

REQUEST FOR PROPOSALS
TO PURCHASE REAL PROPERTY

908 North 6th 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 real estate located at the northeast corner of North 6th Street and East Wilden Avenue, consisting of a single parcel of real estate identified as tax code 20-11-04-478-014.000-015 consisting of 0.627 acres in Goshen, Indiana, as depicted on the map attached to this Request for Proposals as Attachment A, and is more particularly described as follows:

Lots Numbered Ninety-six (96), Ninety-seven (97), Ninety-eight (98), and Ninety-nine (99), as the said Lot is known and designed on the recorded Plat of WILDEN'S WALNUT HILL ADDITION to the City of Goshen, Indiana; said Plat being recorded in Deed Record 73, Page 05, in the Office of the Recorder of Elkhart County, Indiana.

LESS AND EXCEPTING THE FOLLOWING:

A part of Lot Numbered Ninety-nine (99), as the Lot is known and designated on the recorded plat of WILDEN'S WALNUT HILL ADDITION to the City of Goshen, Indiana; said Plat being recorded in Deed Record 73, Page 05, in the Office of the Recorder of Elkhart County, Indiana, and being more particularly described as follows:

Commencing at the northwest corner of the Lot Number Ninety-nine (99) in WILDEN'S WALNUT HILL ADDITION to the City of Goshen, Indiana as the point of beginning of this description; thence East along the north line of Lot Number Ninety-nine (99), a distance of 132.0 feet to the northeast corner of said Lot Number Ninety-nine (99); thence in a Southwesterly direction along the east line of said Lot Number Ninety-nine (99) a distance of 12.13 feet; thence in a Northwesterly direction, a distance of 129.73 feet to said northwest corner of Lot Number Ninety-nine (99) and the aforementioned point of beginning.

The property currently includes the single parcels hereinbefore mentioned that borders North 6th Street on the property's west side and East Wilden Avenue on the

property's south side. The property is a vacant corner lot that consists of approximately 27,300 square feet in a residential area.

The real property so described shall hereinafter be referred to as the "Subject Real Estate."

2. Project Specifications

2.1. Redevelopment Commission's Goals:

2.1.1. The Redevelopment Commission's goal for the Subject Real Estate is to provide land for residential development compatible with the adjacent real estate and neighborhood. Specifically, the Redevelopment Commission intends for the Subject Real Estate to be subdivided into three (3) single-family residential lots. The development should result in detached single-family homes that are consistent in scale, character, and use with the surrounding neighborhood.

2.2. Redevelopment Details:

2.2.1. Area Description – The Subject Real Estate is located at the northeast corner of North 6th Street and East Wilden Avenue, consisting of approximately 0.627 acres. The lot is surrounded by a residential neighborhood on the north side of Goshen.

2.2.2. Access – The lot will be accessed from North 6th Street.

2.2.3. Utilities – Public water is available to serve the Subject Real Estate. Details regarding location of existing water mains is available upon request. As there is no sanitary sewer extending north on 6th Street at the Subject Real Estate, a sanitary sewer extension along 6th Street or in the adjacent alley will be needed for the Subject Real Estate. Due to limited stormwater system capacity in the area, stormwater must be retained on the site, preferably with retention along the southern property line adjacent to Wilden Avenue.

2.2.4. Zoning – The Subject Real Estate is zoned Residential R-1. The pertinent section of the Zoning Ordinance detailing regulations for the R-1 district can be found [here](#).

2.2.5. Environmental Conditions – There are no known environmental concerns for the Subject Real Estate.

3. Submission of Proposals

3.1. Any proposal for the purchase of the Subject Real Estate shall be submitted to Becky Hutsell, Redevelopment Director, at 204 E. Jefferson Street, Suite 6, Goshen, Indiana

46528 no later than 12:00 p.m. (noon) October 14, 2025. The proposal shall be submitted in a sealed envelope clearly marked as "Proposal to Purchase 908 North 6th Street Property."

3.2. Each proposal must include the following:

3.2.1. A signed cover letterhead that includes the following:

- 3.2.1.1. The entity's name, address, and telephone number;
- 3.2.1.2. The name of the person authorized to submit/sign the proposal, along with this person's title, telephone number, and email address;
- 3.2.1.3. The entity's Federal ID Number; and
- 3.2.1.4. The entity's State ID Number.

3.2.2. A detailed description of the intended use and development of the Subject Real Estate, including the following:

- 3.2.2.1. 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.
- 3.2.2.2. All improvements to be made to the Subject Real Estate including new structures to be constructed.
- 3.2.2.3. A description of the components of the development plan that includes information about the building design, size, density, and amenities. As part of the development, the proposer shall be responsible for undertaking and completing the subdivision process to create three (3) single-family lots from the Subject Real Estate, in compliance with all applicable subdivision standards and City ordinances.
- 3.2.2.4. A project budget, including estimated soft costs and construction expenses.

3.2.3. 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:

- 3.2.3.1. Time needed to obtain financing.
- 3.2.3.2. Land use approvals.
- 3.2.3.3. Design completion.
- 3.2.3.4. Site preparation.
- 3.2.3.5. Start and completion of construction.

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

3.2.5. A financial statement that is specific enough so that a proper determination of the entity's financial capability to fulfill the obligation of the proposal.

- 3.3. The proposal shall address all issues contained in the Request for Proposals. Any exceptions to the terms of the Request for Proposals should be clearly noted.
- 3.4. 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.
- 3.5. 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 sixty (60) days before deciding which proposal, if any, to accept. Proposals shall be maintained through the evaluation period.
- 3.6. All proposals submitted become the property of the City of Goshen and are a matter of public record.
- 3.7. The City of Goshen and Redevelopment 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 of Accepted by Proposal
 - 4.1. 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 Forty-Two Thousand Five Hundred Dollars (\$42,500.00). The price included in a proposal for the purchase of the Subject Real Estate must be equal to or exceed this amount.
 - 4.2. Condition of the Subject Real Estate
 - 4.2.1. The proposal to purchase must be for the Subject Real Estate in its present condition, subject to the requirement for subdividing the Subject Real Estate as herein described
 - 4.2.2. Any sale of the Subject Real Estate will be conditioned on the development of the parcel in accordance with the development plan described in the proposal. A proposal may be conditional upon the City of Goshen granting specific itemized zoning variances or rezoning.
 - 4.3. Use of Subject Real Estate

- 4.3.1. 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.
 - 4.3.2. Purchaser 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 the neighboring real estate or would tend to create a nuisance.
 - 4.4. 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 parcels, along all dedicated public streets.
 - 4.5. Indemnification – The successful proposal must hold the City of Goshen and Redevelopment harmless from any loss, claim, damage, or expense arising from the development and/or use of the Subject Real Estate.
 - 4.6. 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.
 - 4.7. 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 any other provisions deemed appropriate by Redevelopment.
5. Requests for Clarifications and Addenda
- 5.1. Entities intending to submit proposals who have questions or are interested in touring the site should contact Becky Hutsell, Redevelopment Director for the City of Goshen.
 - 5.2. 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 on 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

Email: beckyhutsell@goshencity.com

- 5.3. Interpretations or clarifications determined necessary by the City will be issued by addenda mailed or otherwise delivered to all parties recorded by Redevelopment as having received the 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

- 6.1. The proposals received by Redevelopment will be opened by the Goshen Redevelopment Commission in public at the Commission's meeting on October 14, 2025, 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 November 13, 2025, and will be opened by the Board of Public Works and Safety at their meeting on November 13, 2025, 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.
- 6.2. 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 may also refer the proposal to a committee appointed by the Commission for further evaluation and recommendation. The Commission reserves the right to interview the parties submitting proposals or to request the parties submitting proposals to provide supplemental information.
- 6.3. 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.
- 6.4. In determining which proposal is the highest and best proposal, Redevelopment will consider the following:
 - 6.4.1. The experience, the financial capacity, and the organizational capacity of the entity submitting the proposal to successfully plan, construct, and complete the proposed development.

- 6.4.2. The overall quality of the submission and the extent to which the proposed development is compatible with the existing neighborhood.
- 6.4.3. The entity's plans and ability to improve the Subject Real Estate with reasonable promptness.
- 6.4.4. The proposed completion date for the project.
- 6.4.5. The size and character of the improvements proposed to be made on the Subject Real Estate and/or improvements.
- 6.4.6. Whether adequate parking for the development is included in the plan.
- 6.4.7. The proposed purchase price amount to be paid to Redevelopment.
- 6.4.8. 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.
- 6.4.9. The nature of any variance or rezoning requested.
- 6.4.10. Whether any proposed sale of the Subject Real Estate will further Redevelopment's plan for the development of the surrounding area.
- 6.4.11. Whether the proposed purchase will serve the interest of the community.
- 6.4.12. What economic impact the proposed purchase will have on the community.

7. General

7.1. Conflict of Interest/Non-Collusion

- 7.1.1. By submitting a proposal, an entity certifies that the entity has not entered into combination or agreement relative to the price to be proposed nor taken any action to prevent a person from submitting a proposal; or to induce person to refrain from submitting a proposal.
- 7.1.2. Each proposal must be made without reference to any other proposal, unless specifically so indicated.
- 7.1.3. By submitting a proposal, an entity certifies that they are not in a situation where the submitting entity's private interest would interfere with its loyalty or responsibilities to the City of Goshen or raise questions about such interference. The submitting 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 entity's obligations to, or the scope of services to be rendered to, the Redevelopment Commission. The submitting entity shall warrant that, to the best of their knowledge, there is no other contract or duty on the submitting entity's part that conflicts with or is inconsistent with the services sought to be provided to Redevelopment.

7.1.4. The submitting entity, if selected, must sign and have notarized the Conflict of Interest / Non-Collusion Affidavit, which is attached hereto to as Attachment B.

7.2. Applicable Laws – Any contract resulting from a proposal submitted will be construed in accordance with and governed by the laws of the State of Indiana.

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

7.4. 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 prior to the award of a contract.

7.5. Authority to Bind Submitting Entity – The signatory for the 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.

ATTACHMENT A

908 North 6th Street Real Estate



ATTACHMENT B

NON-COLLUSION AFFIDAVIT

The individual person(s) executing this Proposal, being first duly sworn, depose(s) and state(s) that the Offeror has not directly or indirectly entered into a combination, collusion, undertaking or agreement with any other Offeror or person (i) relative to the price(s) proposed herein or to be proposed by another person, or (ii) to prevent any person from proposing, or (iii) to induce a person to refrain from proposing; and furthermore, this Proposal is made and submitted without reference to any other Proposals and without agreement, understanding or combination, either directly or indirectly, with any persons with reference to such proposing in any way or manner whatsoever.

By: _____ Date: _____

Its: _____

STATE OF _____)
) SS:
COUNTY OF _____)

Subscribed and sworn to before me, a Notary Public in and for said County and State,
on this, the _____ day of _____, 2025.

Printed: _____

My commission expires: _____

Resident of _____ County, Indiana