

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

The Michigan City Redevelopment Commission hereby offers twelve parcels of vacant real property within one block boarded by West Michigan Boulevard, Washington Street, West Second Street, and Franklin Street, Michigan City, Indiana for sale based on the specified terms and conditions:

**Description:** Depending upon the parcel, the property is commonly known as either West Michigan Boulevard, Washington Street, West Second Street, and Franklin Street, and is more rudimentarily described as:

**Parcel I:**

That part of the West ½ of vacated Franklin Street lying Easterly and adjacent to Lot 5 in Block 8 in Elston's Original Survey to Michigan City, Which is recorded in Deed Record "A" Pages 5 & 6 in the Office of the Recorder of LaPorte, Indiana.

**Parcel II:**

Lot 5 and that part of Lot 6 in Block 8 in Elston's Original Survey of Michigan City, which is recorded in Deed Record "A" Pages 5 & 6 in the Office of the Recorder of LaPorte County, Indiana, described as beginning at the Southeast Corner of said Lot 5 and running thence West along the Southerly line of said Lots 5 & 6, a distance of 104.5 feet, thence Northerly parallel with the East line of said Lot 5, a distance of 165 feet more or less to the Northerly line of Lot 6, thence Easterly along the North Line of Lots 5 and 6, a distance of 104.5 feet to the Northeast corner of Lot 5; thence south along the East line of Lot 5, a distance of 165 feet more or less to the place of beginning.

**Parcel III:**

Part of Lot S in Block 8 in Elston's Original Survey of Michigan City, LaPorte County, Indiana, more particularly described as follows: Beginning at the Southwest corner of said Lot 8, Block 8; thence Easterly along the Northerly line of Michigan Street, a distance of 80.41 feet to a point that is 80.41 feet Easterly from the Easterly line of Washington Street; and running thence in a Northerly direction parallel with the Easterly line of Washington Street and along the center line of a 12 inch brick wall, a distance of 137.08 feet; running thence in a Westerly direction along the center line of an 8 inch brick wall, a distance of 9.16 feet; running thence in a Northerly direction parallel with the Easterly line of Washington Street and along the center line of an 8 inch brick wall, a distance of 30.08 feet, more or less, to the Southerly line of the Easterly and Westerly alley through said Block 8 of Elston's Original Survey; thence running in a Westerly direction along the Southerly line of said alley to the Northwestern corner of said Lot 8; thence Southerly along the West line of Lot 8 to the Place of Beginning.

Subject to all existing utility easements and rights therein lying in Parcel I.

Parcel IV:

Part of Lot 3 in Block 8 in Elston's Original Survey of Michigan City, as per plat thereof, recorded in Deed Record "A" pages 5 and 6, in the Office of the Recorder of LaPorte County, Indiana, more particularly described as follows: Beginning at a point on the East line of Washington Street that is 27.5 feet North of the Southwest corner of Lot 3 in Block 8 in said Elston's Original Survey of Michigan City, Indiana; thence North along the East line of Washington Street, a distance of 28.05 feet; thence East, at right angles, a distance of 83.25 feet; thence South on a line parallel with the East line of Washington Street, a distance of 28.05 feet; thence West at right angles, a distance of 83.25 feet to the place of beginning.

Parcel V:

The West 1/3 of the East 1/2 of Lots 2 and 3 in Block 8 in Elston's Original Survey in the City of Michigan City, Indiana, as per plat thereof, recorded in Deed Record "A" pages 5 and 6, in the Office of the Recorder of LaPorte County, Indiana,

Parcel VI:

The Middle 1/3 of the East 1/2 of Lots 2 and 3 in Block 8 in Elston's Original Survey of Michigan City, Indiana, as per plat thereof, recorded in Deed Record "A" pages 5 and 6, in the Office of the Recorder of LaPorte County, Indiana,

ALSO: The South 1/2 of Lot 4 in Block 8 in Elston's Original Survey to the City of Michigan City, Indiana, as per plat thereof, recorded in Deed Record "A" pages 5 and 6, in the Office of the Recorder of LaPorte County, Indiana,

Parcel VII:

The East 1/3 of the East 1/2 of Lots 2 and 3 in Block 8 in Elston's Original Survey of Michigan City, Indiana, as per plat thereof, recorded in Deed Record "A" pages 5 and 6, in the Office of the Recorder of LaPorte County, Indiana,

Parcel VIII:

Fifty feet (50) East and West by 82 1/2 feet North and South off of the West end of Lot 1 in Block 8 in Elston's Original Survey of Michigan City, Indiana, as per plat thereof, recorded in Deed Record "A" pages 5 and 6, in the Office of the Recorder of LaPorte County, Indiana,

ALSO:

That part of Lot 1 in Block 8 in Elston's Original Survey of Michigan City, Indiana, as per plat thereof, recorded in Deed Record "A" pages 5 and 6, in the Office of the Recorder of LaPorte County, Indiana, more particularly described as follows: Commencing on the Northeast corner of said lot; thence Westwardly on the North line of said Lot, a distance of 100 feet; thence Southwardly and at right angles with the said North line, a distance of 23 1/2 feet; thence Eastwardly and parallel with said North line, a distance of 100 feet to the East line of said lot; thence North along said East line, a distance of 23 1/2 feet to the place of beginning.

ALSO: That part of Lot 1 in Block 8 in Elston's Original Survey of the City of Michigan City, Indiana, as per plat thereof, recorded in Deed Record "A" pages 5 and 6, in the Office of the

Recorder of LaPorte County, Indiana, more particularly described as follows: Commencing at a point on the West line of Franklin Street which is 23 ½ feet South of the South line of Second Street in said City, said South line being also the North line of said lot 1; thence South on said West line of Franklin Street, a distance of 23 ½ feet; thence West at right angles with said line of Franklin Street, a distance of 100 feet; thence North parallel with said line of Franklin Street, a distance of 23 ½ feet; thence East parallel with said line of Second Street, a distance of 100 feet to the place of beginning.

ALSO: A part of Lot 1 in Block 8 in Elston's Survey of Michigan City, Indiana, as per plat thereof, recorded in Deed Record "A" pages 5 and 6, in the Office of the Recorder of LaPorte County, Indiana, more particularly described as follows: Commencing at a point on the North line of said Lot, a distance of 100 feet West of the Northeast corner of said lot; thence Southerly on a line at right angles with Second Street, a distance of 47 feet; thence Westerly on a line parallel with Second Street, a distance of 15 feet; thence Northerly on a line at right angles to Second Street, a distance of 47 feet; thence Easterly along the North line of said lot, a distance of 15 feet to place of beginning.

ALSO: Thirty-five and Five sixths (35 – 5/6) feet off the South side of Lot 1 in Block 8 in Elston's Original Survey of Michigan City, Indiana, as per plat thereof, recorded in Deed Record "A" pages 5 and 6, in the Office of the Recorder of LaPorte County, Indiana.

Parcel IX: The North ½ of Lot 4 in Block 8 in Elston's Original Survey of Michigan City, Indiana, as per plat thereof, recorded in Deed Record "A" pages 5 and 6, in the Office of the Recorder of LaPorte County, Indiana,

Parcel X:

Part of Lots 2 and 3 in Block 8 in Elston's Survey of Michigan City, Indiana, as per plat thereof, recorded in Deed Record "A", Pages 5 and 6, in the Office of the Recorder of LaPorte County, Indiana, more particularly described as follows: Beginning at the Southwest corner of said Lot 3; thence Easterly along the South line of lot 3 to the East line of the West ½ of Lot 3; thence Northerly along the East line of the West ½ of Lot 3 to the South line of the North 56.10 feet of Lot 3; thence Westerly along the South line of the North 56.10 feet of Lot 3 to the West line of Lot 3; thence Northerly 28.05 feet along said West line; thence Easterly along a line 28.05 feet Southerly of and parallel to the North line of Lot 3 to the East line of the West ½ of Lot 3; thence Northerly along the East line of the West ½ of Lots 3 and 2 to the North line of lot 2; thence Westerly along the North line of Lot 2 to a point 61.15 feet East of the Northwest corner of Lot 2; thence Southwesterly along an arc to the left having a radius of 143.5 feet and subtended by a long chord of 89.11 feet to a point on the West line of Lot 2 which is 61.94 feet South of the Northwest corner of Lot 2; thence Southerly along the West line of Lots 2 and 3 to the point of beginning.

TOGETHER WITH: The West ½ of vacated Franklin Street lying immediately East and adjacent to Lots 1 and 4, in Block 8, in Elston's Original Survey, as contained in a decree recorded March 8, 1973 as Instrument No. 73-2223.

ALSO TOGETHER WITH: The North-South alley that lies between Lots 1, 2, 3 and 4, in Block 8, in Elston's Original Survey, as contained in Resolution No.1805, recorded November 15, 1963, in Miscellaneous Record 106 page 2.

Parcel Numbers: 46-01-29-251-024.000-022, 46-01-29-251-007.000-022, 46-01-29-251-014.000-022, 46-01-29-251-013.000-022, 46-01-29-251-015.000-022, 46-01-29-251-012.000-022, 46-01-29-251-011.000-022, 46-01-29-251-008.000-022, 46-01-29-251-026.000-022, 46-01-29-251-006.000-022, 46-01-29-251-004.000-022, 46-01-29-251-009.000-022.

**Terms and Condition:**

**Minimum Offering Price:** \$ 954,250.00

**Term:** Public Sale

**Limitations on Use:** Must comply with local zoning requirements.

**Site Condition:** The subject property is located with Franklin Street on the east side, Michigan Boulevard on the south side, Washington Street on the west side, and Second Street on the north side. It is a vacant commercial site which is located in the downtown business district of the City of Michigan City. The site has frontage on four streets and good access and visibility. The site has been cleared for redevelopment and there are public streets and utilities servicing the site. The zoning does not require setbacks and has no maximum height restrictions. Most commercial and mixed-use developments are allowed.

Inherent in this zoning is the continuation and enhancement of pedestrian traffic.

**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 Lake Michigan Gateway Implementation Strategy;
- 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 are 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 September 14, 2020. Proposals will be publically opened and read aloud at

the Regular Meeting of the Michigan City Redevelopment Commission at 5:00 p.m. on September 14, 2020.

**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 and plats 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 negotiations for 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 Lake Michigan Gateway Implementation Strategy, as well as serve the best interest of the community from the standpoint of both human and economic welfare.
4. Any other factors as identified in accordance with I.C. 36-7-14-22 (f).

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**  
**City block located between East 5th and East 6th Streets,**  
**and Pine and Spring Street**  
**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 numbers 46-01-29-251-024.000-022, 46-01-29-251-007.000-022, 46-01-29-251-014.000-022, 46-01-29-251-013.000-022, 46-01-29-251-015.000-022, 46-01-29-251-012.000-022, 46-01-29-251-011.000-022, 46-01-29-251-008.000-022, 46-01-29-251-026.000-022, 46-01-29-251-006.000-022, 46-01-29-251-004.000-022, 46-01-29-251-009.000-022, and identified as an approximate city block located at West Michigan Boulevard, Washington Street, West Second Street, and Franklin Street, Michigan City, Indiana, and the development goals and intents of the Lake Michigan Gateway Implementation Strategy, 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 or Individual (Print)

By:

\_\_\_\_\_  
Signature of Offeror or Authorized Representative

Date Submitted:

\_\_\_\_\_

**NOTICE**  
**MICHIGAN CITY REDEVELOPMENT COMMISSION**  
**PUBLIC SALE OF REAL PROPERTY**

The Michigan City Redevelopment Commission is hereby accepting written and sealed bids for offer to purchase property identified as an approximate city block located between West Michigan Boulevard, Washington Street, West Second Street, and Franklin Street, Michigan City, Indiana. All offer to purchase bids are to be submitted on or before 12:00 p.m. on September 14, 2020 to the Planning Department, City Hall of Michigan City, 100 East Michigan Blvd., Michigan City, IN 46360. Proposed bids will be publicly opened and read aloud at the Regular Meeting of the Michigan City Redevelopment Commission at 5:00 p.m. on September 14, 2020.

All interested persons should be aware that said located property is zoned CBDI Downtown District which is the central business district to the City of Michigan City.

If the bid is to be submitted by a Trust as defined by I.C. 30-4-1-1 (a), written offers shall include the beneficiary of the Trust and the settlor empowered to revoke or modify the Trust.

An Offering Sheet and the required Proposal Form are available at the Planning Department and at the City of Michigan City web page at

<http://www.emichigancity.com/cityhall/boards/redevelopment/index.htm>.

Skyler York  
Executive Director  
Department of Redevelopment