

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 \$160,000 for the entire Offered Property, which is not less than the average of two appraisals performed in 2023.

Offered Property totals 1.0 acre located approximately at the northern end of Professional Park Drive in the Bright downtown area of Harrison Township, Dearborn County, IN 47025. Parcel IDs 15-01-34-404-001.003-006, 15-01-34-404-001.002-006, 15-01-34-404-002.004-006, 15-01-34-404-002.003-006.

Required Uses:

Multi-family housing (owned or leased) and/or commercial business

Conditions of Bid Acceptance:

Written and electronic proposals will be accepted through Friday, November 3 at 4:30 p.m. (local time). Electronic proposals must be submitted via email to both shayden@dearborncounty.in.gov and mperleberg@1dearborn.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 9:00 a.m. (local time) on Tuesday, November 14, 2023. 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) Multi-family residential building such as apartments, townhomes or rowhouses owned or leased by residents;

- b) Commercial building aligning with current Local Business zoning of the Dearborn County 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 \$400,000 investment in site improvements, equipment and other expenses related to the improvement of the Offered Property. Such investment must begin within 180 days after the land closing date and construction must be completed within 550 days 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 multi-family and commercial building development proposals, exterior finishes must be at or above quality of the residential housing west adjacent of the site, as determined by a Redevelopment Design Committee review.
- 6) For multi-family and commercial 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 are received in response to this advertisement;
 - b) A minimum 30 day period after Tuesday, November 14, 2023;
 - 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:

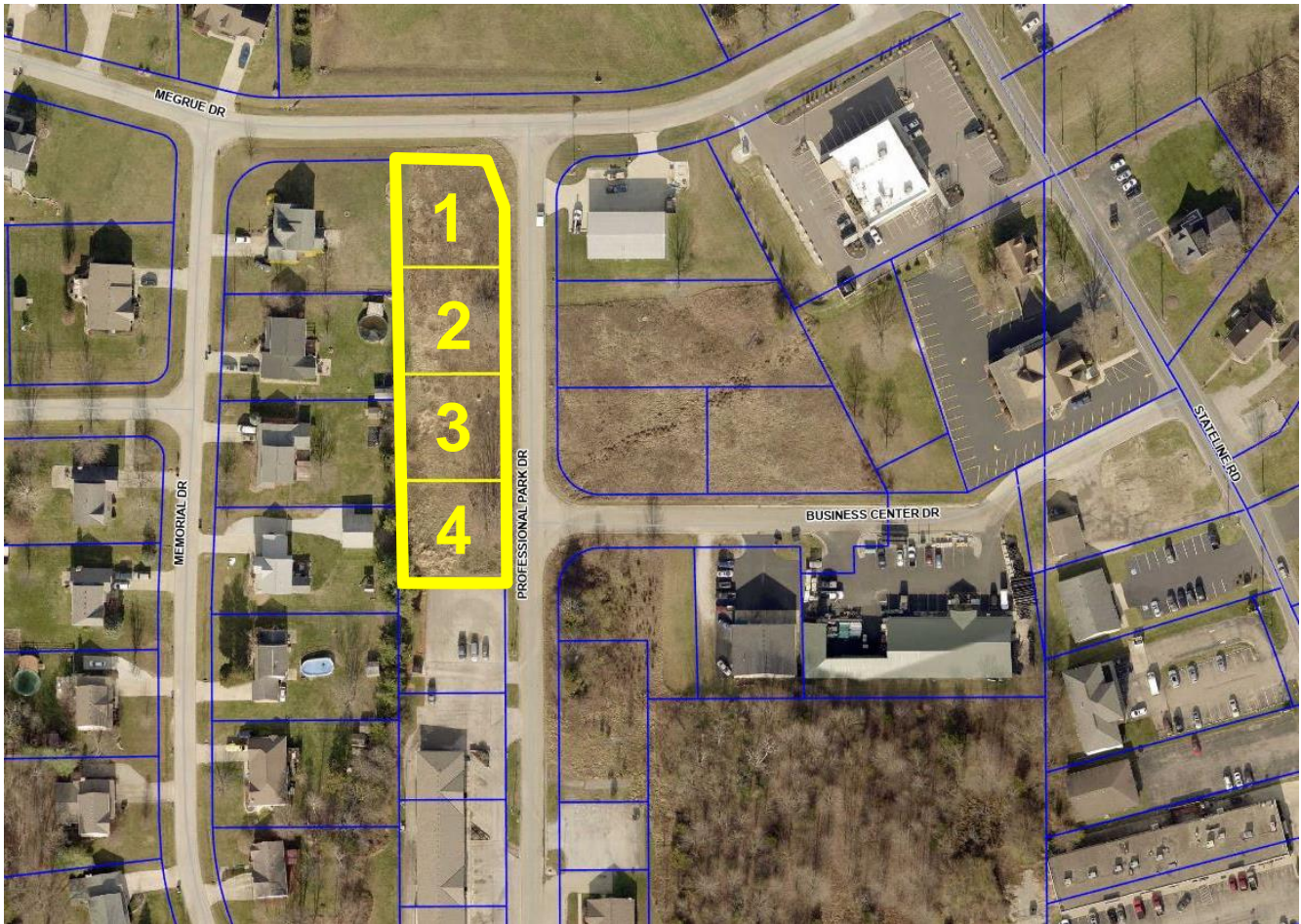
All bidders must provide preliminary designs, quantities with detailed estimates, proof of financial security, and portfolio of past work/projects. The bidders must swear to whether they have been in a bankruptcy or have any outstanding or contingent liabilities. Proposals exhibiting preparedness and 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 1.0 acre of land consisting of four parcels each approximately 0.25 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 and legal description.

Parcel 1

Location: Harrison Township, Dearborn County, Indiana

Parcel ID: [15-01-34-404-001.003-006](#)

Approximate Street Address: Professional Park Drive, Harrison Township, Dearborn County, IN 47025

Parcel Size: 0.25

Owner: Dearborn County Redevelopment Commission

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

Parcel 2

Location: Harrison Township, Dearborn County, Indiana

Parcel ID: [15-01-34-404-001.002-006](#)

Approximate Street Address: Professional Park Drive, Harrison Township, Dearborn County, IN 47025

Parcel Size: 0.25

Owner: Dearborn County Redevelopment Commission

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

Parcel 3

Location: Harrison Township, Dearborn County, Indiana

Parcel ID: [15-01-34-404-002.004-006](#)

Approximate Street Address: Professional Park Drive, Harrison Township, Dearborn County, IN 47025

Parcel Size: 0.25

Owner: Dearborn County Redevelopment Commission

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

Parcel 4

Location: Harrison Township, Dearborn County, Indiana

Parcel ID: [15-01-34-404-002.003-006](#)

Approximate Street Address: Professional Park Drive, Harrison Township, Dearborn County, IN 47025

Parcel Size: 0.25

Owner: Dearborn County Redevelopment Commission

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