

**GARY COMMUNITY SCHOOL CORPORATION
INVITATION TO SUBMIT BIDS ON REAL ESTATE
NOTICE TO BIDDERS
BID 18-1 GCSC PROPERTY**

A. NOTICE

Notice is hereby given that pursuant to I.C. 36-1-11-4 the Emergency Manager of the Gary Community School Corporation, as the designated disposing agent for property owned by the Gary Community School Corporation, will receive and consider written bids for the purchase of certain real estate owned by the Gary Community School Corporation, hereinafter described, subject to the conditions of sale hereinafter set forth.

B. NOTICE TO ANY POLITICAL SUBDIVISION THAT HAS TERRITORY WHERE THE REAL PROPERTY IS LOCATED AND INSTITUTIONS OF HIGHER EDUCATION WITH REAL PROPERTY LOCATED IN INDIANA

That pursuant to I.C. 6-1.1-20.3-8.5, any political subdivision that has territory where the real property is located and institutions of higher education with real property located in Indiana is hereby given a thirty (30) day first right to make an offer to purchase the real property. That said political subdivisions have from Friday, June 22, 2018 until Friday, July 27, 2018 to make said offer. The Emergency Manager shall determine whether it is appropriate to accept one (1) of these offers and shall negotiate the terms and condition of the sale of real property to the offeror. Any political subdivision which submits a bid shall comply with the provisions of this notice.

C. NOTICE PROVIDE TO THE MAYOR OF THE CITY OF GARY

That the Emergency Manager shall provide written notice to the mayor of the City of Gary at least thirty (30) days before selling assets. If the mayor of the City of Gary notifies the Emergency Manager of any concerns or objections regarding the proposed sell of the asset, the Emergency Manager must confer with the mayor regarding those concerns or objections.

D. NOTICE TO BIDDERS

All interested bidders are invited to apply. This may include but is not limited to individuals, investment bankers, corporations, real estate developers, or other interested and qualified buyers.

All bidders are required to comply with the provisions of this notice.

E. PROPERTIES

Gary Community School Corporation seeks a purchaser for the following properties which are listed. That pursuant to I.C. 36-1-11-4 (b)(3) a value has been assigned to each property and the School Corporation welcomes bids. The value placed on the properties is the asking price for the property. Bidders may offer the asking price or may submit their proposed value for purchasing the property. Interested bidders may request a date and time to inspect the properties by calling Attorney Tracy A. Coleman at 219-944-2755.

PROPERTY ONE

School/Property Name:	AETNA ELEMENTARY SCHOOL
Address:	1327 ARIZONA STREET GARY, INDIANA
Value/Asking Price:	\$1,851,800

PROPERTY TWO

School/Property Name:	AMBRIDGE ELEMENTARY SCHOOL
Address:	370 RUTLEDGE STREET GARY, INDIANA
Value/Asking Price:	\$563,400

PROPERTY THREE

School/Property Name:	ARTHUR P. MELTON ELEMENTARY SCHOOL
Address:	4581 FILLMORE STREET GARY, INDIANA 46408
Value/Asking Price:	\$846,800

PROPERTY FOUR

School/Property Name:	BENJAMIN FRANKLIN ELEMENTARY SCHOOL
Address:	600 EAST 35 TH AVENUE GARY, INDIANA 46409
Value/Asking Price:	\$1,434,400

PROPERTY FIVE

School/Property Name:
Address:

BRUNSWICK ELEMENTARY SCHOOL
5701 WEST 7TH AVENUE
GARY, INDIANA 46406

Value/Asking Price:

\$1,453,500

PROPERTY SIX

School/Property Name:
Address:

DUNBAR PULASKI MIDDLE SCHOOL
920 EAST 19TH AVENUE
GARY, INDIANA 46407

Value/Asking Price:

\$5,648,300

PROPERTY SEVEN

School/Property Name:
Address:

DAVID O DUNCAN ELEMENTARY SCHOOL
1109 WEST 21ST AVENUE
GARY, INDIANA

Value/Asking Price:

\$1,644,550

PROPERTY EIGHT

School/Property Name:
Address:

DR. BERNARD C. WATSON ACADEMY FOR BOYS
2065 MISSISSIPPI STREET
GARY, INDIANA 46407

Value/Asking Price:

\$1,833,200

PROPERTY NINE

School/Property Name:
Address:

DUNELAND VILLAGE UNDEVELOPED
4018-38 WEST 19TH AVENUE
GARY, INDIANA 46404

Value/Asking Price:

\$162,000

PROPERTY TEN

School/Property Name:

Address:

**RALPH WALDO EMERSON SCHOOL AND
E.A. SPAULDING ELEMENTARY SCHOOL**
660 RHODE ISLAND STREET
GARY, INDIANA 46402

Value/Asking Price:

\$2,533,400

PROPERTY ELEVEN

School/Property Name:
Address:

EAST 15TH AVENUE AETNA
1400 COLORADO
GARY, INDIANA 46404

Value/Asking Price:

\$162,000

PROPERTY TWELVE

School/Property Name:

Address:

Value/Asking Price:

**EAST 5TH AVENUE NEAR COUNTY LINE ROAD
UNDEVELOPED**9201 EAST 5TH AVENUE
GARY, INDIANA 46403

\$605,700

PROPERTY THIRTEEN

School/Property Name:

Address:

Value/Asking Price:

ERNIE PYLE ELEMENTARY SCHOOL2521-89 WEST 19TH AVENUE
GARY, INDIANA 46407

\$1,933,100

PROPERTY FOURTEEN

School/Property Name:

Address:

Value/Asking Price:

GCSC ADMINISTRATION OFFICE620 EAST 10TH PLACE
GARY, IN 46407

\$2,007,500

PROPERTY FIFTEEN

School/Property Name:

Address:

Value/Asking Price:

**GEORGE WASHINGTON CARVER ELEMENTARY
SCHOOL**2535 VIRGINIA STREET
GARY, INDIANA 46407

\$1,148,600

PROPERTY SIXTEEN

School/Property Name:

Address:

Value/Asking Price:

**HORACE MANN HIGH SCHOOL AND
JOHN H. VOHR ELEMENTARY SCHOOL**525 GARFIELD STREET
GARY, INDIANA 46404701 ARTHUR STREET
GARY, INDIANA 46404

\$4,178,900

PROPERTY SEVENTEEN

School/Property Name:

Address:

Value/Asking Price:

HORACE S. NORTON ELEMENTARY SCHOOL1356 HARRISON BLVD.
GARY, INDIANA 46407

\$1,459,100

PROPERTY EIGHTEEN

School/Property Name:

Address:

Value/Asking Price:

IVANHOE ELEMENTARY SCHOOL5700 WEST 15TH AVENUE

GARY, INDIANA 46406

\$3,464,300

PROPERTY NINETEEN

School Name:

Address:

Value/Asking Price:

JAMES WHITCOMB RILEY ELEMENTARY SCHOOL1301 EAST 43RD AVENUE

GARY, INDIANA

\$1,578,500

PROPERTY TWENTY

School/Property Name:

Address:

Value/Asking Price:

LEW WALLACE HIGH SCHOOL415 WEST 45TH STREET

GARY, INDIANA 46408

\$4,393,100

PROPERTY TWENTY-ONE

School/Property Name:

Address:

Value/Asking Price:

LINCOLN ACHIEVEMENT CENTER AND DAVID O. DUNCAN ELEMENTARY SCHOOL

1988 POLK STREET

GARY, INDIANA

1109 WEST 21ST AVENUE

GARY, INDIANA

\$3,289,100

PROPERTY TWENTY-TWO

School/Property Name:

Address:

Value/Asking Price:

MARY M. BETHUNE EARLY CHILDHOOD DEVELOPMENT CENTER2367 EAST 21ST AVENUE

GARY, INDIANA

\$2,476,100

PROPERTY TWENTY-THREE

School/Property Name:

Value/Asking Price

GCSC MAINTENANCE FACILITY

3840 GEORGIA STREET

GARY, INDIANA 46408

\$632,000

PROPERTY TWENTY-FOUR

School/Property Name:

**MISSISSIPPI STREET AND 22ND AVENUE
UNDEVELOPED**

Address:

MISSISSIPPI STREET AND 22ND AVENUE

Value/Asking Price:

\$1,615,300**PROPERTY TWENTY-FIVE**

School/Property Name:

MOUNT ST. AND 9TH AVENUE UNDEVELOPED

Address:

MOUNT ST. AND 9TH AVENUE

Value/Asking Price:

\$39,300**PROPERTY TWENTY-SIX**

School/Property Name:

NOBEL ELEMENTARY SCHOOL

Address:

**601 POTTAWATOMI TRAIL
GARY, INDIANA 46403**

Value/Asking Price:

\$1,210,300**PROPERTY TWENTY-SEVEN**

School/Property Name:

**PENNSYLVANIA STREET AND 50TH AVENUE
UNDEVELOPED**

Address:

**PENNSYLVANIA STREET AND 50TH AVENUE
UNDEVELOPED**

Value/Asking Price:

\$178,900**PROPERTY TWENTY-EIGHT**

School/Property Name:

THOMAS A. EDISON ELEMENTARY SCHOOL

Address:

**5400 WEST 5TH AVENUE
GARY, INDIANA**

Value/Asking Price:

\$3,374,400**PROPERTY TWENTY-NINE**

School/Property Name:

THOMAS JEFFERSON ELEMENTARY SCHOOL

Address:

**601 JACKSON STREET
GARY, INDIANA**

Value/Asking Price:

\$5,056,000**PROPERTY THIRTY**

School/Property Name:

TYLER STREET AND 45TH AVENUE

Address:

TYLER STREET AND 45TH AVENUE

Value/Asking Price:

\$51,800

PROPERTY THIRTY-ONE

School/Property Name: **WEST 15TH AVENUE UNDEVELOPED**
Address: **WEST 15TH AVENUE UNDEVELOPED**
Value/Asking Price: **\$1,620,300**

PROPERTY THIRTY-TWO

School/Property Name: **WIRT-EMERSON VISUAL AND PERFORMING
ARTS HIGH ABILITY ACADEMY**
Address: **210 N. GRAND BLVD.
GARY, INDIANA**
Value/Asking Price: **\$3,165,300**

PROPERTY THIRTY-THREE

School/Property Name: **DANIEL WEBSTER ELEMENTARY SCHOOL**
Address: **3720 PIERCE STREET
GARY, INDIANA 46408**
Value/Asking Price: **\$2,164,000**

F. BID TIME LINE

All written bids for said property must be submitted at the office of Robert L. Lewis & Associates, 2148 West 11th Avenue, Gary, Indiana 46404. All bids must be sealed. Emailed or faxed bids will not be accepted.

1. BID TIME LINE FOR SURROUNDING UNITS OF GOVERNMENT AND INSTITUTIONS OF HIGHER EDUCATION

Bids will be accepted from surrounding units of government and institutions of higher education beginning on Friday, June 22, 2018 until Friday, July 27, 2018 until 3:00 pm at 2148 West 11th Avenue, Gary, Indiana 46404. That said bids will be opened on Monday, July 30, 2018 at 10:00 am at West Side Leadership Academy, Library, 900 Gerry Street, Gary, Indiana. Bidders may be invited to do a presentation after the opening of the bids on a date and time designated by the Emergency Manager. Bidders shall go to the School Corporation's website, www.garycsc.k12.in.us to download the mandatory cover sheet which must be submitted with bids. Each bidder must submit a sealed written bid with a flash drive which contains a pdf copy of the bid to the Gary Community School Corporation, c/o Robert L. Lewis & Associates, 2148

West 11th Avenue, Gary, Indiana 46402. All bids must be in a sealed envelope, clearly marked as follows: **SEALED BID 18-1 – GCSC PROPERTY.**

2. BIDDERS OTHER THAN SURROUNDING UNITS OF GOVERNMENT AND INSTITUTIONS OF HIGHER EDUCATION

Bids will be accepted from everyone beginning Friday, June 22, 2018 to Friday, August 24, 2018 until 3:00 pm at 2148 West 11th Avenue, Gary, Indiana 46404. That all bids received will be opened on Monday, August 27, 2018 at 5:00 pm at West Side Leadership Academy, Library, 900 Gerry Street, Gary, Indiana. Bidders shall go to the School Corporation's website, garycsc.k12.in.us to download the mandatory cover sheet which must be submitted with bids. Each bidder must submit a sealed written bid with a flash drive which contains a pdf copy of the bid to the Gary Community School Corporation, c/o Robert L. Lewis & Associates, 2148 West 11th Avenue, Gary, Indiana 46402.

Bidders may be invited to do a presentation after the opening of the bids on a date and time designated by the Emergency Manager. All proposals must be in a sealed envelope, clearly marked as follows: **SEALED BID 18-1 – GCSC PROPERTY.**

3. REVIEW OF BIDS

If additional information is needed after the bid is opened, bidders will be asked to provide said information to the law firm of Robert L. Lewis & Associates. The law firm of Robert L. Lewis and Associates reserves the right to meet with potential bidders to discuss any questions or concerns regarding the bids. The Emergency Manager will have the ultimate say on which bids should be accepted or rejected. That said Emergency Manager has the discretion to reject any and all bids for any

reason. Additionally, the Emergency Manager reserves the right to partition a portion of the property, sell a portion of the property and sell said property in the manner in which the Emergency Manager deems reasonable. The Emergency Manager may remove a property from the bidding process at any time. If a property is removed from the bidding process, any bidder for that property may receive a letter notifying bidder that said property was removed from the bidding process and will not be considered.

4. ACCEPTANCE OR REJECTION OF BID

For those bids which are accepted, the bidder must deposit 10% of the winning bid within 10 days of being notified via certified mail of the acceptance of the winning bid. The ten days will be calculated from the date said letter is placed in the mail. The bidder must make a cashier's check payable to the Gary Community School Corporation in the amount of 10% of the winning bid and said cashier's check must be received by the law office of Robert L. Lewis & Associates, 2148 West 11th Avenue, Gary, Indiana 46404 within 10 days of post marked certified mail. Said amount is non-refundable. Failure to pay the 10% of the winning bid within 10 days of said notification letter being mailed will result in a penalty of 5% of the bid amount and/ or rejection of the bid, at the sole discretion of the Emergency Manager. Only the Emergency Manager can consider waiving said penalty. If bidder refuses to pay 10% after being notified of amount due and penalty, the Emergency Manager reserves the right to seek legal action against bidder to enforce performance. If at any time the Emergency Manager is required to seek legal redress, the Emergency Manager will seek attorney fees from bidder.

The properties are being sold “**AS IS**” and “**WHERE-IS.**” Therefore, any bidder is advised to visit said properties prior to making a bid. Bidders are advised to conduct due diligence prior to making a bid.

G. CONTENT OF BID

All bidders must include the following information in their bid proposal in order to assist the Emergency Manager in making a decision regarding the bid:

1. The Cover Sheet must be included with all bids.
2. Name, address, telephone number, fax number and e-mail address of entity, organization, person, corporation, etc., bidding on said property and the bid amount being offered for the property.
3. Amount being offered for purchasing property.
4. Articles of Incorporation for any corporation, not-for profit or entity bidding on said property.
5. Bidder must provide name of property in which bid is being submitted.
6. Bidder must present a hard copy of the bid and also provide an electronic copy of the bid on a flash drive in a pdf format.
7. Bidder must provide a detailed explanation of the purpose for which the bidder would like to utilize said property. Said detailed explanation shall include the following information:
 - a. intended use of the property
 - b. number of persons building will serve
 - c. ability of bidder to carry out intended use of building

- d. estimated funds which bidder has appropriated for care, upkeep, operating costs and/or renovations for building
- e. past history of success or failure of bidder in carrying out projects involving large commercial buildings or large parcels of land
- f. size and character of the improvements proposed to be made by the bidder on the real estate
- g. the bidders plans and ability to improve real estate with reasonable promptness and/or proposed time line
- h. whether the real estate, when improved, will be sold or rented
- I. the financial responsibility, qualifications, experience and ability of proposed bidder to finance and complete the development
- j. whether the bid will best serve the interests of the community from a human and economic standpoint
- k. impact on the community and community development
- l. opportunities for Gary Community School Corporation students
- m. job creation and economic opportunities made available for residents in the area.

H. CRITERIA FOR ACCEPTING OR REJECTING BIDS

The sale of the property will be awarded to the highest and best bidder as determined by the Emergency Manager. The Emergency Manager reserves the right to accept and/or reject any and all bids.

1. **Bid amount.** Each property has a value which represents the asking price for the property.

Bids which are submitted at or close to the value/asking price or greater than the value/asking price will receive a greater weight than those which are less than the value/asking price and may be immediately accepted upon the Emergency Manager's approval if it is determined that no other bids are close to the value/asking price. Those bids which are submitted in an amount less than the value/asking price may be considered but it will be up to the Emergency Manager to accept the bid offered.

2. **Other criteria.** In addition to the bid amount, the Emergency Manager will consider other criteria in order to determine what is the best bid. The criteria includes, but is not limited to, intended use of the property; number of persons building will serve; ability of bidder to carry out intended use of building; estimated funds which bidder has appropriated for care, upkeep, operating costs and/or renovations for building; past history of success or failure of bidder in carrying out projects involving large commercial buildings or large parcels of land; size and character of the improvements proposed to be made by the bidder on the real estate; the bidders plans and ability to improve real estate with reasonable promptness; whether the real estate, when improved, will be sold or rented; the financial responsibility, qualifications, experience and ability of proposed bidder to finance and complete the development; whether the bid will best serve the interests of the community from a human and economic standpoint; impact on the community; opportunities for Gary Community School Corporation students and job creation.

I. CONDITIONS OF SALE

1. The property may not be sold to a person or the agent of a person who is ineligible to purchase the property pursuant to the terms of I.C. 36-1-11-16.
2. A bid submitted by a Trust (as defined in I.C. 30-4-1-1a) must

- a. identify beneficiary of the Trust; and
 - b. be empowered to revoke or modify the Trust.
3. The Emergency Manager reserves the right to reject any and all bids or to withdraw said property at any time up to the formal adoption of a resolution by the Emergency Manager approving the sale to the highest and best bidder. Further, if the Emergency Manager rejects all bids or chooses to withdraw said property from the bidding process, it may later re-start the bidding process at its sole discretion. In determining the best bid, the Emergency Manager will take into consideration the following criteria: the bid amount; size and character of the improvements proposed to be made by the bidder on the real estate; the bidders plans and ability to improve real estate with reasonable promptness; whether the real estate, when improved, will be sold or rented; the financial responsibility, qualifications, experience and ability of proposed bidder to finance and complete the development; whether the bid will best serve the interests of the community from a human and economic standpoint; impact on the community; opportunities for Gary Community School Corporation students and job creation for residents in the community.
4. The Emergency Manager may engage an auctioneer to conduct the sale by public auction. The auction may be conducted either at the time for beginning of the sale in accordance with this notice or after the beginning of the sale. If an auctioneer is engaged by the Emergency Manager, each bidder who has submitted a bid will be given written notice of the time and place of the auction.
5. At the closing, the successful bidder must pay the balance of the purchase price for the

property. The bidder will be instructed on how to pay the balance at closing, which may be by certified check to the Gary Community School Corporation or through a wire transfer. The parties will work diligently to schedule a closing as soon as possible and there shall be no unreasonable delay of the closing.

6. Upon the finalization of the bidding process, the Gary Community School Corporation through its legal representation shall schedule a closing for the transfer of the property.
7. The property shall be sold in an **“AS IS”** and **“WHERE IS”** condition subject to existing easements, restrictions of record, local, county, state and federal laws, regulations and other ordinances limiting or regulating the use of the property. The Emergency Manager makes no warranties regarding the conditions of the property. Bidders may request dates and times to perform inspections of said properties before making a final bid. This can be done by contacting Attorney Tracy Coleman at 2148 West 11th Avenue, Gary, IN 46404, 219-944-2755. The inspection may be scheduled within 3 days of request.
8. Bidder, at bidder’s expense, may purchase a survey or title search of said property if desired. Bidder may, also at bidder’s expense, employ its own professionals to do inspections of property.

The Gary Community School Corporation shall not be responsible for, or make any allowance for damage which may occur to the property after the date of award of same to the successful bidder and will not reduce the sale price based upon any damages occurring after the award date. The successful bidder may request written permission from the Emergency Manager authorizing said bidder to secure the property.

9. All persons who bid on properties being offered through the herein described bid procedures shall be deemed to have consented and agreed to the above terms and conditions.
10. Bidders must review instructions to bidders available online at www.garycsc.k12.in.us.
11. Bidders are encouraged to seek additional resource opportunities which are available to assist those interested bidders. This may include, the Indiana Economic Development Corporation, Indiana Brownfields Program and the Northwestern Indiana Regional Planning Commission.
12. Bidders are not allowed to place additional terms and conditions on bids submitted.
13. The properties are being sold **“AS IS” and “WHERE IS”**, therefore, all bidders are required to perform due diligence prior to making a bid.
14. Bidders are encouraged to perform their due diligence regarding issues pertinent to zoning, maintenance of the facilities, costs, and any analysis that may be deemed necessary in accepting ownership of a former school building.
15. For more information, interested parties should contact Attorney Tracy A. Coleman of Robert L. Lewis & Associates, 2148 West 11th Avenue, Gary, Indiana 46404, 219-944-2755.

Copies of this notice and the mandatory cover sheet can be found at www.garycsc.k12.in.us.