

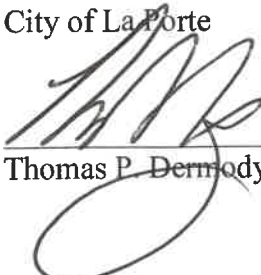
## PUBLIC OFFERING OF REAL ESTATE FOR PURCHASE AND DEVELOPMENT

Notice is hereby given that the City of La Porte, Indiana (the "City") will accept sealed proposals at the Office of the Clerk-Treasurer, located on the first floor of City Hall at 801 Michigan Ave, La Porte, IN, 46350 up to the hour of 4:00 p.m. (CST) on Monday, December 5, 2022. Notice is further given that a public meeting of the Board of Public Works and Safety (the "Board") will be held on Tuesday December 6, 2022, at 9:00 a.m. (CST), at Council Chambers of City Hall at 801 Michigan Ave, La Porte, IN, 46350 at which time and place the Board shall open and consider each proposal for the purchase of certain real properties, said properties including the 0.21 acres, more or less, commonly referred to as 910 State Street (Former Fire Station Property) in the City of La Porte, Indiana.

The Offering Sheet containing a detailed description of and the offering price for the property described above and terms upon which the sale shall be awarded, as well as certain limitations on the use to be made of the property described above, is available at the office of Community Development & Planning, in City Hall at 801 Michigan Ave, La Porte, IN, 46350. Copies are also available from Craig Phillips, Community Development & Planning Director at [cphillips@cityoflaportein.gov](mailto:cphillips@cityoflaportein.gov). Each proposal shall be executed in the manner provided for in the Offering Sheet.

City of La Porte

BY:

  
Thomas P. Dermody, Mayor

ATTEST:

  
Courtney Parthun, Clerk-Treasurer

**PUBLIC OFFERING OF REAL ESTATE  
FOR PURCHASE AND DEVELOPMENT**

On the 6th day of December 2022, the Board of Works for the City of LaPorte, Indiana, will, at its public meeting conducted at City Hall, 801 Michigan Avenue, La Porte, Indiana, at 9:00 a.m. open sealed bids and proposals for the purchase and development of a parcel of real estate located in the City of La Porte, Indiana, and generally known as *910 State Street (Former Fire Station Property)*, Parcel ID# 460635432004000043. The property includes the following:

Lot One Hundred four (104) in the Original Survey of the Town (now City) of La Porte, Indiana.

To be considered, bids and proposals must be submitted to the office of the Clerk-Treasurer at 801 Michigan Avenue, La Porte, Indiana, on or before 4:00 p.m. on the 5th day of December 2022. Bids must be timely filed, sealed and clearly marked on the outside as "910 State Street Public Offering Bid"

The City of La Porte may reject any or all bids and may make awards to the best bidder. In determining the best bid, the City of La Porte will take into consideration the following factors:

- (a) If the bidder is a trust, whether the bidder has identified all beneficiaries to the trust and all settlors in power to revoke or modify the trust.
- (b) The bidder cannot be ineligible to purchase the property pursuant to Ind. Code § 36-1-11-16.
- (c) Any factor that will assure the City of La Porte that the sale or lease it made will further be execution of the City's redevelopment plan and best serve the interest of the community from the standpoint of both human and economic welfare.
- (d) The amount of the bid and a development budget is satisfactory to the City of La Porte.
- (e) The following shall be included with the submittal of a bid. The bid shall be accompanied by a development proposal that provides a proposed general floor plan, and location and type of uses on the property.
- (f) Permitted uses for inclusion with a proposal to accompany a bid shall include but may not be limited to the following at the discretion of the City of La Porte: all uses permitted in the CBD Central Business District Zoning District.
- (g) The bidder's plan and ability to have the real property ready for construction by Summer 2023.
- (h) The anticipated capital investment.
- (i) The amount of the bid.

The City of La Porte reserves the right to contract with any bidder regarding the above-listed factors and require a contract with positive surety bonds, good-faith deposit, liquid damages, rights of repurchase and other rights and remedies if the bidder fails to comply with the contract. The bidder must submit a Bid on the proper Form that can be obtained from the Office of Community Development and Planning located at 801 Michigan Avenue, La Porte, Indiana 46350.

Fact sheets may be obtained at the Office of Community Development and Planning, 801 Michigan Avenue, LaPorte, Indiana, Monday through Friday, 8:30 a.m. to 4:00 p.m., or contacting the City Planner at 219.362.8260.

City of LaForte

BY:

  
\_\_\_\_\_  
Thomas P. Dermody, Mayor

ATTEST:

  
\_\_\_\_\_  
Courtney Parthun, Clerk-Treasurer

**CITY OF LA PORTE FORM 95  
 BID, OFFER, OR PROPOSAL FOR SALE OR LEASE OF MATERIALS**

Date: \_\_\_\_\_

1. Governmental Unit: City of La Porte
2. County: La Porte
3. Bidder (Firm): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State: \_\_\_\_\_
4. Telephone Number: \_\_\_\_\_
5. E-Mail Address: \_\_\_\_\_
6. Agent or Bidder: \_\_\_\_\_

Pursuant to notices given, the undersigned offers bid(s) to the City of La Porte Board of Public Works and Safety, in accordance with the specification, which defines the class or item number or description, quantity, unit, unit price, and total amount of Bid.

The Contract will be awarded by class or item, in accordance with the specification document. Any changes or alteration in the items specified will render such bid void as to that class or item. Bidder promises that he has not offered nor received a less price than the price stated in his bid for the materials included in said bid. Bidder further agrees that he will not withdraw his bid from the office in which it is filed. A certified check or Bid Bond shall be filed with each Bid, if so stated in the specification, and liability for breach shall be enforceable upon the Contract, the Bond or the Certified Check, or both, as the case may be.

\_\_\_\_\_  
 Signature of Bidder or Agent

**BID OFFER OR PROPOSAL**

The Bidder shall submit the Itemized Proposal Form, if provided in the specification, or a separate sheet listing each Item Bid based upon the solicitation published by the governing body. The following is an example of the format to be used:

Class or Item	Quantity	Unit	Description	Unit Price	Amount of Bid
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SEE REQUEST FORM

**NON-COLLUSION AFFIDAVIT**

State of Indiana )  
 ) SS:  
 \_\_\_\_\_ County )

The undersigned Bidder or Agent, being duly sworn on oath, says that he has not, nor has any other member, representative, or agent of the firm, company, corporation, or partnership represented by him, entered into any combination, collusion or agreement with any person relative to the price to be bid by anyone at such letting nor to prevent any person from bidding nor to induce anyone to refrain from bidding, and that this Bid is made without reference to any other Bid and without any agreement, understanding, or combination with any other person in reference to such bidding.

He further states that no person or persons, firms, or corporation has, have, or will receive directly or indirectly, any rebate, fee, gift, or commission or thing of value on account of such sale.

\_\_\_\_\_  
 Bidder (Firm)

\_\_\_\_\_  
 Signature of Bidder or Agent

Subscribed to and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

County of Residence: \_\_\_\_\_

(Seal)

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Printed or Typed Name

**ACCEPTANCE**

There now being sufficient unobligated appropriated funds available, the City of La Porte Board of Public Works and Safety hereby accepts the terms of the attached Bid for classes or items numbered and promises to pay the bidder upon delivery the price quoted for the materials stipulated in said Bid.

Date: \_\_\_\_\_

City of La Porte  
Board of Public Works and Safety

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## FACT SHEET

### CITY OF LA PORTE

The City of La Porte (the "City"), is offering the property described (the "Offered Property"), for sale to the successful bidder.

Lot One Hundred and four (104) in the Original Survey of the Town (now City) of La Porte, Indiana.

The bidder or bidders shall prepare a bid for the sale of all of the Offered Property. The following terms and conditions apply to the bids:

Minimum Offering Price:

Each bid must propose a purchase price of not less than \$200,500.00

Conditions of Bid Acceptance:

The City will publicly open all written offers, the bid price will be read aloud, and the bidder's general plan will then be read on December 6th, 2022. The City will then review all proposals and make an award or reject all offers. Bid proposals must meet the following conditions:

1. The following shall be included with the submittal of a bid. A land use development proposal that provides a proposed general layout of buildings, proposed parking amounts and location, location and type of uses on the property.
2. Permitted uses for inclusion with a proposal to accompany a bid shall include but may not be limited to the following at the discretion of the City of La Porte: all uses permitted in the CBD Central Business District Zoning District.
3. The bidder's plan and ability to have the real property ready for construction by Summer 2023.
4. The anticipated capital investment.

(b) The bidder must submit a bid on the proper form that can be obtained from the Office of Community Development and Planning located at 801 Michigan Ave, La Porte, IN 46350 or by email from Craig Phillips, Community Development & Planning Director [cphillips@cityoflaportein.gov](mailto:cphillips@cityoflaportein.gov).

Conditions to Closing:

The City's obligation to convey the Offered Property to the successful bidder is subject to the following conditions:

- (a) Payment of the full purchase price for the Offered Property by the successful bidder at closing.
- (b) All agreements relating to the sale and use of the property will be subject to review by attorneys for the City to assure compliance with all applicable laws and agreements to which the City is subject.







**Property Record Card**

[2022 Property Record Card \(PDF\)](#)

**Summary**

Parcel ID 460635432004000043  
 Bill ID 46-06-35-432-004.000-043  
 Reference # 460635432004.000043  
 Property Address 910 State St  
 LA Porte, IN, 46350  
 Brief Legal Description 05-06-35-432-004 O S LT 104  
 (Note: Not to be used on legal documents)  
 Instrument Nbr N/A  
 Doc Nbr N/A  
 Class EXEMPT PROPERTY OWNED BY A MUNICIPALITY  
 Tax District Laporte Center  
 Tax Rate Code 977864 - ADV TAX RATE  
 Mortgage Co N/A  
 Last Change Date



**Owners**

Deeded Owner  
[City Of Laporte](#)  
 801 Michigan Ave  
 LA Porte, IN 46350

**Taxing District**

County: LaPorte  
 Township: CENTER TOWNSHIP  
 State District 043 LAPORTE-CENTER  
 Local District: 005  
 School Corp: LAPORTE COMMUNITY

**Land**

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Primary Commercial/Indust Land		115	80	0.2100	\$100,000.00	\$309,000.00	\$64,890.00	\$0.00	\$64,890.00

**Commercial Buildings**

Description	C/I Building C 01				Special Feature	Size/Qty		
	SB	B	1	U				
Wall Type	2	2		1	Passenger Elevators, Hydraulic	0		
Heating	4140	4140		4140	Other Plumbing	Qty		
A/C	4140	4140					Water Cooler Refrig	1
Sprinkler								
Plumbing RES/CI	#	TF	#	TF	Use Area	4,140	4,140	4,140
Total	0	0	14	14	Not in Use	0	0	0
					Use	General Office	General Office	Utility / Storage
					Floor	2	1	0

**Improvements**

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
C/I Building C 01	100	B-1	1940	1940	A	1.02	12420	1	1
Paving C 01	100	C	1940	1965	A	1.02	2500	1	0.8
Barn, Pole (T3)	100	D	1980	1980	F	1.02	132	1	1

**Transfer History**

Date	New Owner	Doc ID	Book/Page	Sale Price
	City Of Laporte			\$0.00

**Valuation**

Assessment Year	2022	2021	2020	2019	2018
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/1/2022	3/12/2021	3/21/2020	4/1/2019	3/23/2018
Land	\$64,900	\$64,900	\$64,900	\$64,900	\$64,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$64,900	\$64,900	\$64,900	\$64,900	\$64,900
Improvement	\$239,000	\$220,500	\$220,500	\$220,500	\$220,500
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$239,000	\$220,500	\$220,500	\$220,500	\$220,500
<b>Total</b>	<b>\$303,900</b>	<b>\$285,400</b>	<b>\$285,400</b>	<b>\$285,400</b>	<b>\$285,400</b>
<b>Total Res (1)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Non Res (2)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Non Res (3)</b>	<b>\$303,900</b>	<b>\$285,400</b>	<b>\$285,400</b>	<b>\$285,400</b>	<b>\$285,400</b>

**Tax History**

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits					
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Payments**

Year	Receipt #	Transaction Date	Amount
2021 Pay 2022			\$0.00
2020 Pay 2021			\$0.00
2019 Pay 2020			\$0.00
2018 Pay 2019			\$0.00
2017 Pay 2018			\$0.00
2016 Pay 2017			\$0.00
2015 Pay 2016			\$0.00
2014 Pay 2015			\$0.00

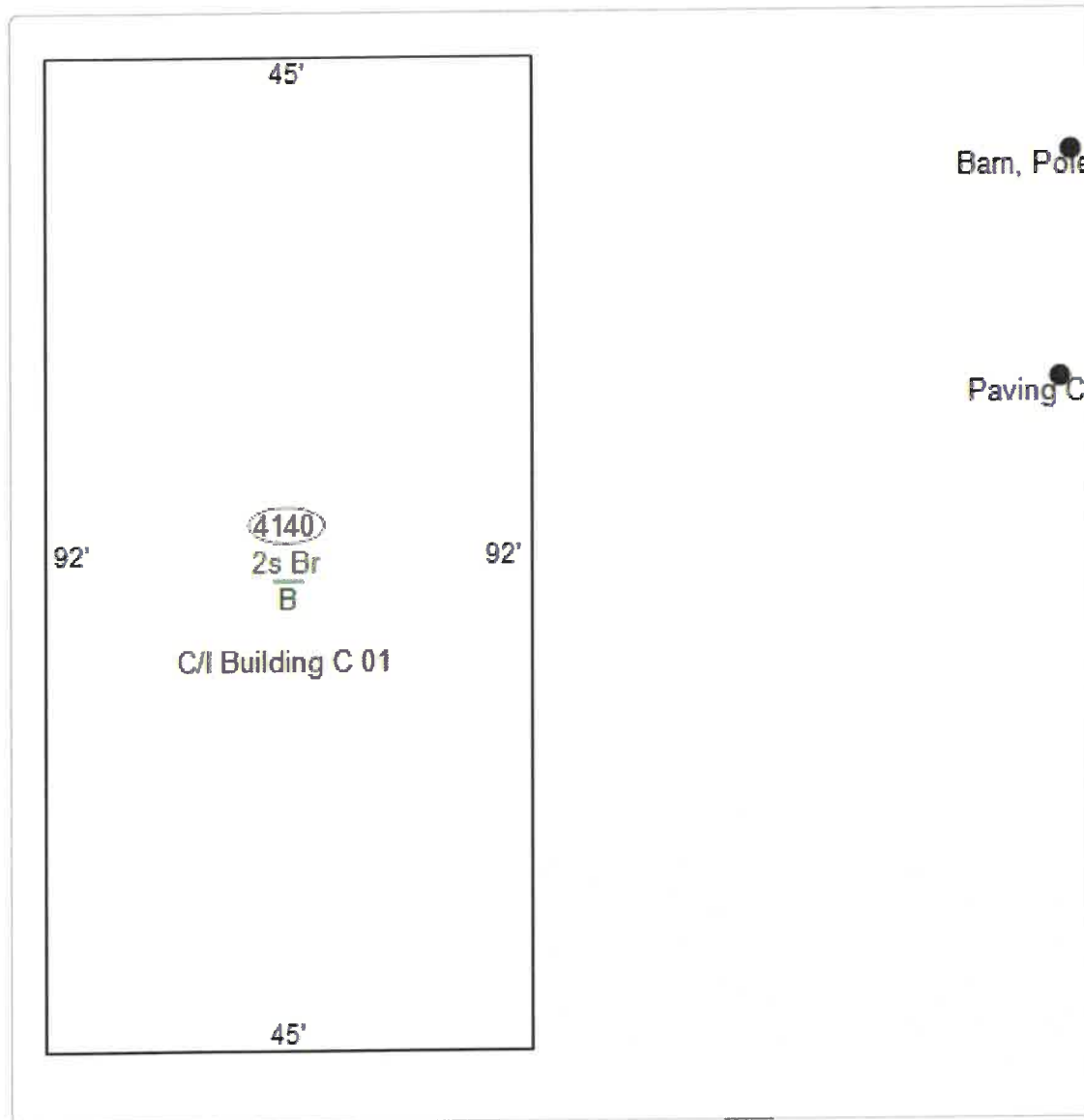
**Tax Payment**

Pay taxes online

**Photos**



Sketches



Map



No data available for the following modules: Residential Dwellings, Transfers, Exemptions.

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