

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 interested offerors.

The offerors shall prepare a proposal for the sale of all of the Offered Property. The following terms and conditions apply to the submitted proposals:

Minimum Offering Price: Each offeror must propose a purchase price of not less than \$6,000.00 total for two parcels: Parcel IDs 15-06-20-300-013.000-024 and 15-06-20-300-012.000-024, also known as 4926 Main Street and 4936 Main Street, York Township, Dearborn County, IN 47022.

Required Uses: None

Conditions of Acceptance: Written and electronic proposals will be accepted through Friday, April 15 at 4:30 p.m. Electronic proposals may be submitted to shayden@dearborncounty.in.gov. 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 its meeting at the Dearborn County Government Center, Henry Dearborn Meeting Room (1st Floor), 165 Mary Street, Lawrenceburg, IN 47025, at 9:00 a.m. (local time) on Thursday, May 12, 2022. The Commission reserves the right to take under advisement, accept or reject any and all proposals.

Proposal submissions must meet the following conditions:

- (a) The successful offeror must be prepared to close on the purchase of the Offered Property within thirty (30) days after an agreed period of site due diligence and testing at offeror's expense.
- (b) The successful offeror must propose the development of the Offered Property for a use maintaining a pleasant aesthetic and adhering to all Dearborn County Zoning Ordinance rules and regulations.
- (c) The successful offeror may be required to enter into an economic development agreement which includes commitments to maintain the property to achieve a pleasant aesthetic and adhering to all Dearborn County Zoning Ordinance rules and regulations; the plans for which will be subject to final approval by the Dearborn County Redevelopment Commission.
- (d) No proposal will be eligible for consideration that does not meet the minimum offering price.

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

- (a) Payment of the full purchase price for the Offered Property by the successful offeror at closing.
- (b) All agreements relating to the sale and use of the property will be subject to review by attorneys for the Commission and the County. The Commission and the County reserve the right to approve and reject all agreements at their sole discretion.

APPENDIX 1

Description of Offered Property

Approximately 0.5 acres (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.

Parcel 1

Parcel ID: 15-06-20-300-013.000-024

Location: York Township, Dearborn County, Indiana

Approximate Street Address: 4926 Main Street, Guilford, IN 47022

Parcel Size: 0.38 acres

Owner: Dearborn County Redevelopment Commission

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

Parcel 2

Parcel ID: 15-06-20-300-012.000-024

Location: York Township, Dearborn County, Indiana

Approximate Street Address: 4936 Main Street, Guilford, IN 47022

Parcel Size: 0.12 acres

Owner: Dearborn County Redevelopment Commission

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