, DT1, for development consideration

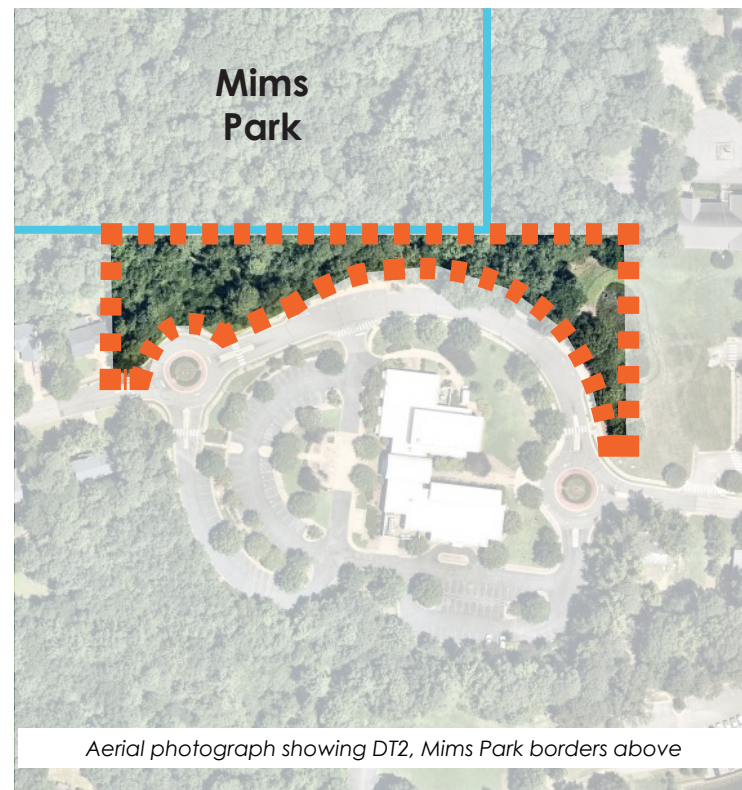


DT2 Ballentine Street

This approximately 0.95 acre site provides direct access to Ballentine Street, an east/west collector street connecting Downtown to neighborhoods to the west and ultimately NC 55.

While this site is not likely able to support development, it could be combined with the Mims Park site (DT1).

The land is somewhat wooded with some areas of steep slope. A Town maintained stormwater control measure exists along the eastern property line. Town utilities are available in close proximity.

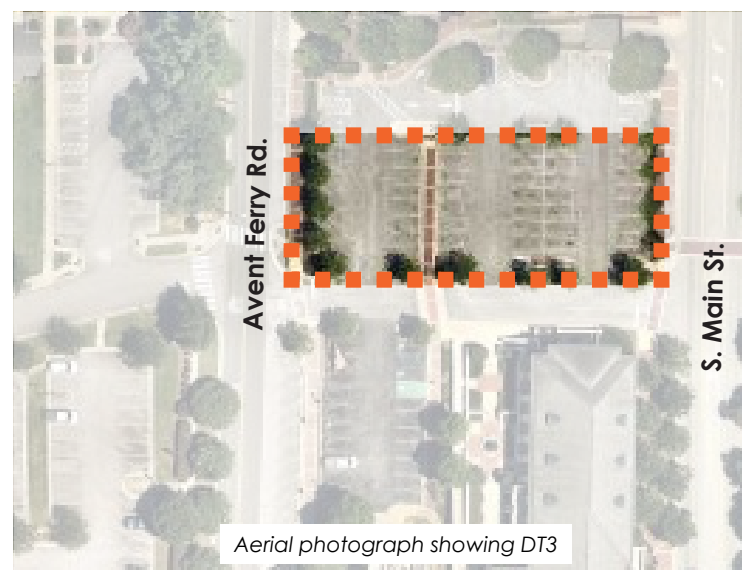


DT3 Town Hall Parking Lot

This approximately 0.60 acre site is located north of Town Hall and currently serves as a public parking lot for Town Hall and nearby businesses.

The land is generally flat and has Town utilities available in close proximity.

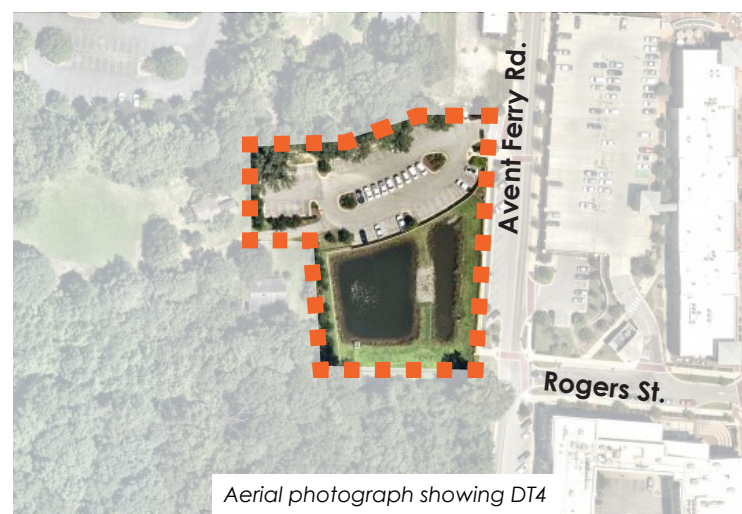
The Downtown Area Plan identified this site as a potential location for a public parking structure.



DT4 Avent Ferry Parking Lot

This approximately 1.59 acre site is located west of Avent Ferry Road currently serves as a public parking lot and stormwater control device for Town Hall Commons and the Block on Main developments.

The land is generally flat and has Town utilities available in close proximity.

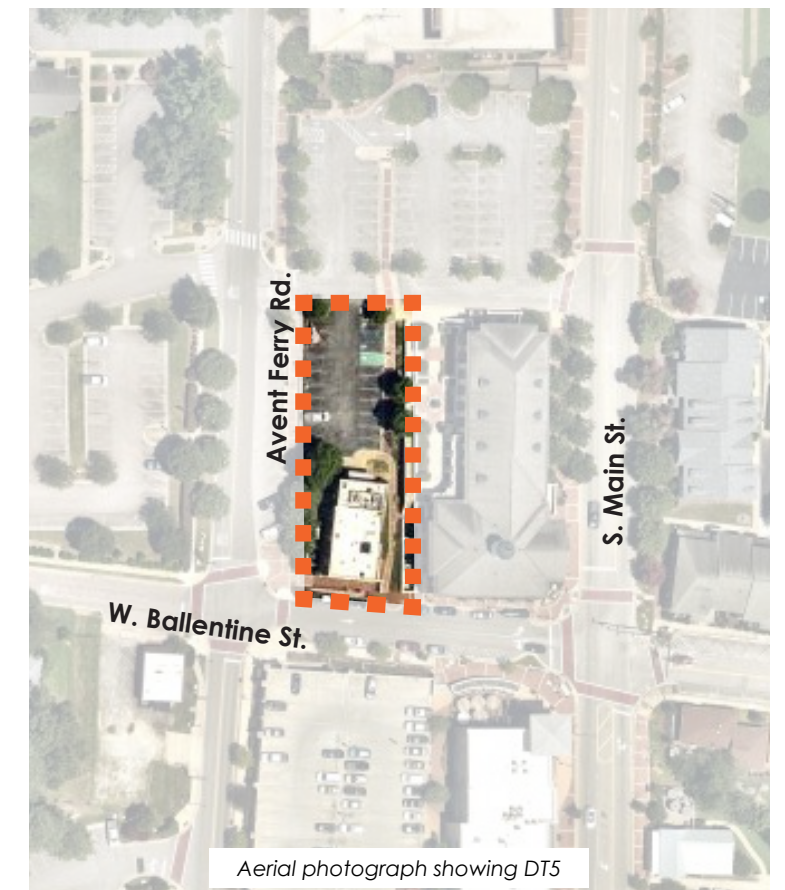


DT5 Town Hall Annex

This approximately 0.31 acre site is located west of Town Hall and has had a variety of uses, including an auto parts store, police station, co-working office building, and town office building. The building was vacated in 2024 and is intended to be demolished.

The land is generally flat and has Town utilities available.

While the Downtown Area Plan identified a nearby property as a potential location for a new public market building for the Holly Springs Farmers Market, in addition to providing space for other public or private events, the Town has considered this site as a potential location to support the facility.



Assumptions of Use

[Vision Holly Springs Comprehensive Plan](#) is a comprehensive plan that establishes a long-term vision, policies, and strategic actions for the town's continued growth. The Downtown is designated as a "Place to Transform" which is a specific focus area in Holly Springs that provides opportunities to grow and transform, in terms of land use mix, density and intensity, home choices, and transportation options, in the future. "Places to Transform" are the areas where private investment—by increasing allowable densities and intensities, adding infrastructure capacity, improving access from nearby from nearby neighborhoods, investing in the public realm, and encouraging private investment—will be needed to diversify the Town's development strategy and support continued growth and economic prosperity in the future.

As an "Area to Transform," the Future Land Use Map designation for the Downtown is Downtown Village District, which is intended to support a compact development pattern with a mix of land uses (horizontal and vertical), high-quality architecture, plazas and public spaces, and civic spaces that promote social interaction and celebrate the Holly Springs community. The recently adopted (2023) [Downtown Area Plan](#) provides recommendations for development of the downtown core and identifies key projects for town investment – including public parking, a public market, Mims Park, and a festival street.

Under the Town's [Unified Development Ordinance \(UDO\)](#), downtown sites DT1, DT2, DT3, DT5, and a portion of DT4 are located in the Downtown Mixed-Use (DMX) zoning district. The DMX District allows for a wide variety of commercial uses, such as retail and restaurants, as well as for vertically integrated apartment dwellings. Downtown Site 5 (DT5) is partially located in the Suburban Residential (SR) district, which is a detached dwelling residential zoning district. The Town intends for the site to be developed under the DMX zoning standards.

In February of 2025, the Holly Springs Town Council conducted a design charrette aimed to further refine the Downtown Area Plan's vision for the future of Mims Park. During this exercise, the Town Council established key themes for development of Mims Park with a focus on nature-based approach to park programming, including the insertion of discovered elements of play, art, and activity and allowing the natural beauty of the space to guide a light hand in the development of park activities. A focus area at the northeast corner of the site was identified as the potential land for development partnership. In order to realize potential park improvements to the Mims Park site (DT1), the Town Council has prioritized DT1 for consideration with this SDP. However, to maximize the potential capital for park improvements, the Town is seeking proposals on sites DT2, DT3, DT4, and/or DT5 if projects are able to provide the Town the necessary capital to fund park improvements, realize other Downtown Area Plan projects (such as the festival street, public parking, or public market) or otherwise limit the area of development on DT1 (Mims Park).



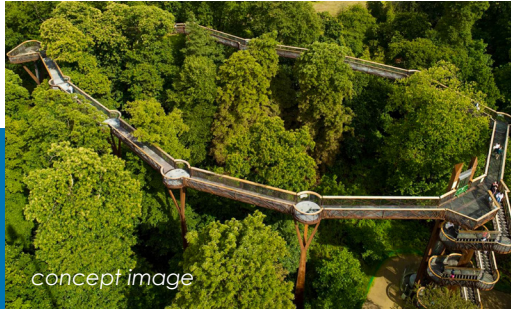
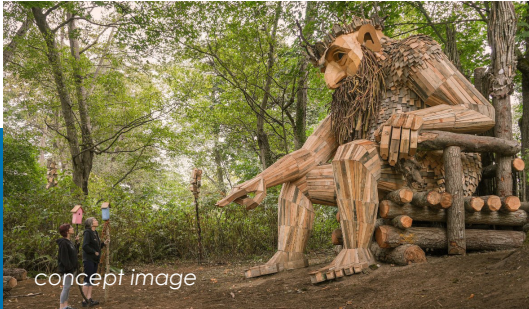
Potential Town Participation

While the Town seeks financially feasible proposals that maximize private investment, the Town understands that development may not be possible without Town participation. Nearly \$10 million in public infrastructure, including utility, stormwater, roadway, and public parking, has been invested over the last 10 years. Opportunities for Town participation may include:

- Reimbursement grants for public infrastructure, such as utilities, stormwater, or roadways.
- Direct investment for public infrastructure, such as utilities, stormwater, or roadways.
- Conveyance of land. Land Conveyance could occur as a reduced rate property sale, market rate property sale, or ground lease. Preliminary discussions with the Holly Springs Town Council indicated that a property sale at market rate could be more favorable for site DT1 (Mims Park), whereas other sites are more flexible. Proposals that maximize use of other sites (DT2 - 5) while minimizing use of DT1 (Mims Park) may be viewed more favorably.



Concept images from the Downtown Area Plan showing potential development opportunities downtown. The concept image is not the final design or massings. Respondants are encouraged to develop their own approach but should use the concept desing as a frame of reference for the type and scale of development that the Town desires.



Priorities and Goals

Town Council identified the following priorities and goals for development at Mims Park:

- ✓ The park should focus on nature-based activities to reflect the existing natural qualities of the contiguous parcel.
- ✓ Protection of natural grades and stands of trees was a priority, while weaving in elements of discovery.
- ✓ Provide a seamless connection between the Mims Park property and the Cultural Center/Library.
- ✓ Seek a partnership in order provide initial capital for park improvements in a timeframe that aligned with community expectations.

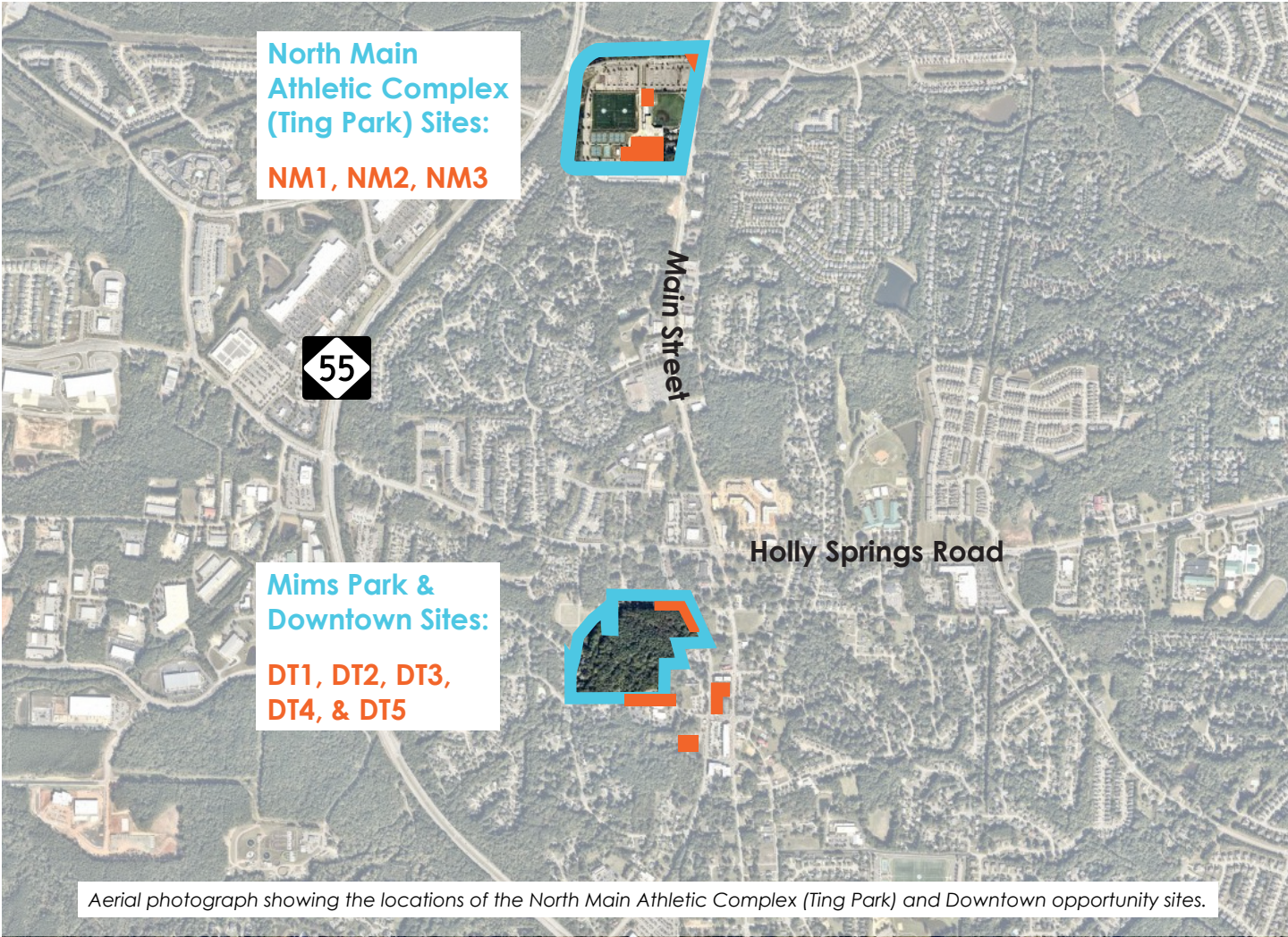


Opportunity Sites

Summary Information

The Town seeks a qualified development partner or partners to develop/redevelop any of the individual sites, or any combination of the various sites.

Site	Location	Area (ac.)
NM1	North Main Athletic Complex (Ting Park)	4.4
NM2	North Main Athletic Complex (Ting Park)	0.4
NM3	North Main Athletic Complex (Ting Park)	0.4
DT1	Downtown	5 (portion of 17.5 acre site)
DT2	Downtown	0.95
DT3	Downtown	0.60
DT4	Downtown	1.59
DT5	Downtown	0.31
Total Number of Opportunity Sites		8 sites
Total Area of Opportunity Sites		13.6 ac.



Submittals & Submittal Instructions

Format

Responses shall be submitted in a single, digital PDF file and contain the content described below. Please use size 11 point or larger font for readability.

Content

Responses must satisfy the criteria outlined below to be responsive to this SDP.

Cover Letter *[no more than one (1) page]*

- Include a summary of the respondent's basic qualifications, experience, and reasons for interest in this opportunity. The letter should be signed by a principal or authorized officer for the entity.

Experience of the Respondent *[no more than one (1) page per comparable project]*

- Provide relevant development experience. Provide information on at least three, and no more than five comparable projects. Each comparable project should detail the following information:
- Location and name of project
- Scope and scale of development program
- Photos/illustrations of completed project
- Total development budget by use
- Amounts and sources of debt and equity funds used to finance the project, including governmental sources.

Qualifications and Experience of Key Individuals

- Identification of up to three partners and roles, including codevelopers, architects/designers, and general contractor. *[no more than one (1) page per individual]*
- Overview for key individuals on the team, including brief history of respondent, past experience working with the developer, and relationship of the respondent's parent company with the office responsible for this project, if applicable. *[no more than one (1) page per individual]*
- Identification and resumes of key individuals (principals and project managers) that will be responsible for negotiating a development agreement with the Town and completing the remainder of the preconstruction approval process. *[no more than one (1) page per individual]*

Proposal *[per site]*

- Preliminary Site Plan, including an explanation of the concept, information on type of use(s), number of residential dwelling units, amount of nonresidential floor area, estimated amount of parking, open space/civic space enhancements, building size and massing, and conceptual building design. Identify the site(s) included in the proposal.
- Proposals that are able to secure adjacent properties to maximize the development impact may be viewed more favorably.



Financial Capacity

- Provide evidence of sufficient financial strength to undertake and successfully complete a project of this scale. Please also identify any projects/financing on which the team collectively or individually has defaulted.

Schedule [no more than one (1) page]

- Provide a proposed timeline to undertake the development. Indicate the development team's availability to undertake the Project and adhere to the timeline.

Disclosures

- Disclosure of any potential conflicts of interest that could be relevant to this project in any manner.
- Disclosure of whether the respondent or any officer, director, or owner thereof has had judgments entered against him or her within the past 10 years for breach of contracts, governmental or nongovernmental construction, or development.
- Disclosure of whether the respondent has been in substantial noncompliance with the terms and conditions of prior construction contracts with a public body.
- Disclosure of whether any officer, director, owner, project manager, procurement manager, or chief financial official thereof has been convicted within the past 10 years of a crime related to financial fraud or to governmental or nongovernmental construction or contracting.
- Disclosure of whether any officer, director, or owner is currently debarred from bidding or contracting, pursuant to an established debarment procedure, by any public body, agency of any state, or agency of the federal government.

Appendices

Appendices to include the following (pages will not be counted in the response page limitation):

- Resumes of key individuals, including licensure information if applicable

Failure to meet the requirements listed in this section may deem the submission as non-responsive and be removed from consideration.

Submittal Instructions

Respondents should submit one (1) navigable PDF file electronically via email to the contact listed below by the response due date. Please reference the Request for Qualifications name and number in the email's subject line. Upon receipt, all responses and supporting materials become the property of the Town and are subject to public record. Responses received after this deadline will not be considered.

All responses must be received no later than 2:00 PM (EDT) on Friday, March 6, 2026.

Sean Ryan, Development Services
Project 26-1220 Solicitation for Development Partner Proposals
dsintake@hollyspringsnc.gov

Questions

Respondents shall submit all questions, in writing, to the contacts listed below. When submitting questions, please reference the Solicitation for Development Partner Proposals name and number, as well as the page and section, if applicable.

Question submissions must be received by 2:00 PM EDT on Friday, January 9, 2026

Development Services
Project 26-1220 Solicitation for Development Partner Proposals
dsintake@hollyspringsnc.gov

Questions submitted after the deadline do not require a response, though the Town will make reasonable efforts to provide clarification before the response deadline, if possible. Apart from question submissions, respondents should refrain from contacting Town staff prior to the response deadline.

Responses to question submissions and addenda (if applicable) will be posted on the Town of Holly Springs website at the following hyperlink: <https://www.hollyspringsnc.gov/2456/Bids-Requests-for-Proposals>

It is suggested that you sign up for email updates at the bottom of this page to ensure you receive all relevant information, as it is posted. It is the respondent's responsibility to ensure they have received, reviewed, and understood all posted addenda.

Anticipated Schedule

The following table shows the schedule of events for the conduct of this Solicitation for Development Partner. Details for some of the events are described in subsequent sections. All dates are subject to change.

DATE / TIME	EVENT
December 8, 2025	Issuance of Request for Qualifications
January 9, 2026	Deadline to Submit Questions
March 6, 2026, by 2:00 p.m.	Development partner qualifications due
April 2026	Selection Committee Review of Submittals
June 2026	Council selects development partner(s)
August 2026	Town and development partner(s) execute a Memorandum of Understanding (MOU)
October 2026	Town and development partner(s) execute a development services agreement



Town's Rights & Options and Disclosures

The Town reserves the right, at the Town's sole discretion, to take any action affecting this Request for Qualifications, this Request for Qualifications process, or the services or facilities subject to this Request for Qualifications, that would be in the best interests of the Town, including:

- To supplement, amend, substitute, or otherwise modify this SDP, including the schedule, or to cancel this SDP, at any time;
- To require any respondent to supplement or clarify its submission or provide additional information relating to its response;
- To investigate the qualifications, experience, capabilities, and financial standing of each respondent submitting a response;
- To waive any defect or irregularity in any response received;
- To reject any or all responses;
- To share the responses with Town employees, as deemed necessary by the Town;
- To terminate discussions and negotiations with any respondent at any time and for any reason.
- This SDP does not create any obligation or relationship, such as a partnership, joint venture, or similar legal relationship between the Town and any potential party. Any references to "partner," "partners," or other similar terms will not be deemed to create a legal relationship or otherwise alter, amend, or change the relationship between any parties in the absence of a formal written agreement specifically detailing the rights, liabilities, and obligations of the parties as to a new, specifically defined legal relationship.
- Any agreements that may be entered into between the Developer Partner(s) and the Town, including but not limited to a Development Agreement, are subject to all statutory and legal requirements and ultimate approval by the Town Council in its sole and absolute discretion and nothing herein is to be construed as binding on the Town.

Accuracy of Solicitation for Development Partner Proposals

All facts and opinions stated in this Solicitation for Development Partner Proposals are based on available information and are believed to be accurate. Each respondent must independently evaluate all information provided by the Town. The Town makes no representations or warranties regarding any information presented in, or otherwise made available during this procurement process, and assumes no responsibility for conclusions or interpretations derived from such information. Additionally, the Town will not be bound by or responsible for any explanations or conclusions regarding this or any related documents other than those provided by an addendum issued by the Town. Respondents may not rely on any oral statement by the Town or its agents, advisors, or consultants. The use of any of this information in response to this request is at the sole risk of the respondent.

If a respondent identifies potential errors or omissions in this or any other related documents, the respondent should immediately notify the Purchasing Manager of such potential discrepancy, in writing. The Town may issue a written addendum if it determines correction is necessary.

The Town makes no express or implied warranty as to matters of title, zoning, tax consequences, physical or environmental conditions, valuation, financial conditions or economic matters, accuracy of any materials or reports provided, governmental approvals, governmental regulations, or any other matter or thing relating to or affecting the properties described herein or any proposed transaction or agreement contemplated herein.

Expense of Solicitation for Development Partner Proposal Process

Those submitting responses to the Solicitation for Development Partner Proposals assume all financial costs and risks associated with the submission. The Town accepts no liability and respondents will have no actionable claims for reimbursement of any costs or expenses incurred while participating in this Solicitation for Development Partner Proposals process. This includes expenses and costs related to response submission, submission of written questions, interview attendance, contract negotiations, or activities required for contract execution.

Disclosures

Confidentiality

Responses to the Solicitation for Development Partner Proposals will become public records and, therefore, will be subject to public disclosure. However, North Carolina General Statutes Section 132-1.2 provides a method for protecting some documents from public disclosure. If the respondent follows the procedures prescribed by those statutes and designates a document confidential or trade secret, the Town will withhold the document from public disclosure to the extent that is entitled or required to do so by applicable law.

Equal Employment Opportunity

The Town of Holly Springs does not discriminate in administering any of its programs and activities. The selected respondent will be required to ensure that no person shall be denied employment, fair treatment or be discriminated against on the basis of race, creed, color, national origin, age, sex, disability, marital status, handicap, gender, gender identity or expression, retaliation, or sexual orientation.

Minority/Women/Small Business Enterprise

It shall be the practice of the Town of Holly Springs to provide minority-owned, women-owned, and small business enterprises (collectively "M/W/SBE") as well as other responsible vendors with fair and reasonable opportunity to participate in the Town's business opportunities including but not limited to employment, construction development projects, and material/services consistent with the laws of the State of North Carolina. The policy of the Town prohibits discrimination against any person or business in pursuit of these opportunities on the basis of race, color, national origin, religion, sex, age, disability, or veteran status. It is further the policy of the Town to conduct its contracting and procurement programs so as to prevent such discrimination and to resolve all claims of such discrimination.

Contracting

Any contract developed for work shall be construed and enforced in accordance with the laws of the state of North Carolina. Any controversy or claim arising because of contracting shall be settled by an action initiated in the appropriate division of the General Court of Justice in Wake County, North Carolina.

Conditions and Limitations

The Town reserves the right to reject any or all responses to the Solicitation for Development Partner Proposals, to advertise for new responses, or to accept any response deemed to be in the best interest of the Town. A response to this Solicitation for Development Partner Proposals should not be construed as a contract nor an indication of a commitment of any kind on the part of the Town nor does it commit either to pay for costs incurred in the submission of a response to this request or for any cost incurred prior to the execution of a final contract. The Town will reserve the right to dismiss any part or all of the contracted team when, in the Town's opinion, the project is not moving as scheduled or is hindered in any way by the actions or personalities of team members.

