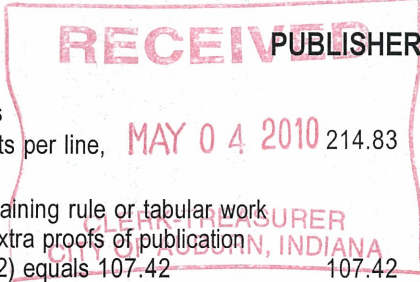


PUBLISHERS OF THE STAR



PUBLISHER'S CLAIM

COMPUTATION OF CHARGES:

290 lines, 2 column(s) wide equals
580 equivalent lines at 0.3704 cents per line, 214.83

Additional charges for notices containing rule or tabular work
(50% of above amount) AND/OR extra proofs of publication
(\$1.00 for each proof in excess of 2) equals 107.42

Data for computing cost:
Width of single column - 12 ems
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Size of quad upon which type is cast - 8 pt.
Number of insertions - 1 322.25

LINE COUNT	
HEAD (number of lines)	1
BODY (number of lines)	288
TAIL (number of lines)	1
TOTAL	290

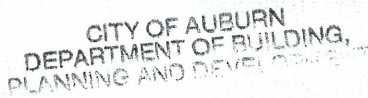
"Pursuant to the provisions and penalties of Chapter 155, Act 1953, (s)he further says that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid"

Date: 4/23/10

Kelly Wallen
Legal Clerk

Ad #: 00217539
CITY OF AUBURN**

PUBLISHER'S AFFIDAVIT



MAY 04 2010

RECEIVED

Noble County) SS:
State of Indiana)

Personally appeared before me, a notary public in and for said county and state, the undersigned Kelly Wallen who being duly sworn said that (s)he is of competent age and is Legal Clerk of KPC Media Group Inc, publisher of a daily newspaper in Kendallville, county of Noble, State of Indiana, a weekly newspaper in Ligonier, county of Noble, State of Indiana, a daily newspaper in Auburn, county of DeKalb, State of Indiana, a daily newspaper in Angola, county of Steuben, State of Indiana, a weekly newspaper in Garrett, county of DeKalb, State of Indiana, Butler a weekly newspaper in Butler, county of DeKalb, State of Indiana, and which during that time have been newspapers of general circulation, having bona fide paid circulations, printed in the English language and entered, authorized and accepted by the post office department of the United States of America as mailable matter of the second-class as defined by the Act of Congress of the United States on March 3, 1879, and that the printed matter attached is a true copy, which was duly published in said newspaper 1 times, the dates of publication being as follows : 04/23/2010

Affiant Kelly Wallen

Notary Public Mary Lu Monesmith

Subscribed and sworn before me on this 23rd day of April, 2010
My commission expires May 21, 2018



- traffic and service circulation.
- b. Explore parking time limit options.
- 6. Business Signage - Establish cohesive business signage throughout the downtown area.
- 7. Public Infrastructure Improvements - Water, sewer, streets, sidewalks, etc.
- 8. Pedestrian and bikeway accessibility.
- 9. Other Public Amenities - Restrooms, drinking fountains, bike racks, public gathering spaces, outdoor dining areas.
- III. Marketability and Promotion of the Downtown area
 - 1. Create a "buzz" about downtown that will lead to increased tourist traffic.
 - 2. Provide a downtown that attracts new businesses as well as visitors and regional residents.
 - 3. Adopt and build upon our City's theme of "Home of the Classics" into a community-wide brand.
 - 4. Continue to promote year-round special events and add new attractions, specialty and cultural festivals.
 - 5. Explore social media as a marketing tool, i.e., downtown website, Facebook, Twitter, etc.
- IV. Downtown Management Organization/Structure, Address the roles of:
 - 1. The Downtown Auburn Business Association (DABA).
 - 2. The Chamber and Visitor's and Tourism Bureau.
 - 3. The City of Auburn Department of Building, Planning and Development.
 - 4. Public, Private and Community Service Organization Partnerships
 - 5. Financial organizations.
 - 6. Local industries.
 - 7. Educational institutions.
- V Economic Restructuring
 - 1. Support business retention in the downtown area.
 - 2. Support and encourage entrepreneurial business through business management and financial counseling resources, retail incubator programs or other shared space opportunities.
 - 3. Encourage standardized business hours of operation and explore extended business hours of operation on weekends for the downtown area.
 - 4. Promote consumer and business educational training programs.
 - 5. Identify funding sources for projects.

-Events that led to the planning process:
 This process started in 2003 with a brief study of the Downtown area that included an inventory of the downtown businesses and a downtown businesses survey. In 2009 the Auburn Downtown Advisory Committee (ADAC) was formed to look into a revitalization initiative. The City of Auburn Building, Planning and Development (BPD) department conducted an updated businesses inventory within the Downtown District and placed these businesses on a GIS layer.

- The BPD department held three ADAC meetings on:
 - November 18, 2009,
 - January 21, 2010, and
 - March 1, 2010.
- The BPD department held three business and building owners participation meetings on:
 - December 3, 2009,
 - December 9, 2009, and
 - January 14, 2010.

As a result of these meetings the City of Auburn is committed to the development of a downtown revitalization plan.
 -The proposal to develop a revitalization study was initiated by the City of Auburn through its Department of Building, Planning and Development (BPD) and the Auburn Downtown Advisory Committee (ADAC), the advisory group formed to oversee the downtown revitalization initiative.
 -The consultant selected needs to address the techniques for obtaining public participation/input into the planning process as well as addressing outreach efforts to obtain input from the business owners and governmental officials.
 -This plan should describe how to implement the recommendations proposed.

-The plan must address social, cultural and historical background of the Downtown Business District area.

B. EVALUATION OF EXISTING CONDITIONS

1. Demographics and Market Conditions
 - Basic demographic information and trends on the populations of the Downtown Business District area
 - Basic information on the area from the census of Retail Trade
 - Provide an analysis of the commercial development opportunities in the Downtown Business District area. Make recommendations of the types of commercial uses that could be supported by its own residents as well as by others from neighboring and/or regional communities. Identify the problems and opportunities in the retail areas.
2. Physical Infrastructure and Land Use
 - Summary analysis of existing plans: These plans will be available for review electronically in PDF format at the request of responding consultants. The following plans should be addressed:
 - 1987 Comprehensive Master Plan as amended
 - 2006-2010 City of Auburn Park and Recreation Master Plan
 - City of Auburn Zoning and Subdivision Ordinances
 - 2003 Downtown Auburn, IN a downtown business inventory study with businesses surveys
 - 2009 Auburn Pedestrian Walkways and Recreational Trailways Plan
 - Summary of the three Downtown Businesses owners and building owners meetings
 - Summary of the three ADAC meetings
 - And any other related strategic or economic development plans supplied by the City of Auburn Department of Building, Planning and Development
 - Evaluation of Existing Conditions
 - Land use, including CBD district and sub-areas
 - All entrances and gateways to the downtown
 - Open spaces - vacant land and status of property for potential commercial/neighborhood development.
 - Circulation - vehicle and pedestrian. Identify traffic routes. Research ways for improving the safety of pedestrian traffic in the project area.
 - Parking - public and private, future parking, city parking lot
 - Infrastructure - sidewalks, streets, alleys, utilities
 - Drainage
 - Public sign systems
 - Street furniture - (i.e. need for benches, trash receptacles with an historic "look")
 - Street lighting - (i.e. need for decorative historic post, lamps and banners)
 - Plant materials - (i.e. need for colorful planters and plant material)
 - Private property conditions, considerations and issues (Patterns of ownership are helpful to have). Identify buildings needing facade improvements.
 - Vacant buildings (Identify number and potential uses)
 - Existing local economic development tools - Redevelopment Commission, loan pool, etc.
 - Summary of liabilities and issues
 - Summary of strengths and opportunities
3. Cultural/ Social
 - Analysis of the Downtown Business District's cultural and social resources, including:
 - Events such as festivals, art fairs, concerts and retail promotions

- Cultural institutions such as schools, etc.
- Analysis of the Downtown Business District's current image within the community and trade area.
- 4. Market Evaluation
 - Analysis of current commercial activities
 - Analysis of current trends for downtown business activities
- C. PROPOSED PLAN
 - Introduction
 - Goals and objectives with description of specific elements or recommendations as outlined in Section B:
 - Demographics and Market Conditions
 - Physical
 - Cultural/Social
 - Highlight special issues or areas in need of attention as addressed in Section A, Introduction, Scope of the Plan.

D. IMPLEMENTATION AND MAINTENANCE

- Prioritized outline of specific, quantifiable actions in logical order or phases, including proposed:
 - Timetable
 - General estimates of costs
 - Financial tools - local assessments, grants, tax credits
 - Legal tools - ordinances, enforcement policy
 - Manpower tools - groups and organizations that can help with implementation
 - Proposed revisions and re-connections to existing plans and land use regulations

E. SUMMARY

- Overview of the plan, process and who was involved
- Timeframes and mechanisms for evaluation, monitoring and updating the plan

F. APPENDICES

- Specifications on materials or products
- Drafts of proposed ordinances
- Details of any elements of the plan

Contract Type:
 The City of Auburn will negotiate either a fixed fee or cost reimbursement (not-to-exceed) type of contract for these services that is contingent on the final commitment of grant funding from OCRA. If a cost reimbursement type of contract is negotiated all services will be stated on the cost of reimbursement basis (hourly rate and maximum hours fixed). The awarded contract will have a "not to exceed" clause that will limit the allowable fees charged in connection with these services throughout close out.

Federal Requirements:
 Prospective offerors should be advised that the selected firm must comply with the following federal requirements: 24CFR Part 85.36; Title VI of the Civil Rights Act of 1964; Conflict of Interest (35CFR Part 570); Access to records; Executive Order 11246 - Equal Employment Opportunity; Executive Order 121138 - Women Business Enterprise Policy; Architectural Barrier Act of 1968; Age Discrimination Act of 1975; Section 3 Clause - Housing and Urban Development Act of 1968; Section 504 - Rehabilitation Act of 1973; Retention and Custodial Requirements (24CFR Part 85.42); Executive Order 11063; Affirmative Action Program/Plan; Davis Bacon and Related Acts.

The Indiana Office of Community and Rural Affairs has a 10% MBE/WBE/DBE goal for all CDGB-funded projects.

Rate of Proposals/Qualifications:
 The proposal must include sufficient information regarding qualifications and experience in planning projects. DO NOT include a proposed fee with the proposal, as this is a qualification based selection process. The proposal should include the following:

- 1) Name, address and brief description of the firm.
- 2) A description of expertise, experience and resources directly relevant and available for the proposed project.
- 3) A list of similar projects previously completed.
- 4) A list of references.
- 5) Resumes of professional staff members that will work on this project.
- 6) Name of person to be in charge of project.
- 7) Description of scope of services.
- 8) Description of firm's approach to the study and how it intends to provide the full range of engineering/ planning/consulting services necessary to assure the correct, complete and timely execution of the project to the satisfaction of the City and in full compliance with federal and state laws, rules and regulations.

The proposal shall also provide the following information: name, title, address, and telephone number of individuals with the authority to negotiate and bind the proposer contractually, and who may be contacted during the period of proposal evaluation.

Award of Contract:
 Proposal evaluation criteria shall include the following:

CRITERIA	RATING (X) (1-5 points)	WEIGHT (=)	TOTAL
1. Firms history and resource capability to perform required services.		10	
2. Understanding of project requirements.		10	
3. Evaluation of assigned personnel - Specialized or technical expertise of the organization and its personnel in connection with the scope of services and complexity of the scope of the project.		15	
4. Related Experience with similar communities /projects - Familiarity of the organization with this type of project or problems applicable to the project.		20	
5. Familiarity with the City of Auburn geographical area and downtown area.		20	
6. Analysis of the firms approach to this project.		15	
7. References - Responsiveness to owner concerns/communication skills.		10	
TOTALS		100	

If you are interested in providing the required services, please note that five (5) copies of the Statement of Qualifications from each prospective organization must be received by City of Auburn, William J. Spohn, Administrator, City of Auburn Department of Building, Planning and Development, 210 S. Cedar Street, Auburn, IN 46706-0506, no later than 4:00 p.m. (local time) May 25, 2010. Please note on the mailing envelope, "Statement of Qualifications for the City of Auburn Downtown Revitalization Study." Each Statement of Qualifications will be reviewed for completeness and clarity according to the above criteria.

The City may or may not negotiate the fee schedule with one or more offers. The City reserves the right to reject any and/all proposals. The City is an Equal Opportunity Employer. The contract is tentatively scheduled to be awarded by the City of Auburn Board of Public Works and Safety at the next scheduled meeting after final evaluations are completed. Offerors may request additional information, a site visit, or clarification regarding the Statement of Qualifications. If so, please contact the Department of Building, Planning and Development office at (260) 925.6449.

LEGAL ADVERTISEMENT FOR REQUEST FOR QUALIFICATIONS/REQUEST FOR PROPOSALS FOR DOWNTOWN REVITALIZATION PLAN CITY OF AUBURN, INDIANA

The City of Auburn, Indiana in compliance with the Indiana Office of Community and Rural Affairs (IOCRA) and related requirements regarding competitive negotiations of planning services, the City of Auburn is seeking Statements of Qualifications for the provision of planning technical assistance services relating to a Downtown Business District Revitalization Planning Project.

The firm selected will be involved in the following activities on behalf of the City:

- MINIMUM TECHNICAL REQUIREMENTS**
- Title page
 - Table of contents
 - Numbered pages
 - A 2-4 page executive summary
 - Maps, photographs, and/or drawings sufficient to illustrate the critical elements of the planning document
 - Clear easily readable illustrations, tables, and maps
 - Clear concise readable text with a minimum of professional jargon
 - Sources clearly indicated in tables and/or by footnote in text
 - Provide one (1) digital copy and ten (10) hard copies of the plan (of which two copies will be submitted to the IOCRA)
- ELEMENTS OF THE PLAN**

Below is an outline of elements that should be included in the Downtown Business District area plan:

A. INTRODUCTION AND EXECUTIVE SUMMARY

- Purpose of the plan:
 1. The purpose of the plan is to:
 1. Assess the current physical and economic conditions that are having an impact on the Downtown Business District's ability to remain a viable retail, business and government center.
 2. Establish a plan to improve the downtown status within DeKalb County as a destination point by creating a new focus or purpose for attracting visitors, while protecting the framework of the existing downtown culture.
 3. Serve as an update to the City's Comprehensive Master Plan and be incorporated into and adopted as an amendment to this plan.
 - Scope of the plan would include the following discussion points:
 1. Distinguish Auburn as a tourist destination
 1. Gateways:
 - a. Identify location of gateways.
 - b. Create design for the gateways that addresses our city's brand or identity.
 2. Kiosks - Clearly illustrate where visitors should go and what they will see.
 3. Assess downtown buildings as future candidates to be placed on the National Register of Historic Places.
 - II. Improve the appearance and function of Downtown
 1. Building improvements - Enhance the appearance of storefronts to create an impression of a vibrant downtown district.
 2. Streetscapes - Improve the appearance by adding decorative lighting, street benches/furniture, trash/recycle receptacles, expand courtyard landscaping and planters throughout the downtown area.
 3. Design building murals and window themes, particularly within the vacant buildings.
 4. Pedestrian Wayfinding Signs - Direct visitors to and around town by identifying city destinations.
 5. Parking and Vehicular Access;
 - a. Provide adequate and easily accessible parking in addition to improving