

REQUEST FOR PROPOSALS
TO PURCHASE REAL PROPERTY

417 South Third Street, Goshen, Indiana

The City of Goshen by and through its Redevelopment Commission (hereinafter referred to as “Redevelopment”) is requesting proposals for the purchase of certain real property located in the City of Goshen, Indiana.

1. Real Property to be Purchased

The real property to be purchased consists of an undeveloped residential lot within the 400 block of South Third Street. The specific lot for sale is identified on the map attached as Exhibit A and is commonly known as 417 S. Third Street, Goshen, Indiana and is more particularly described as follows:

417 SOUTH THIRD STREET (Parcel No. 20-11-09-456-010.000-015)

The North Fractional Part of Lot Number 93 in Barne’s Second South Addition to the City of Goshen, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Lot 93; thence south along the east line of said Lot; 30 ½ feet; thence west parallel with the north line of said Lot, 93 feet; thence north parallel with the west line of said Lot, 10 feet; thence west parallel with the north line of said Lot; 72 feet to the west line of said lot; thence north along the west line of said Lot, 20 ½ feet to the Northwest Corner of aid Lot; thence east along the North line of said Lot, 165 feet to the Place of Beginning.

The real property so described shall hereinafter be referred to as “Subject Real Estate.”

2. Project Specifications

A. Redevelopment Commission’s Goals:

The Redevelopment Commission’s goal for the Subject Real Estate is to provide land for residential development compatible with the adjacent real estate and neighborhoods.

B. Redevelopment Details

(1) Area Description – The vacant lot is on the west side of South Third Street between Madison Street and Monroe Street. The lot is currently between two developed residential properties

(2) Access – South Third Street permits on-street parking on both the east and west side of the street. Many properties within the neighborhood include garage and driveway access from the road. For the Subject Real Estate, rear access would

be permitted from River Race Drive and off-street parking should be factored into the redevelopment proposal.

(3) Utilities – Both public water and sewer are available to serve the Subject Real Estate. Details regarding location of existing water and sewer mains is available upon request.

(4) Zoning – The subject properties are zoned Residential R-3. The pertinent section of Zoning Ordinance detailing the regulations for the R-3 district can be found [here](#).

(5) Environmental Conditions – There are no known environmental concerns for the Subject Real Estate.

3. Submission of Proposals

A. Any proposal for the purchase of the Subject Real Estate shall be submitted to Becky Hutsell, Redevelopment Director, at 204 East Jefferson Street, Goshen, Indiana 46528-3405, no later than 12:00 p.m. (noon) on November 14, 2023. The proposal shall be submitted in a sealed envelope clearly marked as “Proposal to Purchase 417 South Third Street Redevelopment Property.”

B. Each proposal must include the following:

(1) A signed cover letter that includes the following:

(a) The entity’s name, address, and telephone number;

(b) The name of the person authorized to submit/sign the proposal, along with this person’s title, telephone number, and e-mail address;

(2) A detailed description of the intended use and development of the Subject Real Estate, including the following:

(a) A conceptual plan with as much detail as possible, including land uses, building designs, building elevations, and a description of how the development complements and interacts with the surrounding area.

(b) All improvements to be made to the Subject Real Estate including new structures to be constructed.

(c) A description of the components of the development plan that includes information about the building design, size, density, and amenities.

(d) A project budget, including estimated soft costs and construction expenses.

(3) A proposed timeline for the development of the Subject Real Estate, including any conditions that must be met before the proposal can be commenced. The schedule should include:

- (a) Time needed to obtain financing.
- (b) Land use approvals.
- (c) Design completion.
- (d) Site preparation.
- (e) Start and completion of construction.

(4) The price to be paid for the purchase of the Subject Real Estate.

(5) A financial statement that is specific enough so that a proper determination may be made as to the entity's financial capacity to fulfill the obligation of the proposal.

C. The proposal shall address all issues contained in this Request for Proposals. Any exceptions to the terms of this Request for Proposals should be clearly noted.

D. Any modifications made to a proposal before submission must be initialed in ink by the submitting entity's authorized representative. A submitting entity may, upon written request, modify or withdraw their proposal at any time prior to the opening date and time. A request to modify or withdraw a proposal must be signed by the same person or persons who signed the original proposal submitted. No proposal may be modified or withdrawn after the opening of the proposals.

E. Redevelopment may require a person or entity submitting a proposal to revise one or more elements of its proposal in accordance with contract negotiations. Redevelopment reserves the right to evaluate proposals for a period of sixty (60) days before deciding which proposal, if any, to accept. Proposals shall be maintained through the evaluation period.

F. All proposals submitted become the property of Redevelopment and are a matter of public record.

G. The City of Goshen is not responsible for late or lost proposals due to mail service inadequacies, traffic, or other similar reasons. Proposals received after the designated time will not be considered in the selection process.

4. Terms and Conditions to be Addressed or Accepted by Proposal

A. Term of Purchase

Redevelopment has conducted appraisals of the Subject Real Estate and has determined that the fair value of the Subject Real Estate is \$11,500.00. The price included in a proposal for the purchase of the Subject Real Estate must be equal to or exceed this amount.

B. Condition of Subject Real Estate

The proposal to purchase must be for the Subject Real Estate in its present condition. Any sale of the Subject Real Estate will be conditioned on its development in accordance with the development plan described in the proposal.

A proposal may be conditional upon the City of Goshen granting of specific itemized zoning variances or rezoning.

C. Use of the Subject Real Estate

The proposed development must be constructed in compliance with all applicable laws and regulations of any government entity or public authority, including Indiana Building Codes, City of Goshen Ordinances, Policies, and Standards, including Zoning Ordinances, Subdivision Standards, Landscaping Ordinances, Construction Site Stormwater Runoff Control Ordinances, and Post Construction Stormwater Management Ordinances.

Purchase must not use the Subject Real Estate and any adjacent area in a manner that would be reasonably offensive to the owners or users of neighboring real estate or would tend to create a nuisance.

D. Construction of Infrastructure

The selected entity must construct any needed water building lines, sewer building lines, and storm water facilities for any structure constructed on the Subject Real Estate. The selected entity must construct sidewalks to City specifications adjacent to the parcel, along all dedicated public streets.

E. Indemnification

The successful proposal must hold Redevelopment harmless from any loss, claim, damage, or expense arising from the development and/or use of the Subject Real Estate.

F. Proposals Submitted by a Trust

Any proposal submitted by a trust must identify each beneficiary of the trust and whether the Settlor is empowered to revoke or modify the trust.

G. Purchase Agreement

The successful person or entity submitting a proposal will be required to enter into a purchase agreement incorporating the terms of the Request for Proposals, the terms included in the successful proposal, and other provisions deemed appropriate by Redevelopment.

5. Request for Clarifications and Addenda

A. Entities intending to submit proposals who have questions or are interested in touring the site should contact Becky Hutsell, Redevelopment Director.

B. All requests for clarification to this solicitation must be received at least one (1) week before the opening date to allow for the issuance of any addendums determined by Redevelopment to be necessary. A Proposer shall rely only written addenda issued by Becky Hutsell, Redevelopment Director. Requests shall be made in writing and may be directed to:

Becky Hutsell, Redevelopment Director
City of Goshen Redevelopment Commission
204 East Jefferson Street, Suite 6
Goshen, Indiana 46528
E-Mail: beckyhutsell@goshencity.com

C. Interpretations or clarifications determined necessary by Redevelopment will be issued by addenda mailed or otherwise delivered to all parties recorded by Redevelopment as having received proposal documents. Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

6. Selection Process and Schedule

A. The proposals received by Redevelopment will be opened by the Goshen Redevelopment Commission in public at the Commission's meeting on November 14, 2023 commencing at 3:00 p.m. in the Goshen City Court Room/Council Chambers at 111 East Jefferson Street, Goshen, Indiana. If no proposal meets the minimum offer price, additional proposals will be received until 1:30 p.m. on December 18, 2023 and will be opened by the Board of Public Works and Safety at their meeting on December 18, 2023 commencing at 2:00 p.m. in the Goshen City Court Room/Council Chambers at 111 East Jefferson Street, Goshen, Indiana. After accepting proposals for the additional period, the Redevelopment Commission may select the highest and best proposal using the criteria set forth in this section with no minimum price.

B. The proposals will be considered by the Goshen Redevelopment Commission. The Redevelopment Commission reserves the right to refer the proposals received to Becky Hutsell, Redevelopment Director, and such other staff as the Commission deems appropriate to review the proposals and make a recommendation to the Redevelopment Commission. The Commission reserves the right to interview the parties submitting proposals or to request the parties submitting proposals to provide supplemental information.

C. This request for Proposals does not commit Redevelopment to sell the Subject Real Estate. Redevelopment reserves the right to accept or reject any or all proposals received, to negotiate with qualified persons or entities who submit a proposal, or to cancel the Request for Proposals. Redevelopment may require a person or entity submitting a proposal to submit any additional data or information Redevelopment deems necessary.

D. In determining which proposal is the highest and best proposal, Redevelopment will consider the following:

- (1) The experience, the financial capacity, and the organizational capacity of the entity submitting the proposal to successfully plan, construct, and complete the proposed development.
- (2) The overall quality of the submission and the extent to which the proposed development is compatible with the existing neighborhood.
- (3) The entity's plans and ability to improve the Subject Real Estate with reasonable promptness.
- (4) The proposed completion date for the project.
- (5) The size and character of the improvements proposed to be made on the Subject Real Estate and/or improvements.
- (6) Whether adequate parking for the development is included in the plan.
- (7) The proposed purchase price to be paid to Redevelopment.
- (8) Whether the entity submitting the proposal is a trust and whether the submission identifies the beneficiary of the trust and whether the settlor is empowered to revoke or modify the trust.
- (9) The nature of any variance or rezoning requested.
- (10) Whether the proposed purchase will serve the interest of the community.

7. General

A. Conflict of Interest/Non-Collusion

- (1) By submitting a proposal, a person or entity certifies that the person or entity has not entered into a combination of agreement relative to the price to be proposed nor taken any action to prevent a person from submitting a proposal; or to induce a person to refrain from submitting a proposal.
- (2) Each proposal must be made without reference to any other proposal, unless specifically so indicated.
- (3) By submitting a proposal, a person or entity certifies that they are not in a situation where the submitting person's or entity's private interest would interfere with its loyalty or responsibilities to Redevelopment or raise questions about such interference. The submitting person or entity agrees not to accept work, enter into a contract, accept an obligation or engage in any activity, paid or unpaid, that is inconsistent or incompatible with the submitting person's or entity's obligations, or the scope of services to be rendered to Redevelopment. The submitting person or entity shall warrant that, to the best of their knowledge, there is no other contract

or duty on the submitting person's or entity's part that conflict with or is inconsistent with services sought to be provided to Redevelopment.

(4) The submitting person or entity, if selected, must sign and have notarized the Conflict of Interest/Non-Collusion Affidavit.

B. Applicable Laws

Any contract resulting from a proposal submitted will be construed in accordance with and government by the laws of the State of Indiana.

C. Trusts

In accordance with Indiana Code § 36-7-14-22, a proposal submitted by a trust (as defined by I.C. § 30-4-1-1) must identify the beneficiary of the trust and indicated whether the settlor is empowered to revoke or modify the trust.

D. Costs for Submitting Proposal

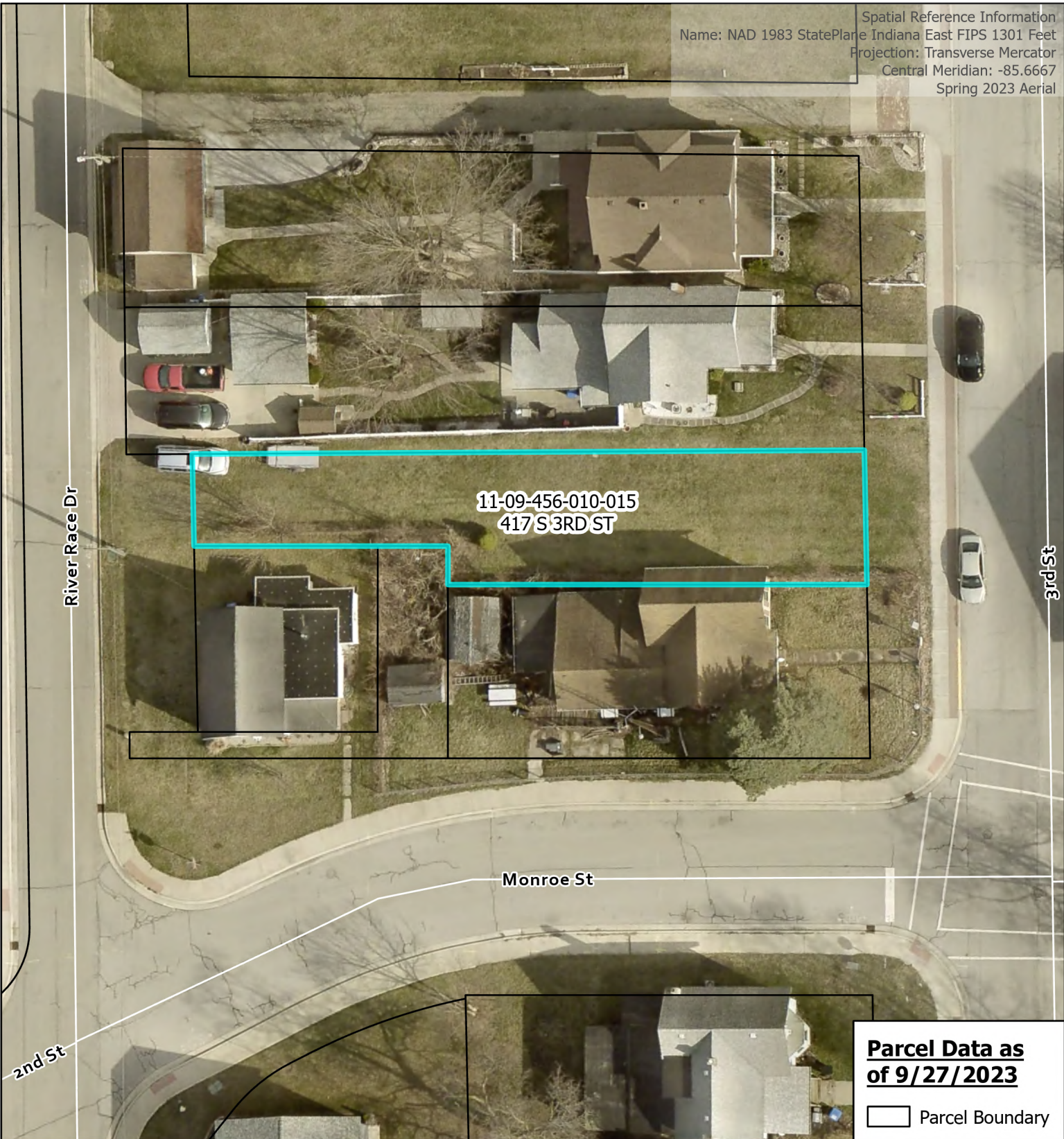
The City of Goshen or its Redevelopment Commission will not be liable for any costs incurred by the respondents in replying to this Request for Proposals. The City of Goshen or its Redevelopment Commission are not liable for any costs for work or services performed by the selected Proposer to the award of a contract.

E. Authority to Bind Submitting Entity

The signatory for any entity submitting a proposal represents that he or she has been duly authorized to execute the proposal documents on behalf of the submitting entity and has obtained all necessary or applicable approvals to make this submission on behalf of said entity when his or her signature is affixed to the proposal.

EXHIBIT A

Spatial Reference Information
Name: NAD 1983 StatePlane Indiana East FIPS 1301 Feet
Projection: Transverse Mercator
Central Meridian: -85.6667
Spring 2023 Aerial



11-09-456-010-015
417 S 3RD ST

**Parcel Data as
of 9/27/2023**

Parcel Boundary

City of Goshen
417 S 3rd St



0 25 50
US Feet

The City of Goshen's Digital Data is the property of the City of Goshen and Elkhart County, Indiana. All graphic data supplied by the city and county has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. The city and county do not guarantee the positional or thematic accuracy of the data. The cartographic digital files are not a legal representation of any of the features depicted, and the city and county disclaim any assumption of the legal status they represent. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded. The data represents an actual reproduction of data contained in the city's or county's computer files. This data may be incomplete or inaccurate, and is subject to modifications and changes. City of Goshen and Elkhart County cannot be held liable for errors or omissions in the data. The recipient's use and reliance upon such data is at the recipient's risk. By using this data, the recipient agrees to protect, hold harmless and indemnify the City of Goshen and Elkhart County and its employees and officers. This indemnity covers reasonable attorney fees and all court costs associated with the defense of the city and county arising out of this disclaimer.

The City of Goshen
Department of Public Works &
Safety Office of Engineering
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-2201 Fax: 574-533-8626