COVER PAGE

NAME:

HOME ADDRESS:

SUBJECT PROPERTY ADDRESS:

1 GENESIS CENTER PLAZA, GARY, IN 46402
GENESIS CONVENTION CENTER

BID AMOUNT:

_____

SIGNATURE

NOTICE TO BIDDERS

The City of Gary Redevelopment Commission will receive sealed bids from **Monday, June 11, 2018 beginning at 9:00 a.m. until Wednesday, June 20, 2018 at 3:00 p.m.** at its office at 504 Broadway, Suite 200, Gary, Indiana 46402 for the purchasing of the real estate hereinafter described:

The Genesis Convention Center (1 Genesis Center Plaza) is the city's convention center and arena. Site specifics are on pages 6 and 7 of this document.

This Notice to Bidders is made pursuant to I.C. 36-7-14-22(d). Bids will be subject to the conditions set forth in the statute and as set forth herein. This real estate is to be used for the highest and best use to benefit economic development for the City of Gary. No bid will be accepted if not marked received **by 3:00 p.m. on Wednesday, June 20, 2018**. All bidders must bid on the entirety of the property to be considered.

Bids submitted by a trust must identify each: (a) beneficiary of the trust; and (b) settler empowered to revoke or modify the trust.

The Redevelopment Commission reserves the right to reject any and all bids, to waive any non-substantive formalities and to make the award to the highest and best bidder. The Redevelopment Commission shall take into consideration the following factors:

1) The character of the improvements proposed to be made by the bidder on the real property bid on.
2) The bidder's plans and ability to improve the building with reasonable promptness.
3) Whether the real property when improved will be sold or rented. If so, the bidder's proposed sale or rental prices.
4) The bidder's compliance with I.C. 36-7-14-22(d)(3), if applicable.
5) Any factors that will assure the Commission that the sale, if made, will further the execution of the redevelopment plan and best serve the interests of the community.

Upon the execution of a contract providing for the sale of the real estate to the successful bidder, a certified check representing the first month's sale payment, made payable to the City of Gary shall be provided to the Redevelopment Commission for the purpose of securing the sale of the subject real estate, and shall be submitted with the contract.

Bidders are encouraged to review instructions to bidders available online at. **All bids must be submitted at the offices of the City of Gary Redevelopment Commission, 504 Broadway, Suite 200, Gary, Indiana**. For questions, please contact Jeraldine Williams, Executive Secretary, at (219) 886-1531.

City of Gary Redevelopment Commission
By: Joseph van Dyk, Executive Director

INSTRUCTIONS TO BIDDERS

The City of Gary Redevelopment Commission has prepared, and made available as part of this bid, an offering sheet describing the parcel being offered for sale. The offering sheet states that the minimum sales price of the property is **$2,576,667.00.**

All bidders must have demonstrable experience in developing the property for the use intended and in accordance with section titled **CONTENT OF PROPOSAL** herein.

A certified check payable to the City of Gary Department of Redevelopment shall be submitted upon execution of the purchase contract for the sale of the real estate. A Sixteen Dollar ($16.00) money order, payable to the Lake County Recorder, and an additional Fifteen Dollar ($15.00) money order, payable to the Lake County Auditor's Office, must be included with the bid price. The Redevelopment Commission will record the deed upon the receipt of all signatures on the deed.

The Commission reserves the right to reject any or all bids or waive any deviation in the bidding which it deems to be in the best interest of the City of Gary.

Each bidder must submit a written bid to the City of Gary Redevelopment Commission, **504 Broadway, Suite 200, Gary, Indiana, 46402.** Each Bid must contain: Name, Address and Phone Number of Bidder; Address of the property which is the subject of bid; the amount of bid; and all items covered in **CONTENT OF PROPOSAL** in addition to the completed cover sheet from the front of this offering sheet. **Only bids utilizing the approved cover sheet will be accepted. Failure to use the provided cover sheet template will disqualify the bidder.** All bids are open for public inspection after bid opening from Board. All bids received will be reviewed by the Board on the date specified in the Notice to Bidders which is **June 20, 2018.**

PROPOSAL FORM

TO: City of Gary
Redevelopment Commission
504 Broadway, Suite 200
Gary, Indiana 46402

SIR OR MADAM:

The undersigned (referred to as the "Bidder") is duly familiar with the present conditions on the subject site, as hereinafter designated and with the offering documents:

1. Notice to Bidders
2. Instruction to Bidders
3. Proposal Form
4. Offering Sheet

The Bidder certifies his/her or its desire to purchase said tract or tracts of land pursuant to the federal, state, and local legislation, ordinances, regulations and usage referred to in the offering documents, and hereby also offers and proposes to purchase the parcel of land identified in the offering documents (hereinafter referred to as the "Project Land") in an "AS-IS" "WHERE-IS" manner.

Attached hereto as Exhibit A and to be considered a part of this offer to purchase, is a narrative detailed description of the proposed plan of development, if any, of the Project Land identified on the Offering Sheet, describing the exact nature and character of the improvements, if any, proposed and the use thereof.

Acceptance or rejection of this proposal shall be made on record at a regular meeting of the City of Gary Redevelopment Commission. The highest and best bid will be accepted and will require the approval of the Redevelopment Commission.

In submitting this offer to purchase, it is understood that the right to reject such offer is reserved by the City of Gary Redevelopment Commission. The Bidder understands that upon the award of this bid, the Redevelopment Commission reserves the right to negotiate a Development Agreement with the Bidder to reflect the terms of the proposed development, if any, of the Project Land related to its sale. The Bidder will have the opportunity to conduct due diligence during the negotiation period.

The Bidder further agrees to execute a contract for the purchase of the Project Land in the form prescribed by the Redevelopment Commission and to submit with the purchase contract a Certified Check made payable to the City of Gary.

The Bidder agrees to develop and use the above-identified parcel of land in conformity with any Federal and State statues and City ordinances applicable to the Bidder's improvement plan and the Development Agreement.

Within thirty (30) days after the purchase contract is executed, the undersigned must pay the balance of his/her bid in full within thirty (30) days or as negotiated through the applicable purchase and development agreement. **(IT IS UNDERSTOOD IN THE EVENT A BIDDER DOES NOT PAY THE FULL BALANCE WITHIN THE DESIGNATED TIME PERIODOR AS NEGOTIATED THROUGH THE APPLICABLE PURCHASE AND DEVELOPMENT AGREEMENT, , THE EARNEST MONEY IS FORFEITED BY THE BIDDER.)** Upon closing, the Bidder shall accept the premises in ”as is”, “where is” condition with no warranties or representations other than warranty of title. The Bidder shall be responsible for the payment of all real property taxes assessed against the property. The property may not be sold to a person who is ineligible under Indiana Code 36-1-11-16.

It is agreed that the good faith deposit of the Bidder may be refunded by the Redevelopment Commission and that the Redevelopment Commission may withdraw from the sale of the Project Land at any time prior to the conveyance of title and possession of said property by reason of inability of the Redevelopment Commission to convey good title to the parcel or parcels of by reason of the Redevelopment Commission being enjoined or prevented from so doing by any order or decision or act of any judicial, legislative or execution body having authority in the premises.

Dated this ____ day of _____, 2018.

_____
Corporation, Firm or Company

_____
Signature of Official

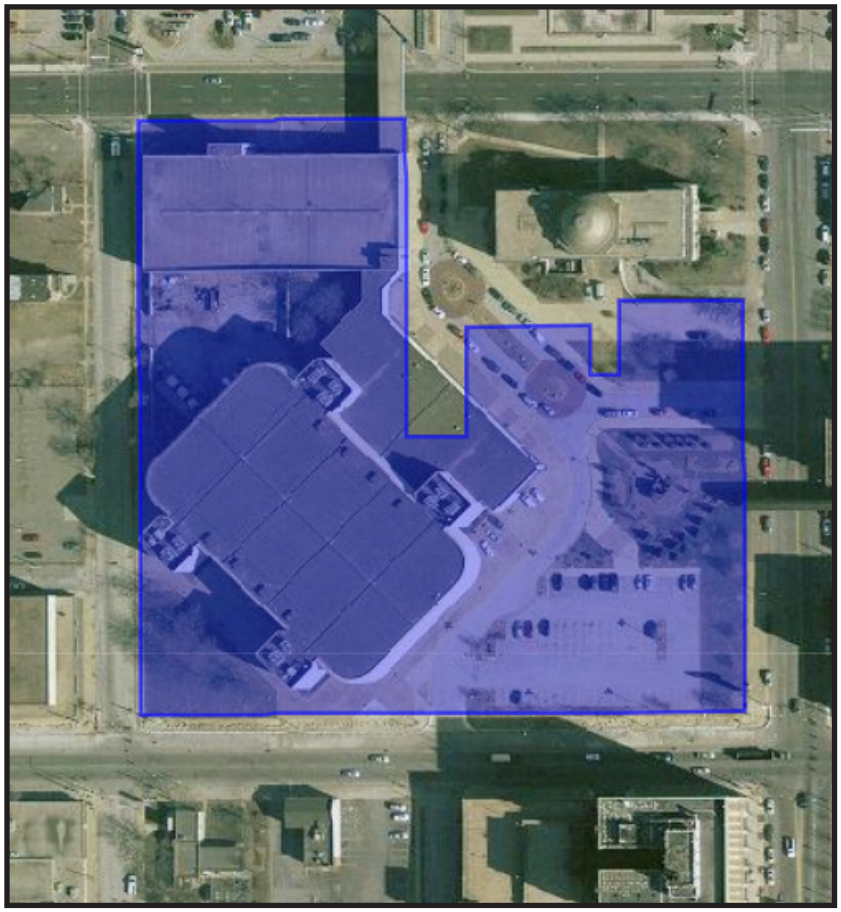
_____
Title of Official

_____
Address of Company

AVAILABLE PROPERTY

1 GENESIS CENTER PLAZA

CITY OF GARY
REDEVELOPMENT
COMMISSION



Appraised Value: $2,576,667

Number of Parcels: 1

Parcel Identification Number:
45-08-04-282-001.000-004

Property Owner: Gary Redevelopment Commission

Lot Size: 6.5 acres

Property Type:
Stadium, ballroom space, conference space, commercial kitchen, garage

Improvements:
1 Structure
- 101,945 square feet
- 2 stories
- Built in 1981

Event Capacity
- 6,500 stadium seats
- 24,000 square feet of ballroom space

Parking Garage
- 125,302 square feet
- 450 parking spaces

Asphalt Lot
- 150 spaces

Active Utilities:
All public utilities are available

Zoning: M-1 Limited Manufacturing

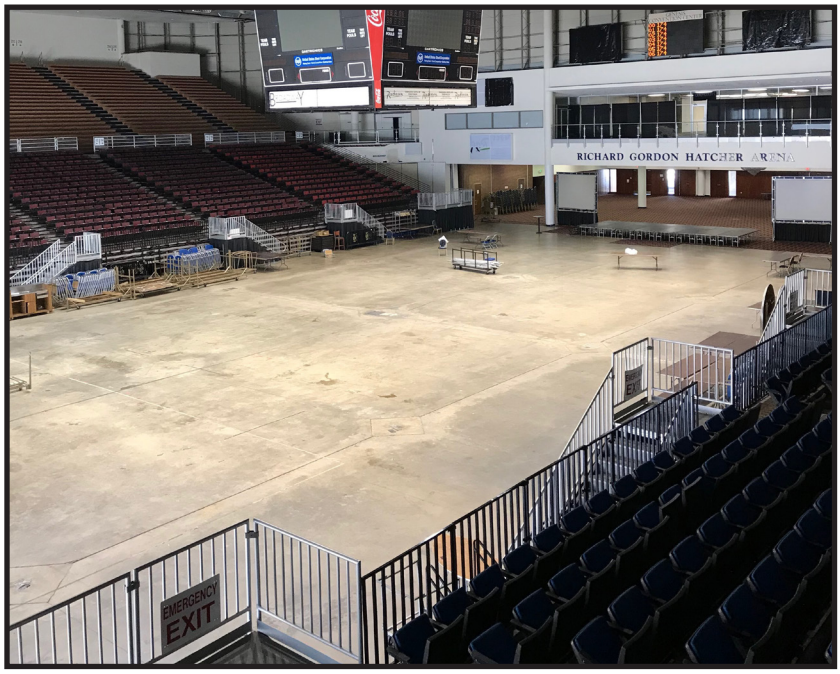
Neighborhood: Downtown

TIF district: Consolidated District

AVAILABLE PROPERTY

1 GENESIS CENTER PLAZA

CITY OF GARY
REDEVELOPMENT
COMMISSION



Adjacent Land Uses:
Civic buildings, public transportation station, park land

On a Designated Truck Route?
Yes.

Transportation Access:
Public Transportation
- **South Shore Line:** 0.1 mile
- **Greyhound:** 0.1 mile
- **Gary Public Transportation Corp:** 0.1 mile

Downtowns
- **Chicago:** 30 miles, 45 min. drive
- **Indianapolis:** 156 miles, 2hr 35 min. drive

Highways
- **I-90**: 0.5 miles, 2 min. drive
- **I-80/94:** 2.5 miles, 7 min. drive
- **I-65:** 1.8 miles, 4 min. drive
- **US 12:** 0.1 miles, 1 min. drive
- **US 20:** 0.1 miles, 1 min. drive
- **Broadway (US 53):** 0.1 miles, 1 min. drive

Airports
- **Gary/Chicago Airport:** 4.6 miles 45 min. drive
- **Midway Airport:** 30 miles, 48 min. drive
- **O'Hare Airport:** 45 miles, 58 min. drive

Environmental History
Assessments
- **Phase I:** November 2014

Official Brownfield Designation
- **IDEM or US EPA:** No

Wetlands
None on-site. Freshwater shrub and emergent wetlands are on adjacent properties.

CONTENT OF PROPOSAL:

Proposals should be submitted in the following order and adhere to all of the following:

A) A Completed, Approved Cover Sheet (p.1)

B) Mandatory Bid Information and Requirements

Bid Scope

- The City of Gary ('City') reserves the right to reject all responses or to negotiate with any sources whatsoever, in any responsible manner necessary to serve its best interests. The City also reserves the right, as a precondition for any bidder to be considered for selection, to request any additional information related to the bidder submission, and to verify any information from third parties, or the bidder's directors, officers, shareholders/owners and any other individual associated with a submission.

  Any information received by the bidder relating to the submission, gained through the RFP process, or otherwise, is to be treated in strict confidence. A bidder must not disclose any details pertaining to its submission and the selection process in whole or in part to anyone not specifically involved in its submission, unless written consent is secured from the City prior to such disclosure. In particular, bidders shall not issue a news release or other public announcement pertaining to details of their submission or the selection process without the prior written approval of the City. Issuance of any news release or release of information may result in immediate disqualification.

Proposal Costs

- The bidder agrees and understands that submission of a proposal response is a voluntary action on the part of the bidder. The City will not reimburse any costs incurred by a bidder or any of the bidders' associated team members in the preparation of any proposal response.

Requirement 1: Purchasing Entity and Ownership Team

- Bidders shall provide an introductory letter with their response. The introductory letter should highlight key components of the bidders proposal. It should clearly articulate the vision for the property.

- The Bidder's Ownership Team should be introduced and described. The "Ownership Team" is defined as the lead bidder plus any other investors and key team members, such as lenders, attorneys, developers, etc. who are critical for consideration by the City. Bidders should provide an organization chart and information that clearly explains the relationship, as well as the management structure among team members.

Requirement 2: Description of Use

Bidders shall describe, in detail:

a. The proposed use(s) for the property

b. The overall concept and vision for the property; and describe how the vision will integrate with and enhance the surrounding community that borders the property;

c. Any supplementary development plans (Bidders are strongly encouraged to provide conceptual design drawings that are sufficient in detail to be easily evaluated including elevations and project renderings, etc.)

Requirement 3: Financial Capacity

a. Provide documentation of the Bidder's equity capacity and other evidence of financing capacity required to purchase the property and maintain/redevelop the property. Identify any expected stakeholder contributions, and include a preliminary financial sources statement for the proposed purchase.

Requirement 4: Qualifications and Experience

1. Bidder shall demonstrate an ability to purchase and maintain/redevelop the property by identifying one (1) acquisition or development project comparable to the scale and program of Bidder's proposed purchase, with which the Bidder or their key personnel have had primary involvement. For each relevant project, Bidder shall identify the following:

    1. Development Team name;
    2. Project name or title;
    3. Location or address of project;
    4. The names and contact information for team members involved in the project, along with a description of each party's role in the project;
    5. Description of project, including use(s), total square footage and number of units, etc. (if applicable);
    6. Description of issues raised during due diligence period
    7. Period of performance;
    8. Estimated total development costs, if the project is not yet complete OR actual value, if the project is complete;
    9. Proposed OR actual financing structure of the project;
    10. Illustrative materials that will help the Gary Redevelopment Commission evaluate the caliber, innovation, and relevant experience of the Bidder;
    11. Jobs created; and
    12. References including names, mailing addresses, e-mail addresses, and telephone numbers.

Requirement 5: Purchase Price and Minimum Bid

a. Bidder shall provide its purchase offer price and any conditions. Bidder shall provide a preliminary closing schedule with major milestones and dates, preferably in a Gantt chart or similar format. The schedule shall include any diligence period and activities, as well as occupancy dates.
b. THE ESTABLISHED MINIMUM BID FOR THE PROPERTY MENTIONED HEREIN IS TWO MILLION FIVEHUNDRED SEVENTY-SIX THOUSAND SIX HUNDRED AND SIXTY-SEVEN ($2,576,667.00) DOLLARS (USD).

Requirement 6: Job Creation

a. Provide an estimated number of construction and permanent jobs (specifying those new to the City vs. those retained within the City) to be created at the property. The selected Bidder will be held to a minimum jobs creation number based on this estimate which may be a condition of the purchase agreement.

C) Proposals MUST be in sealed envelope, clearly marked as follows:

SEALED BID - - INVITATION TO BID – 1 Genesis Center Plaza

PROPERTY DESCRIPTION

Property Address:	1 Genesis Center Plaza
Parcel ID Number:	45-08-04-282-001.000-004
Legal Description:	Gary Land Co's 1st Sub BL.104 Lots 1 to 26 & Vac. Streets and Alleys & BL.105 Lots 1 to 20 & Lots 35 to 42 & Vac. Streets & Alleys
Zoning Classification:	M-1 Limited Manufacturing
Parcel Size:	6.5 Acres

NOTE: The City of Gary Redevelopment Commission reserves the right to adjust lot size and dimensions as needed to honor right-of-way obligations and easements, if necessary.