



CITY OF GARY
EDDIE D. MELTON
MAYOR

NOTICE TO BIDDERS

The Gary Redevelopment Commission (“GRC”) will receive sealed bids to lease all or portions of the Diamond Center located at 1 Stadium Plaza Gary, IN. The minimum offering lease price is **\$4.69 per square foot**. See full offering details at www.gary.gov/public-notices.

This Notice to Bidders is made pursuant to I.C. 36-7-14-22(d). Bids will be subject to the conditions set forth in the statute and as set forth herein.

1. **Bids will be received until Wednesday, 6/10/26, at 4PM CST.** No bids will be accepted after that time. Bids will be opened and read aloud at a GRC meeting at 4PM on 6/10/26, 555 Polk Street, Gary Indiana.
2. Bids delivered in a sealed opaque envelope prior to 6/10/26 shall be delivered to:

Gary Redevelopment Commission
401 Broadway
Gary, Indiana 46402

Envelope shall be marked "DIAMOND CENTER LEASE".
Mailed bids shall be inside a separate mailing envelope.

3. Bids delivered on the day of opening (6/10/26) must be submitted at GRC meeting.
4. Bids submitted by a trust must identify each: (a) beneficiary of the trust; and (b) settler empowered to revoke or modify the trust.

GRC 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. GRC shall take into consideration the following factors:

1. The character of the business improvements proposed to be made by the bidder on the real property bid on.
2. Business experience and operations plan.
3. The bidder's plans and ability to improve the building with reasonable promptness.
4. The bidder's compliance with I.C. 36-7-14-22(d)(3), if applicable.
5. Any factors that will assure the Commission that the lease, if made, will further the execution of the redevelopment plan and best serve the interests of the community.

Upon the execution of a lease contract, a certified check representing the first month’s lease payment, made payable to the City of Gary shall be provided to GRC.

For questions, please email Marc Selio mselio@gary.gov and Corrie Sharp csharp@gary.gov.



CITY OF GARY
EDDIE D. MELTON
MAYOR

DIAMOND CENTER OFFERING

OFFERING RENT PRICE:

The Department of Redevelopment has determined the minimum offering price at the following:

Minimum Bid: \$4.69 per square foot
Minimum Term: 5-years

The Gary Redevelopment Commission (“GRC”) is officially soliciting bids from experienced operators to lease and transform the restaurant/banquet space located at 1 Stadium Plaza, Gary, IN 46402, adjacent and connected into the US Steel Yard baseball stadium. This facility offers a unique opportunity to capitalize on a captive audience and contribute to the city's economic revitalization. It is situated across the street from the Art House, a shared kitchen and co-working space, and down the block from the Hudson Campbell, City Hall, and the former Genesis Center Convention Center (a planned mixed-use development).

The GRC seeks a tenant(s) to establish a destination-quality experience(s). The building features a flexible floor plan that may be subdivided into 2 or 3 distinct spaces. The responder may propose to occupy all or some of the facility.

To ensure the long-term success of the site, the GRC is prioritizing the following uses:

- Sports-Themed Restaurants: Full-service dining or "eatertainment" concepts.
- Indoor Simulation & Gaming: High-tech golf simulators, duck-pin bowling, or similar interactive sports entertainment.

Current Site Status: The GRC is committed to the building's longevity and functionality. The GRC will complete a full roof repair/replacement prior to tenant occupancy. The GRC also commits to liquor license access and access to the baseball stadium side plaza.

The baseball stadium has averaged over 3,000 attendees per game for the last 4 seasons (~50 home games annually).



CITY OF GARY
EDDIE D. MELTON
MAYOR

We are looking for partners, not just tenants.

Applicants must demonstrate:

1. **Proven Track Record:** Evidence of successful past or current operations in the restaurant or entertainment industry.
2. **Financial Stability:** Proof of capacity to build improvements and sustain operations.
3. **Community Alignment:** A concept that complements the existing sports culture of the surrounding area.
4. A commitment to hire local and utilize Gary vendors.

To be considered responsive, bidders must submit the following:

1. **Experience and Capacity:** Documentation describing the bidder's expertise and qualifications to produce the required outcomes.
2. **Staff Experience:** A list of key personnel, including resumes and a narrative describing their specific work responsibilities and qualifications.
3. **Operations and Management Plan:** A description of the overall philosophy and procedures for managing the space, including labor, security, and customer service.
4. **Marketing Plan:** Measures designed to obtain maximum patronage and promote the facility.
5. **Conceptual Plan:** A detailed description of the business concept. This must include:
 - a. Preliminary floor plans demonstrating the proposed layout and subdivision.
 - b. Artist renderings of the space.
 - c. Proposed food/beverage menus with suggested pricing.
6. **Financial Sustainability:** Bidders shall provide the following for the previous three years (to the extent available):
 - a. Balance Sheets and Income Statements.
 - b. Statements of Cash Flows and Stockholder's Equity.
 - c. Federal income tax returns for the last completed fiscal year.
 - d. Credit history letters from financial institutions.
7. **Rent Proposal:** A clear structure including proposed base rent, annual rate increases, and desired lease terms.



CITY OF GARY
EDDIE D. MELTON
MAYOR

EXHIBIT A - NON-COLLUSION AFFIDAVIT

The undersigned authorized representative of offeror, being duly sworn on oath, states and affirms that neither offeror nor any other member, representative or agent of the offeror has entered into any combination, collusion or agreement with any person or entity relative to the price or other factors offered or in response to the RFP or in any way acted to prevent any other offeror from responding or otherwise submitting a proposal to the RFP. Offeror’s proposal is made without reference to any other proposal and without any agreement, understanding or combination with any other person in reference to such proposal.

Further, no member of the City or City Council, or other officers of the City, or any person in the employ of the City is interested in the proposal, or the work to which it relates.

OATH AND AFFIRMATION

I HEREBY AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FOREGOING FACTS AND INFORMATION ARE TRUE AND CORRECT.

Dated this _____ day of _____, 2026

(Offeror)

(Signature)

ACKNOWLEDGEMENT

STATE OF _____) COUNTY OF _____)

Before me, a Notary Public, personally appeared the above-named and swore that the statements contained in this Non-Collusion Affidavit are true and correct.

Subscribed and sworn to me this _____ day of _____, 2026. _____ Notary
Public Signature



CITY OF GARY
EDDIE D. MELTON
MAYOR

EXHIBIT B - NO DEFAULT OR BREACH

The proposal must include an affidavit of the offeror affirming that the offeror and its affiliates are not: (a) involved in any current or pending litigation or legal disputes with any federal, state, or local governmental entity; (b) in arrears to any federal, state, or local governmental entity of any debt or contract; (c) a defaulter as surety or other obligation upon any federal, state, or local governmental entity or (d) in failure to perform faithfully in any previous contract with a federal, state, or local governmental entity in the preceding five (5) years.

EXHIBIT C - NO BANKRUPTCY

The proposal must include a signed affidavit from the offeror, affirming that the offeror and all affiliates of the offeror are currently solvent and have not, in the preceding five (5) years, voluntarily or involuntarily filed for bankruptcy or other similar insolvency proceeding.



CITY OF GARY
EDDIE D. MELTON
MAYOR

EXHIBIT D – SITE CONTEXT

1 STADIUM PLAZA GARY, INDIANA 46402

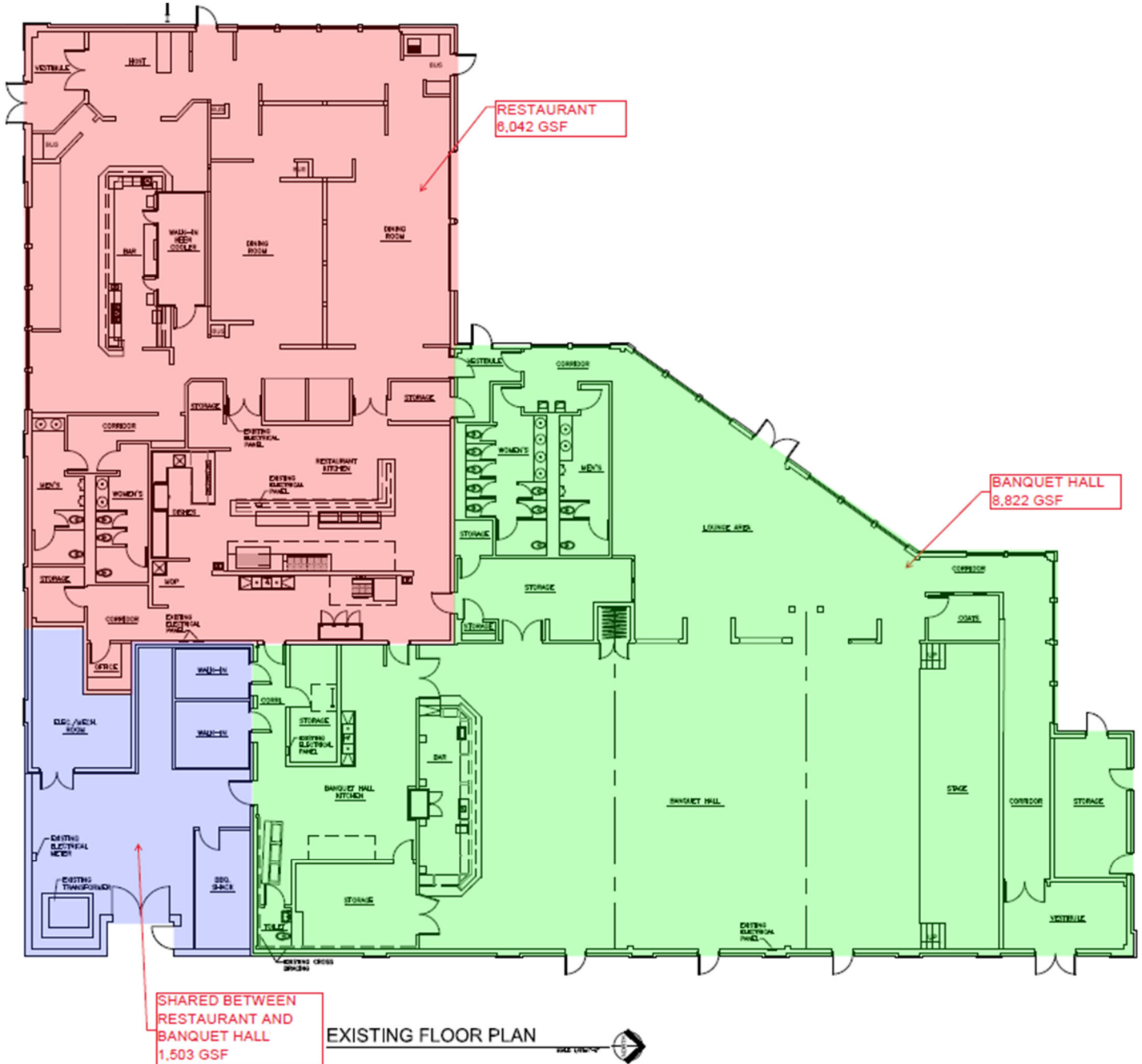
The Diamond Center location is shown in blue below.





CITY OF GARY
EDDIE D. MELTON
MAYOR

EXHIBIT E – EXISTING FLOOR PLAN





CITY OF GARY
EDDIE D. MELTON
MAYOR

EXHIBIT F- AREA CONTEXT

Gary's new Comprehensive Plan can be found at www.gary.gov/planning.

Catalytic Investments in Gary

Transformative changes are taking place in Downtown Gary, Indiana. Through infrastructure investments; renewed state and local policies; and partnerships with non-profit, public, and private developers the City of Gary is poised for rebirth as a vibrant, walkable downtown center.

On-going infrastructure investments are positioning the City of Gary for a once-in-a-generation opportunity to redefine itself as a center of economic vitality. Current and (short-term) planned investments span a variety of sources and outcomes, including:

- Improved commuter rail service to Chicago because of the \$650 Million to double track 18 miles of track, funded by the State of Indiana, Federal Transit Administration (FTA), Regional Development Authority (RDA), Northern Indiana Commuter Transit District (NICTD) and local partners.
- \$100M planned Metro Station development
- \$12M planned for demolition of blighted property within walking distance of the Gary Metro Transit Center.
- Transit Development Districts ("TDD") to capture and leverage property and local income tax increment for reinvestment for new development
- \$25M READI grant for blight elimination, new vertical development, and renovation of the Hudson Cambell
- New scoreboard, parking lot pavement, parking lights at the RailCats Stadium

Together, these investments have the power to attract new and returning residents and businesses and restore the City's tax base.

The RDA Transit Development District boundary information is at the following link:

<https://www.nwitdd.com/gary-metro-center>

This entire area is ripe for walkable, mixed-use development as part of a revitalization of Gary's downtown.

Prioritizing the redevelopment of Gary's TDD takes advantage of nearby public investments in infrastructure and amenities. This area is on the verge of being a vibrant mixed-use core. These areas are identified as shovel-ready sites for development opportunities due to their vacancy, public property control, existing utilities, and proximity to the transit station.



CITY OF GARY
EDDIE D. MELTON
MAYOR

The Gary Gateway

The vision for Downtown Gary’s future begins at the core. Harnessing the historic visionary name “Gary Gateway”, the heart of downtown stretches from the NICTD rail lines at the north to 5th Avenue at the south; from Adams Street on the West to Connecticut Avenue on the East.

The current land uses within the Gary Gateway are Adam Benjamin Jr. Metro Center (aka Gary Metro Transit Center), Gateway Park, Gary City Hall, Lake County Superior Courthouse, Hudson Campbell Fitness Center, two commercial properties, and the Genesis Convention Center and garage. On-going investments in the Gary Gateway include:

- major reconstruction of the Gary Metro Transit Center;
- adaptive reuse of the Hudson Campbell Fitness Center into a multi-faceted community hub offering recreation, commuting events spaces, entrepreneur incubation, and housing city offices; and
- demolition of the blighted structure at 469 Broadway to clear the way for new investment.

In addition to vertical development, a 2023 TOD Implementation Plan for Downtown Gary envisions transformation of the Gateway streets to support safe, convenient, multi-modal connections to and through Downtown. The plan calls for:

- decoupling 4th and 5th Avenues as one-way routes to function as two-directional complete streets;
- diverting truck traffic from 4th and 5th Avenues;
- recreating Broadway as a complete street, with the flexibility between 4th and 5th Avenues to close the street in support of civic events and festivals.

The complete 2023 TOD Implementation Plan is included as at the following link:

https://issuu.com/mksk/docs/gary_metro_tod_strategic_implementation_plan_-_hr_fr=sMWNhZDY1MTEExNDM

In supplement to the 2023 plan, the Melton Administration engaged the University of Notre Dame to refine a vision for rebirth that is truly and uniquely Gary. In mid-2024, the University of Notre Dame team conducted a charrette and drafted a presentation titled “A Vision (and Action Plan) for Downtown Gary, IN.” The resulting ideas include:

- Elevating the east-west alley between 4th and 5th Avenues into a 4th Place pedestrian connection;
- Embracing traditional architectural proportions and elements of design;
- Positioning Downtown Gary as a gateway to the Indiana Dunes National Park and Lake Michigan; and
- Shaping Broadway as a corridor connecting mixed use centers anchored by transportation, civic functions, business, shopping, and arts and entertainment.

The ideas generated from the 2025 study by the University of Notre Dame are located at the following link:

[Downtown Gary Vision and Action Plan](#)



CITY OF GARY
EDDIE D. MELTON
 MAYOR

Transit-Oriented Development Planning

A 2023 master plan for transit-oriented development around the Gary Metro Transit Center, funded by the Federal Transit Administration, emphasized four primary opportunities to transform downtown. These four catalytic ‘big moves’ are identified below. Redevelopment of the Genesis Convention Center will aid in realizing these big moves.

	<p>Property Control</p>
	<p>Improving Station Access</p>
	<p>Re-Defining Broadway</p>
	<p>Station as the Catalyst</p>

The City of Gary has been active in demolishing properties to create a better environment for economic development. State legislation has created a matching fund for continued blight elimination to ready properties for redevelopment administered by [the Northwest Indiana Regional Development Authority \(RDA\)](#). This effort will help create a market ready for investment in Downtown Gary.

The current scale of street blocks in the downtown core support large civic buildings. Re-establishing a pedestrian-scale grid includes activating Washington Street, for a north-south connection to Gary Metro Station, and introducing a mid-block crossing east-west through to Massachusetts Street. Safe crossings are proposed at Broadway, and W 4th and 5th Avenues.

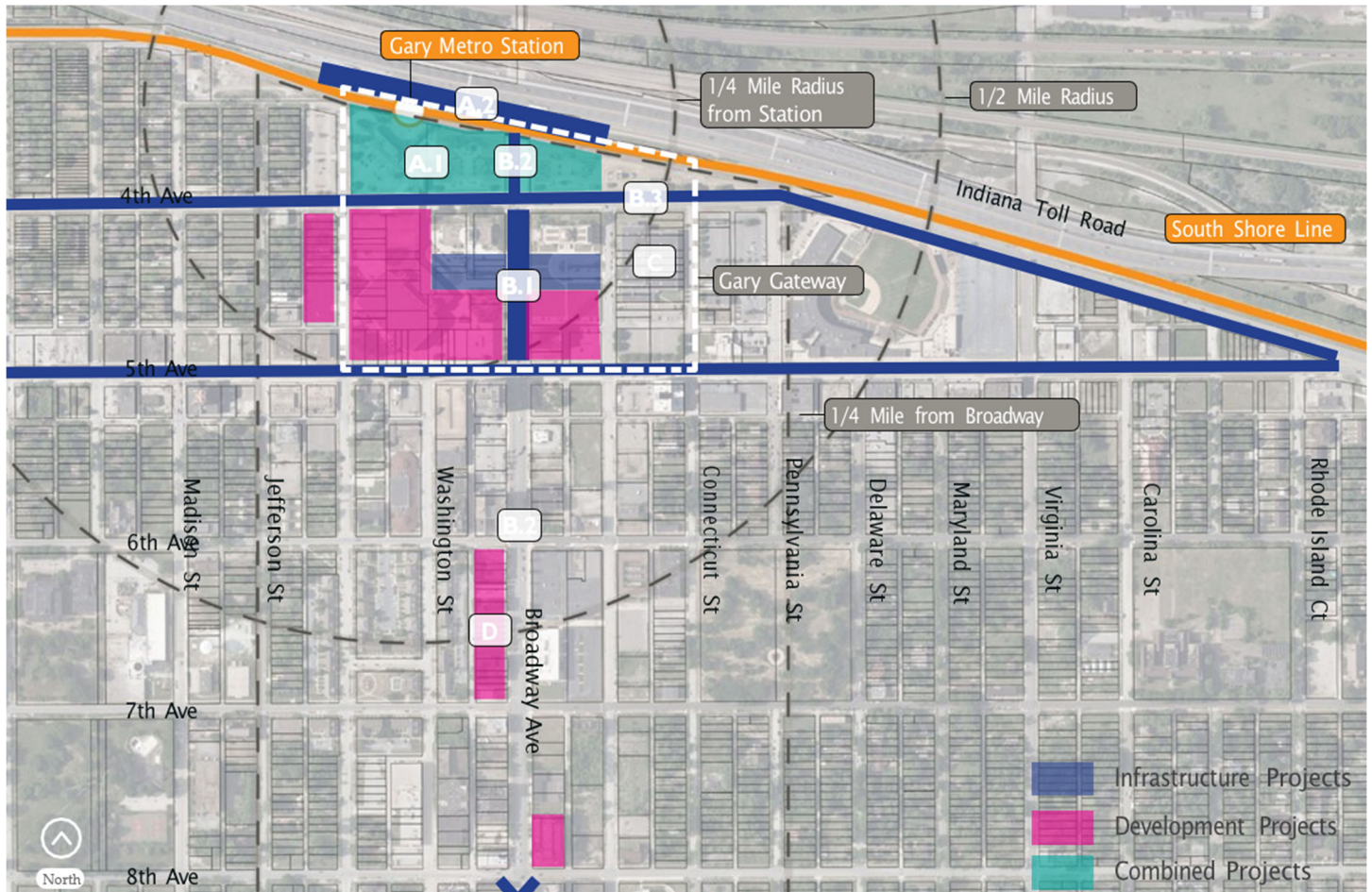
Broadway Avenue is identified as an activated corridor, with mixed-use and commercial development that responds to an enhanced pedestrian realm. Proposal for a complete street design includes a “green buffer,” and multi-use paths to promote bicycling, car, and bus transit. W 4th and 5th Avenues should have safe crossings, along with a two-way traffic conversion.

Downtown Gary presents an opportunity to develop an active, walkable district, with integrated commercial and mixed-uses. Revitalizing the Gary Metro Station would activate opportunities throughout the Metro area for future development and community re-generation. State legislation has a fund to build a new station administered by the Northwest Indiana RDA.



CITY OF GARY
EDDIE D. MELTON
 MAYOR

Catalytic Investments in Downtown Gary



ID Project Description

Blight Elimination **\$12,000,000** City of Gary - Northwest Indiana RDA managed.

Up to \$3 million in annual funding for 2 years by State of Indiana matched 1:1 by local dollars and/or dollars from other sources. Total \$12 million project. Future phases may be funded outside of this grant program with other sources. Funding has been secured and work is underway.

Gary Metro Station

A.1 Reconstruction **\$45,000,000** Gary Metro Station Authority owned and managed.

New multi-modal commuter rail and bus station, parking garage, and site features. Up to \$3 million in annual funding for 25 years by State of Indiana matched 1:1 by local dollars and/or dollars from other sources. Total \$150, million project - funding source same for high-level rail platform and trackage improvements below. Opportunity for partnership between RDA, City of Gary, State of Indiana, and FTA.



CITY OF GARY
EDDIE D. MELTON
 MAYOR

A.2 High-Level Rail Platform and Track Improvements **\$50,000,000** NICTD owned and managed.
 New ADA accessible high-level boarding platform, pedestrian bridge, and associated track improvements. Opportunity for partnership between NICTD, State of Indiana, and FTA. Same funding source as Gary Metro Station reconstruction above.

B.1 Broadway Festival Street and Plaza **\$12,000,000** City of Gary owned.
 Reconstructed Broadway Festival Street that can be closed to traffic for events and associated Civic Plaza. Opportunity for partnership between INDOT and City of Gary and/or other sources.

B.2 Broadway, Complete Street Improvements **\$2,500,000 (per block)** Indiana Department of Transportation (INDOT) owned.
 Improve Broadway between 5th Avenue and 14th Avenue into a Complete Street with new sidewalks, pavement, curbs, landscaping, and parking bump-outs. Opportunity for partnership between INDOT and City of Gary and/or other sources.

C Hudson Campbell Center Adaptive Reuse **\$25,000,000** City of Gary owned.
 The adaptive reuse of the Hudson Campbell Sports Facility into a new, community hub honors the legacy of Mayor Hatcher and Architect Wendell Campbell. Adaptive reuse focuses on creating a new center for community gathering, entrepreneurship, collaboration, and modern, efficient city offices.

D New Tax-Credit Mixed-Use Development **\$45,000,000 - \$55,000,000+** Gary Housing Authority owned.
 Potential for transit oriented mixed-use development along Broadway with up to 100 housing units. Opportunity for partnership between Gary Housing Authority, HUD, IHEDA, and/or other sources.

Gary Metro Transit Center

The State’s investment in the modernization of the South Shore Rail Line and the new West Lake Rail Line will make commuting to and from downtown Chicago and other Northwest Indiana communities much more attractive. A corresponding investment in a new and inviting station sets the stage to attract reinvestment around this much improved public asset.

A revitalized Gary Metro Station block has the potential to create immense opportunity for equitable transit-oriented development throughout Downtown Gary.

By prioritizing a new multi-modal station area and capitalizing on property in public control, a multi-pronged approach to redevelopment should be pursued. This would target blocks immediately surrounding the Gary Metro Station as an active mixed-use core – leveraging areas identified as shovel-ready sites for development opportunities due to vacancy, public property control, existing utilities, and proximity to the station.



CITY OF GARY
EDDIE D. MELTON
MAYOR

One component to creating an active downtown environment is ensuring safe and inviting multi-modal connections to the station area with a complete streets approach to Broadway and the potential redesign of 4th and 5th Avenues into two-way streets. Walkable pedestrian-scaled street corridors and paths that link to existing and planned local and regional rail systems could capitalize on Gary's prime location in the region. Phasing and prioritizing redevelopment and improvements are crucial to ensuring Gary's sustainable growth and revitalization, catalyzed by the Gary Metro Station.



The Gary Metro Station is strategically located to attract riders from the surrounding area by providing improved and expanded commuter service.

This station is located where riders can be drawn from the proximity of I-94 and the

confluence of I-65 and I-80/90 interstates. The attraction of this station only increases when considering the improved train headways and frequency planned for the NICTD Double Track line

1. Gary Metro Center
2. South Shore Line Rail Connection
3. Parking, Drop-off/Pick-up Lanes
4. Genesis Convention Center
5. Genesis Center Parking Garage
6. Lake County Superior Court
7. Gary Indiana City Hall

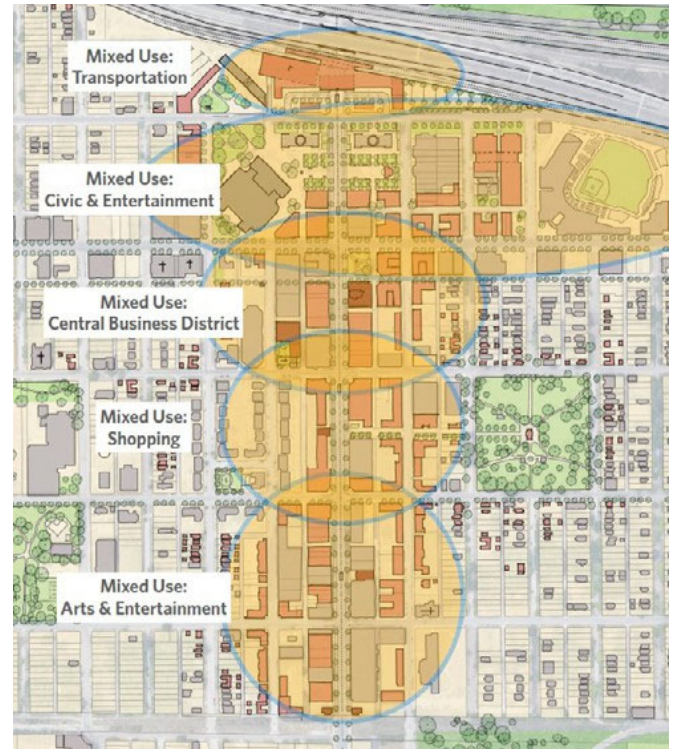


CITY OF GARY
EDDIE D. MELTON
MAYOR

Uniquely Gary Downtown Character

In mid-2024, the University of Notre Dame team conducted a charrette and drafted a presentation titled “A Vision (and Action Plan) for Downtown Gary, IN.” The resulting ideas include:

- Elevating the east-west alley between 4th and 5th Avenues into a 4th Place pedestrian connection;
- Embracing traditional architectural proportions and elements of design;
- Positioning Downtown Gary as a gateway to the Indiana Dunes National Park and Lake Michigan; and
- Shaping Broadway as a corridor connecting mixed use centers anchored by transportation, civic functions, business, shopping, and arts and entertainment.





CITY OF GARY
EDDIE D. MELTON
 MAYOR

EXHIBIT G– RESPONSIBILITY MATRIX

BUILDING SUMMARY OF RESPONSIBILITIES		
Responsibility	LESSEE	CITY
Telephone Charges	X	
Public Safety in Restaurant	X	
Utilities	X	X
Taxes, if applicable	X	
Snow and Ice Removal		X
Structural Supports		X
Smoke Detection System		X
Sprinkler System		X
Ventilation	X	
Kitchen Equipment Repair and Replacement	X	Approval for new
Interior Maintenance	X	
Interior Painting	X	Approval
Repairing and replacing tiles and finishes	X	Approval
Plumbing within Restaurant	X	
Plumbing outside Premises		X
Electric and Gas within the Restaurant	X	
Trash/Extermination	X	
Exterior maintenance (Roof, Brick, Paint, etc.)		X
Out of Buildings and Courtyard	X	
HVAC not solely dedicated to Restaurant		X
Glass Replacement caused by patrons or employees	X	
Furnishes and Finishes	X	Approval
Directional Signage		X



CITY OF GARY
EDDIE D. MELTON
MAYOR

EXHIBIT H – BIDDER’S REFERENCE SHEET

Bidders are required to provide at least three (3) references for work of similar sizes and scope.

Contract Number	Date(s) of Work	Contract Description	Contract Dollar Amount	Point of Contact: Address, Phone, Email



CITY OF GARY
EDDIE D. MELTON
 MAYOR

EXHIBIT I – ADDITIONAL INFORMATION FORM

Each Bidder submitting a response to this Request for Proposal is to provide the following information:

- | | | | | |
|----|------------------------|---------|--------|-----|
| 1. | Minority Business Firm | Yes [] | No | [] |
| | Partnership | Yes [] | No | [] |
| | Small Business Firm | Yes [] | No [] | |
| | Corporation | Yes [] | No | [] |
| | Sole Proprietorship | Yes [] | No [] | |

2. Sole proprietorships and partnerships are to provide the following

information: Name _____

Address _____

City _____

State _____

Partnerships are to provide this information for all partners.

3. If the Bidder is a corporation, provide the following:

State of Incorporation _____

Date of Incorporation _____

4. Each corporation is to provide the names of the following officers:

President _____

Vice-President _____

Secretary _____

Treasurer _____

Registered Agent _____



CITY OF GARY
EDDIE D. MELTON
MAYOR

EXHIBIT J – SUBMISSION Cover Page

NAME:

ADDRESS:

PHONE #/EMAIL ADDRESS:

BID AMOUNT:

SIGNATURE



CITY OF GARY
EDDIE D. MELTON
MAYOR

EXHIBIT K- PROPOSAL FORM

TO: City of Gary
Redevelopment Commission
401 Broadway
Gary, Indiana 46402

SIR OR MADAM:

The undersigned (referred to as the “Bidder”) is familiar with the present conditions on the subject site, as hereinafter designated and with the offering documents:

1. Notice to Bidders
2. Instruction to Bidders
3. Proposal Form
4. Offering Sheet
5. Completed Exhibit Forms

The Bidder certifies their desire to participate in the development of the said tract or tracts of land pursuant to the federal, state, and local legislation, ordinances, regulations and usage referred to in the offering documents, and hereby offers and proposes to lease the Diamond Center as identified in the offering documents (hereinafter referred to as the “Project Building”).

Attached hereto and to be considered a part of this offer to lease, is a narrative description of the proposed business(es) of the Project Building identified within, describing the exact nature and character of the business(es) proposed and the use thereof.

Acceptance or rejection of this proposal shall be made on record at a meeting of the City of Gary Redevelopment Commission. The highest and best bid will be accepted and will require the approval of the Redevelopment Commission.

In submitting this offer to lease, it is understood that the right to reject such offer is reserved by the City of Gary Redevelopment Commission. The Bidder understands that upon the award of this bid, the Redevelopment Commission intends to negotiate a Lease Agreement with the Bidder to reflect the terms of the proposed improvements of the Project Building. The Bidder will have the opportunity to conduct due diligence during the negotiation period.

If successful, the Bidder further agrees to execute a lease contract for the Project Building in the form submitted by the Redevelopment Commission and to submit with the lease contract a certified check



CITY OF GARY
EDDIE D. MELTON
MAYOR

made payable to the City of Gary for the first month’s rent.

The Bidder agrees to develop and use the above-identified parcel of land in conformity with any Federal and State statues and City ordinances applicable to the Bidder’s improvement plan and the Development Agreement.

Within thirty (30) days after the lease contract is executed, the undersigned must pay the first month’s rent. Upon the signing the rent agreement, the Bidder shall accept the premises in as is condition with no warranties or representations other than warranty of title. The property may not be sublet.

It is agreed that the Redevelopment Commission may withdraw from the lease of the Project Building at any time prior to tenant improvements and possession of said property.

Dated this ____ day of _____, 2026.

Corporation, Firm or Company

Signature of Official

Title of Official

Address of Company