OFFERING SHEET FOR SALE OF REAL PROPERTY
BY THE MICHIGAN CITY REDEVELOPMENT COMMISSION

The Michigan City Redevelopment Commission hereby offers 6000 S. Cleveland Ave., Michigan City, Indiana for sale based on the specified terms and conditions:

Description: The property is commonly known as 6000 S. Cleveland Ave. and is more rudimentarily described as:

An almost eight (8) acre parcel in the IN S ½ E ½ SW ¼ N of HWY US 20 & W of Cleveland Ave. S 4 T37 R 4 containing 7.93 acres.

Parcel Number: 46-05-04-376-019.000-009

Terms and Condition:

Offering Price: $298,500.00  

Term: Public Sale

Limitations on Use: The property includes wetland delineations. A full description of the wetland delineation has been completed.

Site Condition: The subject property is an irregular shaped parcel of land that contains approximately eight (8) acres of land that has a narrow tail of land that extends down along West Cleveland Avenue to Highway 20. The widest part of the site, on the north line of the property which is approximately 600 feet wide, and also boarders south line of Barker School site. There is approximately 675 feet of usable frontage along Cleveland Avenue and approximately 400 feet along the tail which for the most part is unusable. The tail section is contiguous to the property located at 420 East US Highway 20 and would provide additional frontage for this property.

The site is presently a vacant lot.

Other Terms and Conditions: Bidders must affirm that they have become familiar with and are aware of:

a. The present condition of the real estate being offered for sale; and
b. The provisions of the South Gateway Corridor Plan.

c. Shall agree to hold open their offers for a period of sixty (60) days after the date specified for the opening of offers.

Written offers must be submitted using the form as prescribed by the Michigan City Redevelopment Commission, said form is attached hereto. Offers that oar not complete with respect to the required information shall be rejected.
Submission of Proposals:

Written sealed offers to purchase will be received at the Office of the Planning Department, City Hall of Michigan City, 100 East Michigan Blvd., Michigan City, IN 46360 until 12:00 p.m. on May 10, 2019. Proposals will be publically opened and read aloud at the Regular Meeting of the Michigan City Redevelopment Commission at 5:00 p.m. on May 13, 2019 in the City Council Chambers in the City Hall of Michigan City, 100 East Michigan Blvd., Michigan City, IN 46360.

Complete offers must include at least the following information:

   a. Proposed purchase price
   b. Any proposal submitted by a trust (as defined by I.C. 30-4-1-1 (a)) must identify each beneficiary of the trust and settlor empowered to revoke or modify the trust.

Maps, plats and the wetland delineation report are available for inspection at the Michigan City Planning Department.

The Michigan City Redevelopment Commission shall reserve the right to reject any and all offers, and may also enter into and a sale agreement with the highest and best Bidder. In determining the best offer the Michigan City Redevelopment Commission shall consider the following:

1. The offered purchase price;

2. Compliance with all requirements as contained herein.

3. Any factors that will assure the Michigan City Redevelopment Commission that the sale, if made, will further the implementation of the South Gateway Corridor Plan, as well as serve the best interest of the community from the standpoint of both human and economic welfare.

The Michigan City Redevelopment Commission reserves the right to request all Bidders to submit supplemental information to further clarify an offer after the date on which offers are opened, and may make any further investigations as deemed necessary in determining the Bidder shall perform all obligations as required.

Michigan City Redevelopment Commission
PROPOSAL TO SELL LAND FOR PRIVATE USE
6000 S Cleveland Avenue
Michigan City, Indiana

To: Michigan City Redevelopment Commission
c/o Michigan City Planning Department
100 East Michigan Blvd.
Michigan City, IN 46360

1. Authority for Offer

Having become familiar with and affirming the present conditions of real property as offered for sale by the Michigan City Redevelopment Commission and identified as parcel number 46-05-04-376-019.000-009 and with a common address of 6000 S. Cleveland Ave., Michigan City, Indiana, and the development goals and intents of the South Gateway Corridor Plan, the undersigned offers and agrees to purchase from the Michigan City Redevelopment Commission said parcel as herein described in the Offering Sheet, same of which is incorporated herein to this offer for the price of:

$ _______________________

Plus other considerations (if any):

2. If Offer is Submitted by a Trust as defined by I.C. 30-4-1-1(a), this offer shall include the name of the trust, and on an attachment, identification of all beneficiaries of the trust and the settlor empowered to revoke or modify the trust:

Name of Trust: _______________________

3. Rejection / Withdrawal of Offer

It is agreed that this offer shall remain open for a period of sixty (60) days from the final date to accept offers as specified in the Notice of Sale of Real Estate, and shall remain in full force and effect thereafter. It is further acknowledged and agreed that the Michigan City Redevelopment Commission may reject any and all Offers with or without cause. It is further acknowledged and agreed that this offer and all accompanying documents submitted with this offer shall become the sole property of the Michigan City Redevelopment Commission.

4. Qualifications

It is agreed that the Michigan City Redevelopment Commission shall have the right and authority to make such investigation as it deems necessary to determine the ability to perform the obligations of said offer. It is further agreed that all additional information as may be requested
by the Michigan City Redevelopment Commission shall be furnished in assist in the clarification of this offer.

5. Certification

It is hereby certified that the above information is accurate and that I / We hereby agree to abide by the terms and conditions of the Offer and this Proposal, if same should be accepted by the Michigan City Redevelopment Commission.

Offeror: ____________________________
   Name of Firm of Individual (Print)

By: _________________________________
   Signature of Offeror or Authorized Representative

Date Submitted: ____________________________