



# COVER PAGE

**NAME:**

**ADDRESS:**

**PHONE #/EMAIL ADDRESS:**

**SUBJECT PROPERTY ADDRESS:**

**BID AMOUNT:**

---

**SIGNATURE**



**NOTICE TO BIDDERS**

The City of Gary Redevelopment Commission will receive sealed bids from **Friday, November 13th, 2020 beginning at 9:00 a.m. until Wednesday, December 2nd, 2020 at 4:00 p.m.** at its office at 504 Broadway, Suite 200, Gary, Indiana 46402 for the purchasing of the real estate hereinafter described:

**Parcel:**

**Site Address:**

**1608 MASSACHUSETTS ST GARY IN 46407**

**Parcel: 45-08-10-305-012.000-004**

**46402**

**Site Address:**

**1600 MASSACHUSETTS ST GARY IN 46407**

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 4:00 p.m. on Wednesday, December 2nd, 2020.**

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 <http://www.gary.gov/redevelopment/city-properties/>. **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: AJ Bytnar, 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 **\$20,000**.

All bidders must have demonstrable experience in developing the property for the use intended. Bidders must prepare a development plan providing an estimate of the total investment to be made and a schedule of development.

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 Twenty-Five Dollar (\$25.00) 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 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 **December 2nd, 2020**.



**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”) has familiarized himself or herself 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 participate in the development of the 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 offers and proposes to purchase the parcel of land identified in the offering documents (hereinafter referred to as the “Project Land”).

Attached hereto as Exhibit A and to be considered a part of this offer to purchase, is a narrative description of the proposed plan of development of the Project Land identified on the Offering Sheet, describing the exact nature and character of the improvements 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 intends to negotiate a Development Agreement with the Bidder to reflect the terms of the proposed development of the Project Land. 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 submitted 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 statutes and City ordinances applicable to the Bidder’s improvement plan and the Development Agreement.



# City of Gary Redevelopment Commission

---

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. **(IT IS UNDERSTOOD IN THE EVENT A BIDDER DOES NOT PAY THE FULL BALANCE WITHIN THE DESIGNATED TIME PERIOD, THE EARNEST MONEY IS FORFEITED BY THE BIDDER.)** Upon closing, the Bidder shall accept the premises in as 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
Corporation, Firm or Company

\_\_\_\_\_  
Signature of Official

\_\_\_\_\_  
Title of Official

\_\_\_\_\_  
Address of Company



---

**OFFER SHEET - 1600 & 1608 Massachusetts**

**PROPERTY DESCRIPTION**

**Parcel: 45-08-10-305-013.000-004**

**Site Address:**

**1608 MASSACHUSETTS ST GARY IN 46407**

**Parcel: 45-08-10-305-012.000-004**

**46402**

**Site Address:**

**1600 MASSACHUSETTS ST GARY IN 46407**

**OFFERING PRICE:**

The Department of Redevelopment has determined the minimum offering price at the following:

**Minimum Bid: \$20,000.00**

**PERMITTED USES:**

This property is to be used for the highest and best use to benefit the economic development and neighborhood improvement of the City of Gary. The City will consider the uses consistent with adjacent development and as outlined in the comprehensive plan.

**ADDITIONAL INFORMATION:**

Not Applicable

**CONTENT OF PROPOSAL:**

Proposals should be submitted in the following order:

- A) A Completed, Approved Cover Sheet (p.1)
- B) An Executive Summary describing the bidder and the proposed use of the property.
- C) Description of the bidder's qualifications and those of the primary individuals involved in the project.
- C) Detailed project description.
- D) Listing of similar projects.
- E) Proposed timetable for implementation of use of property.
- F) Proposed financing for use of property.
- G) Completed exhibits
- H) Proposals **MUST** be in sealed envelope, which is clearly marked as follows:



**SEALED BID -- INVITATION TO BID -- 1600 & 1608 Massachusetts**

**PROPERTY DESCRIPTION**

**Parcel: 45-08-10-305-013.000-004**

**Site Address:**

**1608 MASSACHUSETTS ST GARY IN 46407**

**Parcel: 45-08-10-305-012.000-004**

**46402**

**Site Address:**

**1600 MASSACHUSETTS ST GARY IN 46407**

***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.***





EXHIBIT A - NON-COLLUSION AFFIDAVIT

The undersigned authorized representative of offeror, being duly sworn on oath, states and affirms that neither offeror nor any other member, representative or agent of the offeror has entered into any combination, collusion or agreement with any person or entity relative to the price or other factors offered or in response to the RFP or in any way acted to prevent any other offeror from responding or otherwise submitting a proposal to the RFP. Offeror's proposal is made without reference to any other proposal and without any agreement, understanding or combination with any other person in reference to such proposal.

Further, no member of the City or City Council, or other officers of the City, or any person in the employ of the City is interested in the proposal, or the work to which it relates.

OATH AND AFFIRMATION

I HEREBY AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FOREGOING FACTS AND INFORMATION ARE TRUE AND CORRECT.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
(Offeror)

\_\_\_\_\_  
(Signature)

ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_) COUNTY OF \_\_\_\_\_)

Before me, a Notary Public, personally appeared the above-named and swore that the statements contained in this Non-Collusion Affidavit are true and correct.

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 2020. \_\_\_\_\_

Notary Public Signature





#### EXHIBIT B - NO DEFAULT OR BREACH

The proposal must include an affidavit of the offeror affirming that the offeror and its affiliates are not: (a) involved in any current or pending litigation or legal disputes with any federal, state, or local governmental entity or private entity; (b) in arrears to any federal, state, or local governmental entity or private entity of any debt or contract; (c) a defaulter as surety or other obligation upon any federal, state, or local governmental entity or private entity or (d) in failure to perform faithfully in any previous contract with a federal, state, or local governmental entity or private entity in the preceding five (5) years.

#### EXHIBIT C - NO BANKRUPTCY

The proposal must include a signed affidavit from the offeror, affirming that the offeror and all affiliates of the offeror are currently solvent and have not, in the preceding five (5) years, voluntarily or involuntarily filed for bankruptcy or other similar insolvency proceeding.