

**NOTICE OF LEASE OF REAL ESTATE**  
**EDGEWOOD, INDIANA TOWN COUNCIL**

Notice is hereby given that the Town Council for the Town of Edgewood, Indiana on the 21st day of August, 2023, at 5:00 p.m. (EST), at 3405 Nichol Avenue, Anderson, Indiana 46011, will open and consider written offers for the lease of the subject property.

Said property is commonly known as the Edgewood Country Club Restaurant (or “The Edge”), and is located at 519 Golf Club Road, Anderson, Indiana 46011.

All bidders shall prepare a proposal for the lease of the property. The following terms and conditions shall apply to all bids:

Minimum Lease Price: \$1,500 per month.

Required Use: The property must be developed and leased as a high-quality restaurant and bar. The entire restaurant, bar, banquet areas and kitchen, including kitchen equipment, are ready for immediate use. Any proposal that would use less than the entire restaurant, bar, and banquet space area should be justified with an emphasis on how the variation will best serve the public. Development to the property should be attractive, well-managed, and the menu should feature a broad selection of food and beverage items.

1. The successful bidder will be required to develop the property as described within the Offering Sheet and to provide for the first-class business operation of the restaurant and bar.
2. The bidder shall also explain to what extent the bidder plans to operate the banquet business, and if the bidder will also operate the banquet business, the bidder’s ideas for operating the restaurant and bar in conjunction with the banquet space.
3. The bidder’s proposal for maintaining the leased property, and to what extent the bidder believes it should be responsible for maintaining the equipment, restaurant area, bar area, banquet space, and clubhouse (excluding the pro shop).
4. Preference shall be given to bidders who have five (5) or more years of proven and successful experience in the operation of a restaurant, bar, or banquet business.

At the time and place stated above, all written offers will be publicly opened and the bid, in relevant parts, shall be read aloud.

The Town will have available for examination and use by all interested persons, at the office of the Edgewood Town Clerk-Treasurer, 3317 Nichol Avenue, Anderson, Indiana 46011, the following exhibits:

- A. Notice of Lease of Real Estate
- B. Offering Sheet

Offering Sheets can also be emailed to prospective bidders by contacting Katherine Tanner, Edgewood Clerk-Treasurer, at [ktanner@townofedgewood.in.us](mailto:ktanner@townofedgewood.in.us). For additional information, or

for access to the property, contact Patty Farran, President, Edgewood Town Council, at [edgegolf7@gmail.com](mailto:edgegolf7@gmail.com).

**ALL PROPOSALS MUST BE SUBMITTED, SEALED AND PLAINLY MARKED as “EDGEWOOD COUNTRY CLUB PROPOSAL” ON THE OUTSIDE OF EACH SEALED ENVELOPE AND MUST INCLUDE:**

One electronic copy on a USB drive and six (6) paper copies of the proposal and any supplementary materials, which should be submitted to:

Town of Edgewood  
3317 Nichol Avenue  
Anderson, Indiana 46011

**ALL PROPOSALS MUST BE RECEIVED NO LATER THAN 12:00 P.M. (NOON) EST ON AUGUST 21, 2023, OR WILL NOT BE CONSIDERED.**

The Town reserves the right to accept or reject any and all proposals based upon what best serves the interests of the community. In determining which bid to accept in Lease of the Property, the Town Council shall take into consideration the following: (a) the amount of the proposal in dollars and cents; (b) the description of the proposed operation, including the scope and character of the proposed operation; (c) the bidder’s record and ability to operate a restaurant, bar and banquet rooms; (d) the bidder’s financial resources to ensure that the business shall be successfully operated; (e) any other factors that will assure the Town that the lease, if made, will be in the best interests of the Town of Edgewood, and shall best serve the interests of the community.

**Dated this 18<sup>th</sup> day of July, 2023.**

Town of Edgewood, Indiana  
By: Patricia Farran, President,  
Edgewood Town Council

Publish Dates: \_\_\_\_\_, 2023 and \_\_\_\_\_, 2023.