

HAMMOND REDEVELOPMENT COMMISSION
HAMMOND, INDIANA

REQUEST FOR PROPOSALS

DOWNTOWN HOHMAN DEVELOPMENT
5454 HOHMAN AVENUE, HAMMOND, IN 46320

July 31 and August 14, 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 Downtown No. 1 Urban Renewal Area that serves the needs of Hammond residents and businesses. The Commission will be selling the real estate at \$4.00 per square foot / \$1,700,000.00 total for the 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. Commercial/Residential/Mixed-Use/Medical 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 at 5454 Hohman Avenue, Hammond, Indiana.

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/residential/medical facilities located in City of Hammond.
2. Expand retail/commercial/residential/medical presence along Hohman Avenue in Downtown.
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. COMMERCIAL/RESIDENTIAL/MIXED-USE/MEDICAL DEVELOPMENT.

Site Characteristics

- **Ownership.** The City of Hammond Department of Redevelopment owns the site.
- **Site Size and Configuration.** The proposed retail/commercial/medical site encompasses a total of approximately 8.77 acres. Specifically, the site consists of the following:
- **Legal Description of Site.**

LOTS 1 TO 30, BOTH INCLUSIVE, AND ALL VACATED ALLEYS ADJACENT TO SAID LOST AND THE NORTH HALF OF VACATED DOUGLAS STREET, BLOCK 4, CAROLINE HOHMAN'S ADDITION TOT HE TOWN, NOW CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 1, PAGE 42, IN LAKE COUNTY, INDIANA, EXCEPT THE EAST 2 FEET THEREOF OF LOTS 1, 2, 3, 28, 29 AND 30, TAKE FOR THE WIDENING OF HOHMAN AVENUE.

AND

LOTS 1 TO 30, BOTH INCLUSIVE, AND ALL VACATED ALLEYS ADJACENT TO SAID LOTS AND THE SOUTH HALF OF VACATED DOUGLAS STREET, BLOCK 5, CAROLINE HOHMAN'S ADDITION TO THE TOWN, NOW CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 1, PAGE 42, IN LAKE COUNTY, INDIANA, EXCEPT THE EAST 2 FEET OF LOTS 1, 2, 3, 28, 29 AND 30, TAKEN FOR THE WIDENING OF HOHMAN AVENUE.

LESS AND EXCEPT;

CAROLINE HOHMAN'S ADDITION BLOCK 4, LOTS 1 TO 8 AND LOTS 23 TO 30 AND THE PLATTED ALLEYS LOCATED ADJACENT TO SAID LOTS AND THE ENTIRE WIDTH OF VACATED DOUGLAS STREET FROM THE WEST BOUNDARY OF LOT 23 TO THE EAST BOUNDARY OF LOT 30, ALL IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA.

AND LESS AND EXCEPT

THE PORTIONS OF CAROLINE HOHMAN'S ADDITION BLOCK 4, LOTS 18 TO 22 FOR A DISTANCE OF 383 FEET, MORE OR LESS, AS MEASURED EAST FROM THE SOUTHWEST CORNER OF LOT 18 FOR PURPOSES OF A PUBLIC SIDEWALK.

Parcel No. 45-02-36-304-001.000-023

- **Site Access.** The site enjoys accessibility from the surrounding community and regional highway system. The site is located in the Downtown No. 1 Urban Renewal Area.
- **Curb Cuts.** The number of curb cuts along Hohman Avenue will be determined by the Redevelopment Commission and are to be minimized.
- **Zoning.** The entire site is C-3 (Central Business District), which allows for most commercial, mixed-use, retail, medical and office use that serves downtown, local and regional uses. The Zoning Ordinance is available at www.gohammond.com; document central; city planning; Zoning Ordinance 8514.
- **Signage.** Successful bidders for the parcel will have the option to work with the City Planning Department for the construction of signage on the parcel.
- **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 developer's 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. Additional design guidelines, specific to downtown, can be found in our Final Downtown Hammond Master Plan at www.gohammond.com/downtown. 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 seek to enhance existing trails/ paths, including the nearby Erie-Lackawanna Trail.

- 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 October 6, 2026, at 3:00 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) original and five (5) copies of your response to RFP in a sealed envelope and clearly labeled "Statement of Proposals for Downtown Hohman 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 3:00 p.m. (CDT) on the 6th day of October, 2026. Bids will be publicly opened at 3:30 PM (CST), on the aforementioned date in the Planning Department Office, Room 315. Bids will be read aloud during the Hammond Redevelopment Commission regular meeting on October 6, 2026. 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 or taylora@gohammond.com.

VII. MINIMUM BID.

The entire disposition parcel (8.77 acres) is valued at \$4.00 per square foot / \$1,700,000.00 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.