



CITY OF FRANKLIN

Redevelopment Commission

OFFERING SHEET

Request for Offers to Purchase Real Property

South Main Street – Wayne Street Parking Lot

Offering Price: \$54,050.00

The City of Franklin, Indiana Redevelopment Commission (“RDC”) is soliciting offers to purchase certain real property commonly known as the South Main Street – Wayne Street Parking Lot (the “Property”). A map showing the Property can be obtained from, and a tour of the Property may be scheduled by contacting, Krista Linke, Director of Community Development, 70 E. Monroe Street, Franklin, Indiana 46131, (317) 736-3631, klinke@franklin.in.gov.

The Property

The Property is commonly known as 199 South Main Street, and more particularly described as the South Half of Lot Numbered 76 in the Original Plat of the Town, now City of Franklin, Indiana, and also described as Parcel # 41-08-14-043-122.000-009, consisting of approximately 5,400 square feet. The Property currently contains a City-owned, paved parking lot.

Proposal Evaluation Criteria

The RDC will select the highest and best offer, but reserves the right to reject any or all offers. In determining the highest and best offer, the RDC will consider the following factors:

1. The size and character of the improvements proposed to be made by the bidder.
2. The bidder’s plans 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. If the bid is submitted by a trust (as defined in IC 30-4-1-1(a)), the bid must identify:
 - A. the Beneficiaries of the Trust; and
 - B. the Settlor empowered to revoke or modify the trust.
6. The experience, financial, and organizational capacity of the bidder in successfully planning and completing development projects of a similar type and scale.
7. The experience of the individuals who are to manage the project.
8. The overall quality of the submission.

9. The extent to which the proposed development is consistent with the RDC's redevelopment goals.
10. The market and financial feasibility of the project, including whether the property will be resold or rented.
11. The public incentives requested.
12. The anticipated ability of the project to secure necessary public and private funds.
13. The ratio of public to private investment.
14. The extent to which the existing structure's historical and architectural significance is to be preserved and adapted for re-use.
15. The manner in which parking will be handled.
16. The proposed purchase price.

The RDC may contract with a bidder in regard to these factors listed, 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.

Proposal Selection

The proposals will be reviewed by a selection committee appointed by the RDC. The selection committee may ask for additional information or detail from any of the entities submitting proposals and may elect to interview some or all of the entities submitting proposals. At the conclusion of the review process, the selection committee will make a recommendation to the RDC, which will be considered by the RDC at a public meeting. After considering the selection committee's recommendation, the RDC will select the highest and best proposal, or reject all proposals. An RDC designee will negotiate an agreement for the sale of the real estate based on the proposal submitted by the selected entity. The RDC will consider the negotiated contract and if it finds the agreement to be acceptable, it will authorize the execution of the agreement and the sale of the real estate. If the designee is unable to negotiate an agreement or the RDC determines that the agreement negotiated is not acceptable, the RDC may instruct the designee to attempt to negotiate an agreement with the entity submitting the next highest and best proposal.

Preparation and Submission of Proposals

A. Content of Proposal: Any proposal submitted must contain the following information:

1. Name, address, email and phone number of the entity submitting the proposal.
2. Name, address, email and phone number of the person submitting the proposal on behalf of the entity making the proposal. The relationship of the person submitting the proposal to the entity must be described as well, along with the authority of the person to act on behalf of the entity.
3. Name, address, email and phone number of the contact person if different from the person submitting the proposal.

4. The identity of the members of the development team including planners, architects, engineers and marketing personnel, as applicable. Please provide background for each team member.
5. Financial information for the entity making the proposal in sufficient detail to demonstrate the entity's capability to complete the project.
6. A conceptual plan for the use of the Property, including the following:
 - a. Projected uses of the property and improvements planned;
 - b. Public infrastructure improvements needed;
 - c. How the development complements and interacts with the surrounding area;
 - d. How the site will be accessed; and
 - e. How parking needs will be met.
7. A time frame for the construction and/or renovation of improvements.
8. A proposed bid price for the purchase of the real estate.
9. A description of any financial participation requested by the RDC.
10. All entities submitting a proposal must certify that the entity has not entered into a combination or agreement relative to the price to be bid by any person, to prevent a person from bidding, or to induce a persona to refrain from bidding, and that the entity's bid is made without reference to any other bid.
11. The market the entity making the proposal seeks to reach, including type of users expected.
12. The estimated rents or sale prices for the commercial or residential units.

B. Form of Proposal

1. Seven copies of the proposal need to be submitted and one electronic copy in PDF format on CD-ROM.
2. The proposal must be signed by an authorized representative of the entity submitting the proposal.
3. All proposals shall be submitted in a sealed envelope. The envelope must be labeled with the entity's name and address and the words "South Main Street – Wayne Street Parking Lot" on the outside of the envelope.
4. If the proposal is sent through the mail or delivery system, the sealed envelope should be enclosed in a separate envelope with the notation "Proposal Enclosed" on the face of the envelope.
5. Proposals shall be filed with Krista Linke, Director of Community Development, City of Franklin, 70 E. Monroe Street, Franklin, IN 46131.
6. No facsimiles or emails of the proposal will be accepted.
7. All proposals submitted are a matter of public record.
8. **Proposals must be received by Krista Linke at the address above no later than January 15, 2021 at 4:00 p.m.**
9. Late or lost proposals due to mail service inadequacies, traffic, or similar reasons will not be considered. Proposals received after the designated time will not be considered.

10. The RDC reserves the right to accept or reject any and all proposals and to have informalities and/or waive irregularities in the selection process.
11. Any entity submitting a proposal may upon written request modify or withdraw their proposal at any time prior to the time the proposals are to be opened.
- 12. The proposals will be opened in public by the Redevelopment Commission at their meeting on January 19, 2021 at 8:00 a.m. in the Council Chambers of City Hall, located at 70 E. Monroe Street, Franklin, Indiana 46131.**
13. All requests for clarification to the request for proposals must be received at least one week before the opening date to allow for the issuance of any addendums that might be necessary. Any oral communication will be considered unofficial and non-binding. Any entity submitting a proposal shall rely on written responses issued by Krista Linke. Requests for clarification shall be made in writing directly to Krista Linke at the address listed above or klinke@franklin.in.gov.