

NOTICE TO BIDDERS

Notice is hereby given that the Town Council of the Town of Advance, Indiana, hereinafter referred to as the *Owner*, will receive bids beginning on the first day of publication of this Notice and continuing day to day until **May 10, 2024** for sale of real estate consisting of six parcels of vacant land, containing a total of approximately .41 acres, with addresses of 101 South Main Street, 101 South Main Street, 103 South Main Street, 105 South Main Street, 107 South Main Street and 111 South Main Street in Advance, Indiana, 46102.

Proposals may be forwarded individually by registered mail or delivered in person, addressed to the Advance Town Hall, Attention: Town Council President, 112 Main Street, Advance, Indiana 46102 **prior to 12:00 P.M., May 10, 2024**. Bids received after the **12:00 P.M.** deadline will not be considered and will be returned to the bidder unopened.

All proposals will be considered by the *Owner* at a public meeting held at the Advance Indiana Fire Station located at 106 East Wall Street, Advance, Indiana 46102 and opened and read aloud at a Town Council meeting at **7:00 P.M. local time May 13, 2024**.

The real estate consists of approximately .41 acres of vacant land with Parcel #s 013-01080-00, 013-01650-00, 013-00600-00, 013-01660-00, 013-01500-00, 013-02280-00. The minimum bid for this real estate is Thirty Thousand Dollars (\$30,000.00). This real estate is zoned Urban Business. For a list of permitted uses in this zoning district, please contact Shari Johnson, Clerk-Treasurer, at 765-676-6611.

The Town of Advance Town Council may accept the highest and best bid. The Town Council reserves the right, at their discretion, to reject any or all bids.

Bidders should contact Shari Johnson, Clerk-Treasurer, at 765-676-6611 to arrange an inspection of the real estate.

Each proposal must be enclosed in an envelope bearing the title of the project, bid opening date and the name and address of the Bidder affixed. The bid documents to be submitted by each Bidder shall consist of all of the following information and documents for the proposal.

- proposed sale terms
- proposed use of the real estate
- bidders financial statement, letter of credit or bank reference

- a statement of bidders type of business and description of proposed use of real estate
- corporate formation documents or Certificate of Existence from the Indiana Secretary of State
- a bid submitted by a trust must identify each beneficiary of the trust and the settlor empowered to revoke or modify the trust

Each individual proposal shall be accompanied by certified check or acceptable Bidders bond, made payable to the Town of Advance in a sum of not less than five percent (5%) of the total sales price, in which check or bond will be held by said Town Council that the Bidder will, if awarded, enter into a purchase agreement within thirty (30 days) of the acceptance of the bid. Failure to execute the purchase agreement will cause for forfeiture of the amount of money represented by the certified check of bidders bond. The Town Council at their discretion reserves the right to waive any or all informalities in the bidding. All bids submitted shall be valid for 180 days. Bids, bonds or checks shall be returned to unsuccessful bidders.

The property may not be sold to a person who is ineligible under Indiana Code 36-1-11-16.

The Town of Advance Town Council reserves the right to ask for clarification for any bids submitted.

The Town of Advance Town Council may give preference to local or state governmental agencies or affiliates, contractors supplying goods or services to state or local governments, and non-profit organizations.

The Town Council of the Town of Advance acknowledges its responsibility to comply with the American Disabilities Act of 1990. In order to assist individuals with the disabilities who require special services (i.e. sign interpretative services, alternate audio visual devices and amanuenses) for participation in or access to Town sponsored public programs, services and meetings, the Town requests that individuals make request for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Shari Johnson, Clerk/Treasurer, at 765-676-6611.

To be advertised: _____