

LEGAL NOTICE OF SALE OF REAL ESTATE
FOR PRIVATE REDEVELOPMENT
AND INSTRUCTIONS TO BIDDERS

Notice is given hereby that the City of Hammond Redevelopment Commission ("HRC") will open and consider written offers of purchase and proposals for redevelopment (the "Redevelopment Proposals") of certain parcels of real estate more particularly depicted and/or described on Exhibit "A" (the "Redevelopment Parcel"). Sealed Redevelopment Proposals will be received by HRC at 5925 Calumet Avenue, Hammond, IN 46320 (3rd Floor) ("Planning and Development Offices") until 4:00 p.m., local time, on Tuesday, December 2, 2025 (the "Receipt Deadline"). HRC will open the Redevelopment proposals at 4:30 p.m., local time, on Tuesday, December 2, 2025 at the HRC regularly scheduled meeting. The offer by HRC of the Redevelopment Parcel for sale and the redevelopment is made on the conditions set forth below (the "Conditions for Redevelopment").

- | | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Required Use: | Bidder shall supply: (1) sufficient information relating to any proposed improvements to the Redevelopment Parcel, including the demolition of any buildings (demolition of any buildings or structures will be at Bidder's cost); and (2) Information regarding the proposed use of the Redevelopment Parcel. |
| Title: | HRC shall provide insurable title in compliance with a schedule jointly established by HRC and the Successful Bidder. |
| Environmental Remediation: | If there is environmental contamination on the Redevelopment Parcel, then the Successful Bidder shall perform all actions required to clean up and/or remediate the Redevelopment Parcel in compliance with a plan jointly established by HRC and the Successful Bidder. |
| Due Diligence Items: | HRC shall provide the following with respect to the Redevelopment Parcel: (a) title insurance; and (b) the right of entry to perform tests and inspections. |
| Right of Ways/ Approvals: | The offering of the Redevelopment Parcel is contingent upon the HRC and the Successful Bidder obtaining the necessary and required approvals to complete the above due diligence items and any other governmental requirements. Rezoning of a portion of the Redevelopment Parcel will be necessary as well as a survey with updated legal descriptions of the Redevelopment Parcel. |
| Acquisition Date: | The sale and purchase of the Redevelopment Parcel must be closed no later than 90 days of the Purchase Agreement being executed, or as otherwise mutually agreed upon. |
| Completion Date: | The redevelopment of the Redevelopment Parcel, including, without limitation, the construction of any improvements thereon shall be completed based upon a mutually agreeable schedule between the HRC and Successful Bidder. |
| Minimum Price: | The entire disposition parcel is valued at \$681,187.50 or \$82,477 per acre. |

Proposal Requirements: Each Redevelopment Proposal must include the cost of removal of the HVAC system Southeastern building and comply with the requirements of this notice.

HRC has caused to be prepared the exhibit listed below (the "Exhibits"), and HRC will make all the exhibits available at the HRC offices for examination and use by all interested persons. This notice, together with the exhibit, constitutes the "Bid Package."

Exhibit A Description of the Redevelopment Parcel

Requests for access to inspect the Redevelopment Parcel should be directed to: Anne Taylor, (219) 853-6508. Please note that the Redevelopment Parcel is generally as depicted in Exhibit A subject to finalization of surveying and legal descriptions.

Each Redevelopment 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 HRC Offices by 4:00 p.m., local time, on Tuesday, December 2, 2025; and (d) include a cashier's check or certified check in the amount of 5% of the value of the parcel, 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 HRC.

HRC reserves the right to: (a) consider or reject without consideration any Redevelopment Proposals that do not satisfy the Proposal Requirements; (b) reject any or all Redevelopment Proposals; and (c) make an award to the highest and best bidder, even if the Redevelopment Proposals submitted by the highest and best bidder does not satisfy all of the Conditions for Redevelopment. In determining the highest and best bidder, HRC shall take into consideration the following.

- (a) The cost, size, character, and quality of the development.
- (b) The schedule for completion of the development.
- (c) The general business reputation of the bidder.
- (d) The experience of the bidder with respect to the planning and construction of redevelopment projects (the "Similar Projects").
- (e) The ability of the bidder to complete the development on schedule, within budget, and in compliance with plans, permits, and laws.
- (f) The financial resources committed and available to fund completion of the development.

- (g) The development and site plans for the development and other improvements; and the compatibility of such plans with the neighboring building and the nearby neighborhoods.
- (h) Satisfaction by the bidder of the Proposal Requirements; compliance of the bidder with the conditions for Redevelopment; and satisfaction by the bidder of any additional requirements of the Bid Package.
- (i) Any other factors that HRC determines to be important in carrying out and serving: (1) the conditions for redevelopment; (2) the legal purposes of HRC; and (3) the interest of the City of Hammond, Indiana, and its residents, from the standpoint of both human and economic welfare.

A successful bidder will be required to execute a binding Purchase Agreement with HRC, committing the bidder to: (1) satisfying the condition for redevelopment; and (2) fulfilling the commitments made by the bidder in its Redevelopment Proposal.

Date: November 14, 2025 and November 21, 2025

CITY OF HAMMOND REDEVELOPMENT COMMISSION

EXHIBIT "A" -- DESCRIPTION OF PROPERTY:

A PORTION OF THE FOLLOWING PARCELS

PT. E2 NW 66X1318 FT. 2 AC. S.31 T.37 R.9 W2
NW 4.96 AC. 100X1290 FT.
Parcel No. 45-03-31-503-001.000-023
Commonly known as: 844 150th Adj St, Hammond IN 47327

66FT RR R/W ACROSS N. PT OF NW1/4 S.31 T.37
R.9 4.087AC
Parcel No. 45-03-31-504-001.000-023
Commonly known as: 5001 Calumet Ave., Hammond IN 46327

PT. NW. NW. S.31 T.37 R.9 7.1805 AC SUBJ TO
EASEMENT
Parcel No. 45-03-31-151-001.000-023
Commonly known as: 5009 Calumet Avenue, Hammond IN 46327

APPROXIMATELY DEPICTED AS FOLLOWS:

