

REDEVELOPMENT COMMISSION
HAMMOND, INDIANA

REQUEST FOR PROPOSALS

RIVER NORTH COMMERCIAL DEVELOPMENT
600 AND 626 177TH STREET

May 15, 2026 and May 29, 2026

Send Proposals to:

Anne Taylor
Hammond Redevelopment Commission
5925 Calumet Ave. Suite 315
Hammond, Indiana 46320

I. INTRODUCTION.

The Hammond Redevelopment Commission (hereinafter "Commission") is seeking a request for proposals from developers for the continuation of current commercial development in the Gateway Redevelopment area that serves the needs of Hammond residents and businesses. The Commission will be selling the real estate at \$4.12 per square foot / \$1,895,000.00 total for described area.

The Commission considers economic development a priority for the City. This commitment to economic development includes working with qualified developers to determine the type and extent of assistance required to insure a successful development project.

This Request for Proposals includes the following sections:

1. Introduction
2. Purpose of Request
3. River North Commercial Development
4. Selection Criteria
5. Proposal Contents
6. Submission Process/Instructions to Proposers
7. Minimum Bid
8. 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, Ext. 8.

II. PURPOSE OF REQUEST.

The Redevelopment Commission of the City of Hammond is seeking a qualified commercial developer for the development of property located on 177th Street just South of Interstate 80/94.

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/I-80-94 Corridor.
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 site and with new design standards and zoning changes desired by the Redevelopment Commission.
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. RIVER NORTH COMMERCIAL DEVELOPMENT.

Site Characteristics

- **Ownership.** The City of Hammond Redevelopment Commission owns the site.
- **Site Size and Configuration.** The proposed retail/commercial site encompasses a total of approximately 10.55 acres. Specifically, the site consists of the following:
- **Legal Description of Site.**

PARCEL 1: THE EAST 10 ACRES OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING NORTH AND EAST OF THE CENTER LINE OF THE LITTLE CALUMET RIVER, AND WEST OF A LINE WHICH IS 500.7 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST 1/4, IN SECTION 13, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACT; BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH ALONG THE EAST LINE THEREOF 265 FEET; THENCE NORTHWESTERLY 251.05 FEET TO A POINT 90 FEET SOUTH OF THE NORTH LINE OF SAID 1/4 SECTION; THENCE WESTERLY 111.8 FEET TO A POINT 40 FEET SOUTH OF THE NORTH LINE OF SAID 1/4 SECTION; THENCE NORTH 40 FEET TO SAID NORTH LINE; THENCE EAST ALONG SAID NORTH LINE 280 FEET TO THE POINT OF BEGINNING.

Parcel No. 45-06-13-426-002.000-023

PARCEL 2: THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND BEING PART OF THAT PORTION OF CALUMET TERRACE, RECORDED IN PLAT BOOK 18 PAGE 26, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, VACATED BY PROCEEDINGS IN CAUSE #23556, LAKE CIRCUIT COURT, AND THAT PART OF RIVER DRIVE NORTH AND ALLEYS VACATED BY RESOLUTION #2163 BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF HAMMOND, INDIANA AND BEING: VACATED LOTS 1 TO 7 BOTH INCLUSIVE IN BLOCK 8, VACATED LOTS 17 TO 23, BOTH INCLUSIVE IN BLOCK 6, AND PART OF LOTS 10 TO 16, BOTH INCLUSIVE IN BLOCK 6, LYING SOUTHWESTERLY OF A STRAIGHT LINE EXTENDING FROM THE SOUTHEAST CORNER OF LOT 16 TO A POINT ON THE WEST LINE OF SAID VACATED LOT 10 WHICH POINT IS 6 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; AND THE ADJACENT STREET AND ALLEYS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 10 IN BLOCK 6, 6 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE

SOUTHEASTERLY IN A STRAIGHT LINE TO THE SOUTHEAST CORNER OF SAID LOT 16, IN BLOCK 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOTS 10 TO 17 AND 23, AND SAID LINE PROJECTED 238.5 FEET MORE OR LESS TO THE SOUTH LINE OF RIVER DRIVE NORTH AND THE NORTH LINE OF LOT 6 IN BLOCK 8; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID RIVER DRIVE NORTH, 38.5 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 7 IN BLOCK 8; THENCE SOUTHERLY 210 FEET MORE OR LESS TO THE NORTH BANK OF THE LITTLE CALUMET RIVER, THENCE WESTERLY 130 FEET MORE OR LESS TO THE WEST LINE OF LOT 1 IN BLOCK 8; THENCE NORTHERLY ON SAID WEST LINE OF SAID LOT 1, BLOCK 8, AND LOT 18 IN BLOCK 6, AND THE WEST LINE OF THE 10 FOOT DEDICATED ALLEY, 520 FEET, MORE OR LESS TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 6 FEET OF SAID LOT 10 BLOCK 6 PROJECTED WESTERLY, THENCE EASTERLY 10 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA
Parcel No. 45-06-13-426-003.000-023

- **Site Access.** The site enjoys accessibility from the surrounding community and regional highway system. The site is bordered to the north by Interstate 80/94 (Borman Expressway) interchange.
- **Curb Cuts.** The primary access is from Calumet Avenue onto River Drive/177th Street. The number of curb cuts along 177th Street will be determined by the Redevelopment Commission and are to be minimized. Shared parking and two-way common drives are encouraged.
- **Traffic Volumes.** Primary access to the site will be from Calumet Avenue at a signalized intersection. According to the Indiana Department of Transportation, Interstate 80/94 carries an average daily traffic volume of approximately 250,000 vehicles. The bidder shall provide detailed information regarding the proposed traffic circulation plan within the site, including all points of ingress and egress.
- **Zoning.** The entire site is C-4 General Commercial, which allows for most commercial, retail, and office use that serves local and regional uses.
- **Signage.** Successful bidders for parcel will have the option of construction of a sign for placement. The successful bidder will enter into an agreement where they will pay for a proportionate share of the utilities cost of the sign if they choose to utilize the highway sign.
- **Commercial 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 this lot 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 site is 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 site.

- **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 central Fire Station at 6110 Calumet Avenue.

IV. SELECTION CRITERIA.

The Commission is interested in the developers past 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 site 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 this lot 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. Pedestrian paths should be provided throughout the development so that each building is easily accessible by pedestrians. Any development should be compatible with existing bike trails and seek to enhance existing trails/ paths, including the adjacent Riverside Park 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 approximate location of the real estate bid on and the amount of real estate requested.

2. Vision.

Describe your vision for this site. 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 a conceptual rendering and preliminary site plan.

3. 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?

4. 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.
5. 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
6. 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 Hammond Redevelopment Commission (HRC) Offices by July 21, 2026, 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 parcel, payable to the order of City of Hammond (the "Proposal Requirements"). Each bidder shall submit one original, and five 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.

7. Incentives.

If your project is dependent on receiving an incentive package from the City of Hammond, or the City of Hammond Redevelopment Commission, please be specific on any incentive requests in your submission.

VI. SUBMISSION PROCESS/INSTRUCTIONS TO PROPOSERS.

A. All responses shall be sent to:

Anne Taylor
Executive Director of Planning & Development
Hammond Redevelopment Commission
5925 Calumet Avenue, Suite 315
Hammond, Indiana 46320

B. Place one (1) originals and five (5) copies of your response to RFP in a sealed envelope and clearly labeled "Statement of Proposals for River North Commercial Development."

C. For your proposal to be considered, the developer must submit **One (1) ORIGINAL AND FIVE (5) COPIES** of your Statement of Proposals to the Redevelopment Commission, City of Hammond, 5925 Calumet Avenue, Suite 315, Hammond, Indiana 46320, no later than 4:00 p.m. (CDT) on the 1st day of July 21, 2026. All submissions will be opened at the regularly scheduled Hammond Redevelopment Commission meeting on July 21, 2026, at City Hall (5925 Calumet Avenue, Hammond, IN 46320, second floor, council chambers) which begins at 4:30 p.m. Central time. 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 Ext. 8.

VII. MINIMUM BID.

The entire disposition parcel (+/- 10.55 acres) is valued at \$4.12 per square foot / \$1,895,000.00 total.

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 parcel, including, without limitation, the construction of any improvements shall be completed based on a mutually agreeable schedule between the HRC and Successfully Bidder.
6. The acquisitions date the sale and purchase of the redevelopment parcel 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.