

[TO BE PUBLISHED TWICE IN THE REGISTER NEWSPAPER ON ALL OF THE FOLLOWING DATES: August 20, 2025]

OFFERING SHEET

DEARBORN COUNTY REDEVELOPMENT COMMISSION

The Dearborn County Redevelopment Commission (the "Commission") is offering the property described in Appendix 1 hereto (the "Offered Property"), for sale to the successful bidder.

The bidder or bidders shall prepare a bid for the sale of all of the Offered Property. The following terms and conditions apply to the bids:

Minimum Offering Price:

Each bid must propose a purchase price of not less than \$245,000 for the entire Offered Property, which is not less than the average of two appraisals performed in 2024.

Offered Property totals 3.235 acres located approximately at the northwest corner of the intersection of Campus Drive and Wilson Creek Road at Bielby Road in the City of Lawrenceburg, Dearborn County, IN 47025. Parcel ID 15-07-09-204-037.000-013.

Required Uses:

Commercial business or institutional

Conditions of Bid Acceptance:

Written and electronic proposals will be accepted through Friday, October 10, 2025 at 4:30 p.m. (local time). Electronic proposals must be submitted via email to both shayden@dearborncounty.in.gov and mperleberg@ldearborn.org. Written proposals may be submitted at the office of the Dearborn County Administrator, Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025. The proposals received will be acknowledged and taken under advisement.

The Commission will review all proposals at a regular meeting at the Dearborn County Government Center, Henry Dearborn Meeting Room (1st Floor), 165 Mary Street, Lawrenceburg, IN 47025, at approximately 5:00 p.m. (local time) on Monday, October 13, 2024. The Commission reserves the right to take under advisement, accept or reject any and all proposals.

- 1) The successful bidder must be prepared to close on the purchase of the Offered Property within 30 days after an agreed period of site due diligence and testing at bidder's expense.
- 2) The successful bidder must propose the development and improvement of the Offered Property for one or more of the Required Uses identified above and further detailed as:
 - a) Commercial or institutional building aligning with the current Institutional (IS) zoning of the City of Lawrenceburg zoning ordinance;

- 3) The successful bidder must be willing to enter into an economic development agreement with the Commission which may include a minimum of \$1,000,000 investment in site improvements, equipment and other expenses related to the improvement of the Offered Property. Such investment must begin within 24 months after the land closing date and construction must be completed within 36 months after the land closing date unless an extension is mutually agreed by the parties. The successful bidder will further agree to certain remedies as mutually agreed should the investment and improvements fail to be completed within agreed terms.
- 4) Final developed structures and/or greenspace must be substantially the same as rendered and presented in the bidder's proposal. Anything more than minor deviations must first be reviewed and approved by a Redevelopment Design Committee.
- 5) For industrial and commercial building development proposals, exterior finishes must be at or above quality of the existing commercial and institutional uses in the area of Campus Drive, as determined by a Redevelopment Design Committee review.
- 6) For commercial and institutional building development proposals, must meet minimum square footage determined by a Redevelopment Design Committee review and zoning ordinance.
- 7) The successful bidder will comply with all state and local codes, ordinances, and building and zoning standards. The Commission may consider supporting variance requests if the benefit of the variance is justified and agreeable.
- 8) The Commission will consider proposals not meeting the Minimum Offering Price for the land parcels, however, such non-qualifying offers may only be accepted by the Commission in event of the following:
 - a) No qualifying offers meeting or exceeding the Minimum Offering Price and proposing a development and land use acceptable to the Dearborn County Redevelopment Commission are received in response to this advertisement;
 - b) A minimum 30 day period after Monday, October 13, 2025;
 - c) The Commission deems the proposal in the best interests of the Commission.

Conditions to Closing:

The Commission's obligation to convey the Offered Property to the successful bidder is subject to the following conditions:

- 1) Payment of the full purchase price for the Offered Property by the successful bidder at closing.
- 2) All agreements relating to the sale and use of the property will be subject to review by attorneys for the Commission and the County to assure compliance with all applicable laws and agreements to which the Commission and the County are subject.

Bidder Proposal Deliverables:

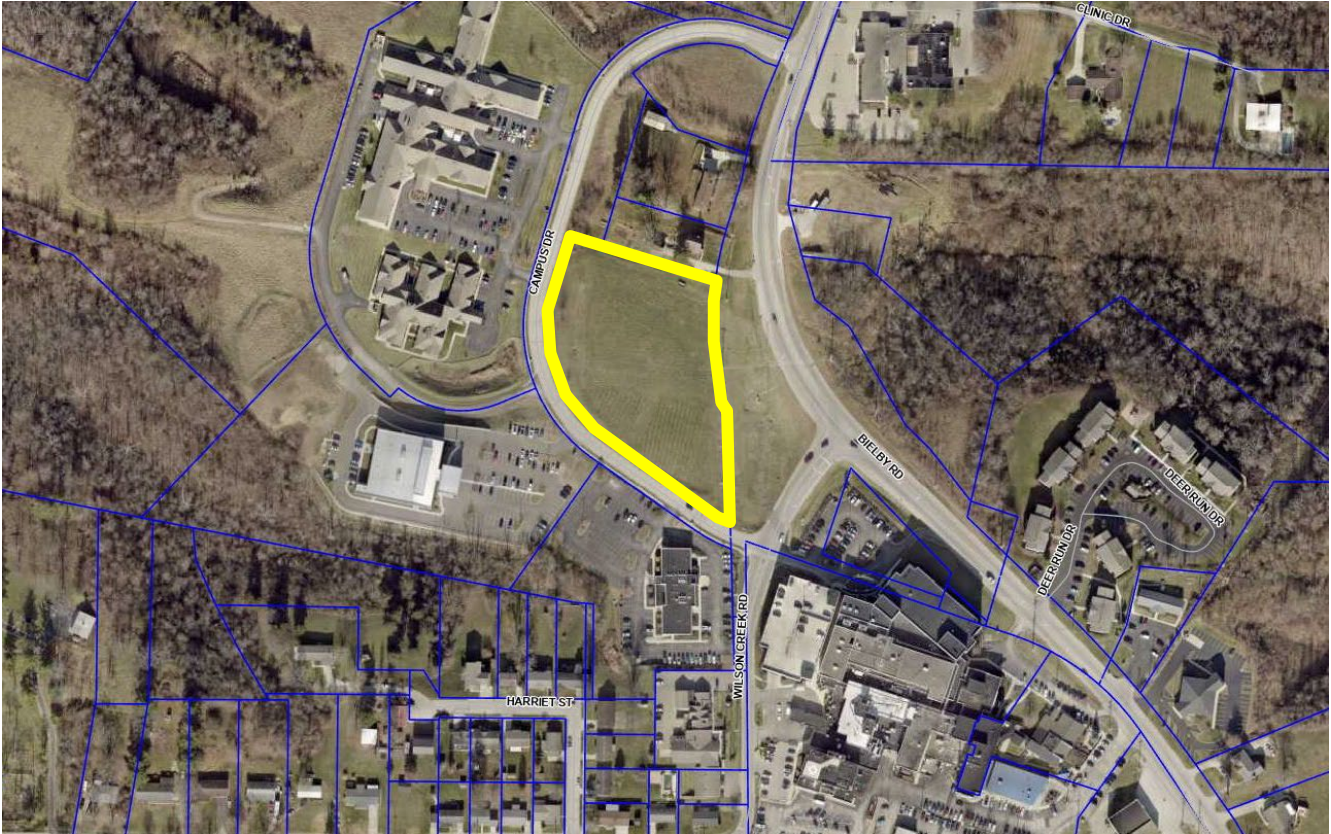
All bidders must provide preliminary designs, quantities with detailed estimates, proof of financial security, and portfolio of past work/projects. The bidders must swear to whether they have been in a bankruptcy or have any outstanding or contingent liabilities. The bidders must be in good standing with all Indiana state agencies, Dearborn County Government departments, and City of Lawrenceburg departments. Proposals exhibiting preparedness and experience may be viewed favorably by the Commission.

Questions and clarifications may be submitted to One Dearborn, Inc., Executive Director Mike Perleberg, 513-256-1843, mperleberg@1dearborn.org.

APPENDIX 1

Description of Offered Property

Approximate total of 3.235 acres of land consisting of one parcel (outlined in yellow on map below); Subject to a recorded site survey and legal description.



Note: Rendering is an estimate only; Subject to a final survey and legal description.

Parcel Information

Location: City of Lawrenceburg, Dearborn County, Indiana

Parcel ID: [15-07-09-204-037.000-013](#)

Approximate Street Address: Campus Drive at Wilson Creek Road northwest corner, City of Lawrenceburg, Dearborn County, IN 47025

Parcel Size: 3.235 acres

Owner: Dearborn County Redevelopment Commission

Owner Address: Dearborn County Government Center, 165 Mary Street, Lawrenceburg, IN 47025