

**NOTICE OF PUBLIC MEETING TO OPEN AND  
CONSIDER WRITTEN OFFERS FOR THE  
PURCHASE OF REAL PROPERTY  
UNDER I.C. 36-7-14-22**

Notice is hereby given that the Redevelopment Commission of the City of Elkhart, Indiana will on the 14th day of July, 2026, at 4:00 p.m. (EDT), at the Common Council Chambers in the Municipal Building, 229 South Second Street, Elkhart, Indiana, conduct a public meeting to open and consider written offers for the purchase of real estate in the City and County of Elkhart, State of Indiana, as follows:

Parcel 1:

Lot Numbered 19 excepting the North 3 feet thereof; as the said Lot is known and designated on the recorded Plat of Lincoln Park Sub-Division, a Subdivision in Concord Township; said Plat being recorded in Plat Book 1, page 122 and 123, in the Office of the Recorder of Elkhart County, Indiana.

EXCEPTING THEREFROM: A part of Lot 19 in Lincoln Park Subdivision, the plat of which is recorded in Plat Book 1, Pages 122-123, and a part of Lot "A" in Snyder's Subdivision, the plat of which is recorded in Plat Book 1, Pages 122-123, and a part of Lot "A" in Snyder's Subdivision of Lot 20 and Part of Lot 21 Lincoln Park Subdivision, the plat of which is recorded in Plat Book 2, page 71, in the Office of the Recorder of Elkhart County, being a part of the North Half of Section 22, Township 37 North, Range 5 East, Elkhart County, Indiana, and being a part of the land of Instrument Number 2002-05326, described as follows: Beginning at the South corner of said Lot "A," thence North 45 degrees 40 minutes 00 seconds West (bearings based on the Location Control Route Survey Plat, Project NH-219-5, (recorded in Instrument Number 2002-09261, in the Office of the Recorder of Elkhart County) 144.00 feet along the Southwestern line of said Lot A and Lot 19 to the West corner of the grantor's land; thence North 44 degrees 20 minutes 00 seconds East 17.00 feet along the Northwestern line of the grantor's land to a point designated as "11101" on said plat; thence South 45 degrees 40 minutes 00 seconds East 144.00 feet to the Southeastern line of said Lot "A," thence South 44 degrees 20 minutes 00 seconds West 17.00 feet along the Southeastern line of said Lot "A" to the point of beginning and containing 2,448 square feet, more or less, inclusive of the presently existing right-of-way which contains 1,008 square feet, more or less, for a net additional taking of 1,440 square feet, more or less Lot Lettered "A" as the said Lot is known and designated on the recorded Plat of Snyder's Sub-Division, a Subdivision in Concord Township; said Plat being recorded in the Plat Book 2, page 71, in the Office of the Recorder of Elkhart County, Indiana.

EXCEPTING therefrom the following to the State of Indiana for highway purposes, being described as follows:

A part of Lot 19 in Lincoln Park Subdivision, of Lot "A" in Snyder's Subdivision, the plat of which is recorded in Plat Book 1, pages 122-123, and a part of Lot "A" in Snyder's Subdivision of Lot 20 and Part of Lot 21 Lincoln Park Subdivision, the plat of which is recorded in Plat Book 2, page 71 in the Office of the Recorder of Elkhart County, being a part of the North half of Section 22, Township 37 North, Range 5 East, Elkhart County, Indiana, and being a part of the land of Instrument Number 2002-05326, lying within the right of way lines depicted on the Right of Way Parcel Plat, described as follows:

Beginning at the South corner of said Lot "A," thence North 45 degrees 40 minutes 0 seconds West (bearings based on the Location Control Route Survey Plat, Project NH-219-5( ), recorded in Instrument Number 2002-09261 in the Office of the Recorder of Elkhart County) 144 feet along the Southwestern line of said Lot A and Lot 19 to the West corner of the grantor's land; thence North 44 degrees 20 minutes 0 seconds East 17 feet along the Northwestern line of the grantor's land to a point designated as "11101" on said plat; thence South 45 degrees 40 minutes 0 seconds East 144 feet to the Southeastern line of said Lot "A," thence South 44 degrees 20 minutes 0 seconds west along the Southeastern line of said Lot "A" to the point of beginning.

Street Address: 3500 S. Main St., Elkhart, IN 46517

Parcel No.: 20-06-22-251-006.000-011

Street Address: 3502 S. Main St., Elkhart, IN 46517

Parcel No.: 20-06-22-251-007.000-011

The Commission believes the highest and best use of this property will be residential use, to be utilized by an entity that will invest in site improvements to be completed and occupied within two years from date of purchase and demonstrate the ability to provide diversification of the City's economic base and otherwise further the execution of the redevelopment plan and best serve the interest of the community, from the stand point of both human and economic value.

A bid submitted by a trust (as defined in I.C. 30-4-1-1(a) must identify each (a) beneficiary of the trust; and (b) settlor empowered to revoke or modify the trust.

The Commission may reject any bids and may make award to the highest and best bidder.

The offering sheet, maps and plats are on file and Form for Submission of the bid is available at the Department of Community and Redevelopment, 201 S. Second Street, Elkhart, Indiana and available for inspection during normal office hours and copies thereof may be obtained on request.

The successful bidder will be required to sign a Redevelopment Agreement in the form customarily used by the Commission, which contains provisions intended to insure the final approval of the Commission of the buyer's plans and specifications for development, fix a time table for commencement and completion of the project, require proof of financing and provide for reversion of title if buyer fails to complete the Project.

REDEVELOPMENT COMMISSION

CITY OF ELKHART, INDIANA

By: \_\_\_\_\_

Sandra Schreiber, President