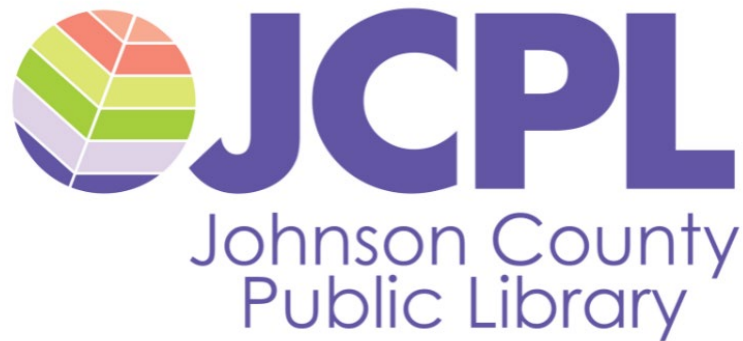


Johnson County Public Library



**Bidder's Packet re:
Sale of 530 Tracy Road, New Whiteland, Indiana 46184**

INSTRUCTIONS TO BIDDERS

1. **GENERAL:** In accordance with Ind. Code § 36-1-11-4, the Board of Trustees (the "Board") of the Johnson County Public Library (the "Library") is offering for sale a certain parcel of real estate and improvements located at 530 Tracy Road, New Whiteland, Indiana, 46184 as more particularly described in the Notice of Sale of Real Estate included in this bid packet (the "Property").

The sale of the Property was duly advertised in the Daily Journal. The sale of the Property will be governed by the procedures that have been established by the Library; all offers must be prepared and submitted in accordance with these procedures.

If a bid is submitted by a trust (as defined in Ind. Code § 30-4-1-1(a)) the bidder must identify each:

- a. beneficiary of the trust; and
- b. settlor empowered to revoke or modify the trust.

The Property will not be sold to an individual who is disqualified under Ind. Code § 36-1-11-16.

2. **OFFERS:** Written offers, in accordance with these Instructions to Bidders and the Notice of sale will be received by the Library c/o Lisa Lintner, Director, Johnson County Public Library 49 E. Monroe St., Franklin, Indiana 46131 (or by email at llintner@jcclin.org) commencing January 10, 2022 until 4:00 p.m. local time on March 11, 2022. All exhibits, drawings, renderings and other material to be used in connection with the offer or proposal that are in addition to the bid shall be deposited by each bidder at the time of the submission of the written offers and shall be retained by and become the property of the Library. The minimum bid for the Property is Eight Hundred and Thirty-Seven Thousand (\$837,000.00) Dollars.
3. Bids shall be open to public inspection. A bidder may raise his bid, and that raise takes effect after the Library has given written notice of that raise to the other bidders. The Library may sell the Real Estate prior to March 11, 2022. The Library may reject all bids.
4. **EXPLANATIONS WRITTEN AND ORAL:** Should a bidder find any discrepancy in or omission from these Instructions to Bidders or any materials in the bid packet, or should the bidder have questions regarding any aspect of this offering, the bidder shall submit written questions to the Library in care of Lisa Lintner, Director, Johnson County Public Library 49 E. Monroe St. Franklin, Indiana 46131, or by email at llintner@jcclin.org. No oral interpretation or oral instructions will be made to any bidder as to the meaning of the bid packet or any part thereof. The Library, its

representatives, employees, or agents will not be responsible for any oral instructions and/or interpretations.

5. **WITHDRAWAL OF OFFER:** No offer will be allowed to be withdrawn after bid opening.
6. **BIDDER'S QUALIFICATIONS:** Each bidder shall submit, with its proposal responses to the Statement of Bidder's Qualifications.
7. **TRANSFER OF INTEREST IN/POSSESSION TO THE PROPERTY:** Interest in and possession of the Property herein offered will be delivered to the successful bidder at the time and in accordance with the terms and conditions set forth herein. The Library shall not be responsible for, or make any allowance for, damage which may occur to the property after the date of award of same to the successful bidder and will not reduce the sale price based upon any damages occurring after the award date. The successful bidder may request written permission from the Library authorizing said bidder to secure the Property. Possession of the property shall pass after closing of the sale.
8. **OTHER TERMS AND CONDITIONS WILL APPLY:** Acceptance of a bid is subject to the execution of the written purchase agreement. Other terms and conditions of the sale will be subject to a written purchase agreement including, but not limited to:
 - a. Payment of professional service fees or commissions to a bidder's broker/realtor is the sole obligation of the bidder.
 - b. Possession shall be delivered no earlier than April 1, 2022

STATEMENT OF BIDDER'S QUALIFICATIONS

Please supply the following information regarding bidder's ability and capacity to acquire and develop the property.

1. Name and permanent address of bidder.
2. Indicate the type of organization and legal description of entity, if not an individual doing business in his or her own name, and the legal name of such entity, if not indicated above (i.e., corporation, non-profit or charitable institution or corporation, partnership, business association or joint venture, government or instrumentality thereon or other).
3. Indicate whether the entity is a subsidiary of or affiliated with any other corporation or any other firm or firms. If so, please list such corporation by firm 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.
4. Evidence of the financial capability of the bidder, including approved financing. This should include full financial statement, which, if requested by the bidder, will be held as confidential information for the purposes of applicable public access laws, to the extent possible under those laws.
5. Date and place of organization of legal entity bidding.
6. Names, addresses, 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, as set forth below:
 - a. If the bidder is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
 - b. If the bidder is a non-profit 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 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 a joint venture, 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%.
7. General character of work usually performed by bidder or list of projects which the bidder has designed, constructed or redeveloped.
8. Whether the bidder team intends to joint venture or subcontract with other firms, and, if so, the names and qualifications of such firms.

Notice of Sale
530 Tracy Road, New Whiteland, Indiana 46184

The Board of Trustees of the Johnson County Public Library District (the "Library") intends to sell 1.246 acres, more or less (the "Real Estate"), located at 530 Tracy Road, New Whiteland, Indiana 46184, and identified by Instrument No. 2003051887, recorded in the office of the Recorder of Johnson County, Indiana,

The minimum bid for the Real Estate is \$837,000.00. Bids will be accepted from January 10, 2022 until March 11, 2022. The Real Estate may not be sold to a person who is ineligible under Indiana Code 36-1-11-16. A bid submitted by a trust (as defined in Indiana Code 30-4-1-1(a)) must identify each beneficiary of the trust and settlor empowered to revoke or modify the trust. A bidder may raise his bid, and that raise takes effect after the Library has given written notice of that raise to the other bidders. The Library may sell the Real Estate prior to March 11, 2022. The Library may reject all bids. Other terms and conditions of the sale will be subject to a written purchase agreement. Acceptance of a bid is subject to the execution of the written purchase agreement.

Bids shall be submitted to the Library c/o Lisa Lintner, Director, Johnson County Public Library, 49 E. Monroe St., Franklin, Indiana 46131, or by email at llintner@jcplin.org. Additional information may be found at <https://www.pageafterpage.org/public-notices>.