



OFFERING PACKET

Trades District

Bloomington, Indiana

October 2, 2025

NOTICE OF OFFERING: REAL ESTATE FOR SALE

The Trades District
c/o The Mill
642 North Madison Street
Bloomington, Indiana 47404

A. The Property generally consists of an approximately 4 acres of property located in the Trades District – a 12-acre subsection of Bloomington, Indiana’s Certified Technology Park – located on North Madison Street and North Rogers Street between West 11th Street and West and 10th .

B. The Property specifically consists of four tracts of lands, identified by State Tax ID Numbers:

1. Tract 1 – 53-05-32-100-036.000-005 and 53-05-32-112-088.000-005
2. Tract 2 – 53-05-33-200-012.003-005 and 53-05-32-100-035.000-005

The Mill is entertaining development proposals for the purchase or lease of some or all Tracts comprising the 4 acres of property it owns within the Trades District described in more detail below (the “Property”) for the purposes described in this Offering Sheet.

The proposal should meet the conditions set forth in this Offering Sheet.

Property Descriptions and Information

A. The Property generally consists of an approximately 4 acres of property located in the Trades District – a 12-acre subsection of Bloomington, Indiana’s Certified Technology Park –located on North Madison Street and North Rogers Street between West 11th Street and West and 10th .

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2. Tract 2 – 53-05-33-200-012.003-005 and 53-05-32-100-035.000-005

C. A map of the Property can be found in the Offering Packet.

D. The real estate is zoned MD-ST, Mixed-use Downtown Showers Technology District within the Downtown Overlay.

Development Standards and Expectations

1. The Mill is specifically interested in working with developers that set forth plans for the real property included in this Notice of Offering that align with and advance the City's vision for the Trades District as articulated in the Master Plan for Bloomington's Certified Technology Park and consistent with Bloomington's Unified Development Ordinance:

"Vision Bloomington's downtown Certified Technology Park will be a sought-after model of modern, sustainable urban redevelopment that nurtures creativity and entrepreneurship among its citizens and workforce, helps brand Bloomington as a lively tech sector hub, attracts private investment, employment and visitors, and provides welcoming living options for Bloomingtonians." Master Plan and Redevelopment Strategy | Certified Technology Park (2013)

2. The Trades District represents a 12-acre 'core' component of Bloomington's Certified Technology Park intended to:

a. create a concentration of professional / business offices, with a priority placed upon high technology activity (especially as defined by Indiana Code on "Certified Technology Parks" (Indiana Code 36-7-32-7), or research and development uses; and

b. Early-stage and growth stage company development and support activities that build upon and enhance the region's innovation ecosystem, and support the creation, attraction, recruitment growth of employers in the Trades District, Bloomington's Certified Technology Park and the Bloomington region.

3. Mixed office/retail/residential space where the residential units meet a professional workforce housing demand (including owner occupied units) will be considered and are viewed as an important ingredient for creating a robust hub for technology employers and employees.

4. Undergraduate student housing is explicitly not of interest to The Mill for this project.

Pricing

The Mill will evaluate proposals based on the development proposal's alignment with the Trades District vision, its overall economic impact for the City, and ability to accelerate the Trades District transformation.

The properties were appraised in 2023 as follows:

Tract 1 – \$2,550,000 (Two million five hundred and fifty thousand dollars)

Tract 2 – \$2,050,000 (Two million and fifty thousand dollars)

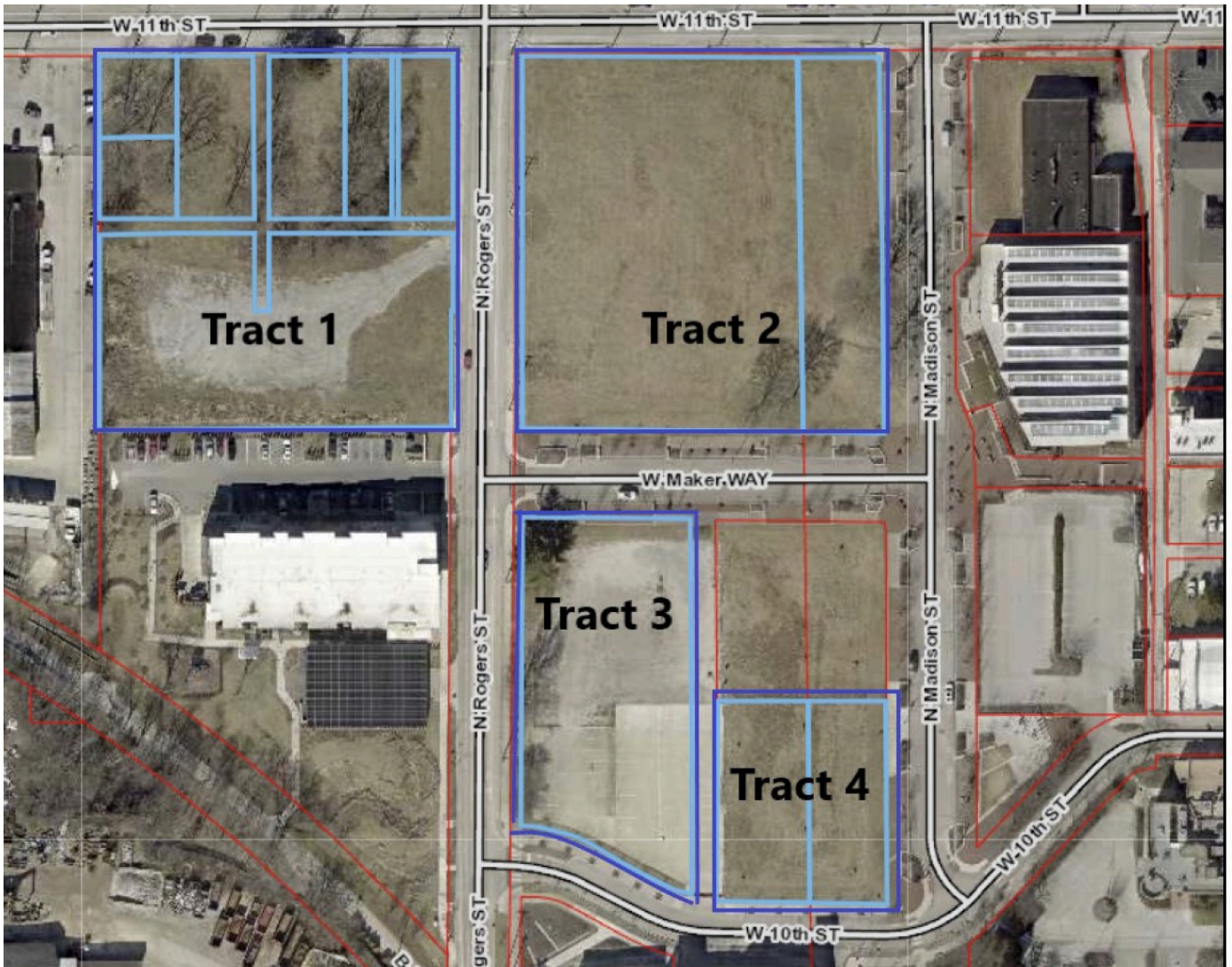
Project Agreement

The successful bidder must be prepared to enter into a Project Agreement with The Mill, which Project Agreement will address the purchase of the Property; all easements related to the Project; and restrictive covenants on use and development of the Project; and shall set forth the nature of the development and uses of the Property. By entering a bid for the Property, the bidder agrees to negotiate the Project Agreement in good faith and acknowledges and agrees that if, in spite of good faith negotiations, the bidder and The Mill are not able to reach agreement on a form of Project Agreement on or before sixty (60) days following the acceptance of the bid of such successful bidder, then such successful bidder shall have no further rights, development or otherwise, in or to the Property and The Mill may re-offer the Property.

Requirements of Bidders

The successful bidder must demonstrate that he or she has the industry, knowledge, experience, and financial capability to successfully complete the proposed development on the Property. Bidders must comply with the Instructions to Bidders included in the Offering Packet.

Attachment #1 – Map Depicting Property



INSTRUCTIONS TO BIDDERS

1. General: The Mill is offering the properties described in Offering Sheet and Request for Proposals (the "Property") for sale. The Mill may consider a long term lease.

a. The sale or lease of the Property will be governed by procedures established by The Mill and subject to approval by The Mill's Board of Directors.

b. The successful bidder must be willing to negotiate and enter, a Project Agreement with The Mill within sixty (60) days of the acceptance of the bids, which Project Agreement shall set forth the nature of the development of the Property.

c. A bid submitted by a trust (as defined in Indiana Code 30-4-1-1 (a)) must identify each beneficiary of the trust and settler empowered to modify the trust.

2. Offering Packet: The offering packet contains The Mill's instructions to Bidders, which identifies the Property being offered and states the minimum purchase price for the Property for which offers will be considered. Interested persons may obtain the Offering Packet in person from The Dimension Mill, 642 N. Madison Street, Bloomington, IN 47404, between the hours of 8:00 a.m. and 5 :00 p.m. weekdays, or by requesting an electronic copy. Please direct questions about receiving packets to John Fernandez, +1 812 250 9714 or by email at john@dimensionmill.org. Additionally, the Offering Packet is available on the Trades District's website at <http://tradesdistict.com/rfp>.

3. Electronic Submittal: Bids must be submitted electronically via email to John Fernandez at john@dimensionmill.org. The Subject Line of the email transmittal should be the "Trades District Bid Proposal." The message body shall contain the company or individual's name, point of contact address and phone number. Bid submission documents shall be in the format of an attachment or attachments using one or a combination of the following file formats: Adobe Acrobat PDF, Microsoft Word, Microsoft Excel, Microsoft PowerPoint, and/or TIF or JPG image formats. Multiple document attachments for the same bid shall be submitted in one single message and total message size should not exceed 10MB. Submissions received in any other format not listed above may be rejected.

4. Form of Offer: Every offer must be made in the form of a letter of intent which must include purchase price or lease terms; timing of the transaction and redevelopment of the property; source of debt and equity funds; development resume; the proposed redevelopment plan and future uses; and how the offer and intended use contributes to The Mill's plans for The Trades District.

5. Explanations: If a bidder finds any discrepancy in or omission from these Instructions to Bidders or any other forms in the bid packet, or has questions regarding any aspect of this

offering, the bidder shall submit written questions to John Fernandez at john@dimensionmill.org.

6. Rejection or Acceptance of Offers: The Mill reserves the right to accept or reject any and all offers. If The Mill accepts an offer, the successful bidder shall begin negotiating the Project Agreement within ten (10) days after the bidder is notified of acceptance.

7. Purchase Price, Lease Terms and Other Terms: Purchase price may be in the form of cash. In determining the best offer, The Mill shall take into account price and other considerations; the timing of the transaction and redevelopment of the property; source of debt and equity funds; development resume; any existing relationships with parties related to the approval process, Indiana University, Westgate/Crane and other key region innovation economy stakeholders ("Parties"); the proposed redevelopment plan and future uses; the scope of investigation/discussion with Parties; how the offer and intended use contributes to the City's plans for The Trades District. A successful bidder will be required to enter into a Project Agreement with The Mill with respect to these and other matters.

8. Development Plan: Each offer must be accompanied by any exhibits, drawings, statements, plans, renderings, and other material that indicate how the proposed redevelopment will serve the interests of the community and the Trades District and Bloomington Certified Technology Park goals, and any other pertinent information the bidder may wish to submit to further illustrate its proposed development plans.

9. Transfer of Title and Possession: Title to the Property to be sold will be transferred to the successful bidder at the time and in accordance with the terms and conditions to be set forth in the Project Agreement. The Mill shall deliver to the successful bidder, and at the sole expense of The Mill, an owner's title policy in the customary form, issued by a title insurance company designated by The Mill, covering the Property to be sold in the amount of the sale price to the successful bidder and showing title in the name of the Trades District Community Development, LLC. Title to this portion of the Property will be conveyed by special warranty.