

**LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION
LONG-TERM LICENSE OPTION—GARY INDIANA**

Submission Deadline: May 18, 2022 at 12:00pm local time (Central)

FACILITATING ORGANIZATION

Lake County IN Economic Alliance (LCEA)

All Inquiries/Initial Contacts:

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SEALED PROPOSAL SUBMISSION ONLY

Little Calumet River Basin Development Commission (LCRBDC)

May 18, 2022

12:00pm local time (Central)

Little Calumet River Basin Development Commission
900 Ridge Road, Suite H
Munster IN 46321

NOTICE OF SALE FOR PRIVATE REDEVELOPMENT AND INSTRUCTIONS TO RESPONDANTS

Notice is given hereby that the Little Calumet River Basin Development Commission (the LCRBDC) through the Lake County economic development agency Lake County IN Economic Alliance (LCEA) will consider written offers of long-term license for development.

The LCRBDC will not participate financially in any due diligence activities.

The LCRBDC shall not pay any fees.

Based on the quality of the responses, the LCRBDC may choose to negotiate with one party or seek best and final responses from a short-listed group of responses.

All documentation and materials submitted by the interested party(ies) shall become the property of the LCRBDC.

If the LCRBDC identifies a developer(s) to be capable, experienced, and financially prepared, they may, at their sole discretion, enter an Exclusive Right to Negotiate a Long-Term License Agreement.

The LCRBDC also reserves the right not to accept any proposals if in their judgment, no qualified proposals are submitted.

By submitting a sealed proposal, each potential Respondent has acknowledged and agreed to the terms and conditions defined in this Information Package.

Each Proposal must: (a) include all the information requested in the bid package; (b) if submitted by a trust (as defined in Ind. Code 30-4-1-1 (a)), identify: (i) each beneficiary of the trust; and (ii) each settler empowered to revoke or modify the trust; (c) be received in its entirety in the LCRBDC by 12:00pm local time (Central), on May 18, 2022

**Request for Proposals
Grant Street
Gary, Indiana**

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I. INTRODUCTION AND PURPOSE

The Little Calumet River Basin Development Commission (LCRBDC) via the Lake County Indiana Economic Alliance (LCEA), is seeking sealed proposals for long-term license agreement on a +/-64 acre for development in Gary, Indiana (just off Grant Street and I-80/94)

A. Overall Objectives

The LCRBDC seeks a property agreement that achieves the following key objectives:

- Supports development plan/program that is protective of public health and the environment;
- Facilitates an enduring and sustainable productive reuse of the entire property;
- Ensures the reuse of the property is compatible with the overall land use strategy of commercial/light manufacturing/transportation/logistics;
- Represents Class A development;
- Creates opportunities for quality jobs and investment; and
- Meets a minimum of 10 year license term.

B. Goal of the Process

The goal of this process is to identify entities interested in the long term license and development of approximately +/-64 acres located at the intersection of Grant Street and I-80/94 in the City of Gary, Indiana.

Furthermore, the LCRBDC seeks to identify a Partner Developer who will work with the appropriate officials to ensure highest and best use of the available site acceptable to the LCRBDC.

C. Development Vision

The proposed redevelopment vision for the site includes manufacturing facilities, technology-related or life science operations, large-scale e-commerce or distribution hubs, agri-business (including food production).

II. BACKGROUND AND SALIENT FACTS

The following section outlines the salient facts about the LCRBDC property and its status. Interested parties are encouraged to verify all information.

A. Property Description

For license "AS IS"

Address: 2400 W 35TH APPR AVE GARY IN 46408

Parcel will not be subdivided.

B. License Agreement

The agreement shall be a license—not as a ground lease or sale

License is defined as a personal privilege to do some particular act or series of acts on the land without possessing any real estate or interest therein.

License is a revocable at the will of the LCRBDC.

License is not assignable without the prior written approval of the LCRBDC.

C. Property Access and Transportation

Located in the active Northwest Indiana Region, less than 7 miles from the Indiana/Illinois border and approximately 30 minutes to the City of Chicago, the property provides excellent access to Midwest markets and 2/3 of the US population. Transportation options, include multiple major interstates, airports, rail lines, Lake Michigan shipping, and intermodal terminals.

- All major surface routes between the east coast and Chicago pass through Northwest Indiana.
- The property is conveniently located on south of I-80/94 at the Intersection at Grant Street
- Site is 5 miles from I-65, 7 miles from US 41 and 5 miles from IN 912 (Cline Avenue)
- The property is about 22 miles southeast of Chicago, 8 miles from the southern tip of Lake Michigan and less than 10 miles from the newly expanded Gary/Chicago International Airport.
- The site is approximately 40 minutes to Midway International Airport and 60 minutes to O'Hare International Airport.
- The Port of Indiana – Burns Harbor is less than 15 miles from property and provides to deep water opportunities.
- The South Shore commuter rail line from Chicago to South Bend, Indiana is approximately 7 Miles away.

D. Utilities

Water

Potable water is provided by Indiana American Water

Wastewater Services

City of Gary Sanitation Department

Stormwater

The property has extensive storm sewer system that services the entire site through the City of Gary or the LCRBDC.

Natural Gas and Electricity

The property is served by natural gas and electricity provided by Northern Indiana Public Service Company (NIPSCO).

801 E. 86th Avenue

Merrillville, IN 46410

Economic Development Department

219-647-4975

Fiber and Internet - Fiber and internet options in the area include:

- AT&T
- Comcast
- Indiana Fiber Net
- Others

E. Property Characteristics

Grant Street property can be characterized as agricultural, generally flat, L-shaped. The elevation is mostly at street grade.

Access to the property is from the east along Grant Street or off Chase Street (at this time).

There is no traffic signal or stop sign at the entrance to the property.

F. Environmental Status

Property does not have any Phase 1 or 2.

No geotechnical information available for the property.

III. LOCATION AND REGION

The Grant Avenue Property is in the City of Gary, Lake County, Indiana, in the Northwest Indiana Region.

Lake County Business Climate

The property is in the Northwest Indiana market, which is comprised of global, national, and regional businesses. It is a large property minutes away from Chicago and is easily accessible to other metropolitan centers.

Lake County is home to 487,000+ residents with a labor force of nearly 236,300. The County has more than 18,600 businesses including such leading industries as health care/life science, manufacturing, distribution/logistics and agri-business.

More than 35% of Lake County residents hold college degrees. Indiana University Northwest located in Gary offers associate, bachelor's and master's degree programs and is the site of the I.U. School of Medicine. Students at Purdue University Northwest in Hammond can choose from 70 degree programs. Calumet College of St. Joseph in Whiting provides degree and certification programs. Ivy Tech Community College maintains campuses in East Chicago, Gary, and Crown Point.

Indiana's lower taxes is key to attract growth. For example, the Tax Foundation's website, <https://taxfoundation.org/>, lists Indiana as the 10th best state in its 2020 business tax climate index primarily because of the state's lower property taxes for businesses. Constitutionally capped property taxes (3% commercial industrial) offer tax certainty.

The Indiana Economic Development Corporation is the State's economic development organization and provides a variety of performance-based incentive programs for companies creating quality jobs in Indiana.

For additional information on Gary, Lake County, Indiana and its competitive advantages or incentives, contact LCEA for more information.

IV. REQUEST FOR PROPOSALS PROCESS AND PROCEDURE

The LCEA, on behalf of LCRBDC, has initiated this process to

- 1) qualify and identify potentially interested developers, and
- 2) obtain non-binding submissions with the intent of selecting a Preferred Entity to enter a period of negotiations.

The LCRBDC retains the right to alter the process or add parties to the process at any time.

The LCRBDC will give preference to companies that can meet the following key criteria:

- 1) Have local/regional presence and existing relationships;
- 2) Develop the entire ~64-acre site;
- 3) Offer a term and license per square foot price based market value; and/or
- 4) Have potential project/end user stable appropriate to this development.

After reviewing this package, LCEA invites interested parties to:

- Schedule a tour of the property
- Meet with to discuss the questions/concerns/issues regarding the property
- Submit a proposal

Property Tours

Property tours for interested parties will be provided by appointment. Please contact LCEA staff to schedule:

Karen Lauerman at 219-756-4317 or klauerman@lcea.us or
Don Koliboski at 219-756-4317 or dkoliboski@lcea.us.

Non-Binding Request for Proposal

The non-binding offer package must identify or include the following:

1. Letter of Interest
 - Statement of interest and intent to proceed with a property license with LCRBDC.
 - Proposed non-binding fee structure and term for property license in a manner that recognizes the clean market value of site.
 - Proposed earnest money.
 - Proposed due diligence process and the timeline necessary to negotiate, finalize and execute license agreement.
 - Legal identity of the entity/entities and address submitting the non-binding offer.
 - Corresponding qualifications, experience, and
 - List of key development team members and the proposed structure under which a development might be completed. Proposed consultants or advisors should be identified.
2. Statement of Understanding of Environmental Condition
 - Statement of understanding of the environmental condition of the property, with sufficient detail to evaluate non-binding proposal and ability to fulfill site development.

3. Approach and Process

- Describe the proposed vision for development and future use, including likely intended land uses, to evaluate knowledge and experience with projects and prospects
- List of previous developments.
- Potential projects or clients suited for the development.
- Identification of any additional due diligence materials.
- Exceptions, limitations, or concerns.

4. Proposed Transaction Approach and Process

- Explanation of your firm's approach to achieving the overall objectives outlined.
- Explanation/financial statement or information sufficient to evaluate the financial strength and experience of the organization.
- Additional details including your internal funding capability and any potential outside sources of funding, if applicable.

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Munster IN 46321

INFORMATION, INQUIRIES, COMMENTS

Contact LCEA staff:

Karen Lauerman at 219-756-4317 or klauerman@lcea.us or

Don Koliboski at 219-756-4317 or dkoliboski@lcea.us

Next Steps

Based upon the non-binding submissions, it is the LCRBDC's intent to select a Preferred Entity and enter a period of negotiations.

In this phase, Preferred Entity would be expected to complete any additional due diligence, negotiate, finalize, and submit a binding License Agreement.

If the binding offer contains material alterations to the original non-binding offer or material modifications that, in the sole opinion of the LCRBDC, significantly reduces the value to be received (including, but not limited to, a reduction in price), the LCRBDC reserves the right to terminate discussions with the Finalist(s).

The approach outlined above is subject to change at the sole discretion of the LCRBDC.