

OFFERING SHEET

Request for Offers to Purchase or Lease Real Property

Raber Golf Course, 1417 W. Vistula Street

Bristol Redevelopment Commission

Offering Price/Minimum Bid: Sale: \$3,544,500; Lease: \$40,000/year for 5-10 years

The Bristol Redevelopment Commission (the "RDC") hereby offers the property commonly known as Raber Golf Course, 1417 W. Vistula Street (the "Property"), for the lease and/or sale on the following specified terms and conditions.

A. Description

The improved Property commonly known as 1417 W. Vistula Street described as:

A part of the South Half of Section 28, and the South-west Quarter of Section 27, Township 38 North, Range 6 East, Washington Township, Elkhart County, Indiana as depicted in Exhibit A of the Resolution Approving Disposition of Real Property for such property.

The Property is subject to the restriction of record that it remains used as a "green belt" only for public park and recreation purposes.

B. Proposal Evaluation Criteria

The RDC reserves the right to reject any and all bids, to waive any non-substantive formalities, and to 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 other property. However, 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 RDC in its sole discretion. All offers received shall be opened at public meetings of the RDC and shall be kept open for public inspection.

The RDC shall take into consideration the following factors:

1. The size and character of the improvements proposed to be made by the bidder with preference given to proposals that improve and enhance the existing golf course.
 - (a) If for a purchase, an operating framework and proposed land covenants that provide assurance to the Town that the property will continue to be used as a golf course available to the general public.
2. The bidder's plans and ability to improve the real property with reasonable promptness.
 - (a) A 12-month investment proposal and outline of future investment plans.
3. Whether the real property when improved will be sold or rented.
4. The bidder's proposed sale or rental prices.
5. If the bid is submitted by a trust (as defined in Ind. Code § 30-4-1-1(a)), the bid must identify: (A) the Beneficiaries of the Trust; and (B) the Settlor empowered to revoke or modify the trust.
6. The experience, financial, and organizational capacity of the bidder in successfully planning and completing development projects of a similar type and scale.
7. The overall quality of the submission.
8. Any factors that will assure the RDC that the sale or lease, if made, will further the execution of the redevelopment plan and best serve the interests of the community, from the standpoint of both human and economic welfare, including, but not limited to: (A) the extent to which the proposed

development is consistent with the RDC's redevelopment goals; (B) the market and financial feasibility of the project; and (C) the public incentives requested and the anticipated ability of the project to secure necessary public and/or private funds.

The RDC may contract with a bidder in regard to these factors listed, and the contract may provide for the deposit of surety bonds, the making of good faith deposits, liquidated damages, the right of repurchase, or other rights and remedies if the bidder fails to comply with the purchase or lease contract.

C. Content of Proposal

Proposals should be submitted in the following order:

1. A completed, approved Cover Sheet.
2. An Executive Summary describing the bidder and the proposed use of the property and executed Proposal Form.
3. Description of the bidder's qualifications.
4. Detailed project description, including, but not limited to, projected uses and improvements planned, a twelve-month investment commitment proposal, public infrastructure improvements needed, how the site will be accessed, etc.
5. Listing of similar projects, including: (A) nature, types and scopes of project; and (B) name(s), address(es), and telephone number(s) of person(s) who could be contacted as a reference.
6. Proposed timetable for implementation of use of property.
7. Proposed financing for use of property, as well as financial information of the bidder in sufficient detail to demonstrate capability to complete the project.
8. Proposals **MUST** be in a sealed envelope, which is clearly marked:
SEALED BID — INVITATION TO BID — RABER GOLF COURSE

NOTICE TO BIDDERS

The Bristol Redevelopment Commission will receive sealed bids from September 19, 2025, beginning at 12:00 p.m. until October 14, 2025, at 12:00 pm at its office at 303 E. Vistula Street, Bristol, Indiana 46507 (the “RDC Offices”) for the purchasing or leasing of the real estate hereinafter described:

A part of the South Half of Section 28, and the South-west Quarter of Section 27, Township 38 North, Range 6 East, Washington Township, Elkhart County, Indiana as depicted in Exhibit A of the Resolution Approving Disposition of Real Property for such property (the “Property”).

Commonly known as 1417 W. Vistula Street

Parcel ID Numbers 20-03-28-401-011.000-031, 20-03-28-401-018.000-031

The Property is subject to the restriction of record that it remains used as a “green belt” only for park and recreation purposes.

Bids received will be opened and considered on October 14, 2025, at 7:00 pm at the meeting of the Town of Bristol Redevelopment Commission.

This Notice to Bidders is made pursuant to Ind. Code § 36-7-14-22(d). Bids will be subject to the conditions set forth in the statute and as set forth in the Offering Sheet available to bidders at the RDC’s Offices. This real estate is to be used for the highest and best use to benefit economic development for the Town of Bristol and Elkhart County, Indiana. No bid will be accepted if not marked received by October 14, 2025, at 12:00 pm. No partial bids will be accepted.

The RDC reserves the right to reject any and all bids, to waive any non-substantive formalities, and to make the award to the highest and best bidder. The RDC shall take into consideration the following factors:

1. The size and character of the improvements proposed to be made by the bidder with preference given to proposals that improve and enhance the existing golf course, including an operating framework and proposed land covenants that provide assurance to the Town that the property will continue to be used as a golf course available to the general public.
2. The bidder’s plans and ability to improve the real property with reasonable promptness, including a 12-month investment proposal and outline of future investment plans.
3. Whether the real property when improved will be sold or rented.
4. The bidder’s proposed sale or rental prices.
5. If the bid is submitted by a trust (as defined in Ind. Code § 30-4-1-1(a)), the bid must identify: (A) the Beneficiaries of the Trust; and (B) the Settlor empowered to revoke or modify the trust.
6. The experience, financial, and organizational capacity of the bidder in successfully planning and completing development projects of a similar type and scale.
7. The overall quality of the submission.
8. Any factors that will assure the RDC that the sale or lease, if made, will further the execution of the redevelopment plan and best serve the interests of the community, from the standpoint of both human and economic welfare, including, but not limited to: (A) the extent to which the proposed development is consistent with the RDC’s redevelopment goals; (B) the market and financial feasibility of the project; and (C) the public incentives requested and the anticipated ability of the project to secure necessary public and/or private funds.

Upon the execution of a contract providing for the sale of the real estate to the successful bidder, a certified check representing the full payment, made payable to the RDC shall be provided to the RDC for the purpose of securing the sale of the subject real estate, and shall be submitted with the contract. A security deposit may be required for any lease.

Bidders are encouraged to review instructions to bidders available at the RDC Offices. All bids must be submitted at the offices of the Bristol Redevelopment Commission. 303 E. Vistula Street, Bristol, Indiana 46507. For questions, please contact Town Manager Mike Yoder at mikeyoder@bristol.in.gov.

Bristol Redevelopment Commission
By: President

INSTRUCTIONS TO BIDDERS

The Bristol Redevelopment Commission (the “RDC”) has prepared, and made available as part of this bid, an offering sheet describing the real estate being offered for sale. The offering sheet states that the minimum sales price of the property is: Sale: \$3,544,500; Lease: \$40,000/year for 5-10 year lease term.

All bidders must have demonstrable experience in developing the property for the use intended.

For a purchase, a certified check payable to the RDC shall be submitted upon execution of the purchase contract for the sale of the real estate. Checks for costs associated with recording and other transaction costs must be included with the bid price. The RDC will record the deed upon the receipt of all signatures on the deed.

The RDC reserves the right to reject any or all bids or waive any deviation in the bidding which it deems to be in the best interest of the Town of Bristol, Indiana.

Each bidder must submit a written bid to the RDC, 303 E. Vistula Street, Bristol, Indiana 46507. Each bid must contain those items described in the Offering Sheet, including but not limited to a completed Cover Sheet and Proposal Form as attached hereto. 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. All bids are open for public inspection after bid opening. All bids received will be reviewed by the RDC on the date specified in the Notice to Bidders which is October 14, 2025.

COVER SHEET

Name:

Principal Office Address and, if different, Address of Principal Contact:

Email Address and Phone Number of Principal Contact:

RABER GOLF COURSE BID

BID AMOUNT: **If purchase: \$** _____

If lease: \$ _____ **/year**

BIDDER NAME: _____

SIGNOR: _____

TITLE: _____

PROPOSAL FORM

TO: Bristol Redevelopment Commission
303 E. Vistula Street
Bristol, Indiana 46507

To the Redevelopment Commission:

The undersigned (the "Bidder") has familiarized itself with the present conditions on the subject site for the property more fully described on the Offering Sheet for the Raber Golf Course property issued by the Bristol Redevelopment Commission ("RDC") on September 19, 2025, and with the documents: (1) Notice to Bidders; (2) Instruction to Bidders; (3) Proposal Form; and (4) Offering Sheet.

The Bidder certifies its desire to participate in the development of the said real estate pursuant to the federal, state, and local legislation, ordinances, regulations and usage referred to in the offering documents and hereby offers and proposes to purchase or lease the parcel of land identified in the offering documents (hereinafter referred to as the "Property"). Attached hereto are the documents required by the Offering Sheet to be included in the Bidder's bid.

Acceptance or rejection of this proposal shall be made on record at a regular meeting of the RDC. It is understood that the RDC reserves the right to reject any and all bids, to waive any non-substantive formalities and to make the award to the highest and best bidder, subject to the approval of the RDC.

The Bidder agrees to execute a contract for the purchase or lease of the Property in the form submitted by the RDC and to submit with a purchase contract a Certified Check made payable to the RDC. The Bidder agrees to develop and use the above-identified parcel of land in conformity with any federal and state statutes and County ordinances applicable to the Bidder's improvement plan submitted herewith.

It is understood that the undersigned must pay the balance of its bid to purchase within thirty (30) days after a purchase contract for the Property is executed. **IT IS UNDERSTOOD IN THE EVENT A BIDDER DOES NOT PAY THE FULL BALANCE WITHIN THE DESIGNATED TIME PERIOD, THE EARNEST MONEY, IF ANY, IS FORFEITED BY THE BIDDER.** Upon closing, the Bidder shall accept the Property in "AS IS" condition with no warranties or representations other than warranty of title. The Bidder shall be responsible for the payment of all real property taxes assessed against the Property. The Property may not be sold to a person who is ineligible under Ind. Code § 36-1-11-16.

It is agreed that the good faith deposit of the Bidder may be refunded by the RDC and that the RDC may withdraw from the sale of the Property at any time prior to the conveyance of title and possession of said Property.

Dated this _____ day of _____, 2025.

BIDDER:

Name: _____

By: _____

Title: _____