

REDEVELOPMENT COMMISSION
HAMMOND, INDIANA

REQUEST FOR PROPOSALS

5903-5923 CALUMET AVENUE
6005-6060 CALUMET AVENUE

August 8, 2025

Send Proposals to:

Anne Taylor
Executive Director of Planning & Development
5925 Calumet Avenue – Room 315
Hammond, IN 46320

I. INTRODUCTION.

The Hammond Redevelopment Commission (hereinafter "Commission") is seeking a request for proposals from developers for the creation of two (2) commercial development areas that serve the needs of Hammond residents and businesses in and around City Hall and Hammond Central High School. The Commission will be selling two (2) pieces of real estate located in Hammond, Indiana, as shown in Exhibit "A" attached hereto. The Commission considers economic development a priority for the City. This commitment to development includes working with qualified developers to determine the type and extent of assistance required to ensure a successful development project.

This Request for Proposals includes the following sections:

- I. Introduction
- II. Purpose of Request
- III. Site Information
- IV. Selection Criteria
- V. Proposal Contents
- VI. Submission Process/Instructions to Proposers
- VII. Minimum Bid
- VIII. Terms & Conditions

For additional information about the City of Hammond or the proposed development project, please contact Anne Taylor, Executive Director of Planning & Development, at (219) 853-6508 Ex. 8

II. PURPOSE OF REQUEST.

The Redevelopment Commission of the City of Hammond is seeking one or two qualified commercial developers for the development of property located at 5903-5923 Calumet Avenue and 6005-6060 Calumet Avenue, Hammond, Indiana. The two separate parcels consist of a North Parcel and a South Parcel as follows:

North Parcel Group (5903-5923 Calumet):

- 45-07-06-151-001.000-023
- 45-07-06-151-003.000-023
- 45-07-06-151-004.000-023
- 45-07-06-151-005.000-023

South Parcel Group (6005-6060 Calumet):

- 45-07-06-153-001.000-023
- 45-07-06-153-002.000-023
- 45-07-06-153-003.000-023
- 45-07-06-153-004.000-023
- 45-07-06-153-005.000-023

The two parcels are conveniently located near Hammond City Hall and Hammond Central High School which provides a built in customer base for commercial development.

A goal of the City and Commission is to make Hammond a full-service commercial center in Northwest Indiana by strengthening and diversifying its commercial outlets, revitalizing key corridors and nodes and establishing new retail areas. In that regard, the objectives of the City and Commission are:

1. Expand the range of retail/commercial facilities located in Hammond.
2. Expand retail/commercial presence along Calumet Avenue.
3. Capture a larger percentage of retail dollars spent by Hammond residents.
4. Attract local restaurateur and entrepreneurs to the development.
5. Explore ownership options and opportunities.
6. Maintain architectural design compatibility with current and future development adjacent to the sites.
7. Maintain design consistency and cohesiveness within the frontage retail/commercial development.
8. Create new commercial business opportunities for Northwest Indiana.
9. Provide a development which is unique to the Calumet Region in an effort to draw retail dollars from outside of Hammond.

III. SITE INFORMATION.

Site Characteristics

- **Ownership.** The City of Hammond owns the sites.
- **Site Size and Configuration.** The proposed commercial sites encompass a total of approximately 64,965 square feet (North Parcel Group = 36,920 sq.ft. and South Parcel Group = 28,045 sq.ft.). NOTE: The North Parcel Group and the South Parcel Group will be delivered vacant and shovel ready.
- **Legal Description of Sites.**

North Parcel Group (5903-5923 Calumet):

OAKLAND ADD LOTS 10 & 11 BL 9
OAKLAND ADD. L 8 BL 9 ALL L 9 BL 9
OAKLAND ADD. L. 5 BL.9 ALL L. 6 BL 9 AND L7 BL 9
OAKLAND ADD. L.1, 2, 3 & 4 BL. 9

South Parcel Group (6005-6060 Calumet):

OAKLAND ADD BLOCK 13 LOT 5 EX NORTHWEST CORNER
OAKLAND ADD. N. 20 FT. OF L.4 BL.13
OAKLAND ADD. L.3 BL.13 N1/2 L.2 BL.13 S.8FT. L.4 BL.13
OAKLAND ADD. L.1 BL.13 S2. L.2 BL
GOSTLIN MEYN & CO'S. CALUMET AVE. ADD. L.3 BL.1 ALL
L.1 & 2 BL.1

- **Site Access.** The sites enjoy accessibility from the surrounding community and regional highway system. The sites are located on Calumet Avenue, approximately one block north and one block south of Hammond City Hall.
- **Curb Cuts.** The number of curb cuts along Calumet Avenue will be determined by the Redevelopment Commission and are to be minimized.
- **Access.** Bidder shall supply information relating to ingress and egress from the sites.
- **Zoning.** Both sites are C-4, General Commercial District.

Additional Information

- City of Hammond Zoning Ordinances – <http://www.gohammond.com/departments/city-clerk/city-ordinances/>

Design Criteria

1. *Architectural Design.* The design of the commercial development shall have a consistent architectural character compatible with adjacent structures. Use of common colors and features will be required. Sale of these lots may be subject to design elements desired by the Redevelopment Commission.
2. *Pedestrian Friendly.* Commercial development shall be pedestrian friendly in keeping with adjacent neighborhoods. A sidewalk along the street frontage shall be maintained in accordance with City standards.
3. *Enhancements.* Design enhancements and amenities including awnings, plazas with pavers, etc. shall be encouraged.
4. *Landscaping.* Landscaping must coordinate and be compatible with the goals and objectives of the Commission.

Municipal Services

The proposed redevelopment sites are well served by public utilities. Water, sewer, electricity, and natural gas facilities are already in place, and each system has adequate capacity to serve the new development. Police and fire protection services are readily available, with stations and facilities located in close proximity to the redevelopment sites.

- **Water Service.** The City's water department provides service to residential, commercial, and industrial entities throughout the community.

The water distribution system within the project area is excellent and can readily provide services to new development.

- **Sewer Service.** The City has established a municipal sanitary district that handles storm and sanitary sewer collection, with sufficient excess capacity to serve new development. Recently installed storm sewers also have available capacity for new development.
- **Electricity.** The City's electricity supply is furnished by the Northern Indiana Public Service Company (NIPSCO). NIPSCO can meet the current needs and future development within the project area.
- **Natural Gas.** The natural gas needs of the City are also provided by NIPSCO, which serves a twenty-eight county area. Existing services and future capacity are considered excellent.
- **Fire Protection.** Hammond's Fire Department operates a fire station at 6110 Calumet Avenue, which is in close proximity to the project area.

IV. SELECTION CRITERIA.

The Commission is interested in the developer's experience with similar projects and its ability to manage a team of design, management, marketing, construction specialists, and the ability to and willingness to coordinate the development with other developers adjacent or close to the sites in order to create a consistent, cohesive development. In that regard, the Commission will consider the following criteria in determining the highest and best bidder:

1. Responsiveness to the request for qualifications and/or request for proposals, including but not limited to responsiveness to the purpose and the scope of services offered.
2. Amount of Bid.
3. Ability and history of successfully completing contracts of this type, meeting project deadlines, experience in similar work, sensitivity to the needs of the public sector, and an ability to attract quality tenants.
4. Ability to provide excellence in site and architectural design consistent with the goals of the Commission.
5. Performance data, reference and qualifications of project manager and key personnel that would be assigned to the project.
6. Evidence of the developer's financial capacity to successfully undertake a project of this scope and magnitude.
7. Evidence of adequate and appropriate insurance.

8. Evidence of similar project experience, including but not limited to project types and project sizes.
9. "Wow" Factors, including but not limited to vision for the project, the proposed design, creativity in the submitted design, and alternatives for Improvements in Cost or Schedule.
10. Proof of other completed commercial/retail developments.
11. **Design Guidelines.** All development plans will be reviewed prior to approval for compatibility with the Design Guidelines. Sale of these lots may be subject to design elements desired by the Redevelopment Commission.
 - A. **Architectural Design.** The design of the commercial development shall have a consistent architectural character compatible with adjacent structures.
 1. **Building Orientation.** The front façade of each building shall face the primary street on which the building is situated.
 2. **Building Materials.** Exterior facades should be constructed primarily of high quality materials such as brick, stone, and glass (except for tinted or reflective glass). Incorporating vinyl or metal siding is not encouraged. Exterior facades must be accented with a distinguishable second building material, texture, or color to provide visual interest and architectural character.
 3. **Colors.** Use of common colors and features will be required. The primary colors of the facade shall be neutral and not include inappropriate colors that do not blend well with the surroundings of the development, unless specifically approved by the Redevelopment Commission.
 4. **Fencing/Screening.** Decorative wood, vinyl, and wrought iron materials should be used for fencing. Chain link fencing is not permitted.
 - B. **Pedestrian/Bicycle Friendly.** Commercial development shall be pedestrian friendly in keeping with adjacent neighborhoods. A sidewalk along the street frontage shall be maintained in accordance with City standards. Any development should be compatible with existing bike trails and seek to enhance existing trails/ paths, including the adjacent area.
 - C. **Enhancements.** Design enhancements and amenities including awnings, plazas with pavers, etc. shall be encouraged.

12. Preliminary estimate of timetable of completion of the project.

V. PROPOSAL CONTENTS.

1. Statement of Interest.

Describe your interest in developing this significant commercial property in Hammond, Indiana. Specify the location of the real estate bid on and the amount of real estate requested.

2. The Bid Amount.

State the amount per acre you are offering for the real estate requested.

3. Vision.

Describe your vision for these sites. What components do you think would be suitable and may add for a new dimension to the experience? How could its development increase the economic vitality of the City? Also submit conceptual rendering and preliminary site plans.

4. Experience.

List similar types of projects you have completed. What was the amount of investment, type of development, job creation, etc. for each? Who were the members of the development team (financial institutions, architects, construction firms, equity partners)? What role was played by the local government?

5. Financial.

- a. State, in full, the name and address of your organization. Indicated whether you operate as an individual, partnership, or corporation.
- b. Demonstrate your financial capacity to successfully undertake a project of this scope. Provide resumes for all team members detailing their history with projects of this scope. Provide financial statements from all individuals with a 20% or greater interest. (Statements may be filed confidentially with the City's legal counsel).
- c. Identify the entities which would be at risk for the project and the assets of such parties.
- d. State the bid amount for either or both parcels.

6. Deliverables.
 - a. Statement of Qualifications for the development team
 - b. Organization Chart.
 - c. List of previous projects
 - d. Proposed project budget
 - e. Proposed project schedule
 - f. Schematic Design Documents
 - g. 5% earnest money check
7. Pursuant to Indiana Law, each proposal must:
 - a. Include all of the information requested in the bid package
 - b. If submitted by a trust (as defined in Ind. Code 30-4-1-1(a)), identify:
 - (i) Each beneficiary of the trust; and
 - (ii) Each settler empowered to revoke or modify the trust
 - c. Be received in its entirety in the Commission's Offices by September 16, 2025, at 4:00 p.m. (CDT)
 - d. Include a cashier's check or certified check in the amount of 5% of the value of the parcels, payable to the order of the **City of Hammond** (the "Proposal Requirements"). Each bidder shall submit two originals, and ten complete copies, of its Redevelopment Proposal. All exhibits, drawings, renderings, other material, and other information submitted with the sealed Redevelopment Proposal shall be retained by, and shall become the property of the Commission.

VI. SUBMISSION PROCESS/INSTRUCTIONS TO PROPOSERS.

- A. All responses shall be sent to:

Anne Taylor
Executive Director of Planning & Development
5925 Calumet Avenue – Room 315
Hammond IN 46320

- B. Place two (2) originals and ten (10) copies of your response to RFP in a sealed envelope and clearly labeled "Statement of Proposals for 5903-5923 and 6005-6060 Calumet Avenue Commercial Development."
- C. For your proposal to be considered, the developer must submit **TWO (2) ORIGINALS AND TEN (10) COPIES** of your Statement of Proposals to the Redevelopment Commission, City of Hammond, 5925 Calumet Avenue – Room 315, Hammond IN 46320, no later than 4:00 p.m. (CDT) on the 16th day of September, 2025.
- D. Any questions concerning the City's specifications or the RFP process shall be directed to Anne Taylor, Executive Director of Planning & Development at (219) 853-6508 Ex. 8.

VII. MINIMUM BID.

The parcels (64,965 sq.ft) are valued as follows:

North parcel group is valued at **\$162,500.00:**

- 45-07-06-151-001.000-023
- 45-07-06-151-003.000-023
- 45-07-06-151-004.000-023
- 45-07-06-151-005.000-023

South parcel group is valued at **\$90,000.00:**

- 45-07-06-153-001.000-023
- 45-07-06-153-002.000-023
- 45-07-06-153-003.000-023
- 45-07-06-153-004.000-023
- 45-07-06-153-005.000-023

RESPONDING PARTIES MAY SUBMIT A RESPONSE FOR EITHER OR BOTH PARCELS

VIII. TERMS & CONDITIONS.

1. The Commission reserves the right to reject any and all responses and to waive minor irregularities in any Response to Request for Proposal.
2. The Commission reserves the right to request clarification of information submitted and to request additional information from any firm submitting a Response to Request for Proposal.

3. The Commission shall not be responsible for any costs incurred by any firm in preparing, submitted or presenting its response to the RFP.
4. Upon receipt and review of all Responses to this Request for Proposal, the Commission may enter into negotiations with the successful bidder. The successful bidder and the Commission shall enter a Development Agreement within thirty (30) days after a successful bidder is named.
5. The redevelopment of the subject parcels, including, without limitation, the construction of any improvements shall be completed based on a mutually agreeable schedule between the Commission and Successfully Bidder.
6. The acquisitions date the sale and purchase of the redevelopment parcels shall be closed no later than one hundred twenty (120) days after the date of completion of a redevelopment agreement or otherwise mutually agreed upon.