

Dearborn County, Indiana Redevelopment Commission

Public Offering of 14.76 Acre Property

Harrison-Brookville Road, Harrison Township, Dearborn County, Indiana

Published March 4, 2026

Table of Contents

Notice of Offering for Sale..... Page 2

Offering Sheet..... Page 6

Instructions to Bidders..... Page 9

NOTICE OF OFFERING:

FOR SEALED BIDS

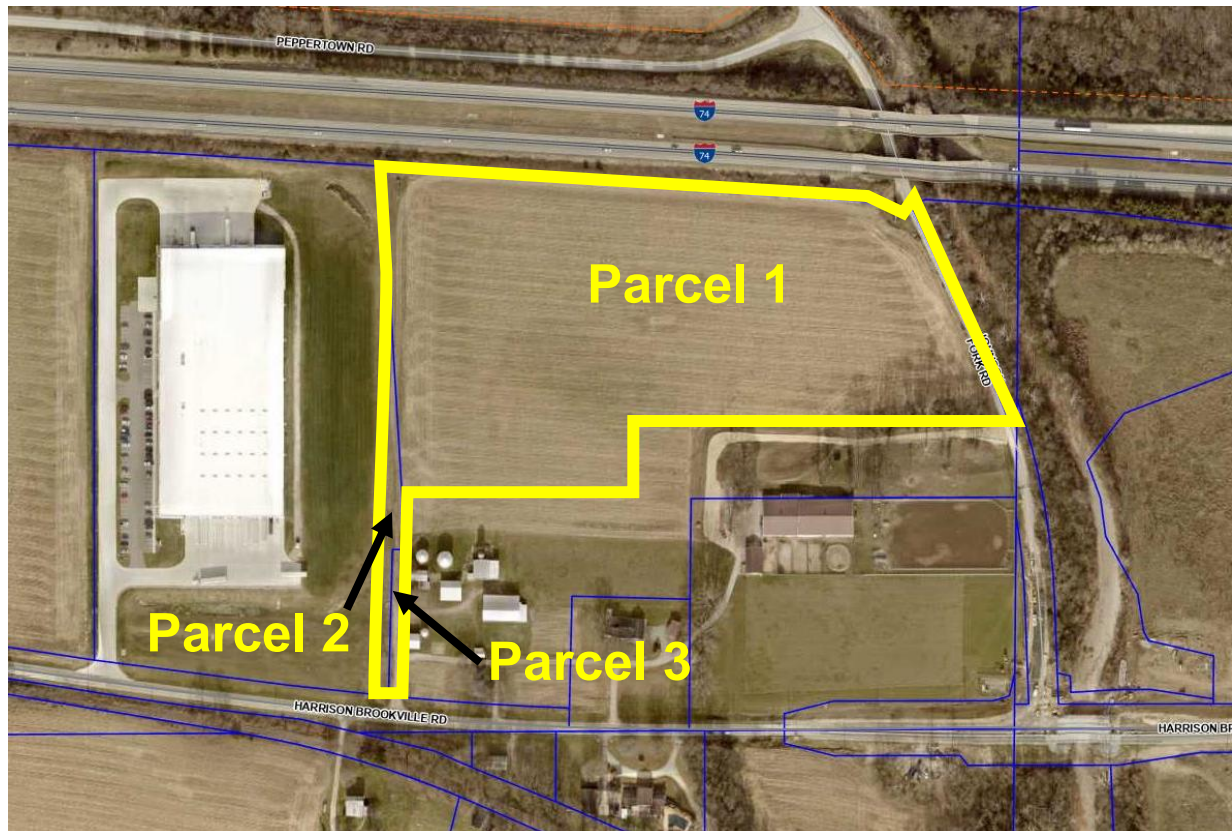
Notice is hereby given by the Dearborn County Redevelopment Commission ("DCRC") that on Friday, March 27, 2026 at 10:00 a.m. (local time) (EST), the Dearborn County Redevelopment Commission, at the Dearborn County Government Center, 165 Mary Street, Lawrenceburg, Indiana, will open and consider written offers for the sale of certain real estate located on Harrison-Brookville Road in Harrison Township, Dearborn County, Indiana ("the Property").

The DCRC is willing to entertain proposals for the sale of the Property for the purposes described in this notice. The DCRC will only consider offers from bidders who have submitted full and complete packets. The offer should consist of cash and meet the conditions set forth below:

Legal Description and Property Information

- A. The real estate to be sold is located on Harrison-Brookville Road and Johnson Fork Road, in Harrison Township, Dearborn County, Indiana and is described as follows:

Approximately 14.76 acres (outlined in yellow on map below); Subject to a recorded site survey and legal description



Note: Map is an estimate only; Subject to a final survey.

Parcel 1

Parcel ID: 15-01-11-400-006.014-006

Location: Harrison Township, Dearborn County, Indiana

Approximate Street Address: 1198 Harrison Brookville Road, West Harrison, IN 47060

Parcel Size: 14.09 acres

Owner: Dearborn County Redevelopment Commission

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

Parcel 2

Parcel ID: 15-01-11-400-006.010-006

Location: Harrison Township, Dearborn County, Indiana

Approximate Street Address: 1198 Harrison Brookville Road, West Harrison, IN 47060

Parcel Size: 0.49 acres

Owner: Dearborn County Redevelopment Commission

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

Parcel 3

Parcel ID: 15-01-11-400-006.011-006

Location: Harrison Township, Dearborn County, Indiana

Approximate Street Address: 1198 Harrison Brookville Road, West Harrison, IN 47060

Parcel Size: 0.18 acres

Owner: Dearborn County Redevelopment Commission

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

Offering Packet and Bid Deadline

Offering packets may be picked up at the Dearborn County Administrator's Office, Dearborn County Government Center, 165 Mary Street, Lawrenceburg, Indiana 47025, between the hours of 8:30 a.m. and 4:30 p.m. weekdays beginning on March 4, 2026 or may be sent electronically upon request. Please direct questions about receiving packets to Mike Perleberg, One Dearborn Economic Development, 513-256-1843 or by email at mperleberg@1dearborn.org.

Items included in the Offering Packet are:

- This Notice of Offering
- Offering Sheet, and
- Instructions to Bidders

All offers must be filed with Dearborn County Administrator Sue Hayden, Dearborn County Government Center, 165 Mary Street, Lawrenceburg, Indiana 47025 **no later than 9:30 a.m. EST on Friday, March 27, 2026** and shall be in the form

described in the Instructions to Bidders. Proposals submitted or received after that date will not be considered. Responses shall be delivered before said deadline to the Dearborn County Administrator's Office at the above address.

Development Standards and Limitations

1. The property is currently vacant. Bids should outline the intended use of the Property which **must** include the use of the property for the construction of an industrial food and/or beverage distribution facility that includes at least \$3 million invested in site improvements and equipment, and creation of 10 or more jobs upon the completion of construction in Harrison Township, Dearborn County.

2. A bid submitted by a trust (as defined in I.C. 30-4-1-1(a)) must identify each beneficiary of the trust and each settler empowered to revoke or modify the trust.

Minimum Offering Price

The minimum offering price for the sale of the Property is One Million Twenty-Seven Thousand Dollars (\$1,027,000.00). The successful bidder will be the highest and best bidder that has met or surpassed One Million Twenty-Seven Thousand Dollars (\$1,027,000.00) and met the other minimum standards outlined in the notice and offering sheet.

Selection

The DCRC reserves the right to reject any or all offers. Offers must consist of consideration in the form of cash. The DCRC will only consider offers from bidders who have submitted full and complete bid packets. In determining the best offer, the DCRC shall take into account price and other considerations; the size and character of the improvements proposed to be made by the bidder on the real property; the bidder's plans and ability to improve the real property with reasonable promptness; whether the real property when improved will be sold or rented; the bidder's proposed sale or rental prices; the bidder's compliance with the statute if submitting a bid for a trust; and any factors that will assure the commission that the sale or lease, if made, will further the execution of the redevelopment plan and best serve the interest of the community, from the standpoint of both human and economic welfare. A successful bidder must demonstrate that they are a responsible property owner and have no delinquent taxes or code violations on currently owned properties. A successful bidder will be required to enter into a development agreement with the DCRC with respect to these and other matters. For a period of thirty (30) days after the opening of the written offers, no disposal of the real property may be made at a price less than that shown on the offering sheet. After that, the DCRC may adjust the offering price in the manner the DCRC considers necessary to further the redevelopment of the Property.

This notice is given pursuant to I.C. §36-7-14-22(d) and I.C. §5-3-1-2(e).

Dated March 4, 2026

Dearborn County Redevelopment Commission

END OF NOTICE OF OFFERING

OFFERING SHEET

DEARBORN COUNTY REDEVELOPMENT COMMISSION

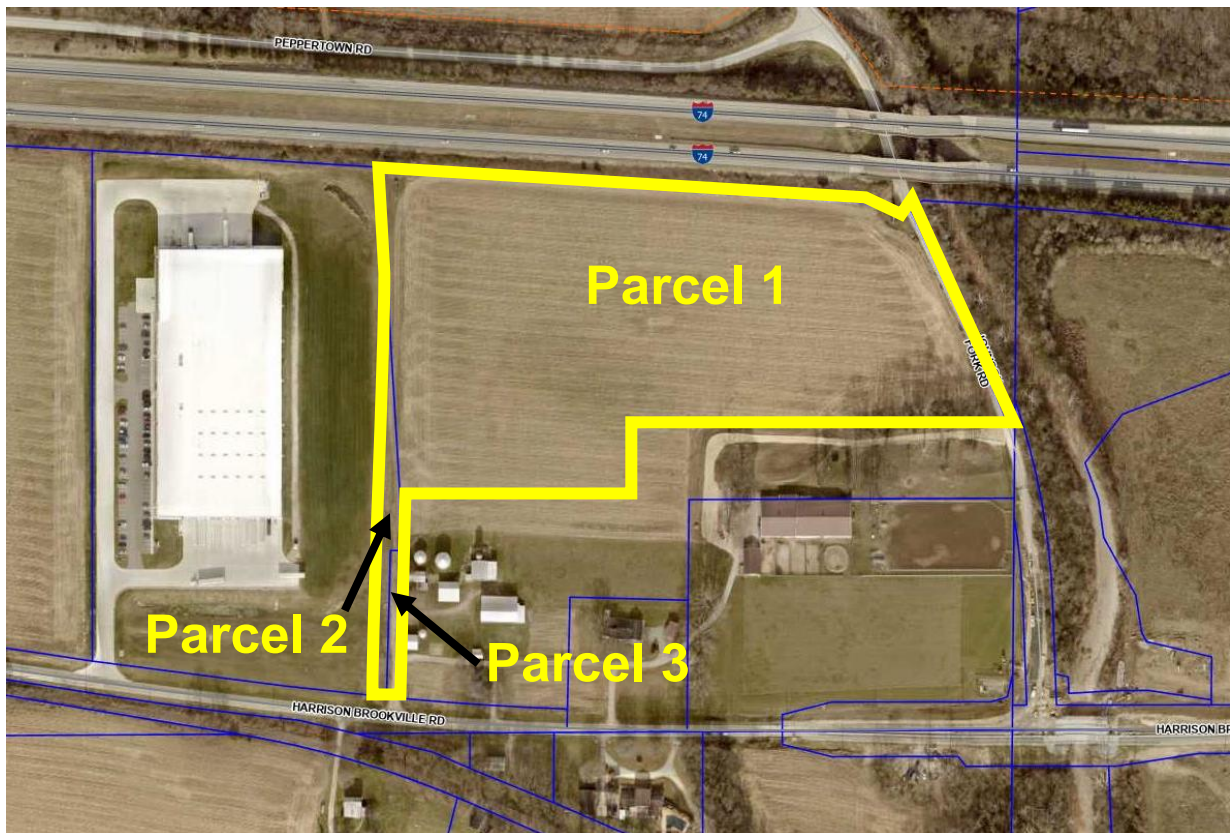
165 Mary Street, Lawrenceburg, Indiana 47025

The Dearborn County Redevelopment Commission ("DCRC") is willing to entertain proposals for the sale of real estate located on Harrison Brookville Road in Harrison Township, Dearborn County, Indiana. The DCRC will only consider offers from bidders who have submitted full and complete bid packets.

Legal Description and Property Information

- A. The real estate to be sold is located near Harrison-Brookville Road in Harrison Township, Dearborn County, Indiana and is described as follows:

Approximately 26.9 acres (outlined in yellow on map below); Subject to a recorded site survey and legal description



Note: Map is an estimate only; Subject to a final survey.

Parcel 1

Parcel ID: 15-01-11-400-006.014-006

Location: Harrison Township, Dearborn County, Indiana

Approximate Street Address: 1198 Harrison Brookville Road, West Harrison, IN 47060

Parcel Size: 14.09 acres

Owner: Dearborn County Redevelopment Commission

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

Parcel 2

Parcel ID: 15-01-11-400-006.010-006

Location: Harrison Township, Dearborn County, Indiana

Approximate Street Address: 1198 Harrison Brookville Road, West Harrison, IN 47060

Parcel Size: 0.49 acres

Owner: Dearborn County Redevelopment Commission

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

Parcel 3

Parcel ID: 15-01-11-400-006.011-006

Location: Harrison Township, Dearborn County, Indiana

Approximate Street Address: 1198 Harrison Brookville Road, West Harrison, IN 47060

Parcel Size: 0.18 acres

Owner: Dearborn County Redevelopment Commission

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

Minimum Offering Price

The minimum offering price for the sale of the Property is One Million Twenty-Seven Thousand Dollars (\$1,027,000.00). The successful bidder will be the highest and best bidder that has met or surpassed One Million Twenty-Seven Thousand Dollars (\$1,027,000.00) and met the other minimum standards outlined in the notice and offering sheet.

Development Standards and Limitations

1. The property is currently vacant. Bids should outline the intended use of the Property which **must** include an industrial food and/or beverage distribution facility that includes at least \$3 million invested in site improvements and equipment, and creation of 10 or more jobs upon the completion of construction in Harrison Township, Dearborn County.

2. A bid submitted by a trust (as defined in I.C. 30-4-1-1(a)) must identify each beneficiary of the trust and each settler empowered to revoke or modify the trust.

Requirements of Bidders

The successful bidder must demonstrate that he or she has the industry, knowledge, experience, and financial capability to successfully complete the proposed development on the Property. The successful bidder must demonstrate that they are a responsible property owner and have no delinquent taxes or code violations on currently owned properties. Bidders must comply with the Instructions to Bidders included in the Offering Packet.

END OF OFFERING SHEET

INSTRUCTIONS TO BIDDERS

1. **General:** In accordance with Indiana Code §36-7-14-22, Dearborn County Redevelopment Commission ("DCRC") is offering for sale the property described in the Offering Sheet and Request for Proposal ("the Property").
 - a. The sale of the Property was duly advertised in The Register newspaper of Lawrenceburg, Indiana.
 - b. The sale of the Property will be in accordance with, and the successful bidder must be willing to negotiate and enter into, a Sale Agreement with the DCRC within thirty (30) days of the acceptance of the bids, which Agreement shall set forth the nature of the sale of the Property.
 - c. A bid submitted by a trust (as defined in I.C. §30-4-1-1(a)) must identify each beneficiary of the trust and settler empowered to modify the trust.
2. **Offering Packet:** The offering packet contains the Dearborn County Redevelopment Commission's Notice of Offering: Real Estate for Sale, Offering Sheet and Instructions to Bidders, which identifies the Property being offered and states the minimum sale price for property located on Harrison-Brookville Road in Harrison Township, Dearborn County, Indiana, for which offers will be considered. Offering packets may be picked up at the Dearborn County Administrator's Office, Dearborn County Government Center, 165 Mary Street, Lawrenceburg, Indiana 47025 between the hours of 8:30 a.m. and 4:30 p.m. weekdays beginning on March 4, 2026 or may be sent electronically upon request. Please direct questions about receiving packets to Mike Perleberg, One Dearborn Economic Development, 513-256-1843 or by email at mperleberg@1dearborn.org.
3. **Sealed Offers and Bids:** Bids shall be submitted on paper as a sealed written offer as provided herein and **must state "SEALED BID" on the outside of the sealed envelope**. Sealed written offers, in accordance with these Instructions to Bidders, will be received by the Dearborn County Administrator, Dearborn County Government Center, 165 Mary Street, Lawrenceburg, Indiana 47025 until 9:30 a.m. EST on Friday, March 27, 2026.

At 10:00 a.m. EST on Friday, March 27, 2026 the Dearborn County Redevelopment Commission will publicly open and consider all written offers at a public meeting. All exhibits, drawings, renderings and other material to be used in such presentation that are in addition to the sealed bid shall be deposited by each bidder at the time of the submission of the written offers and shall be retained by the DCRC. Within ten (10) days after an award is made, unsuccessful bidders may pick up their

supplemental exhibits, after which date all remaining materials will be disposed of in any manner the City deems appropriate.

All exhibits and graphics of the successful bidder(s) remain the property of the DCRC.

1. **Form of Offer:** Every offer must be made in the form of a letter of intent or purchase agreement which must include: purchase price; timing of the transaction; future uses; and how the offer and intended use contributes to the development of the West Harrison and Harrison Township area.
2. **Explanations:** If a bidder finds any discrepancy in or omission from these Instructions to Bidders or any other forms in the bid packet, or has questions regarding any aspect of this offering, the bidder shall submit questions to Mike Perleberg, One Dearborn Economic Development, 513-256-1843 or by email at mperleberg@1dearborn.org.
3. **Withdrawal of Offers:** No offer will be allowed to be withdrawn after bid opening.
4. **Rejection or Acceptance of Offers:** The DCRC reserves the right to accept or reject any and all offers. If the DCRC accepts an offer, the successful bidder shall begin negotiating the Purchase Agreement within ten (10) days after the bidder is notified of acceptance.
5. **Purchase Price and Other Terms:** Within a period of thirty (30) days after the opening of the written offers, the sale price of the Property to be sold shall not be less than the Minimum Offering Price as shown on the Offering Sheet attached hereto, or as otherwise allowed by Indiana redevelopment law (I.C. §36-7-14-22). After the thirty (30) day period, the DCRC may adjust the offering price in the manner the DCRC considers necessary to further the redevelopment of the Property. Offers must consist of consideration in the form of cash. The DCRC will only consider offers from bidders who have submitted full and complete bid packets. In determining the best offer, the DCRC shall take into account price and other considerations; the size and character of the improvements proposed to be made by the bidder on the real property; the bidder's plans and ability to improve the real property with reasonable promptness; whether the real property when improved will be sold or rented; the bidder's proposed sale or rental prices; the bidder's compliance with the statute if submitting a bid for a trust; and any factors that will assure the commission that the sale or lease, if made, will further the execution of the redevelopment plan and best serve the interest of the community, from the standpoint of both human and economic welfare. A successful bidder must demonstrate that they are a responsible property owner and have no delinquent taxes or code violations on currently owned properties. A successful bidder will be required to enter into a development agreement with the DCRC with respect to these and other matters. For a period of thirty (30) days after the opening of the written offers, no disposal of the real property may be made at a price less than that shown on the offering sheet. After that, the

DCRC may adjust the offering price in the manner the DCRC considers necessary to further the redevelopment of the Property.

6. **Development Standards and Limitations:** Each offer should detail how the bidder will address the Development Standards and Limitations, as described in the Offering Sheet.

END OF INSTRUCTIONS TO BIDDERS