

GARY COMMUNITY SCHOOL CORPORATION INVITATION TO SUBMIT OFFERS ON REAL ESTATE- NOTICE TO OFFERORS FOR GARY COMMUNITY SCHOOL CORPORATION 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 (GCSC), as the designated disposing agent for property owned by the Gary Community School Corporation, will receive and consider written offers 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 **Monday, February 3, 2020 until Wednesday, March 4, 2020** to make said offer(s). The Emergency Manager shall determine whether it is appropriate to accept one (1) or more of these offers and shall negotiate the terms and condition of the sale of real property to the offeror. Any political subdivision and institution of higher education which submits an offer shall comply with the provisions of this notice.

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

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 sale of the asset, the Emergency Manager must confer with the Mayor regarding those concerns or objections.

D. NOTICE TO OFFEROR(S)

All interested offerors are invited to submit an offer to purchase for one or more properties. This may include, but is not limited to, individuals, investment bankers, corporations, real estate developers, or other interested and qualified buyers. All offerors are required to comply with the provisions of this notice.

E. PROPERTIES

The Emergency Manager seeks purchasers for the following properties which are listed pursuant to I.C. 36-1-11-4 (b)(3). An appraised value has been determined for each property and the Emergency Manager welcomes reasonable offers to purchase. Interested persons may request a date and time to inspect the properties by contacting Properties@Garycsc.k12.in.us. The Mayor of the City of Gary, under the State of Indiana “Unsafe Building Law” has identified ten (10) schools for potential demolition pending a Feb. 3, 2020 City of Gary Building Commission meeting. Those schools are identified with an asterisk***.

PROPERTY ONE (1)

School/Property Name:
Address:

AETNA ELEMENTARY SCHOOL ***
1327 ARIZONA STREET
GARY, INDIANA

PROPERTY TWO (2)

School/Property Name:
Address:

AMBRIDGE ELEMENTARY SCHOOL
370 RUTLEDGE STREET
GARY, INDIANA

PROPERTY THREE (3)

School/Property Name:
Address:

ARTHUR P. MELTON ELEMENTARY SCHOOL
4581 FILLMORE STREET
GARY, INDIANA 46408

PROPERTY FIVE (5)

School/Property Name:
Address:

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

PROPERTY SIX (6)

School/Property Name:
Address:

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

PROPERTY SEVEN (7)

School/Property Name:
Address:

DAVID O DUNCAN ELEMENTARY SCHOOL
1109 WEST 21ST AVENUE
GARY, INDIANA
ON SAME PARCEL AS PROPERTY 20

PROPERTY EIGHT (8)

School/Property Name:
Address:

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

PROPERTY NINE (9)

School/Property Name:
Address:

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

PROPERTY TWELVE (12)

School/Property Name:
UNDEVELOPED
Address:

EAST 5TH AVENUE NEAR COUNTY LINE ROAD

9201 EAST 5TH AVENUE
GARY, INDIANA 46403

PROPERTY SIXTTEEN (16)

School/Property Name:
Address:

HORACE S. NORTON ELEMENTARY SCHOOL***
1356 HARRISON BLVD.
GARY, INDIANA 46407

PROPERTY SEVENTEEN (17)

School/Property Name:
Address:

IVANHOE ELEMENTARY SCHOOL
5700 WEST 15TH AVENUE
GARY, INDIANA 46406

PROPERTY EIGHTEEN (18)

School Name:

Address:

**JAMES WHITCOMB RILEY ELEMENTARY
SCHOOL**
1301 EAST 43RD AVENUE
GARY, INDIANA

PROPERTY NINETEEN (19)

School/Property Name:
Address:

LEW WALLACE HIGH SCHOOL***
415 WEST 45TH STREET
GARY, INDIANA 46408

PROPERTY TWENTY (20)

School/Property Name:

Address:

On Same Parcel as David O. Duncan (7)

LINCOLN ACHIEVEMENT CENTER

1988 POLK STREET

GARY, INDIANA

PROPERTY TWENTY-ONE (21)

School/Property Name:

Address:

**MISSISSIPPI STREET AND 22ND AVENUE
UNDEVELOPED**

MISSISSIPPI STREET AND 22ND AVENUE

PROPERTY TWENTY-TWO (22) MOUNT ST. AND 9TH AVENUE

Address:

UNDEVELOPED

PROPERTY TWENTY-THREE (23)

School/Property Name:

Address:

NOBEL ELEMENTARY SCHOOL ***

601 POTTAWATOMI TRAIL

GARY, INDIANA 46403

PROPERTY TWENTY-FOUR (24) PENNSYLVANIA STREET AND 50TH AVENUE

UNDEVELOPED

PROPERTY TWENTY-FIVE (25) THOMAS A. EDISON ELEMENTARY SCHOOL ***

Address:

5400 WEST 5TH AVENUE

GARY, INDIANA

PROPERTY TWENTY-SIX (26) TYLER STREET AND 45TH AVENUE

Address:

TYLER STREET AND 45TH AVENUE

PROPERTY TWENTY-SEVEN (27) WEST 15TH AVENUE UNDEVELOPED

Address:

WEST 15TH AVENUE UNDEVELOPED

PROPERTY THIRTY-ONE (31) WIRT-EMERSON VISUAL AND PERFORMING

Address:

ARTS HIGH ABILITY ACADEMY

210 N. GRAND BLVD.

GARY, INDIANA

PROPERTY THIRTY-TWO (32)

DANIEL WEBSTER ELEMENTARY SCHOOL

3720 PIERCE STREET

GARY, INDIANA 46408

PROPERTY THIRTY-THREE (33)

Address;

DEEP RIVER EDUCATIONAL CENTER

3100 LIVERPOOL ROAD

LAKE STATION, IN

F. INQUIRIES and Offers to PURCHASE (Bid)

All inquiries and offers to purchase may be addressed to: Properties@Garycsc.k12.in.us

1. OFFERS TIMELINE FOR SURROUNDING UNITS OF GOVERNMENT AND INSTITUTIONS OF HIGHER EDUCATION

Offers will be accepted from surrounding units of government and institutions of higher education beginning on **Monday, February 3, 2020 until Wednesday, March 4, 2020 until 2:00 pm**. Offerors may be invited to do a presentation after offers have been reviewed on a date and time designated by the Emergency Manager.

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

Offers will be accepted from others beginning **Monday, February 3, 2020 to Wednesday, March 4, 2020 at 2:00 pm at West Side Leadership Academy**. Offers will be opened and made available for public viewing at that time. Citizens will be able to offer comments via email, the GCSC web site <http://www.Garycsc.k12.in.us> and GCSC social media sites from **March 5 to March 19, 2020**. Sale is expected to be communicated to successful purchaser on **Wednesday, March 25, 2020**. All offers must be sent to Properties@Garycsc.k12.in.us and indicated: "OFFER FOR GCSC PROPERTY _____" in Subject Line.

3. REVIEW OF OFFERS

If additional information is needed after the offer is opened, offerors will be asked to provide said information to Properties@Garycsc.k12.in.us. The law firm of Tolbert & Tolbert reserves the right to meet with potential offerors to discuss any questions or concerns regarding the offer. The Emergency Manager will have the ultimate say on which offers should be accepted or rejected and has the discretion to reject any and all offers 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 purchase process at any time prior to closing. If a property is removed from the purchasing process, the offeror for that property may receive a letter notifying offeror that said property was removed from the purchasing process and will not be considered.

4. ACCEPTANCE OR REJECTION OF OFFER TO PURCHASE (BID)

For those offers which are accepted, the offeror must deposit 10% of the winning offer within ten (10) days of being notified via certified mail of the acceptance of the offer. The ten days will be calculated from the date said letter is placed in the mail. The offeror must make a cashier's check payable to the Gary Community School Corporation in the amount of 10% of the accepted offer and said cashier's check must be received by the office of the Emergency Manager 900 W. Gerry Street Gary, IN 46406 within ten (10) days of post marked certified mail. Said amount is non-refundable. Failure to pay the 10% of the winning offer within 10 days of said notification letter being mailed will result in a penalty of 5% of the amount and/ or rejection of the offer, at the sole discretion of the Emergency Manager. Only the Emergency Manager can consider waiving said penalty. If purchaser refuses to pay 10% after being notified of amount due and penalty, the Emergency Manager reserves the right to seek legal action against purchaser to enforce performance. If at any time the Emergency Manager is required to seek legal redress, the Emergency Manager will seek attorney fees from purchaser. The properties are being sold "AS IS" and "WHERE-IS." Therefore, any offeror is advised to visit said property/properties prior to making an offer. Offerors are advised to conduct due diligence prior to making an offer to purchase.

G. CONTENT OF OFFER

Offerors must include the following information in their offer to purchase in order to assist the Gary Community School Corporation to make a decision regarding the offer:

1. The Cover Sheet must be included with all offers.
2. Name, address, telephone number, cell phone number, fax number and e-mail address of entity, organization, person, corporation, etc., with offer on said property and the amount being offered for the property.
3. Amount being offered for purchase of property.
4. Articles of Incorporation for any corporation, not-for profit or entity offering on said property.
5. Offeror must provide name of property with common address in which offer is being submitted.
6. Offeror must present a hard copy of the offer with authorized signature upon request.
7. Offeror must provide a detailed explanation of the purpose for which the offeror would utilize said property. Said detailed explanation shall include the following information such as:
 - a. intended use of the property
 - b. number of persons building will serve, if applicable
 - c. ability of offeror to execute intended use of building in reasonable amount of time
 - d. estimated funds which offeror has appropriated for remediation, remodeling, demolition, care, upkeep, operating costs and/or renovations of building
 - e. past history of success (or failure) of offeror with projects involving large commercial buildings or large parcels of land

- f. size and character of the improvements proposed to be made by the offeror on the real estate
- g. plans with ability to improve real estate with reasonable promptness and/or proposed timeline
- h. Intentions whether the real estate, when improved, will be sold or rented
- i. Financial responsibility, qualifications, experience and ability of proposed purchaser to finance and complete the development
- j. whether the offer will best serve the interests of the community from a human and/or economic standpoint
- k. impact on the community and community interest or development
- l. opportunities for Gary Community School Corporation students
- m. job creation and economic opportunities available for residents in the area.

H. CRITERIA FOR ACCEPTING OR REJECTING OFFERS

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

1. **Offer amount.** Offers which are submitted at, or close to, the appraised value or greater than the appraised value will receive a greater weight than those which are less than the appraised value and may be immediately accepted upon the Emergency Manager's approval if it is determined that no other offers are close to the appraised value. Those offers which are submitted in an amount less than the appraised value may be considered but will be evaluated by the Emergency Manager to accept the offer if deemed in the best interest of the School Corporation.

2. Other criteria. In addition to the offered amount, the Emergency Manager will consider other criteria in order to determine what is the best offer in the best interest of the Gary Community School Corporation. The criteria includes, but is not limited to, intended use of the property; number of persons building will serve; ability of offeror to carry out intended use of building; estimated funds which offeror has appropriated for care, upkeep, operating costs and/or renovations for building; past history of success or failure of offeror 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 offeror on the real estate; 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 purchaser to finance and complete the development; whether the offer will best serve the interests of the community from a human and/or 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.
2. An offer 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 offers or to withdraw said property at any time up to closing. Further, if the Emergency manager rejects all offers or chooses to withdraw said property from the purchasing process, it may later re-start the purchasing process at its sole discretion. In determining the best offer, the

Emergency Manager will take into consideration the following criteria: the amount offered; size and character of the improvements proposed to be made by the purchaser on the real estate; 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 purchaser to finance and complete the development; whether the offer will best serve the interests of the community from a human and/or 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 offeror who has submitted an offer will be given written notice of the time and place of the auction.
5. At the closing, the successful purchaser must pay the balance of the purchase price for the property. The purchaser will be instructed on how to pay the balance at closing, which may be by certified check made payable 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 purchasing process, the Emergency Manager 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. Offerors may request dates and times to perform inspections of said properties before making a final offer. This can be done by contacting Properties@GaryCSC.k12.in.us. The inspection may be scheduled within 3 days of request.

8. Purchaser, at purchaser's expense, may purchase a survey or title search of said property if desired. Purchaser may, also at purchaser's expense, employ its own professionals to perform inspections of property.
9. 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 purchaser and will not reduce the sale price based upon any damages occurring after the award date. The successful purchaser may request written permission from the Emergency Manager authorizing said purchaser to secure the property.
10. All persons who make offers on properties being offered through the herein described purchasing procedures shall be deemed to have consented and agreed to the above terms and conditions.
11. Offerors must review instructions to offerors available from Properties@Garycsc.k12.in.us
12. Offerors are encouraged to seek additional resource opportunities which are available to assist those interested purchasers. This may include, the Indiana Economic Development Corporation, Indiana Brownfields Program and the Northwestern Indiana Regional Planning Commission.

13. Offerors are not allowed to place additional terms and conditions on offers submitted.
14. The properties are being sold “AS IS” and “WHERE IS”, therefore, all offerors are required to perform due diligence prior to making an offer.
15. Offerors are encouraged to perform due diligence regarding issues pertinent to zoning, maintenance of facilities, all costs, and any analyses that may be deemed necessary in accepting ownership of a former school building or vacant property.
16. For more information, interested parties should contact

Properties@Garycsc.k12.in.us