

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 Parcels"). Sealed Redevelopment proposals will be received by HRC at 5925 Calumet Avenue, Room 315, Hammond, IN 46320 ("Planning and Development Offices") until 4:00 p.m., local time, on August 5, 2025 (the "Receipt Deadline"). HRC will open the Redevelopment proposals at 4:30 p.m., local time, on August 5, 2025 at the HRC regularly scheduled meeting. The offer by HRC of the Redevelopment Parcels for sale and the redevelopment is made on the conditions set forth below (the "Conditions for Redevelopment").

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| Required Use: | Bidder shall supply sufficient information relating to any proposed improvements/residential dwellings proposed the Redevelopment Parcels. |
| Title: | HRC shall provide insurable title in compliance with a schedule jointly established by HRC and the Successful Bidder. |
| Approvals: | The offering of the Redevelopment Parcels 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. |
| Acquisition Date: | The sale and purchase of the Redevelopment Parcels must be closed no later than 90 days of the Purchase Agreement being executed, or as otherwise mutually agreed upon and construction must begin within 90 days of acquisition. |
| Minimum Price: | Each Redevelopment Parcel is valued at: (see attached Offering Sheet). |
| Proposal Requirements: | Each Redevelopment Proposal must comply with the requirements of this notice. |

The Redevelopment Parcels are subject to Restrictive Covenants which may be obtained upon request from the HRC.

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 Parcels

Requests for access to inspect the Redevelopment Parcels should be directed to: Anne Taylor, (219) 853-6508, x8.

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 August 5, 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 eight 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: July 11, 2025 and July 25, 2025.

CITY OF HAMMOND REDEVELOPMENT COMMISSION

EXHIBIT "A"
OFFERING SHEET

Minimum Sales Price:

\$ (see chart below)

DESCRIPTION OF PROPERTY:

REDEVELOPMENT PARCELS	MINIMUM SALES PRICE
REDIV. E. PT. N. SIDE ADD. BL.12 W.52 1/2FT OF LOTS 21,22,23,24 EX. PT. OF S.8.94FT IN R/W Parcel No. 45-02-25-412-014.000-023 Commonly known as 505 Chicago Ave., Hammond IN 46327	\$11,000.00
LYNDORA ADD. L.2 Parcel No. 45-07-06-208-001.000-023 Commonly known as 5829 Columbia, Hammond IN 46324	\$15,500.00
FRANK HAMMOND'S ADD. L.27 BL.10 Parcel No. 45-07-04-381-019.000-023 Commonly known as 2633 164 th Pl., Hammond IN 46323	\$9,000.00
SOUTH PARK SUB. BL.3 S.1/2 LOT 29 & ALL LOT 30 Parcel No. 45-03-07-480-025.000-023 Commonly known as 2463 New York Ave., Hammond IN 46394	\$9,900.00
ROHE'S RESUB B. 3 WINSLOWS ADD ALL OF LOTS 26 & 27 BLOCK 3 Parcel No. 45-02-25-202-030.000-023 Commonly known as 4136 Towle Ave., Hammond IN 46327	\$14,600.00
WALLACE ADD. L.3 Parcel No. 45-07-06-401-012.000-023 Commonly known as 6110 Wallace Rd., Hammond IN 46320	\$6,400.00
BROWN AVE. ADD. L.H Parcel No. 45-02-12-233-009.000-023 Commonly known as 1810 Brown Ave., Hammond IN 46394	\$9,700.00

WHITE OAK MANOR THE 1ST REDIV N.46FT LOTS 19 TO 22 BL.4 & E.15FT OF N.46FT LOT 18 BL 4 Parcel No. 45-07-18-254-022.000-023 Commonly known as 7504 Chestnut Ave., Hammond, IN 46324	\$12,050.00