

CROWN POINT REDEVELOPMENT COMMISSION'S  
INVITATION TO ACCEPT WRITTEN OFFERS  
FOR PROPERTY LOCATED IN THE SPORTSPLEX  
REDEVELOPMENT DEVELOPMENT ALLOCATION AREA  
KNOWN AS LOT 4

The City of Crown Point, Indiana, through its Redevelopment Commission, and pursuant to I.C. 36-7-14-22, hereby offers for sale a certain parcel of real estate located in the City of Crown Point Sportsplex Redevelopment Development Allocation Area. The City of Crown Point Redevelopment Commission will open and consider sealed written offers for the purchase of said real estate, at the regular monthly meeting of the Redevelopment Commission, to be held at Crown Point City Hall, Common Council Chambers, 101 N. East Street, Crown Point, Indiana, or by ZOOM online, whichever format is advertised by the City of Crown Point, on the 3rd day of August, 2020 at 5:30 p.m., local prevailing time. Sealed written offers will be accepted until 4:00 p.m. on the 3rd day of August, 2020, delivered to the Office of the Mayor of Crown Point, Indiana, 101 N. East Street, Crown Point, Indiana. The sealed written offers will be opened and read aloud on the same date at a public meeting to be held at that time. Any sealed written offers received later than the above time and date specified will be returned unopened. The details of this invitation for sealed written offers is as follows:

1. That pursuant to Indiana Code, the Crown Point Redevelopment Commission has determined that it would be in the City's best interest to offer for sale a certain portion of the real estate located in the Sportsplex Redevelopment Development Allocation Area to prospective bidders.

2. That the Crown Point Redevelopment Commission has obtained appraisals on said parcel with the median price established at Seventy Two Thousand Dollars (\$72,000.00) which is the minimum offering price for a 12,000 square foot building site only, contained within Lot 4, and not for Lot 4 in its entirety. This 12,000 square foot building site is the minimal building site to be sold and may be expandable based upon the terms and conditions contained in numbers 3 & 4 below. Copies of said appraisals are available for public inspection and will be furnished to prospective buyers upon request. A general map reflecting the size and location of said parcel being offered will also be available for inspection at the office of the Crown Point Redevelopment Commission.

3. That the general location and description of the parcel being offered is within the Crown Point Sportsplex Subdivision, Phase 2, Lot 4, situated approximately one and one-half blocks

South of E. North Street on the West side of the main entrance driveway. There are common parking areas for the facility adjacent to and around Lot 4. Lot 4 is a .92 acre vacant lot which contains a building site of approximately 12,000 square feet expandable up to 25,000 square feet, depending on the needs of the bidder. Various zoning approvals from the City of Crown Point will need to be obtained to meet the requirements of this plan of development by the purchasers working in conjunction with the City of Crown Point.

4. In the event that a prospective purchaser requires a Lot purchase which exceeds the existing Lot 4 dimensions, then any prospective purchaser shall include that requirement in their bid with consideration of their bid price to be based upon any and all factors, including but not limited to, the current advertised minimum square footage price for the existing square footage of the 12,000 square foot building site being sold and located on Lot 4. (Minimum price for any additional square footage requested will be \$6.00 per square foot.)

5. That for all prospective buyers, said Lot 4 has been marked for identification at the location by flagged stakes indicating the dimensions and location, as well as a "For Sale" sign.

6. That the parcel being offered will have ingress/egress provided to it by the City of Crown Point and in addition, will have available parking in lots already existing and maintained by the City of Crown Point.

7. That the property is being sold with the provision that the Crown Point Redevelopment Commission desires to have the parcel improved upon sale and that said improvements must conform to a sports related business or activity that further promotes the overall concept of the Sportsplex Redevelopment Development Allocation Area.

8. That if any sealed written offer is submitted by a Trust, that Trust must identify each beneficiary of the Trust and must also indicate which Settlor is in power to revoke or modify the Trust.

9. That at the time fixed in this notice, the Crown Point Redevelopment Commission shall open and consider any offers received. These offers may consist of consideration in the form of cash, other property, or a combination of cash and other property. However, with respect to property other than cash, the offer must be accompanied by evidence of the property's fair market value that is satisfactory to the Crown Point Redevelopment Commission in its sole discretion. All offers received shall be opened at public meetings of the Crown Point Redevelopment Commission and shall be kept open for public inspection.

10. That in accordance with I.C. 36-7-14-22(f), the Crown Point Redevelopment Commission may reject any bids and may make awards to the highest and best bidders. In determining the best bids, the Crown Point Redevelopment Commission shall take into consideration the following factors:

(1) The size and character of the improvements proposed to be made by the bidder on the real property bid on.

(2) The bidder's plan and ability to improve the real property with reasonable promptness.

(3) Whether the real property when improved will be sold or rented.

(4) The bidder's proposed sale or rental prices.

(5) The bidder's compliance with subsection (d)(3) of I.C. 36-7-14-22.

(6) Any factors that will assure the commission that the sale, 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.

11. That the Crown Point Redevelopment Commission may contract with a bidder in regard to the factors listed in subsection (6), listed in paragraph 10 above, and the contract may provide for the deposit of surety bonds, the making of good faith deposits, liquidated damages, the right of repurchase, or other rights and remedies if the bidder fails to comply with the contract.

The prospective purchasers need to familiarize themselves with I.C. 36-7-14-22, as well as all other applicable codes for the purchase and development of this parcel and the laws and obligations under the Crown Point Redevelopment Commission statutes. The City of Crown Point, Indiana Redevelopment Commission reserves the right to reject any and all offers or to waive any informalities in the offerings and the process herein, should the City of Crown Point, Indiana Redevelopment Commission deem it in the public interest. Any questions should be directed to Joseph S. Irak, Crown Point Assistant City Attorney, at 219-769-4552.