

Request for Proposals

For

Property owned by

The Hobart Sanitary District

Vacant Land Parcels

45-09-20-376-001.000-045

45-09-20-401-001.000.045 (Part)

45-09-20-451-001.000-045

45-09-20-451-002.000-045

ACKNOWLEDGEMENTS FORM

The undersigned acknowledges and agrees that:

1. He/ She is authorized to submit the attached proposal on behalf of the Developer/ Builder, and is fully informed as to the preparation and contents of the attached proposal and all pertinent circumstances respecting such proposal;
2. If selected, the Developer/ Builder and their representatives will negotiate in good faith to enter into a contract for participation in the project and that the proposal, along with all supplemental materials submitted and modifications mutually agreed through the course of the selection process, will form the basis for said contract; and
3. The City of Hobart Sanitary District reserves the right to reject and/or table any or all proposals received, to enter into negotiations with more than one prospective project participants prior to selection, and to engage in subsequent written proposal rounds with fewer than all submitted proposals considered.

Signature Title

Printed Date

SUBMISSION CHECKLIST:

- Proposal Cover
- Signed Acknowledgements Form
- Statement of Experience and Qualifications
- Recent Home Construction Activity
- Three (3) References
- Proposed Development Timeline
- Documentation Verifying Financial Capacity
- Conceptual Site Plan(s)
- Offering Sheet

- **Background Information** –The Hobart Sanitary District(HSD) desires to sell approximately 54.8 acres of land it owns in Hobart, Indiana. Hobart is one of Lake County, Indiana’s oldest communities. Our connection to the Chicago marketplace is strong. Located along two major interstate roadways 38 miles from Chicago and 150 miles north of Indianapolis, with a thriving retail corridor, commercial/light industries, great schools, and our historic downtown district, Hobart affords its 28,000 residents a quality-of-life people seek today.
- **Property Description**- This property was acquired by the Hobart Sanitary District in 2005 for a possible location for a wastewater treatment plant. Although the plant would only require 20 acres of land near the river the family who sold the land made the purchase of their entire 90+ acres of land a condition of the sale. The District desires to sell approximately 54.8 acres of land that fronts 37th Avenue while retaining the back ~38 acres for District and City use. The District is offering parcels 45-09-20-376-001.000-045; 45-09-20-451-001.000-045; 45-09-20-451-002.000-045 and ~18.4 acres of 45-09-20-401-001.000-045 for sale. The remainder of parcel 45-09-20-401-001.000-045 will be reserved by the District for use of our Police Training Range and NPDES permit. In the portion of this parcel offered for sale there is approximately 1.7 acres in the 100-year flood plain and 1.7 acres in the National Wetland Inventory. The western boundary of Parcel 45-09-20-376-001.000-045 is Deep River and about half of the parcel is in the Floodway or Hundred Year Flood Plain and does have an area of approximately 2.5 acres in the National Wetland Inventory. The site currently has two building on these parcels. One is the shell of the old family home (constructed 1953; 2520 sq. ft.) and the other is the old storage building (constructed 1945; 2656 sq. ft.) used to store equipment. Both buildings are currently use for equipment storage by the Hobart Sanitary District. The HSD also has a tenant farming the land but they are aware the land is for sale. Any construction would need to wait until the crop is harvested or damages are due the tenant. The immediate vicinity is characterized by a mix of

older single-family homes and commercial development. This site has 1400 feet of frontage on 37th Avenue with existing curb cuts. The North Ridge Center with Strack & VanTil as the anchor tenant is immediately east of the subject. South of the subject is the Hobart Assembly of God, Ridgewood Professional Center, Bosco Family Motors, and Fugate Law Office. There is vacant land and single-family dwellings to the north and west. The current zoning for the site is R-1 but the District will assist with any re-zoning or subdividing of the land to meet the needs of the selected proposal. The property while located on northern border of the civil city of Hobart is within the River Forest School District. The site receives water from the Town of New Chicago. New Chicago Water has a 12" water main serving the site. The site is served by connections to the Hobart Sanitary District for wastewater which has sufficient capacity to serve the entire site. Other utilities are provided by NIPSCO and Frontier Communications. Property was appraised for sale by Vale Appraisal Group in March of 2021 for \$1,335,000.00 and by Valuation Services, LLC in February 2021 for \$1,210,000.00. (See Appendix for parcel maps and building photos)

- **Project Requirements and Objectives** – The Hobart Sanitary District seeks to sell this property to assist in funding a series of ongoing improvement projects. The City of Hobart seeks to attract development that will support the primarily commercial and professional character of the surrounding area. Because of the special circumstances created by adjacent uses for the Police Training Range and possible future treatment plant we also will consider light industrial uses for the land not immediately adjacent to 37th Avenue. The City will ask the developer to assist with the continuation of the access road to the property from State Route 51 lying to the east when deemed appropriate. The successful proposal will best serve the future land use and development plans for the City of Hobart. The City believes that this site is best suited for commercial, retail and office/professional on the parcels fronting 37th Avenue with light industrial in the back portions of the land. This could

also include residential uses but the City is committed to the continued use of the Public Safety Training Range behind the property. The successful proposal will need to receive the approval of the Hobart Plan Commission and Board of Zoning Appeals (BZA). All proposed developments and re-zoning will be subject to Hobart Plan Commission approval (Chapter 153 & 154 of Hobart Municipal Code) and re-zones are subject to BZA & City Council approval (Chapter 154 of the Hobart Municipal Code).

- **Proposals**- We seek a developer who has demonstrated expertise in multi-use land projects and sufficient capital to bring the project to fruition. Please include the following components of your proposals. The City desires development that reflects our future land use for the area of mixed retail, commercial and professional office. The City also believes that any project should attempt to make use of the location along Deep River and any plans need enhance the riparian area of the river.
 - A. Statement of Experience & Qualifications** -Provide a narrative describing the company, ownership, and history. Describe the builder or developer's relevant experience. Provide a link to the company's website, if available.
 - B. Recent Development Activity** - Describe your company's recent site development activity. Include a description of the type and number of buildings constructed, including location, floor plan, square footage, and any other relevant details. Please include website links or photos if applicable. Highlight any experience you may have with projects or developments that enhance unique natural environment of the riparian area.
 - C. References** -Attach three professional references, along with their contact information. References *may be contacted during the selection process*.
 - D. Proposed Development Timeline**- Provide a proposed timeline for the development. Include the number of phases proposed and provide an estimated start date and end date or time period for each phase.
 - E. Financial Capacity** -Include documentation that verifies the builder or developer's ability to complete construction of the proposed development in the

timeframe outlined in the proposal. This should include a letter from a lender, bank statements dated within the past 30 days, or other documentation.

F. Conceptual Site Plan - Submit with the proposal, a conceptual site plan or plans. The conceptual site plan is intended to represent your plan to develop the property and should identify the types of development proposed, location, number of units, and lot size. It should also identify proposed streets, green space, and any other amenities. While it is only necessary to submit one site plan, up to three (3) site plans may be submitted to present alternate proposals.

G. Offering Sheet -The minimum offering price is \$1,275,500 which is the average of the two Property appraisals.

Decision Making Process – The Scoring Committee will consist of the Mayor, City Engineer, one Member of the Hobart Sanitary Board, the HSD Attorney, and City Planner. This Committee will score the proposals based on 100 points awarded for: A) Statement of Experience & Qualifications- 15 points; B) Recent Development Activity- 15 points; C) References- 10 points; D) Proposed Development Timetable- 10 points; E) Financial Capacity- 15 points; F) Conceptual Site Plan- 15 points; G) Offering Sheet- 20 points.

The Committee will score the submissions and make a recommendation to the Hobart Sanitary District Board of Commissioners who will make the final selection at their meeting. The Hobart Sanitary District reserves the right to reject any or all proposals or parts of proposals and to negotiate modifications to proposals submitted. All approvals of the final development plan will rest with the Plan Commission. Land sale negotiations will not be contingent on approvals of the final development plan and will be carried out by the HSD attorneys. If negotiations for the land sale are not completed by the second HSD meeting following the award of the RFP the Board reserves the right to rescind the RFP offer.

- **Milestones and Deadlines** – The Hobart Sanitary Board will issue the RFP for sale of property at its July 27, 2021 meeting. All proposals must be received by the Hobart Clerk-Treasurers Office, 414 Main St, First Floor, Hobart, Indiana [4634246410](tel:4634246410) by Noon on September 7, 2021 at which time the identity of all

proposers will be publicly announced. Please provide one (1) digital copy and three (3) printed copies of your proposal, including all relevant project and financial documents. The Selection Committee will review all proposals that are timely submitted and make their recommendation to the Board at its September 14, 2021 meeting. It is the Board's intention to have a final land sale contract ready for the September 28, 2021 HSD Board meeting. This information and property appraisal will be available at the City of Hobart website, www.cityofhobart.org. Please direct any and all questions in writing to Mrs. Lorie Leonard, Hobart Sanitary District Administrative Assistant, at lleonard@cityofhobart.org.

- **Compliance with State and Federal Law**

A. **Title VI Policy.** The City of Hobart (hereafter referred to as “City”) is required to conform to Title VI of the Civil Rights Act of 1964 (Title VI) and all related statutes, regulations, and directives, which provide that no person shall be excluded from participation in, denied benefits of, or subjected to discrimination under any program or activity receiving federal financial assistance from the U.S. Department of Transportation (DOT) on the grounds of race, color, age, sex, gender, national origin, disability or income status. The City assures that no person in the United States shall, on the grounds of race, color, sex, gender or national origin be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity receiving federal assistance (23 CFR 200.9 Title 49 CFR 21). The Civil Rights Restoration Act of 1987 broadened the scope of Title VI coverage by expanding the definition of terms “programs or activities” to include all programs and activities of Federal Aid recipients, sub-recipients, and contractors, whether such programs and activities are federally assisted or not (Public Law 100-259 [S.557] March 22, 1988). Pursuant to the requirements of Section 504 of the Rehabilitation Act of 1973 (29 USC §794), the City hereby gives assurance that no qualified disabled person shall, solely by reason of his disability, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination, including discrimination in employment, under any program or activity that receives or benefits from Federal financial assistance.

B. Non-Discrimination in Employment Pursuant to Indiana and Federal Law.

the Developer shall not discriminate against any employee or applicant for employment, to be employed in the performance of work under any future agreement, with respect to hire, tenure, terms, conditions or privileges of employment or any matter directly or indirectly related to employment because of race, color, religion, sex, disability, national origin or ancestry. Breach of this covenant may be regarded as a material breach of any agreement.

C. Fair Housing-It shall be the policy of the City of Hobart to provide, within constitutional limitation, for fair housing throughout its corporate limits as provided

for under the United States Civil Rights Act of 1968, as amended, the United States Housing and Community Development Act of 1974, as amended, and the Indiana Fair Housing Law (I.C. §22-9.5-1-1, *et seq.*). (Ord. 2010-14, § 1). The Developer must comply with the Fair Housing Section of the Hobart Municipal Code, Sections 33.100 - 33.110.

D. Employment Eligibility Verification. The Developer affirms under the penalties of perjury that it does not knowingly employ an unauthorized alien. The Developer shall enroll in and verify the work eligibility status of all its newly hired employees through the E-Verify program as defined in IC 22-5-1.7-3. The Developer shall not knowingly employ or contract with an unauthorized alien. The Developer shall not retain an employee or contract with a person that the Developer subsequently learns is an unauthorized alien. The Contractor shall require his/her/its subcontractors, who perform work under this Contract, to certify to the Contractor that the subcontractor does not knowingly employ or contract with an unauthorized alien and that the subcontractor has enrolled and is participating in the E-Verify program. The Contractor agrees to maintain this certification throughout the duration of the term of a contract with a subcontractor.

E. No Investment in Iran -As required by IC 5-22-16.5-14, the Developer certifies that the Developer is not engaged in investment activities in Iran. Providing false certification may result in the consequences listed in IC 5-22-16.5-14.

NON-COLLUSION AFFIDAVIT

The undersigned states and affirms that he/she has not, nor has any other member, representative, or agent of the firm, company, corporation, or partnership represented by him/her, entered into an combination, collusion, or agreement with any person relative to the price bid/quoted for the project by anyone, nor to prevent any person from bidding/quoting, nor to induce anyone to refrain from bidding/quoting, and that the bid/quote submitted by Contractor was made without reference to any other bid/quote and without any agreement, understanding, or combination with any other person in reference to such bidding/quoting.

He/she further states that no person or persons, firm, or corporation have or will receive, directly or indirectly, any rebate, fee, gift, commission, or thing of value on account of the award to Contractor.

I AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FORGOING REPRESENTATIONS ARE TRUE AND CORRECT.

(INSERT CONTRACTOR’S NAME)

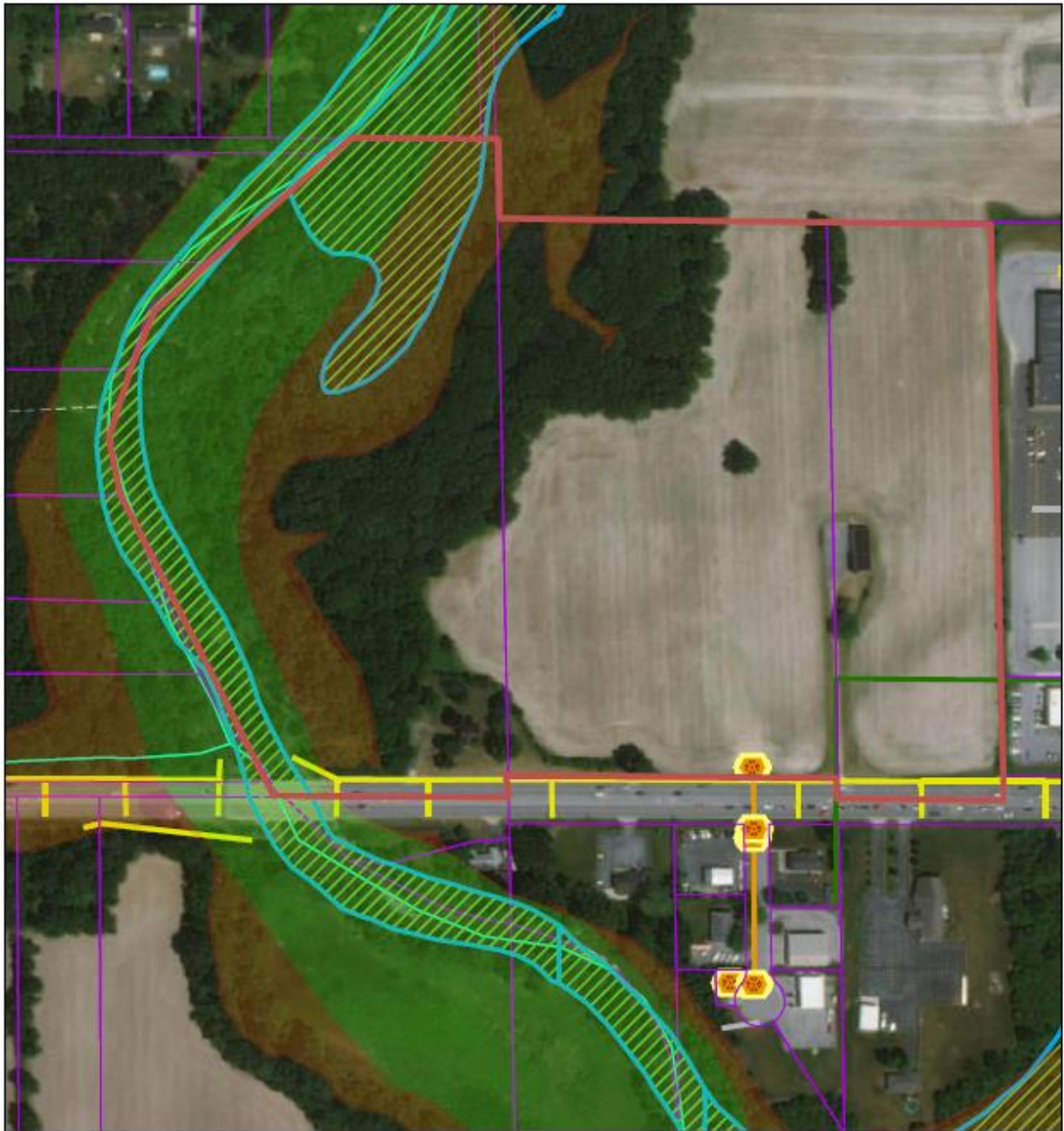
BY: _____

(Signature & Title)

Date

(Name & Title Printed)

APPENDIX A (Frontage parcels on 37th Ave)



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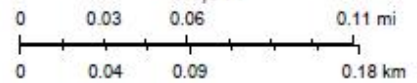
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Floodplains (FIRM IDNR)

- 0.2% Risk (aka 500-year Flood Zone)
- 1% Risk (aka 100-year Flood Zone)
- Floodway
- Wetlands (NWI)
- Lake County Parcels
- Manhole

Sanitary Sewer Line

- Sewer Gravity Main
- Sewer Force Main
- Stormwater Line**
- Little Calumet River-Deep River Gravity Main
- Drains**
- Non Regulated Stream
- Non Regulated Stream



Esri, HERE, Garmin, IFC, Maxar

APPENDIX B (Partial Rear Parcel)



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Floodplains (FIRM IDNR)

0.2% Risk (aka 500-year Flood Zone)

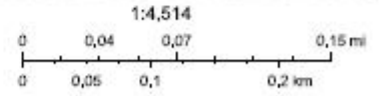
1% Risk (aka 100-year Flood Zone)

Floodway

Wetlands (NWI)

Lake County Parcels

Woolpert Large scale Contours



Appendix C (On-site Buildings)



