

## RESOLUTION 2015-04

### A RESOLUTION OF THE GRIFFITH REDEVELOPMENT COMMISSION REGARDING DISPOSITION OF PROPERTY

**WHEREAS**, the Griffith Redevelopment Commission (the "Commission"), as the governing body for the Griffith Redevelopment Department (the "Department"), pursuant to Indiana Code 36-7-14, as amended (the "Act"), desires to dispose of certain property as described in Exhibit A hereto (the "Property") pursuant to the terms of an Offering Sheet substantially in the form set forth in Exhibit B hereto; and

**WHEREAS**, pursuant to Section 22 of the Act, the Commission is required to cause to be published in accordance with law a notice of disposition of the Property; and

**WHEREAS**, the Commission has obtained appraisals for the Property in accordance with law;

**NOW, THEREFORE, BE IT RESOLVED** by the GRIFFITH REDEVELOPMENT COMMISSION, as the governing body of the Griffith Redevelopment Department, as follows:

1. The Commission hereby authorizes and directs its President to cause to be published a notice of disposition of the Property pursuant to Section 22 of the Act.
2. The appraisals for the Property, obtained by the Commission as required by Section 22 of the Act, are hereby accepted and approved.
3. The Offering Sheet substantially in the form set forth in Exhibit B hereto is hereby approved.
4. This resolution shall take effect immediately upon its adoption by the Commission.

Adopted this 12<sup>th</sup> day of February, 2015.

#### GRIFFITH REDEVELOPMENT COMMISSION

Richard C. Fisher

Don Wiltsford

Susan Schaub

John Miller

Robert Gentry

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## EXHIBIT A

### REAL ESTATE

Location: 245 N. Broad Street, Griffith, Indiana 46319

Type of Property: Vacant Land

Assessor's Parcel #: 45-07-35-376-001.000-006

Site Size: 97.72' x 100.55' = 9,826 S.F.

Census Tract #: 23844-18-089-0409.00

Zoning: B-2, Central Business District

Flood Plain Status: Zone X; Map panel 18089C0143E, dated January 18, 2012

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## EXHIBIT B

### OFFERING SHEET

#### TOWN OF GRIFFITH REDEVELOPMENT COMMISSION

The Town of Griffith Redevelopment Commission (the "Commission") is offering the property described in Appendix 1 hereto (the "Offered Property") for sale to the successful bidder.

The bidder or bidders shall prepare a bid for the sale of all of the Offered Property. The following terms and conditions apply to the bids:

Minimum Offering Price: Each bid must propose a purchase price of not less than \$44,900.00 (which amount is not less than the average of two appraisals).

Required Uses: Retail, preferably restaurant, approved by the Commission (with construction of such retail to commence not later than 180 days following purchase of the property or such later date as the Commission shall agree).

Conditions of Bid Acceptance: The Commission will publicly open all written offers, and the bid price will be read aloud and the bidder's general plan will then be read on April 1, 2015. The Commission will then review all proposals and make an award or reject all offers. Bid proposals must meet the following conditions:

- (a) The successful bidder must be prepared to close on the purchase of the Offered Property within thirty (30) days after award by the Commission.
- (b) The successful bidder must propose the development of the Offered Property for a retail facility, preferably restaurant, acceptable to the Commission.
- (c) No proposal will be eligible for consideration that does not meet the minimum offering price.

Conditions to Closing: The Commission's obligation to convey the Offered Property to the successful bidder is subject to the following conditions:

- (a) Payment of the full purchase price for the Offered Property by the successful bidder at closing.
- (b) All agreements relating to the sale and use of the property will be subject to review by attorneys for the Commission and the Town to assure compliance with all applicable

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laws and agreements to which the Commission and Town are subject.

### **APPENDIX 1**

#### **Description Of Offered Property**

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