

SPONSOR: Councilman Emerson

RESOLUTION NO. R02

A RESOLUTION RATIFYING THE CITY OF HAMMOND AND/OR THE HAMMOND REDEVELOPMENT COMMISSION MAKING A GOOD FAITH OFFER TO PURCHASE AND RATIFYING THE HAMMOND REDEVELOPMENT COMMISSION FILING A CONDEMNATION LAWSUIT PURSUANT TO STATE LAW.

WHEREAS, the City of Hammond and its Redevelopment Commission (“HRC”) obtained fair market value appraisals for the properties commonly known as:

600 177th Street, Hammond, IN 46320; and
626 177th Street, Hammond, IN 46320

(hereinafter “Real Property”); and

WHEREAS, title is held to the Real Property by National City Bank Trust, Trust 972; and

WHEREAS, redevelopment of property in need of redevelopment and economic development are goals of the City of Hammond; and

WHEREAS, the Real Property is in need of redevelopment; and

WHEREAS, the Real Property is in an area that is a gateway to the City of Hammond and can be seen by thousands of vehicles utilizing Interstate I80/94 on a daily basis; and

WHEREAS, when redeveloped, the Real Estate will result in commercial development that will contribute to the City of Hammond’s tax basis and overall quality of life for City of Hammond residents; and

WHEREAS, the Hammond Common Council supports the HRC and City of Hammond administration objectives in economic development and redevelopment in areas needing redevelopment; and

WHEREAS, the City of Hammond Common Council agrees that it is necessary and desirous for the HRC to issue a good faith offer and, if necessary, to utilize its condemnation authority pursuant to the United States Constitution, Indiana Constitution, and state law; and

WHEREAS, the Hammond Common Council ratifies the claims of the HRC in making good faith offers for the Real Property and filing condemnation cases on December 13, 2023.

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NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Hammond as follows:

1. That the City of Hammond thru its Redevelopment Commission made good faith offers, said offers being the average of the appraisals of Neil J. Renzi, MAI and Aaron Ingram, MAI, SRA, for the purchase of the above-referenced Real Property.
2. That the good faith offers to purchase was in the form prescribed by state laws.
3. That National City Bank Trust, Trust 972, rejected the good faith offers or the good faith offers are deemed rejected as a matter of law, therefore, the City of Hammond authorized and ratifies the filing of condemnation lawsuits for the total taking of the above-described Real Property.
4. That the HRC and Mayor Thomas M. McDermott, Jr. are authorized to take any and all action necessary in furtherance of this Resolution.
5. That this Resolution shall be in full force and effect from and after its passage by the City of Hammond Common Council, signing by the President thereof, and approval by the Mayor.



SCOTT RAKOS, President
Common Council

ATTEST:



ROBERT J. GOLEC, City Clerk

PRESENTED BY ME, the undersigned City Clerk of the City of Hammond to the Mayor said City for approval on the 23rd day of January, 2024.



ROBERT J. GOLEC, City Clerk

The foregoing Resolution No. RD2 consisting of three (3) typewritten pages, including this page, approved by the Mayor on the 23rd day of January, 2024.



THOMAS M. MCDERMOTT, JR., Mayor
City of Hammond, Indiana

PASSED by the Common Council on the 22nd day of January, 2024.



ROBERT J. GOLEC, City Clerk