



**Lafayette Redevelopment Commission  
Lafayette, Indiana**

**Request for Proposals**

**Regarding the Sale of Real Property for Private Development  
and for the Development of Such Real Property  
(S. 8<sup>th</sup> St Redevelopment Project)**

**Dated:  
April 23, 2020**

---

Submitted by:

\_\_\_\_\_  
[Name of Firm or Individual]

\_\_\_\_\_  
[Address]

\_\_\_\_\_  
[City, State, Zip Code]

\_\_\_\_\_  
[Telephone]

## **INTRODUCTION TO REQUEST FOR PROPOSALS**

The undersigned bidder, having examined the proposal requirements, scope of services and specifications, and all conditions and factors, local and otherwise, which would affect the performance and completion of the work and its costs, and being acquainted with and fully understanding the extent and character of the work covered by this proposal request, the specifications therein and all other terms and conditions for the full performance of the contract to be created if this proposal shall be accepted by the Lafayette Redevelopment Commission (the "Commission"), hereby proposes to purchase the Property, to perform everything required to be performed by the terms hereof and to provide and furnish at its sole cost and expense all of the labor, tools, materials, equipment, bonds and insurance required to perform and complete in a good and workmanlike manner all of the work required for the redevelopment of the Property in strict compliance with the Proposal for Redevelopment set forth in Exhibit D hereto.

The bidders attention is directed to the fact that the submitted proposal must be signed by an official duly authorized to submit said proposal and duly authorized to enter into a Development Agreement with the Commission. Submittal of the signed proposal constitutes acknowledgement and acceptance of all requirements, terms and conditions set out in the Proposal for Redevelopment. This Request for Proposals, including the following exhibits, which constitute the entire bid packet, to wit:

- A. Notice of Sale of Real Property;
- B. Instructions to Bidders;
- C. Offering Sheet;
- D. Proposal for Redevelopment;
- E. Zoning Map; and
- F. Area/Neighborhood.

must be filed with the Office of the City Clerk, 20 N 6<sup>th</sup> Street, City Hall, 2<sup>nd</sup> Floor, Lafayette, Indiana 47901, no later than 11:00 a.m., E.S.T., May 28, 2020. Fax or email transmissions are not acceptable. Proposals submitted or received after that date will not be accepted or considered. Any Request for Proposals that is incomplete or otherwise fails to comply in all respects with the conditions contained herein may be rejected summarily by the Commission.

## **EXHIBIT A**

### **NOTICE TO INTERESTED PERSONS OF THE SALE OF REAL PROPERTY FOR PRIVATE DEVELOPMENT AND REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF SUCH REAL PROPERTY**

Notice is hereby given that the City of Lafayette Redevelopment Commission (“Commission”), on the 28th day of May , 2020 at 11:00 o’clock a.m. at City Hall, Board of Works Room, 2<sup>nd</sup> Floor, Lafayette, Indiana, will open and consider written offers (Proposals for Redevelopment) for the sale of approximately 2.306 acres of real property located along the east side of S. 7<sup>th</sup> St, approximately 500 feet south of South Street Lafayette, Indiana (the “Property”), all located within the City of Lafayette, Tippecanoe County, Indiana, as more particularly described in the Offering Sheet referenced below.

The description of the Property and the terms of disposition are generally described as follows: (1) the Property is presently vacant, seeded with grass with no structures subject to existing right-of-way for Oregon Street; 2) the current zoning of this site R2U/R2, Single-Family and Two-Family Residential zones ; and (3) the Commission is requesting proposals from developers who, if selected, will purchase and redevelop the Property for a range of uses specifically market rate multi-family and single family rental; single family owner occupied detached and attached residential units and mixed-use commercial/housing with a rezoning to Planned Development (PD) utilizing LEED for Neighborhood Development and LEED for new construction standards in an architectural style(s) reflecting and compatible with the historic vernacular of the neighborhood, together with the construction of related site improvements, including sidewalks and landscaping.

The Commission has caused to be prepared and will have available for examination and use by all interested persons, in the offices of the City Clerk, 20 N 6<sup>th</sup> Street, City Hall, 2<sup>nd</sup> Floor, Lafayette, Indiana and can be found on the City of Lafayette website at [www.lafayette.in.gov](http://www.lafayette.in.gov) a Request for Proposals including the following exhibits, which constitute the bid packet, to-wit:

- A. Notice of Sale of Real Property;
- B. Instructions to Bidders;
- C. Offering Sheet;
- D. Proposal for Redevelopment;
- E. Zoning Map; and
- F. Area/Neighborhood.

All interested persons that obtain a Request for Proposals shall register with the Commission by providing in writing their name, mailing address, phone number, e-mail address and fax number. All offers must be filed with the City Clerk at the aforementioned offices no later than 11:00 a.m., May 28, 2020 and shall be on the forms prescribed by the Commission and contained in the Request for Proposals. Fax or email transmissions are not acceptable. Proposals submitted or received after that date will not be accepted or

considered. The successful bidder will be required to provide the Commission with a certified check or cashier's check made payable to the order of the City of Lafayette, in the amount of Ten Thousand Dollars (\$10,000), which shall be applied to the purchase of the Property at closing.

The Commission reserves the right to reject any or all offers or may make the award to the highest and best bidder. Offers may consist of consideration in the form of cash, other property, or a combination of cash and property. With respect to property other than cash, the offer must be accompanied by evidence of the property's fair market value that is satisfactory to the Commission in its sole discretion. In determining the best offer, the Commission shall take into consideration the amount of the proposal in terms of dollars and cents; the size and character of the improvements proposed to be made on the Property; the developer's work performance records and ability to carry out the work activity schedule; the developer's financial resources to ensure that the development will be carried out; whether the developer has LEED accredited professionals as a part of its development staff or team; the proposed project to be constructed on the Property; the developers experience and previous work in particular in historic urban environments; the compatibility of the proposed development as it relates to the surrounding area; and any factors that will assure the Commission that the sale, if made, will best serve the interests of the community both from the standpoint of human and economic welfare. A successful bidder will be required to enter into a Development Agreement with the Commission with respect to these and other matters.

Any bids submitted by a trust (as defined in IC 30-4-1-1(a)) must identify each (A) beneficiary of the trust; and (B) settlor empowered to revoke or modify the trust.

This notice is given pursuant to I.C. 36-7-14-22(d) and I.C. 5-3-1-2(e).

Dated April 23, 2020.

LAFAYETTE REDEVELOPMENT COMMISSION

**ADOPTED AND PASSED** by the Lafayette Redevelopment Commission this 23rd day of April, 2020.

**LAFAYETTE REDEVELOPMENT COMMISSION**

\_\_\_\_\_  
Jos Holman, President

\_\_\_\_\_  
Jim Terry, Vice President

\_\_\_\_\_  
T.J. Thieme, Secretary

\_\_\_\_\_  
Don Teder

\_\_\_\_\_  
Shelly Henriott

ATTEST:

\_\_\_\_\_  
Dave Moulton

\_\_\_\_\_  
Randy Bond

## **EXHIBIT B**

### **INSTRUCTIONS TO BIDDERS**

#### **CITY OF LAFAYETTE REDEVELOPMENT COMMISSION**

**c/o Office of the City Clerk  
20 N 6<sup>th</sup> Street  
Lafayette City Hall  
2<sup>nd</sup> Floor  
Lafayette, Indiana 47901**

1. **GENERAL:** The Redevelopment Commission of the City of Lafayette, Indiana (hereinafter the “Commission”) is offering for sale certain real property (the “Property”) in the City of Lafayette, Indiana. The disposal of said real estate was duly advertised in the *Journal & Courier* and *The Lafayette Leader* on Apr 30, 2020 and May 7, 2020. The disposal of said Property will be governed by the procedures, which have been established by the Commission in accordance with applicable regulations and statutes of the State of Indiana, and all offers, to qualify for consideration by the Commission, must be prepared and submitted in accordance with these procedures, utilizing the appropriate forms provided.

The Commission has caused to be prepared an Offering Sheet, attached hereto as Exhibit C, which identifies the Property being offered and states the minimum purchase price for which offers on such Property will be considered. In order to enable bidders to locate and identify the parcel(s) offered, the Commission has made available an ALTA/ACSM Land Title Survey (attached to the Offering Sheet as Exhibit C-1) showing the size and location of the Property. Also included in the bid packet are the following exhibits:

- A. Notice of Sale of Real Property;
- B. Instructions to Bidders;
- C. Offering Sheet;
- D. Proposal for Redevelopment;
- E. Zoning Map; and
- F. Area/Neighborhood.

The office of the City of Lafayette Economic Development office, 515 Columbia Street, Lafayette, Indiana 47901 will be the location where the Request for Proposals containing the above listed exhibits may be obtained by potential bidders, each of whom, to be eligible to bid, must register in writing their name, mailing address, phone number, e-mail address and fax number. This Request for Proposal can also be found on the City of Lafayette website at [www.lafayette.in.gov](http://www.lafayette.in.gov).

2. **ADVERTISEMENT:** Pursuant to I.C. 36-7-14-22(d) and I.C. 5-3-1-2(e), a notice offering for sale and requesting sealed written offers for the sale and redevelopment of the Property appeared in the *Journal & Courier* and *The Lafayette Leader* on April 30, 2020 and May 7, 2020.
3. **SEALED OFFERS:** Sealed written offers, in accordance with these procedures, and on forms provided in the Request for Proposals, will be received by the Commission, in the offices of the City Clerk, 20 N. 6<sup>th</sup> Street, City Hall, 2<sup>nd</sup> Floor, Lafayette, Indiana 47901, until 11:00 a.m. E.S.T. on May 28, 2020. Each bidder shall submit one original proposal and six complete copies. Fax or email transmissions are not acceptable. Proposals submitted or received after that date/time above will not be accepted or considered. At 11:00 a.m. E.S.T., on May 28, 2020 at City Hall, Board of Works, 2<sup>nd</sup> Floor, Lafayette, Indiana, the Commission will publicly open and consider all written offers, with its acceptance of the successful bidder to be made at the June 25, 2020 Commission meeting. In the event Indiana remains under a public health emergency declaration, the Commission meeting may be conducted by virtually in accordance with Executive Order 20-09. All exhibits, drawings, renderings, and other material used in presentations that are in addition to the sealed bid shall be deposited by each bidder at the time of the submission of the written offers and shall be retained by the Commission until the date of selection of the successful bidder. After an award is made, any unsuccessful bidder shall pick up these supplemental exhibits within ten (10) days, upon which date all remaining materials will be disposed of. All exhibits and graphics of the successful bidder remain the property of the Commission. A successful bidder, however, may arrange to borrow graphics for other presentations.
4. **FORM OF OFFER.** Every offer must be made upon the Proposal for Redevelopment attached hereto as Exhibit D and shall clearly state the name in which the title will be held, in the event of acceptance of the proposal, and further shall include the names and addresses of each person, firm or corporation proposed to have an interest in the title of the Property being offered. Bidders must use the Proposal for Redevelopment with Exhibits D-1, D-2, and D-3 provided, and may not alter the forms in any way. Any additional information should be submitted as an attachment to the forms provided. Erasures, corrections or other changes in the offer are prohibited.
5. **EXPLANATIONS WRITTEN AND ORAL:** Should a bidder find any discrepancy in or omission from these Instructions to Bidders or any other forms in the bid packet, or should he/she be in doubt as to their meaning, the bidder shall at once notify Dennis Carson, Director, Economic Development Department, on behalf of the Commission, at (765) 807-1090, or e-mail [dcarson@lafayette.in.gov](mailto:dcarson@lafayette.in.gov). No oral interpretation or oral instructions will be made to any bidder as to the meaning of the bid packet or any part thereof. Every request for such an interpretation or instructions shall be made in writing to the Commission no later

than 12:00 p.m. E.S.T. on May 21<sup>st</sup>, 2020. Every interpretation or instruction made to a bidder by the Commission will be in the form of a written addendum to the bid packet and when issued will be on file in the Office of the Commission. In addition, all addenda will be mailed to each bidder receiving a Request for Proposals who shall have duly registered with the Commission in accordance with the Notice of Sale of Real Property. All such addenda shall become part of the bid packet and all bidders shall be bound by such addenda, whether or not received by the bidder. The Commission will not be responsible for any oral instructions and/or interpretations.

6. **WITHDRAWAL OF OFFER:** No offer will be allowed to be withdrawn after it has been submitted to the Commission.
7. **REJECTION OR ACCEPTANCE OF OFFERS:** The Commission reserves the right to reject any or all offers or make award to the highest and best bidder. If the Commission accepts an offer, the successful bidder shall execute a Development Agreement in a form acceptable by the Commission within a reasonable period of time from the date of said approval.
8. **EARNEST MONEY AND DISPOSITION OF DEPOSIT:** The successful bidder will be required to provide the Commission with a certified check or a cashier's check made payable to the order of the City of Lafayette, in the amount of Ten Thousand Dollars (\$10,000), which shall be applied to the purchase of the Property at closing. Said deposit will be forfeited and surrendered to the Commission as an agreed amount of liquidated damages in case of failure by the accepted bidder to enter into the Development Agreement as above described, or to complete the purchase of the Property on time as agreed upon in the Development Agreement.
9. **SURVEY:** The location and description of the Property to be sold under the terms of this offering are as shown on the ALTA/ACSM Land Title Survey attached hereto as Exhibit C-1.
10. **PURCHASE PRICE:** The purchase price of the Property to be sold under the terms of this offering shall not be less than the "Minimum Offering Price" as shown on the Offering Sheet attached hereto as Exhibit C. Offers may consist of consideration in the form of cash, other property, or a combination of cash and property. With respect to property other than cash, the offer must be accompanied by evidence of the property's fair market value that is satisfactory to the Commission, in its sole discretion. In determining the best offer, the Commission shall take into consideration the amount of the proposal in terms of dollars and cents; the size and character of the improvements proposed to be made on the Property; the developer's work performance records and ability to carry out the work activity schedule; the developer's financial resources to ensure that the development will be carried out; whether the developer has LEED accredited professionals as a part of its development staff or team; the developers experience and previous work in particular in historic urban environments; the proposed

project to be constructed on the Property; the compatibility of the proposed development as it relates to the surrounding area and the historic vernacular of the neighborhood; and any factors that will assure the Commission that the sale, if made, will best serve the interests of the community both from the standpoint of human and economic welfare. A successful bidder will be required to enter into a Development Agreement with the Commission with respect to these and other matters.

11. **DEVELOPMENT PLAN:** Each offer should be accompanied by the submission of any exhibits, drawings, renderings, plans, and other material that indicate that the proposed redevelopment will serve the interests of the community and any other pertinent information the bidder may wish to submit to further illustrate its proposed development plan and such materials will be deposited with the Commission and used as stated in Paragraph 3 above.
12. **BIDDERS QUALIFICATIONS; FINANCING:** Each bidder shall submit with its proposal a Statement of Bidder's Qualifications attached hereto as Exhibit D-2. If an offer is made subject to the bidder being successful in obtaining adequate financing, the bidder must present evidence to the Commission that there is a reasonable assurance that said financing can be obtained.
13. **TRANSFER OF TITLE/POSSESSION:** Title and possession to the Property herein offered will be transferred to the successful bidder at the time and in accordance with the terms and conditions to be set forth in the Development Agreement. The Commission shall deliver to the successful bidder, and at sole expense of the Commission, an owner's title policy in the customary form, issued by a title insurance company designated by the Commission, covering the Property in the amount of the sale price to the successful bidder and showing title in the name of the "City of Lafayette for the use and benefit of its Department of Economic Development."
14. **DEED:** The Property hereby offered will be conveyed by special warranty deed.
15. **SELECTION CRITERIA AND USER QUALIFICATIONS:** This Request for Proposals, when completed, should include a general statement of the firm and staff who would participate in the scope of the prescribed activities. The proposal should clearly identify the project manager (if this person or entity is different from the general firm, a statement about the management firm, its qualifications and experience should also be included), any consultants or subcontractors anticipated to be utilized, and how their roles are to be distinguished from participants having an administrative or ancillary role.

A bid submitted by a trust [as defined in IC 30-4-1-1(a)] must identify each beneficiary of the trust and each settler empowered to revoke or modify the trust. Compliance with this requirement will be considered in determining the best bid.

Bidders should, in addition to those factors listed in paragraph 11 above, address the following issues when completing Exhibits D-1 and D-2:

1. The experience of your team in projects similar to the proposed project;
2. Experience in design and construction of facilities similar to the proposed facility;
3. A list of pertinent projects which your team has designed and constructed;
4. Whether your team intends to joint venture or subcontract with other firms and, if so, provide the name(s) and qualification of such firm(s), to the extent known at the time of bidding;
5. Evidence of financial capability of the team to obtain the necessary financing, performance bonds and insurance to develop the project. This should include an updated financial statement for the developer; and
6. Evidence that the team is able to adhere to a time schedule.

[Remainder of Page Intentionally Left Blank]

**EXHIBIT C**

**OFFERING SHEET**

**CITY OF LAFAYETTE  
REDEVELOPMENT COMMISSION**

**c/o Office the City Clerk  
20 N 6<sup>th</sup> Street  
Lafayette City Hall  
2<sup>nd</sup> Floor  
Lafayette, Indiana 47901**

1. **GENERAL LOCATION:** The project site is located in the City of Lafayette, Indiana (the “City”), along the east side of S. 7<sup>th</sup> St, approximately 500 feet south of South Street in a neighborhood commonly known as Ellsworth-Romig. See Zoning Map attached hereto as Exhibit E.
2. **AREA/NEIGHBORHOOD:** In 2010, the City of Lafayette was home to 67,140 people residing in 28,545 households (West Lafayette and Tippecanoe County populations are 29,596 and 172,780 respectively). The Historic Ellsworth-Romig Neighborhood (HERN) is located just south of Lafayette’s downtown commercial district and is one the city’s oldest urban neighborhood with a 2010 population of approximately 1,171. HERN is less than one mile east of Purdue University whose enrollment is nearly 40,000 with over 15,000 faculty and staff. HERN is a mix of residential dwelling types and styles, religious and cultural institutions with commercial businesses on its boundaries. The many historic homes and structures are the hallmark of this neighborhood and provide a rich history and unique sense of place. Additional information can be found in Exhibit F. and/or [www.lafayette.in.gov](http://www.lafayette.in.gov).
3. **DESCRIPTION OF PROPERTY:** The legal description to the real property being offered by the Request for Proposals is described in the ALTA/ACSM Land Title Survey attached hereto as Exhibit C-1 (the “Property”).
4. **ZONING:** The current zoning of this site is zoned R2U/R2, Single-Family and Two-Family Residential Zones. The successful Developer will be required to rezone the property to Planned Development (PD).
5. **MINIMUM OFFERING PRICE FOR PROPERTY:** One Hundred Eighty Thousand Dollars (\$180,000).
6. **TITLE:** Title to the Property will be conveyed to the successful bidder by special warranty deed.

7. **PERMITTED USES:** Permitted uses in Planned Development (PD) zoning districts are designed to provide for a variety of uses, forms, construction and all aspects of development as negotiated. For more information go to:  
<https://tippecanoe.in.gov/378/Area-Plan-Commission-APC>
8. **UTILITIES:** Situated in an urban setting, all utilities are either available on or adjacent to the site or they can be generally made available through service line extensions.
9. **DEVELOPMENT SPECIFICATIONS:** The Property is to be developed for a range of uses specifically market rate multi-family and single family rental; single family owner occupied detached and attached residential units and mixed-use commercial/housing with a rezoning to Planned Development (PD) utilizing LEED for Neighborhood Development and LEED for new construction standards in architectural style(s) reflecting and compatible with the historic vernacular of the neighborhood, together with the construction of related site improvements, including sidewalks and landscaping.
10. **LEED STANDARDS:** Additional consideration will be given to the extent the bidder has professionals on the development team that have completed the Leadership in Energy and Environmental and Design (“LEED”) Professional Accreditation Program and if the proposed development utilizes LEED for Neighborhood Development and LEED for Homes Standards. The LEED Green Building Rating System helps promote global adoption of sustainable green building and development practices by implementing universal acceptance tools and performance criteria.
12. **SUSTAINABLE URBANISM:** Additional consideration will be given to bidders who affirmatively express their intent to develop the improvements to be made on the Property by incorporating one or more principals of sustainable urbanism including, but not limited to: complete streets, walk-able streets and networks, third places, universal home access, transit supportive density, public darkness, storm-water systems, high performance infrastructure, smart growth, Congress for the New Urbanism (CNU) principles and Neo-Traditional Development (TND) among others.
13. **HOUSING TYPES:** Additional consideration will be given to those that have experience developing comparable developments, particularly those that include types and styles that are compatible and reflect the character and vernacular of the area or neighborhood and include elements of, or units with, universal design.
16. **LOCAL LABOR FORCE:** Additional consideration will be given to those bidders that commit to use contractors and subcontractor or other labor from the Lafayette, Indiana area.

17. **ADDITIONAL TERMS:** Sale of the real estate shall be subject to the following conditions which will be incorporated into the final Development Agreement.
- A. The apparent existing right of way currently under pavement and known as Oregon Street and any utilities within the apparent right of way, must be maintained. A successful bidder will be required to dedicate the apparent existing right of way in any final plat or otherwise execute any and all documents requested to dedicate the right of way.
  - B. A utility easement, in a format approved by the City, shall be granted for the existing storm and sanitary sewer facilities located within the old rail corridor. The location of these facilities are shown on Exhibit C-1.
  - C. A utility easement, in a format approved by the City, shall be granted for the existing City utilities located within the vacated portion of 8<sup>th</sup> St. The location of these facilities are shown on Exhibit C-1.
  - D. Any other overhead or underground utilities and services, including, but not limited to, water, sewer, storm water, electric, gas or telecommunications must be maintained in current locations and easements granted as necessary. All known existing utilities and services as shown on Exhibit C-1.
  - E. In the event the successful bidder desires to relocate any existing utilities, it will be at the sole cost and expense of the bidder and the bidder will be required to coordinate said work with the appropriate utility company and adjoining property owners, as necessary.
  - F. There is an existing sidewalk at northeast adjoiner 41 that encroaches upon the Property. An encroachment agreement will be required to allow the existing sidewalk to remain intact.

[Remainder of Page Intentionally Left Blank]

**EXHIBIT C-1**

**ALTA/ACSM LAND TITLE SURVEY**

**EXHIBIT D**

**PROPOSAL FOR REDEVELOPMENT**

**CITY OF LAFAYETTE  
REDEVELOPMENT COMMISSION**

**c/o Office of the City Clerk  
20 N 6<sup>th</sup> Street  
Lafayette City Hall  
2<sup>nd</sup> Floor  
Lafayette, Indiana 47901**

The undersigned having familiarized itself with the present conditions on the real property identified below, hereby offers to purchase from the City of Lafayette, Indiana, upon being selected as the successful bidder by the Lafayette Redevelopment Commission (the "Commission"), a certain parcel of real property situated in the City of Lafayette, Indiana, and further identified as along the east side of S. 7<sup>th</sup> St, approximately 500 feet south of South Street , containing approximately 2.306 acres, for the sum of One Hundred Eighty Thousand Dollars (\$180,000) [attach additional sheets if necessary to describe offers other than cash]; provided, however, that in the event that this offer is not accepted within sixty (60) days of the date the Commission is presented with my offer, the undersigned shall have the option of withdrawing the offer.

In submitting this proposal to purchase, it is understood that the right to reject this proposal is reserved by the Commission.

I agree that in the event my proposal is accepted, and contingent upon the adoption of a resolution by the Commission formally accepting such proposal as required by law, I will complete and submit an appropriate Statement of Financial Disclosure or such other forms as the Commission may reasonably request within ten (10) days of the date the Commission approves this offer and will thereafter execute a Development Agreement within ninety (90) days of the date the Commission approves this offer and retaining my earnest money deposit as liquidated damages.

In the event that I either fail to complete the requested forms or execute the Development Agreement within the time prescribed by the Commission, I agree and understand that the Commission shall have the option of terminating my offer.

Attached hereto and to be considered a part of this Proposal for Development are the following:

- Exhibit D-1 – Project Description
- Exhibit D-2 – Statement of Bidder's Qualifications
- Exhibit D-3 – Bidder's Affidavit of Non-Collusion

I understand and agree that the terms and provisions of the proposal will be incorporated into the applicable form of Development Agreement, which I agree to execute in the event this proposal is accepted.

I certify that should this proposal be accepted, the title will be held in the name of: \_\_\_\_\_ and I further certify that I am authorized to represent the bidder.

Acceptance or rejection of this proposal shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage pre-paid, return receipt requested or delivered personally to the bidder at the address set forth below.

IN WITNESS WHEREOF, the undersigned has caused its name and seal to be subscribed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

RESPECTFULLY SUBMITTED,

BIDDER:

WITNESS OR ATTEST:

\_\_\_\_\_  
Name of Firm or Individual  
(type or print)

\_\_\_\_\_  
Signature in Ink

\_\_\_\_\_  
Signature in Ink  
(type name after signature)

\_\_\_\_\_  
Type or Print Name

\_\_\_\_\_  
Address (type or print)

\_\_\_\_\_  
Address (type or print)

\_\_\_\_\_  
City State

\_\_\_\_\_  
City State

\_\_\_\_\_  
Telephone Number

This proposal is hereby accepted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

DEPARTMENT OF ECONOMIC DEVELOPMENT

---

Dennis H. Carson, Director

[Remainder of Page Intentionally Left Blank]

**EXHIBIT D-1**  
**TO**  
**PROPOSAL FOR REDEVELOPMENT**

**Project Description**

1. Brief description of proposed development\* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. Description of proposed building(s)/unit types\*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. Describe any unusual needs or demands for sewers or utilities\* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. Estimate of number of persons to be employed in the construction of the development\* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. Estimate of start and completion of construction\* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
6. Estimate of project improvement costs\* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. State the number of units that are to be sold or rented: \_\_\_\_\_
8. Bidder intends to finance project by what means\* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
9. Number and location of projects, including the dollar volume of work bidder is currently engaged in. Describe any federal/state/local funding used.\*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
10. Number and location of actual projects, including the dollar volume of work bidder has constructed in the past. Describe any local/state/federal funding used.\*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
11. If the proposal is accepted by the City of Lafayette Redevelopment Commission, what officer or representative of the firm will be responsible for handling the operations of this proposal? (List name and position) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
12. Please describe the ownership and the management structure of the proposed development including all relevant qualifications of staff and personnel. Please include a sample lease and other relevant documents.

\*Attach additional sheets if necessary

**EXHIBIT D-2**  
**TO**  
**PROPOSAL FOR REDEVELOPMENT**  
**STATEMENT OF BIDDER'S QUALIFICATIONS**

1. Name of bidder: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Permanent address of bidder: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. If the bidder is not an individual doing business under his own name, the bidder has the status indicated below and is organized or is operating under the laws of \_\_\_\_\_

\_\_\_\_ A corporation

\_\_\_\_ A non-profit or charitable institution or corporation

\_\_\_\_ A partnership known as \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_ A limited liability company as \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_ A Federal, State or local government or instrumentality thereof \_\_\_\_\_

\_\_\_\_ Other (explain) \_\_\_\_\_  
\_\_\_\_\_

A bid submitted by a trust [as defined in IC 30-4-1-1 (a)] must identify each beneficiary of the trust and each settler empowered to revoke or modify the trust. Compliance with this requirement will be considered in determining the best bid.

4. Is the bidder a subsidiary of or affiliated with any other corporation or any other firm or firms? Yes \_\_\_ No \_\_\_\_\_. If yes, list each such corporation or firm by name and address, specify its relationship with the bidder, and identify the officers and directors or trustees common to the bidder and such other corporation or firm:

---

---

---

5. If the bidder is not an individual or government agency, give date of organization:

---

---

---

6. Names, address, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders and investors of the bidder, other than a government agency or instrumentality, are set forth following Paragraph 6.(e) below:

- a) If the bidder is a corporation, the officers and directors, and each stockholder owning more than 10% of any class of stock.
- b) If the bidder is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c) If the bidder is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d) If the bidder is a business association or limited liability company, each participant and either the percent of interest or a description of the character and extent of interest.
- e) If the bidder is some other entity, the officers, the members of the governing body and each person having an interest of more than 10%:

The bid submitted by a trust [as designed in IC 30-4-1-1 (a)] must identify each beneficiary or the trust and settler empowered to revoke or modify the trust. Compliance with this requirement will be considered in determining the best bid.

<u>Name and Address</u>	<u>Position Title and Percent of Interest or Description of Character and Extent of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

7. General character of work usually performed by bidder: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

8. How many years has the bidder engaged in redevelopment of this type? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

9. Qualifications of the staff and personnel: Please include descriptions and/or resumes of all staff personnel that will be involved in the project including all relevant contractors and subcontractors, to the extent known at the time of bidding (the successful bidder will have in their employ one or more LEED accredited professionals).



Signed \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ COUNTY \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

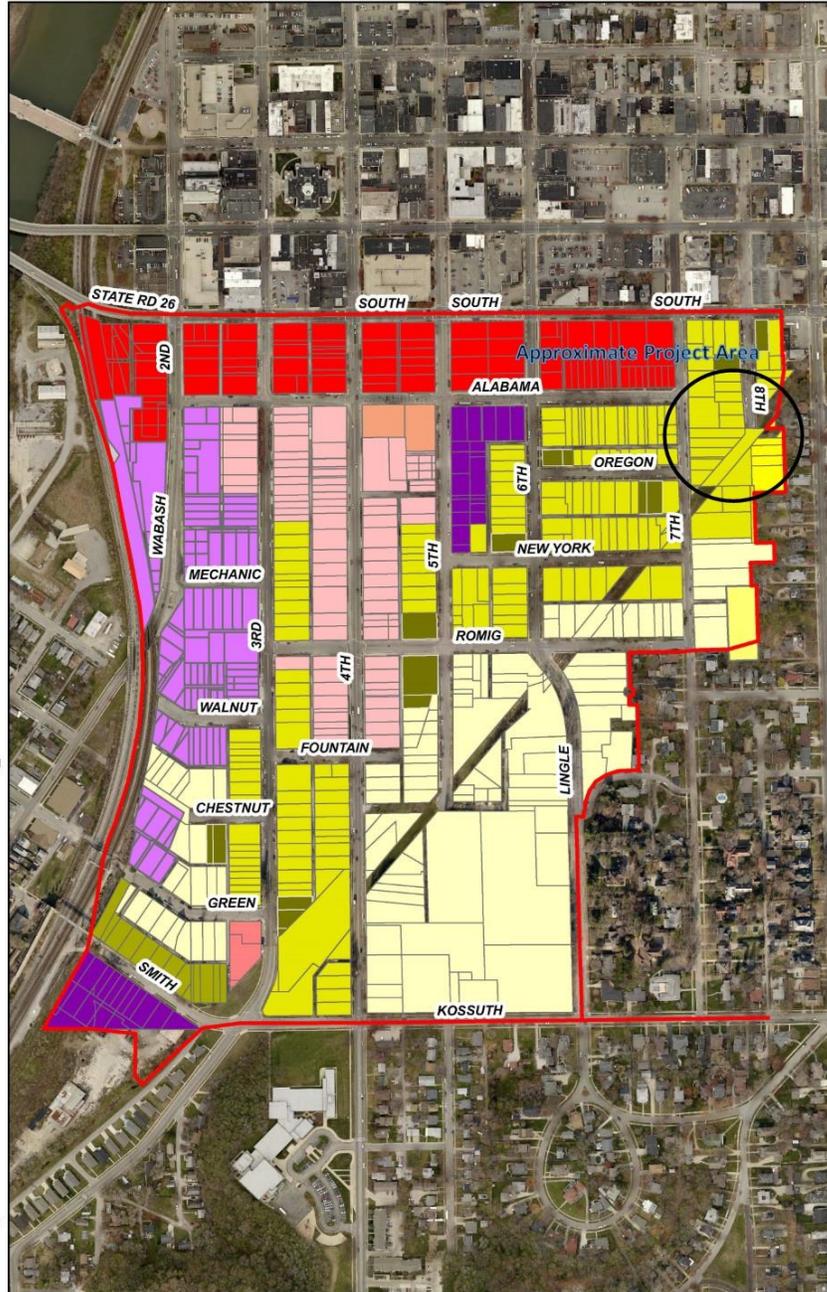
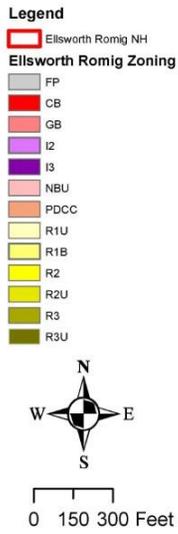
(Be sure to affix seal)

[Remainder of Page Intentionally Left Blank]

# EXHIBIT E

## ZONING MAP

Historic  
Ellsworth-  
Romig  
Zoning  
Map

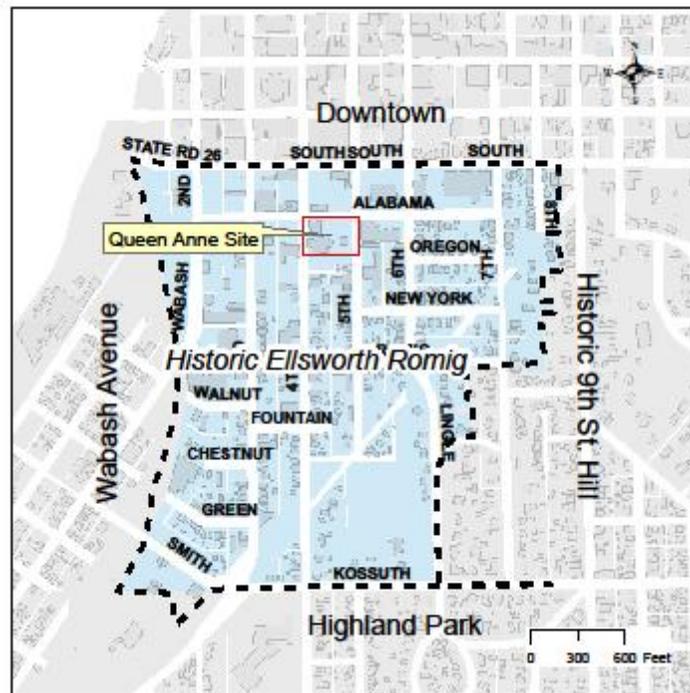


## EXHIBIT F

### AREA/NEIGHBORHOOD

Additional information can be found at:

<https://sites.google.com/site/ellsworthromig/> and/or [www.lafayette.in.gov](http://www.lafayette.in.gov).



### Historic Ellsworth-Romig Neighborhood

Named after U.S. Patent Commissioner Henry Leavitt Ellsworth who lived in the neighborhood and was instrumental in the settling of the Wabash Valley Area, Ellsworth-Romig neighborhood is one of the first areas that developed as Lafayette gained population. As Lafayette grew the neighborhood was a popular choice for all classes of citizens who sought comfortable residence within walking distance of the commercial area. The Neighborhood contains a remarkable collection of 19<sup>th</sup> Century architecture, from mansions built by community leaders to workers' cottages and includes some of the earliest structures built outside the original city limits. Important examples of all major architectural styles are present as well as modest vernacular houses dating from the 1850's to the 1920's The neighborhood also has a number of row houses, double houses, and an early example of an apartment building, popular responses to housing shortages and urban

density. Indiana's oldest surviving synagogue building and the outstanding Second Presbyterian Church add to the diversity of the neighborhood.

Today, Ellsworth-Romig Neighborhood is known as the Daffodil Neighborhood. Recent community projects have involved the planting of thousands of this attractive annual. Newly installed decorative wayfinding signage has been added to the neighborhood featuring the flower. The newest addition to the neighborhood is the MatchBOX Coworking space that was initiated by a partnership between the Lafayette Urban Enterprise Association, The City of Lafayette, and the Tippecanoe County Public Library. The project involves the complete renovation of the Walter Gray building. When completed in fall of 2013, the space will add 10,000sf of office space in various configurations to the neighborhood.

#### **Significant Places and Institutions Located in Ellsworth-Romig**

Triangle Park

South Tipp Park

Tippecanoe County Library – Main Branch

Bauer Community Center