

REQUEST FOR PROPOSALS
TO PURCHASE REAL PROPERTY

65693 State Road 15, 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 a developed residential lot located on State Road 15 near Waterford Mills Parkway. The specific lot for sale is identified on the map attached as Exhibit A and is commonly known as 65719 State Road 15, Goshen, Indiana and is more particularly described as follows:

Parcel No. 20-11-28-477-006.000-015

Lot Number Thirty-four (34) in SUNNY ACRES SUBDIVISION, located in the southeast corner of Section Twenty-eight (28) and the southwest corner of Section Twenty-seven (27), Elkhart Township, Elkhart County, Indiana.

Less and excepting the east 20 feet of said Lot 34 in Sunny Acres Subdivision, dedicated to the City of Goshen, Indiana for public right-of-way purposes pursuant to the Deed of Dedication recorded June 12, 2024 as Instrument Number 2024-09308 in the Office of the Recorder of Elkhart County, Indiana.

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

2. Submission of Proposals

2.1. 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 12. The proposal shall be submitted in a sealed envelope clearly marked as “Proposal to Purchase 65693 State Road 15 Redevelopment Property.”

2.2. Each proposal must include the following:

2.2.1. A signed cover letter that includes the following:

- 2.2.1.1. The entity’s name, address, and telephone number;
- 2.2.1.2. The name of the person authorized to submit/sign the proposal, along with this person’s title, telephone number, and e-mail address;
- 2.2.1.3. The entity’s Federal ID Number; and
- 2.2.1.4. The entity’s State ID Number.

2.2.2. The price to be paid for the purchase of the Subject Real Estate.

- 2.2.3. 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.
 - 2.3. 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.
 - 2.4. 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.
 - 2.5. 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 thirty (30) days before deciding which proposal, if any, to accept. Proposals shall be maintained through the evaluation period.
 - 2.6. All proposals submitted become the property of Redevelopment and are a matter of public record.
 - 2.7. 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.
3. **Terms and Conditions to be Addressed or Accepted by Proposal**
 - 3.1. Term of Purchase – Redevelopment has conducted appraisals of the Subject Real Estate and has determined that the fair market value of the Subject Real Estate is Two Hundred Twelve Thousand Five Hundred Dollars (\$212,500.00). The price included in a proposal for the purchase of the Subject Real Estate must be equal to or exceed this amount.
 - 3.2. The proposal to purchase must be for the Subject Real Estate in its present condition. The Subject Real Estate including house and improvements are to be purchased "AS IS" without any warranty of habitability.
 - 3.3. Use of the Subject Real Estate and any structures on said real estate must be in conformity with all applicable laws and regulations of any government entity or public authority.
 - 3.4. Purchaser must not use the real estate and any structure or facility on said real estate in a manner that would be reasonably offensive to the owners or users of adjoining real estate or would tend to create a nuisance.
 - 3.5. 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 as required by Indiana Code § 36-7-14-22.
 - 3.6. 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.

3.7. The Subject Real Estate is not within the corporate limits of the City of Goshen; however, the City is considering annexing the Real Estate. The Purchaser agrees to execute consent to be annexed into the City of Goshen and agrees to connect to water and sewer at the time that such utilities are within three hundred (300) feet of the Subject Real Estate. The Purchaser will be required to pay the standard City Connection fees and install the building water and sewer lines necessary to connect to the City's mains.

4. **Requests for Clarifications and Addenda**

4.1. There will be two (2) open houses at the Real Estate for the purpose of permitting interested entities the opportunity to tour the subject real estate. The first open house will be on Friday, October 11, 2024, from 2:00 p.m. to 5:00 p.m., local time. The second open house will be on Friday, October 18, 2024, from 2:00 p.m. to 5:00 p.m., local time.

4.2. 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

4.3. 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.

5. **Selection Process and Schedule**

5.1. The proposals received by Redevelopment will be opened by the Goshen Redevelopment Commission in public at the Commission's meeting on November 12, 2024, 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 3:30 p.m. on December 12, 2024, and will be opened by the Board of Public Works and Safety at their meeting on December 12, 2024, commencing at 4:00 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.

5.2. 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.

- 5.3. 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.
- 5.4. In determining which proposal is the highest and best proposal, Redevelopment will consider the following:
 - 5.4.1. Purchaser's proposed purchase price
 - 5.4.2. Purchaser's financial capacity to complete the purchase of the Subject Real Estate.
 - 5.4.3. Any other terms or conditions proposed by Purchaser in Purchaser's submission.

6. **General**

6.1. Conflict of Interest/Non-Collusion

- 6.1.1. 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.
- 6.1.2. Each proposal must be made without reference to any other proposal, unless specifically so indicated.
- 6.1.3. 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.
- 6.1.4. The submitting person or entity, if selected, must sign and have notarized the Conflict of Interest/Non-Collusion Affidavit.

6.2. Applicable Laws

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

6.3. Trusts

6.3.1. 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.

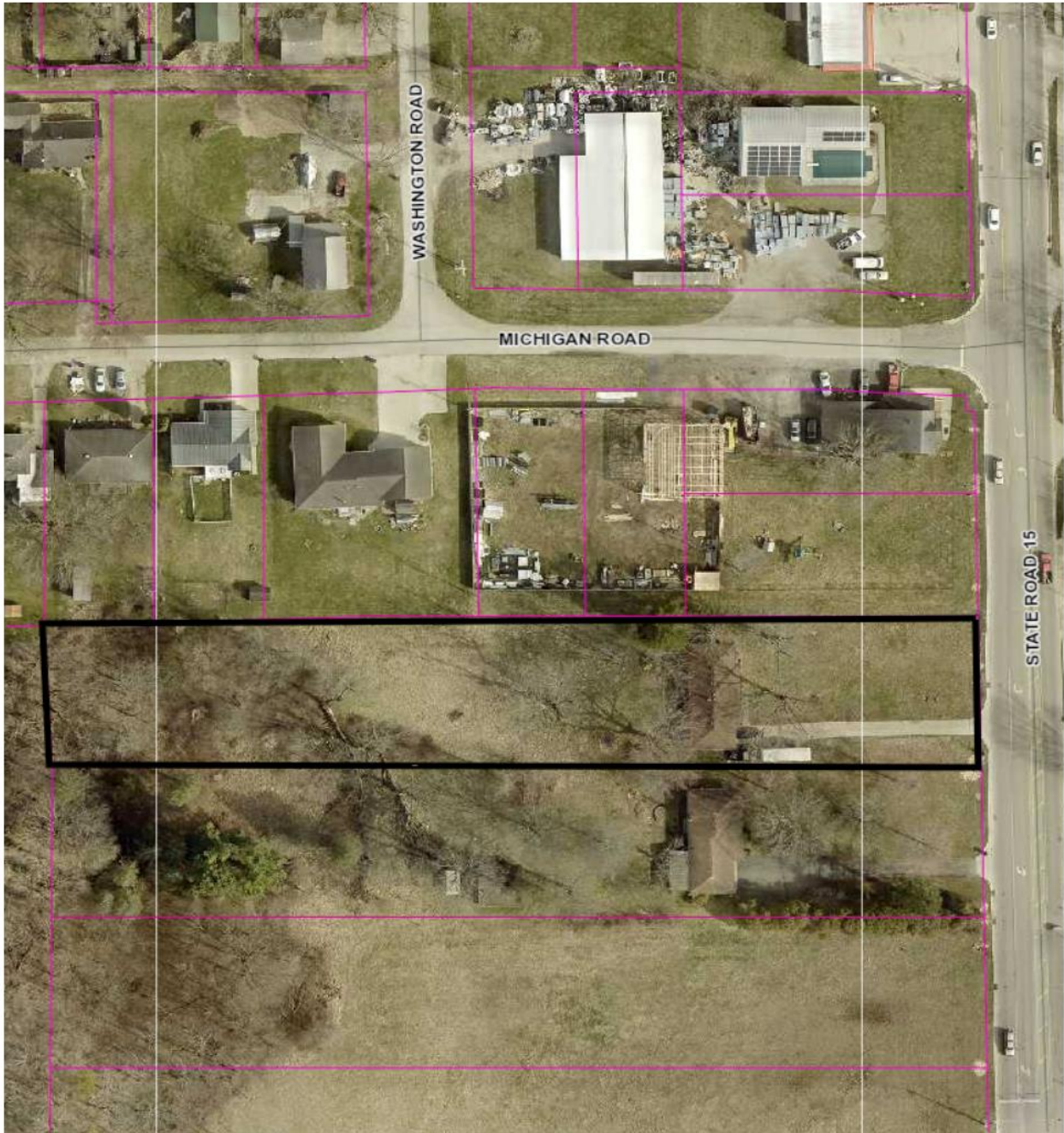
6.4. Costs for Submitting Proposal

6.4.1. 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.

6.5. Authority to Bind Submitting Entity

6.5.1. 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



65693 State Road 15, Goshen, Indiana Parcel No. 20-11-28-477-005.000-015