**NOTICE OF ACTION OF THE CITY OF AUSTIN**

**REDEVELOPMENT COMMISSION TO DISPOSE OF REAL ESTATE**

**PURSUANT TO IND. CODE § 36-7-14-22**

Notice ishereby given that the City of Austin Redevelopment Commission (the “Commission”) is taking action to dispose of real estate under the provisions of Ind. Code § 36-7-14-22. The Redevelopment Commission of the City of Austin, Indiana, proposes to sell the following real estate located in the City of Austin and County of Scott, State of Indiana, at the following total price and on the specified terms and conditions:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Address** | **City** | **State** | **Zip** | **Parcel No.** | **Offering Price** |
| 691 W. Main St. | Austin | IN | 47102 | 72-03-36-320-158.000-003 |  |
| 641 W. Main St. | Austin | IN | 47102 | 72-03-36-320-157.000-003 |  |
| 609 W. Main St. | Austin | IN | 47102 | 72-03-36-320-156.000-003 |  |
| Cherry St. Corner & Sixth St. | Austin | IN | 47102 | 72-03-36-320-142.000-003 |  |
| Vacated Alleyway | Austin | IN | 47102 | 72-03-36-320-162.000-003 |  |
| Parcels to Be Combined at Closing |  |  |  |  | TOTAL: $230,000.00 |

Other Terms and Conditions: In addition to the foregoing conditions, the offer is subject to the following terms and conditions:

1. Bidders must affirm that they have become familiar with and are aware of the present conditions of the real estate being offered for sale.
2. Written offers must be submitted with all information required below. Offers that are not complete with respect to the information required may be rejected.
3. Each offer must contain a completed Cover Sheet and Proposal Form. Only bids utilizing the approved cover sheet and proposal form will be accepted. Failure to use the provided cover sheet template and proposal form will disqualify the bidder. Said forms are available at the Mayor’s Office in City Hall located at 82 W. Main St., Austin, IN 47102

Submission of Proposals: Written sealed offers to purchase will be received at the Mayor’s Office in City Hall located at 82 W. Main St., Austin, IN 47102 until NOON local time on Monday, August 26, 2024. Proposals will be publicly opened and considered at a regular meeting of the Redevelopment Commission to be held at 8:00 a.m. on Wednesday, August 28, 2024, at Austin City Hall.

Completed offers must include at least the following information:

1. Proposed purchase price.
2. Each offer must include the offeror’s proposed use of the property, and the offeror may be required to enter into a Development Agreement with the Commission committing to that use and establishing a timetable for completion of any improvements.
3. Name, phone number, email, and address for offeror.
4. Any proposal submitted by a trust (as defined in IC 30-4-1-1(a)) must identify each beneficiary of the trust and settlor empowered to revoke or modify the trust.

Offerors shall agree to hold open their offers for a period of at least sixty (60) days after the date specified for the opening of offers (or the date the offer was received by the Redevelopment Commission if submitted after such opening date).

Maps and plats showing the size and location of the offered property are available at <https://scottin.wthgis.com/>.

The Redevelopment Commission reserves the right to reject any and all offers and to enter into a sale agreement with the highest and best offeror. The Redevelopment Commission reserves the right to waive any informalities in any offer.

The Redevelopment Commission has determined that the highest and best use of the offered real estate will be combining the parcels and selling as one parcel for commercial use and that such use will further the goals of the redevelopment plan and best serve the interests of the community, from the standpoint of both human and economic value. In determining the best offer, the Redevelopment Commission shall take into consideration the following factors:

1. The offeror’s purchase price, including closing costs.
2. The size and character of the improvements proposed to be made by the bidder on the real property bid on, if any.
3. The bidder’s plans and ability to improve the real property with reasonable promptness.
4. Whether the real property when improved will be sold or rented.
5. Whether the real property is of adequate size for any new improvements.
6. The bidder’s proposed sale or rental prices.
7. The offeror’s compliance with the requirement that trust beneficiaries and settlers be identified (as described above).
8. Any factors that will assure the Redevelopment Commission that the sale, if made, will further the implementation of the redevelopment plan and best serve the interest of the community from the standpoint of both human and economic welfare.

The Redevelopment Commission may request any offeror to submit additional information to clarify the offer after the date on which the offers are opened. The Redevelopment Commission reserves the right to make such investigations as it deems necessary to determine the ability of offeror to perform its obligations under this request.

**\*Note to editor: Please publish one time in the Crothersville Times on August 21, 2024. Please send proof of publication and billing to Austin Clerk-Treasurer, Chris Fugate, at Austin City Hall.**