

**REQUEST FOR PROPOSALS (RFP)**  
**(PUBLIC OFFERING – PROPERTY FOR PURCHASE)**  
RFP-BRP-01-18

Industrial Property  
2422-2430 Yandes Street



City of Indianapolis  
Joe Hogsett, Mayor

24 August 2018  
Department of Metropolitan Development  
Emily Mack, Director

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**REQUEST FOR PROPOSALS (RFP) (PUBLIC OFFERING)**

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**Offering packet may be picked up in the City-County Building, 200 E. Washington Street, Room 2042, Indianapolis, Indiana on weekdays from 8:00 am until 5:00 pm. EST. Please direct questions about receiving packets to Piers Kirby at the above address, by phone at 327-5131, or via email at [piers.kirby@indy.gov](mailto:piers.kirby@indy.gov).**

## **SECTION A: NOTICE OF SALE OF REAL ESTATE FOR**

Notice is hereby given by the Department of Metropolitan Development (DMD), that on the **19<sup>h</sup> day of September, 2018** at 1 p.m., local time (EST), the Metropolitan Development Commission (MDC), in the Public Assembly Room of the City-County Building, 200 East Washington Street, Indianapolis, Indiana, will open and consider written offers for the purchase of certain property (the "Property").

The Property is generally described as space formerly known as Titan Industries, located at 2422-2430 Yandes Street.

The MDC may reject any or all proposals or may make award(s) to the highest and best bidder. In determining the best proposal, the MDC will take into consideration the following factors:

- Description and character of the proposed use(s)
- Proposed purchase price and terms, including square footage, insurance, security *etc.* appropriate to the proposed use
- Compatibility of the proposed use with the I-4 Heavy Industrial zoning designation
- Any economic development benefits from the purchaser's uses, such as:
  - number of jobs to be created
  - amount of construction investment
  - projected average hourly wages for employees
- Bidder's Experience and Qualifications with respect to the proposed use
- Bidder's demonstrated financial responsibility (financial statements, prior projects, *etc.*)
- Any other 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.
- Bidder's willingness to enter into Project Agreement, with consideration of the above factors.

### **LEGAL DESCRIPTION**

**NOTE:** For purposes of the preparation of these descriptions, no surveys of the described real estate were performed and no monuments were set. Legal descriptions are from the public assessor records.

#### **2422 Yandes Street**

**Size: approximately 1.87 acres**

**Local Parcel # 1090862**

**Current zoning: I-4**

**Legal Description:**

BRUCE BAKER ADD L3 TO L7 ALSO 15FT N SIDE L2 B13 + 19FT S SIDE L8 B15 VAC ALLEY W & ADJ 299FT S SIDE L1 B16 EX 88FT S END

#### **2430 Yandes Street**

**Size: 0.41 acres**

**Local Parcel # 1100064**

**Current zoning: I-4**

**Legal Description:**

BRUCE BAKER ADD L9 & 21 FT N SIDE L8 B15 ALSO 61FT MID PT OF B16 & VAC ALLEY ADJ

1. Offering packet may be picked up in Room 2042, City-County Building, 200 E. Washington Street, Indianapolis, Indiana between the hours of 8:00 am and 5:00 pm weekdays beginning on **August 24<sup>th</sup>, 2018**. Please direct questions about receiving packets to Piers Kirby at this location address, by email at [piers.kirby@indy.gov](mailto:piers.kirby@indy.gov), or at 327-5131. Items included in offering packet:
  - Section B: Instructions to Bidders
  - Section C: Offering Sheet
  - Attachment #1: Proposal for Redevelopment & Project Description / Purchase Terms
  - Attachment #2: Statement of Bidder's Qualifications
  
2. Offers submitted by a trust (as defined in IC 30-4-1-1(a)) must identify each:
  - Beneficiary of the trust; and
  - Settler empowered to revoke or modify the trust.
  
3. Bidders must submit sealed offers containing the following materials: (1) original copy of the Proposal; three (3) additional print copies; one (1) electronic copy on CD-ROM.

All submissions to this RFP must be made to Room 2042, City-County Building, 200 E. Washington Street, Indianapolis, Indiana 46204 by **12:00 noon EST on September 14<sup>th</sup>, 2018.**

**End of Section A: Notice of Real Estate for Sale**

## **SECTION B: INSTRUCTIONS TO BIDDERS**

### **Industrial Land**

**2422-2430 Yandes Street**

**Department of Metropolitan Development  
Indianapolis-Marion County, Indiana**

1. **GENERAL:** In accordance with Indiana law, the Metropolitan Development Commission (the "MDC") is offering for sale ("Sale") the property described in the Offering Sheet included in this bid package (the "Property").
  - a. The notice of the Property for sale was published in *The Indianapolis Star* and *The Court and Commercial Record*. The Sale will be governed by MDC procedures; and all proposals must be prepared and submitted in accordance with these procedures to qualify for consideration by the MDC.
  - b. Depending on the proposal, the Sale may require a **Project Agreement**, which shall set forth the nature of any development of the Property. If so, bidder shall execute such an agreement with the Department of Metropolitan Development (the "DMD"), on behalf of the MDC, within sixty (60) days of the acceptance of the bids.
  - c. The **Offering Sheet** for the Property states the **minimum offering price and other essential terms**. Bidders must make an offer of **at least the minimum purchase price of Four Hundred Thousand Dollars (\$400,000)** and address the essential terms requested on the Offering Sheet.
  - d. A bid submitted by a trust (as defined in IC 30-4-1-1(a)) must identify each: (A) beneficiary of the trust; and (B) settler empowered to revoke or modify the trust.
  - e. In order to enable bidders to locate and identify the property offered, the DMD has made available the **disposition map** of the area showing the size and location of the Property being offered.
2. **SEALED OFFERS:** Sealed written offers, in accordance with these Instructions to Bidders and on the forms attached hereto, will be received by the DMD in Room 2042 of the City-County Building, until **12:00 noon EST on September 14<sup>th</sup>, 2018**. Each bidder shall submit one original proposal, 3 print copies, and 1 electronic copy on CD-ROM. The DMD will publicly open and consider all written offers at a public meeting of the MDC at **1:00 p.m. EST on September 19<sup>th</sup>, 2018, in the Public Assembly Room of the City-County Building**. All exhibits, drawings, renderings and other material to be used in such presentation that are in addition to the sealed bid shall be deposited by each bidder at the time of the submission of the written offers and shall be retained by the DMD. Within ten (10) days after an award is made, unsuccessful bidders may pick up their supplemental exhibits, after which date all remaining materials will be disposed of in any manner the DMD deems appropriate.

All exhibits and graphics of the successful bidder(s) remain the property of the DMD. The successful bidder(s), however, may arrange to borrow the graphics for other presentations.

3. **FORM OF OFFER:** Every offer must be made on the forms attached hereto. Any additional information should be submitted as an attachment to the form(s) provided.
4. **EXPLANATIONS WRITTEN AND ORAL:** Should a bidder find any discrepancy in or omission from these Instructions to Bidders or any other forms in the bid packet, or should the bidder have questions regarding any aspect of this offering, the bidder shall submit written questions to Piers Kirby, Principal Program Manager, DMD, at the City County Building, Suite 2042, 200 E. Washington Street, Indianapolis, IN 46204 or email to: [piers.kirby@indy.gov](mailto:piers.kirby@indy.gov) **by 5:00 pm EST on , September 7<sup>th</sup>, 2018.**
5. No oral interpretation or oral instructions will be made to any bidder as to the meaning of the bid packet or any part thereof. Every request for such an interpretation or instructions shall be made in writing or emailed to the DMD no later than **5:00 pm EST on September 7<sup>th</sup>, 2018.** The DMD intends to respond in writing or email to all questions that will be an addendum to the bid packet, to be published on **September 11<sup>th</sup>, 2018.** Such information will be provided to all bidders receiving a bid packet and when issued will be on file in Room 2042 of the City-County Building. All such addenda shall become part of the bid packet, and all bidders shall be bound by such addenda, whether or not received by the bidder. In the event that no questions are received, no addenda will be published. The DMD, its representatives, employees, or agents will not be responsible for any oral instructions and/or interpretations.
6. **REJECTION OR ACCEPTANCE OF OFFERS:** The MDC reserves the right to accept, reject, or table any and/or all offers. If the MDC accepts an offer, the successful bidder(s) shall begin negotiating the Sale and Project Agreement, if any, within ten (10) days after such bidder is notified of acceptance.
7. **PURCHASE PRICE AND OTHER TERMS:** The purchase price of the Property to be purchased under **the terms of this offering shall not be less than the minimum purchase price of Four Hundred Thousand Dollars (\$400,000)** as shown on the Offering Sheet, or as allowed by Indiana law.
8. **HIGHEST AND BEST OFFER:** In determining the highest and best offer, the DMD, on behalf of the MDC, shall take into consideration the following: the purchase price offered, any project description, economic development benefits, compliance with the Request for Proposals, experience and qualifications of the bidder(s), and the readiness to enter into a Project Agreement, if any. Satisfying these factors will assure the DMD and the MDC that the Purchase, if made, will best serve the interests of the community both from the standpoint of human needs and economic values.
9. **DEVELOPMENT PLAN/ PURCHASE TERMS:** Bidder shall submit an Attachment #1 Proposal for Purchase of Real Estate with a Project Description, as well as any exhibits,

drawings, renderings, plans, and other material that illustrate the development plan proposed and any other pertinent information the bidder may wish to submit to further illustrate his/her proposed development plan; and it will be deposited with the DMD. Bidders are suggested to limit development plans to no more than ten (10) pages.

**END OF SECTION B: INSTRUCTIONS TO BIDDERS**

**SECTION C: OFFERING SHEET**

**METROPOLITAN DEVELOPMENT COMMISSION  
Indianapolis-Marion County, Indiana**

**Purchase of Industrial Property  
2422-2430 Yandes Street**

The Department of Metropolitan Development (the "DMD"), on behalf of the Metropolitan Development Commission (MDC), is willing to entertain proposals for purchase of the property, described as follows:

**Legal Description:**

**NOTE:** For purposes of the preparation of these descriptions, no surveys of the described real estate were performed and no monuments were set. Legal descriptions are from the public assessor records.

**2422 Yandes Street**

**Size: approximately 1.87 acres**

**Local Parcel # 1090862**

**Current zoning: I-4**

**Legal Description:**

BRUCE BAKER ADD L3 TO L7 ALSO 15FT N SIDE L2 B13 + 19FT S SIDE L8 B15 VAC ALLEY W & ADJ 299FT S SIDE L1 B16 EX 88FT S END

**2430 Yandes Street**

**Size: 0.41 acres**

**Local Parcel # 1100064**

**Current zoning: I-4**

**Legal Description:**

BRUCE BAKER ADD L9 & 21 FT N SIDE L8 B15 ALSO 61FT MID PT OF B16 & VAC ALLEY ADJ

**The DMD will publicly open all written offers at 1:00 P.M. EST on September 19<sup>th</sup>, 2018** at the MDC meeting in the Public Assembly Room, second floor of the City-County Building, 200 East Washington Street. The DMD and/or its representatives and agents will then review all proposals and make a recommendation to the MDC, which will make an award or reject all offers at a subsequent MDC meeting. The bidder(s) shall prepare a bid for the purchase of the offered Property. The Commission will review and analyze offers to purchase this Property with the following conditions and priorities:

1. **The current zoning is I-4.**
2. Any development of the Property should be compliant with the Marion County Comprehensive Plan.
3. **Purchase and Project Agreement ("Project Agreement"):** The successful Bidder(s) must be prepared to enter into a **Project Agreement** with the DMD, which shall contemplate the

purchase of the Property and all terms related to the transfer and proposed development/use of the Property. Any **Project Agreement** shall contemplate all easement agreements related to the Project, and shall set forth the nature of the development of the Property. The Project Agreement may contain goals regarding the use of woman-, minority-, Veteran- or disability-owned businesses by the successful bidder, and may also contain requirements regarding the use of project labor agreements and/or other labor standards. All agreements shall incorporate the requirements stated in this RFP and shall contain a compliance with laws term requiring adherence to all federal, state and local laws, rules and regulations, guidance and notices. By delivery of the Offering Sheet, the Bidder agrees to negotiate the Project Agreement in good faith and acknowledges and agrees that if, in spite of good faith negotiations, the Bidder and the DMD cannot reach agreement on a form of Project Agreement on or before sixty (60) days following the acceptance of the bid of such successful bidder, then, at DMD's sole option, such successful bidder shall have no further rights (development or otherwise) in or to the Property and the DMD may re-offer the Property or otherwise dispose of the same as permitted by law.

4. **Minimum Offering Price:** Bidders must make an offer of at least the minimum purchase price of Four Hundred Thousand Dollars (\$400,000).
  
5. **Environmental Regulatory Status:** All portions of the Property are currently enrolled in the Indiana Department of Environmental Management (IDEM) Voluntary Remediation Program (VRP) to address legacy environmental issues. Successful bidders will demonstrate their capacity to exercise appropriate care regarding environmental issues, and their willingness to be a co-applicant with the City in the VRP. Further, the successful bidder must agree to conduct all appropriate inquiries and take all other steps required to obtain and maintain "bona fide prospective purchaser" status in accordance with federal Environmental Protection Agency requirements.

**DISPOSITION MAP**



**End of Section C: Offering Sheet**

**Attachment #1  
PROPOSAL FOR PURCHASE OF REAL ESTATE & PROJECT DESCRIPTION**

**2422 Yandes Street**

**Size: approximately 1.87 acres**

**Local Parcel # 1090862**

**Current zoning: I-4**

**Legal Description:**

BRUCE BAKER ADD L3 TO L7 ALSO 15FT N SIDE L2 B13 + 19FT S SIDE L8 B15 VAC ALLEY W & ADJ 299FT S SIDE L1 B16 EX 88FT S END

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**Legal Description:**

BRUCE BAKER ADD L9 & 21 FT N SIDE L8 B15 ALSO 61FT MID PT OF B16 & VAC ALLEY ADJ

PROPOSED USE\*:

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BIDDER'S OFFER:

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BIDDER'S NAME:

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(Corporate Name or Authorized Representative)

BIDDER'S ADDRESS:

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\* Attach additional sheets if necessary (10pages maximum). Detailed description of proposal should be submitted herewith as a part of Attachment #1, "Proposal for Purchase of Real Estate & Project Description".

**Attachment #1 (Cont.)  
PROPOSAL FOR PURCHASE & PROJECT DESCRIPTION**

**PROJECT DESCRIPTION**

**Please provide a narrative description, as well as any maps, drawings, or other renderings available of the project proposed, including the specific information requested below. Please limit response to no more than 10 pages.**

1. Identify the scope of proposed use/development, as well as whether proposed development includes any other arrangements which include adjacent or nearby properties.
2. Describe the type of proposed construction, if any. The development plan should anticipate installation of appropriate screening along the western property border.
3. Provide a development schedule and cost analysis with regard to each stage and/or part of the proposed project.
4. Provide bidder's preliminary plan to finance the acquisition/project. A detailed financial plan including funding types and sources, any proposed public participation in the financing, evidence of solvency and financial stability will be required prior to project award.

The undersigned having familiarized itself with the present conditions on the Property identified in Section C: Offering Sheet – Legal Description, hereby offers to purchase from the DMD, that certain Property in the City of Indianapolis, Indiana, described in RFP-BRP-01-18

I certify that I am authorized to represent the bidder.

**Attachment #1 (Cont.)  
PROPOSAL FOR PURCHASE OF REAL ESTATE & PROJECT DESCRIPTION**

IN WITNESS WHEREOF, the undersigned has caused its name and seal to be subscribed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

RESPECTFULLY SUBMITTED,

BIDDER: \_\_\_\_\_  
(Name of Firm or Individual)

BY: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Title)

ADDRESS: \_\_\_\_\_  
(Street)

\_\_\_\_\_  
(City, State, Zip Code)

\_\_\_\_\_  
(Telephone Number)

\_\_\_\_\_  
(Email Address)

Acceptance or rejection of this proposal shall be sufficiently delivered if: (i) deposited with the United States Postal Service by certified mail, postage pre-paid, return receipt requested; (ii) delivered personally to the bidder at the address set forth in the following; or (iii) emailed to the bidder at the email address set forth in the following.

## **ATTACHMENT #2**

### **STATEMENT OF BIDDER'S QUALIFICATIONS**

**The successful bidder(s) must demonstrate that it/they have the industry, knowledge, experience and financial capability to successfully meet the terms of a project agreement. Supply the following information regarding bidder's ability and capacity to purchase the Property and to develop any project as described in Attachment #1. If the information is not relevant to your Purchase proposal, please mark "NA" after the numbered item.**

1. Name and permanent address of bidder.
2. Please indicate the type of organization and legal description of entity, if not an individual doing business in his or her own name, and the legal name of such entity, if not indicated above (i.e., corporation, non-profit or charitable institution or corporation, partnership, business association or joint venture, government or instrumentality thereof, or other).
3. Indicate whether the entity is a subsidiary of or affiliated with any other corporation or any other firm or firms and, if so, please list such corporation by firm or address, specify its relationship with the bidder, and identify the officers and directors or trustees common to the bidder and such other corporation or firm.
4. Date and place of creation of the legal entity submitting this bid.
5. Name(s), address(es), title(s) of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the bidder, other than a government agency or instrumentality, as set forth below:
  - a. If the bidder is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
  - b. If the bidder is a non-profit, charitable institution, or corporation, the members of the board of trustees or board of directors, or similar governing body.
  - c. If the bidder is a partnership, each partner, whether general or limited partner, and either the percent of interest or a description of the character and extent of interest.
  - d. If the bidder is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
  - e. If the bidder is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.
6. General character of work usually performed by bidder.
7. Experience of development team in projects similar to the proposed project.
8. Experience in design and construction of facilities similar to the proposed project.
9. List of pertinent projects which team has designed and constructed.
10. Whether team intends to joint venture or subcontract with other firms, and, if so, the names and qualifications of such firms.
11. Evidence of the financial capability of the team to obtain necessary financing, performance bonds, and insurance to develop the project. A full financial statement may be required

prior to project award. Bidder may request that the financial statement be held as confidential information to the extent possible under applicable public access laws.