

PETITIONER: Hammond Plan Commission
Hammond Redevelopment Commission

SPONSOR: Councilman Barry Tyler, Jr.

RESOLUTION NO.: **R17 24R-17**

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF HAMMOND, INDIANA APPROVING PLAN COMMISSION RESOLUTION 2024-01 AS A WRITTEN ORDER AND FINDING OF FACT APPROVING REDEVELOPMENT COMMISSION RESOLUTION NO. 2024-11 AS AN AMENDING DECLARATORY RESOLUTION THAT ESTABLISHED, DESIGNATED AND APPROVED THE EAST HAMMOND URBAN RENEWAL AREA AND THE URBAN RENEWAL PLAN FOR THE EAST HAMMOND URBAN RENEWAL AREA, IND. R-91, (NPD AREA 2) TO MODIFY THE BOUNDARY DESCRIPTION

WHEREAS, the City of Hammond, Lake County, Indiana (the "City") Redevelopment Commission (the "Redevelopment Commission"), the governing body of the City's Department of Redevelopment (the "Department"), pursuant to IC 36-7-14 *et seq.* (the "Act"), approved and adopted on August 20, 2024. Resolution No. 2024-11 further amending Resolution No. NDP-2-72 approved on June 27, 1972, as amended on July 15, 1975 by Resolution No. A-13 93-75, and as further amended on November 18, 1997 by Resolution No. 11-7 (as so amended, the "Declaratory Resolutions") that designated a certain area in the City as the East Hammond Urban Renewal Area (the "East Hammond URA") was an area needing redevelopment within the meaning of the Act, and approved "Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2) Project No. IND R-91 Hammond, Indiana" (the "URA Plan");

WHEREAS, the Hammond Plan Commission (the "Plan Commission"), which is the duly designated and acting official planning body of the City on September 16, 2024 adopted Resolution No. PC 2024-01 which constituted its written order and finding of fact determining and approving Redevelopment Commission Resolution No. 2024-11 regarding the **2024 Amendment to the Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2) Project No. IND. R-91 Hammond, Indiana** as dated August 6, 2024 to be known and referred to as the "**2024 URA Plan Boundary Modification,**" and determining its conformity with the plan of development (the Comprehensive Plan, as amended) for the City without Plan Commission amendments or modifications, in accordance with Section 16(a) of the Act;

WHEREAS, the Plan Commission, on behalf of the Redevelopment Commission, submitted Resolution No. PC 2024-01 as its written order to the City's Common Council (the "Common Council") pursuant to Section 16(d) of the Act;

WHEREAS, the Common Council upon receipt of the Plan Commission's Resolution No. PC 2024-01 as its written order and finding of fact desires to: (i) take further action to consider said Plan Commission resolution pursuant to the Act regarding the Redevelopment Commission's Resolution No. 2024-11 that said 2024 URA Plan Boundary Modification is in conformity to the plan of development for the City, pursuant to Section 16(d)(1) and (2) of the Act.

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

1. The Common Council accepts and concurs with Plan Commission Resolution PC 2024-01 as its written order and finding of fact and further determines that the Redevelopment Commission's Resolution No. 2024-11 **does conform** to the plan of development for the City pursuant to Section 16(d)(1) of the Act.

2. The Common Council hereby approves the Plan Commission Resolution PC 2024-01, pursuant to Section 16(d)(2) of the Act.
3. The Plan Commission's Resolution PC 2024-01 as its written order and finding of fact, as attached hereto and made a part hereof, is in all respects approved, ratified and confirmed.

BE IT FURTHER RESOLVED that herein Resolution shall have full force and effect from and after its passage by the Common Council, signing by the President thereof and approval by the Mayor.

**COMMON COUNCIL OF THE
CITY OF HAMMOND, INDIANA**



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 of said City for his approval on the 24th day of September, 2024.



Robert J. Golec, City Clerk

The foregoing Resolution No. R17 consisting of two (2) typewritten pages, including this any attachments, exhibits and appendices was Approved by the Mayor on 24th day of September, 2024.



Thomas McDermott, Jr., Mayor
City of Hammond, Indiana

PASSED by the Common Council on the 23rd day of September, 2024 and Approved by the Mayor on the 24th day of September, 2024.



Robert J. Golec, City Clerk

RESOLUTION NO. PC 24 - 01

RESOLUTION OF THE CITY OF HAMMOND PLAN COMMISSION APPROVING THE HAMMOND REDEVELOPMENT COMMISSION'S AMENDING DECLARATORY RESOLUTION 2024-11 THAT AMENDED THE DECLARATORY RESOLUTIONS WHICH ESTABLISHED, DESIGNATED AND APPROVED THE EAST HAMMOND URBAN RENEWAL AREA AND THE URBAN RENEWAL PLAN FOR THE EAST HAMMOND URBAN RENEWAL AREA, IND. R-91, (NPD AREA 2) TO MODIFY THE BOUNDARY DESCRIPTION

WHEREAS, the City of Hammond Plan Commission (the "**Plan Commission**") is the body charged with the duty of developing a general plan of development for the City of Hammond, Lake County, Indiana (the "**City**");

WHEREAS, City's Redevelopment Commission (the "**Redevelopment Commission**"), governing body of the City's Department of Redevelopment (the "**Department**") and the Redevelopment District of the City (the "**District**"), exists and operates under the provisions of the Redevelopment of Cities and Towns Act of 1953 which has been codified in Indiana Code ("**IC**") 36-7-14 titled Redevelopment of Areas Needing Redevelopment Generally; Redevelopment Commissions, *et seq.*, as amended from time to time (the "**Act**"), IC 36-7-25 titled Additional Powers of Redevelopment Commissions; and the Indiana Administrative Code 50 IAC 8;

WHEREAS, the Redevelopment Commission exists and operates under the provisions of the Act through assessment, planning, replanning remediation, development and redevelopment of redevelopment project areas to: (i) stimulate land development, (ii) diversify the assessment and tax base, and (iii) increase employment opportunities within the District and the City;

WHEREAS, the Redevelopment Commission caused to be prepared maps and plats showing the modified boundaries of the East Hammond URA and prepared a Boundary Description of the modified boundary titled the **2024 Amendment to the Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2) Project No. IND. R-91 Hammond, Indiana** as dated August 6, 2024 to be known and referred to as the "**2024 URA Plan Boundary Modification**," consistent with: (i) the Section F titled Procedure for Changes in the Approved Urban Renewal Plan on page 23 and (ii) the Act, such that the Commission must use the procedures provided for the original establishment of redevelopment project area and must comply with the approval procedures under Sections 15 through 17.5 of the Act for approval of said amendment;

WHEREAS, the 2024 URA Plan Boundary Modification did not amend or modify the provisions for land uses and property development identified in the **Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2) Project No. IND R-91 Hammond, Indiana** (the "**Original URA Plan**") approved on June 27, 1972 (Resolution No. NDP-2-72), a subsequent amending declaratory resolution approved on July 15, 1975 (**Resolution No. A-13 93-75**), and a further amending declaratory resolution approved on November 18, 1997 (**Resolution No. 11-7**), all approved to foster redevelopment and new development consistent with the goals and objectives of Redevelopment Commission purposes pursuant to the Act with due consideration to the general plans of development for City;

WHEREAS, on August 20, 2024, the Redevelopment Commission approved and adopted Resolution No. 2024-11 as an amending Declaratory Resolution (the "**Amending Declaratory Resolution No. 3**") that modified the boundaries of the **East Hammond Urban Renewal Area (NPD Area 2) Project No. IND. R-91 Hammond, Indiana** as amended through Resolution No. 11-7 (the "**Urban Renewal Area**") and further amended the Original URA Plan for the Urban Renewal Area pursuant to the Act specific to the 2024 URA Plan Boundary Modification;

WHEREAS, the Redevelopment Commission has submitted said Resolution No. 2024 -11 to the Plan Commission for action pursuant to Section 16(a) of the Act

WHEREAS, the Plan Commission staff has reviewed the official plans of the City, in particular, the 1992 Comprehensive/Land Use Plan and the 2003 Zoning Ordinance and Maps, as amended; in relation to the provisions and land use development identified in the 2024 URA Plan Boundary Modification to prepare and submit to the Plan Commission a staff report (the "**Staff Report**") as a precursor to the Plan Commission's consideration of a written order and finding of fact consistent with Section 16(a) of the Act for Plan Commission review and consideration by resolution, as attached hereto as **EXHIBIT B**; and

WHEREAS, the Plan Commission, after hearing the Staff Report, its recommendation and review of said official plans, desires to take formal action on Amending Declaratory Resolution No. 3 (Redevelopment Commission Resolution No. 2024 -11), consistent with Section 16(a) of the Act;

NOW, THEREFORE, BE IT RESOLVED by the City of Hammond, Lake County, Indiana Plan Commission, as follows:

1. The Plan Commission has reviewed and determined that the Amending Declaratory Resolution No. 3 (Redevelopment Commission Resolution No. 2024 -11) and the 2024 Amendment to the Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2) Project No. IND. R-91 Hammond, Indiana conform to the official plans of development for the City.
2. The Plan Commission hereby approves Amending Declaratory Resolution No. 3 (Redevelopment Commission Resolution No. 2024 -11) and the 2024 Amendment to the Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2) Project No. IND. R-91 Hammond, Indiana.
3. The Plan Commission hereby confirms that this resolution hereby constitutes the Plan Commission's written order and finding of fact approving said Amending Declaratory Resolution No. 3 (Redevelopment Commission Resolution No. 2024 -11) and the 2024 Amendment to the Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2) Project No. IND. R-91 Hammond, Indiana to Section 16(a) of the Act, without modification to the 2024 Amendment to the Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2) Project No. IND. R-91 Hammond, Indiana.
4. The Plan Commission hereby directs the secretary of the Plan Commission to submit this resolution of the Plan Commission as issued and as its written order and finding of fact approving the Amending Declaratory Resolution No.3 (Redevelopment Commission Resolution No. 2024 -11) and the 2024 Amendment to the Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2) Project No. IND. R-91 Hammond, Indiana to the City's Common Council as the municipal legislative body, for further action pursuant to Section 16(b) of the Act.
5. The Secretary to the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution No. 3 (Redevelopment Commission Resolution No. 2024 -11), the 2024 Amendment to the Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2) Project No. IND. R-91 Hammond, Indiana and this Resolution with the official files and minutes of this meeting.
6. This Resolution shall be in full force from and after its adoption by the Plan Commission of the City of Hammond, Indiana.

Adopted September 16, 2024.

CITY OF HAMMOND, INDIANA
CITY PLAN COMMISSION



Dean Button, President

Date Signed: 9-16-24

ATTEST:



Shannon Morris-Smith, Recording Secretary

EXHIBIT A

**2024 Amendment to the Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2)
Project No. IND. R-91 Hammond, Indiana
The "2024 URA Plan Boundary Modification"
(As dated August 6, 2024)**

**2024 Amendment to the Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2)
Project No. IND. R-91 Hammond, Indiana:**

**2024 URA Plan Boundary Modification
(As of August 6, 2024)**

The East Hammond Urban Renewal Area, is located in the City of Hammond, Indiana and is bounded by an area described as follows:

Beginning at the intersection of the centerlines of Calumet Avenue and Highland Street, thence east approximately 190 feet along the centerline of Highland Street to its intersection with the east right-of-way line of a 20 foot alley serving the Calumet Avenue frontage real properties (being the west lot line of a 0.20± acre real property PIN 45-07-06-153-008.000-023) as extended north 40 feet to the centerline of Highland Street, the **Point of Beginning**.

Thence from the **Point of Beginning** east along the centerline of Highland Street to its intersection with the centerline of Columbia Avenue;

Thence north along the centerline of Columbia Avenue to the south property line of the industrial land fronting on Columbia Avenue;

Thence southeasterly along said property line approximately 418.81 feet;

Thence southerly along the real property lines of the lots fronting on Wallace Road and Highland Street to the centerline of Ray Avenue;

Thence southwesterly along the centerline of Highland Street;

Thence southeasterly along the centerline of Highland Street to the centerline of Willard Avenue;

Thence south along the centerline of Willard Avenue to the centerline of Field Street;

Thence west along the centerline of Field Street to the centerline of Columbia Avenue;

Thence south along the centerline of Columbia Avenue to the centerline of 164th Place;

Thence west along the centerline of 164th Place to the centerline of Howard Avenue;

Thence south along the centerline of Howard Avenue to the north right-of-way line of 165th Street;

Thence west along the north right-of-way line of 165th Street to the east right-of-way line of the vacated Erie Railroad;

Thence northwesterly along said right-of-way line to the south right-of-way line of Conkey Street;

Thence east along the south right-of-way line of Conkey Street approximately 104 feet to its intersection with the east right-of-way line of a 20 foot alley serving the Calumet Avenue frontage real properties (also being the southwest corner lot line of a 0.13± acre real property PIN 45-07-06-302-012.000-023) both as extended 60 feet south to the south right-of-way line of Conkey Street;

Thence north along the east right-of-way line of a 20 foot alley serving the Calumet Avenue frontage real properties approximately 662 feet to its intersection with the south right-of-way line of Merrill Street (being the northwest corner of a 0.13± acre real property PIN 45-07-06-301-003.000-023);

Thence east approximately 10 feet along the south right-of-way line of Merrill Street (being the north lot line corner of said 0.13± acre real property PIN 45-07-06-301-003.000-023) to its intersection with the east right-of-way line of a 20 foot alley serving the Calumet Avenue frontage real properties (being the west lot line corner of said 0.01± acre real property PIN 45-07-06-154-014.000-023) as extended south 60 feet to said south right-of-way line of Merrill Street;

Thence north approximately 692 feet along said east right-of-way line of a 20 foot alley serving the Calumet Avenue frontage real properties to its intersection with the centerline of Highland Street, being the **Point of Beginning**, consisting of 167.1 acres, more or less.

Reference EXHIBIT A, Map 1, page A-3 for a map of the **2024 URA Plan Boundary Modification**.

EXHIBIT A

MAP 1: 2024 URA Plan Boundary Modification



Legend

 **2024 URA Plan Boundary Modification**
(Modified URA Boundaries as of August 6, 2024)



EXHIBIT B

**Staff Report:
Written Order and Finding of Fact**

CP 24-09

Review of Amending Declaratory Resolution 2024-11 of the Hammond Redevelopment Commission Regarding Amending the Declaratory Resolutions that established, designated, and approved the East Hammond Urban Renewal Area and the Urban Renewal Plan for the East Hammond Urban Renewal Area, Ind. R-91, (NPD Area 2) to modify the boundary description and to Determine its Conformity with the Comprehensive Land Use Plan

BACKGROUND

In 1972, the East Hammond Urban Renewal Area was established. It was amended in 1975 and 1977. The boundaries of the East Hammond Urban Renewal Area are roughly Calumet Avenue and the Erie Lackawanna Railroad ROW (now Erie Lackawanna Linear Park and Bike Trail) on the west; 165th Street, Howard Avenue and the alley south of 164th Place on the South; Columbia Avenue on the east; and Highland Street on the north. The boundaries also included the frontage property on the east side of Columbia Avenue south of Field Street and the Pullman-Standard neighborhood on the east side of Columbia.

The Redevelopment Commission is seeking to create a new Redevelopment Area for the frontage property on both sides of Calumet Avenue from 165th Street to 150th Street. It has been determined that the east side frontage of Calumet Avenue between Conkey Street and Highland Street that was in the East Hammond Urban Renewal Area and overlapped the proposed boundaries of the redevelopment area along Calumet Avenue.

As a first step in creating a new Redevelopment Area for Calumet Avenue (to be known as City Hall Redevelopment Area) from 165th Street to 150th Street, the overlap area is being removed from the East Hammond Urban Renewal Area in order to be added into the proposed City Hall Redevelopment Area through a separate process.

The Redevelopment Commission resolution 2024-11 also addresses a conflict in the boundaries of the East Hammond Urban Renewal area and the Hammond Central Redevelopment Area. The frontage properties on Columbia Avenue south of Field Street that were included in the boundaries for the Pullman-Standard Redevelopment Area and as incorporated into the Hammond Central Redevelopment Area are being removed from the East Hammond Urban Renewal Plan

ANALYSIS AND FINDINGS OF FACT

In accordance with the statute governing Redevelopment Areas, the Plan Commission is to review the proposed Amended Urban Renewal Plan for consistency with the Comprehensive Plan (1992). The amendment amends the boundaries of the East Hammond Urban Renewal Area and there are no changes to the other provisions of the amended 1997 Urban Renewal Plan.

The Plan Commission finds that the Amending Declaratory and amendments to the Urban Renewal Plan for the East Hammond Urban Renewal Area:

- a) includes land uses and general design guidelines that pursue the objectives of the Comprehensive Plan;
- b) does amend or modify the boundaries established in 1977 for the East Hammond Urban Renewal Area by removing the properties on the east side of Calumet Avenue between Conkey Street and Highland Street and removing the properties on the east side of Columbia Avenue south of Field Street;
- c) does not significantly amend or modify Plan Actions for the original 1977 East Hammond Urban Renewal Area;
- d) does not amend or modify the Land Use Plan for original 1977 East Hammond Urban Renewal Area;
- e) does not amend and modify the Budget for the 1977 East Hammond Urban Renewal Area;
- f) does not propose to amend or modify the original Urban Renewal Plan in a way that changes:
 - 1) parts of the Original Urban Renewal Area that are to be devoted to a levee, sewerage, park, playground, or other public purposes;
 - 2) the proposed uses of the land in the Original Urban Renewal Area; or
 - 3) the requirements for rehabilitation, building requirements, proposed zoning, maximum densities, or similar requirements. Some basic design guidelines are in the plans for the subarea.
- g) does not amend the parts of the original plan devoted to a public way.

STAFF RECOMMENDATION

The staff recommends that the Plan Commission adopt a first motion to:

- 1) make a determination that the amendment to the Urban Renewal Plan for the East Hammond Urban Renewal Area is in conformity with the 1992 Comprehensive Plan;
- 2) adopt this report as its Findings of Fact;
- 3) adopt Plan Commission Resolution 2024-01; and
- 4) determine that both this report as its Findings of Fact and PC Resolution 2024-01 constitute the Plan Commission's Written Order for compliance with the Official Plans of the City of Hammond in accordance with IC 36-7-14-16(a).

Further staff recommends that the Plan Commission adopt a second motion to:

- 1) forward the Plan Commission's Written Order and the proposed Council Resolution to the Common Council with favorable recommendation.

HAMMOND, INDIANA
HAMMOND REDEVELOPMENT COMMISSION

RESOLUTION NO. 2024 - 11

RESOLUTION OF THE CITY OF HAMMOND REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTIONS THAT ESTABLISHED, DESIGNATED AND APPROVED THE EAST HAMMOND URBAN RENEWAL AREA AND THE URBAN RENEWAL PLAN FOR THE EAST HAMMOND URBAN RENEWAL AREA, IND. R-91, (NPD AREA 2) TO MODIFY THE BOUNDARY DESCRIPTION

WHEREAS, City of Hammond, Lake County, Indiana (the "City") Redevelopment Commission (the "Commission"), governing body of the City's Department of Redevelopment (the "Department") and the Redevelopment District of the City (the "District"), exists and operates under the provisions of the Redevelopment of Cities and Towns Act of 1953 which has been codified in Indiana Code ("IC") 36-7-14 titled Redevelopment of Areas Needing Redevelopment Generally; Redevelopment Commissions, *et seq.*, as amended from time to time (the "Act"), IC 36-7-25 titled Additional Powers of Redevelopment Commissions; and the Indiana Administrative Code 50 IAC 8;

WHEREAS, the Commission exists and operates under the provisions of the Act through assessment, planning, replanning remediation, development and redevelopment of redevelopment project areas to: stimulate land development, diversify the assessment and tax base, and increase employment opportunities within the District and the City;

WHEREAS, on June 27, 1972, the Commission approved and adopted Resolution No. NDP-2-72 as amended on July 15, 1975 by Resolution No. A-13 93-75 an as further amended on November 18, 1997 by Resolution No. 11-7 (as so amended, the "Declaratory Resolutions") that designated a certain area in the City designated as the East Hammond Urban Renewal Area (the "East Hammond URA") was an area needing redevelopment within the meaning of the Act, and approved "Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2) Project No. IND R-91 Hammond, Indiana" (the "URA Plan");

WHEREAS, the Commission has been presented with redevelopment and land development opportunities within the Calumet Avenue corridor from 165th Street on the south to the Grand Calumet River on the north which affects and impacts the URA Plan;

WHEREAS, the Commission has determined that to implement the redevelopment and land development opportunities within the Calumet Avenue corridor from 165th Street on the south to the Grand Calumet River on the north, it must modify the designated Boundary Description of the East Hammond URA as identified in the URA Plan on page 3 under Section B titled Description of the Project, Subsection 1 titled Boundaries of the Urban Renewal Area as well as a Boundary Map on page 6;

WHEREAS, the Commission caused to be prepared maps and plats showing the modified boundaries of the East Hammond URA and prepared a Boundary Description of the modified boundary titled the **2024 Amendment to the Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2) Project No. IND. R-91 Hammond, Indiana** as dated August 6, 2024 to be known and referred to as the "**2024 URA Plan Boundary Modification**," attached hereto as **EXHIBIT A**, consistent with: (i) the Section F titled Procedure for Changes in the Approved Urban Renewal Plan on page 23 and (ii) the Act, such that the Commission must use the procedures provided for the original establishment of redevelopment project area and must comply with the approval procedures under Sections 15 through 17.5 for approval of said amendment;

WHEREAS, the 2024 URA Plan Boundary Modification amends and modifies the URA Plan to reduce the area of the East Hammond URA as designated by a certain 5.75 acre area, more or less, of real property fronting the east side of Calumet Avenue from Conkey Street to on the south to Highland Avenue on the north, namely the **Calumet Avenue Frontage**, for which a boundary description and map is attached hereto as **EXHIBIT B**;

WHEREAS, the Commission caused to be prepared a List of Real Property Parcels within the Calumet Avenue Frontage, attached hereto as **EXHIBIT C**, to identify the property owners, real property key numbers and site location of the reduction area and area to be removed from the East Hammond URA;

WHEREAS, pursuant to Sections 15-17.5 of the Act, the Commission now desires to amend further the Declaratory Resolutions pursuant to this resolution (the "**Amending Declaratory Resolution No. 3**") for the 2024 URA Plan Boundary Modification to reduce the area of and to re-state the boundaries of the East Hammond URA for the removal of the Calumet Avenue Frontage;

WHEREAS, there has been presented during this regular meeting of the Commission for consideration and approval of this Amending Declaratory Resolution No. 3 amend the East Hammond URA and the URA Plan to modify and reduce said area and to re-state the boundaries of the East Hammond URA for the removal of the Calumet Avenue Frontage; and

WHEREAS, the Commission upon presentation reviewed and considered the 2024 URA Plan Boundary Modification to amend and modify the URA Plan to reduce the area of the East Hammond URA as designated by a certain 5.75 acre area, more or less, the Calumet Avenue Frontage, including supporting data consistent with Sections 15 through 17.5 of the Act;

NOW, THEREFORE, BE IT RESOLVED by the City of Hammond, Lake County, Indiana Redevelopment Commission, as the governing body of the City's Redevelopment Department, as follows:

1. The Commission has reviewed the 2024 URA Plan Boundary Modification to amend and modify the URA Plan to reduce the area of the East Hammond URA as designated by a certain 5.75 acre area, more or less, the Calumet Avenue Frontage, attached hereto as **EXHIBIT B**, including supporting data as proposed by this Amending Declaratory Resolution No. 2.
2. The Commission further rescinds Resolution No. 11-7 approved on November 18, 1997 (the final amendment of the Declaratory Resolutions) and the the boundary modification to include certain property on the east side of Columbia Avenue from common addresses 6141 to 6323, inclusive as described in EXHIBIT A of said Resolution.
3. The 2024 URA Plan Boundary Modification to amend and modify the URA Plan to reduce the area of the East Hammond URA as designated by a certain 5.75 acre area, more or less, the Calumet Avenue Frontage, including supporting data as dated August 6, 2024, attached hereto as **EXHIBIT A**, was submitted to the Commission prior this meeting for review.
4. The 2024 URA Plan Boundary Modification as presented is approved pursuant to the Act subject to Plan Commission and City Council approval as well as a Confirmatory Resolution of the Commission.
5. The URA Plan for the East Hammond URA as designated and approved by the Declaratory Resolutions shall be henceforth know as the **2024 Amendment to the Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2) Project No. IND. R-91 Hammond, Indiana** as it relates to the 2024 URA Plan Boundary Modification, such that the 2024 URA Plan Boundary Modification shall replace the Boundary Description of the East Hammond URA as identified in the URA Plan on page 3 under Section B titled Description of the Project, Subsection 1 titled Boundaries of the Urban Renewal Area as well as a Boundary Map on page 6.
6. The Commission confirmed and verified the List of Real Property Parcels within the Calumet Avenue Frontage, attached hereto as **EXHIBIT C** which identifies the property owners, real property key numbers and site locations within the Calumet Avenue Frontage to be removed from the East Hammond URA and which are longer under the provisions of the **2024 Amendment to the Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2) Project No. IND. R-91 Hammond, Indiana**.

7. The Commission hereby finds that it will be of public utility and benefit to adopt the 2024 URA Plan Boundary Modification and that the public health and welfare will be benefited by the 2024 URA Plan Boundary Modification.
8. The Commission further finds and determines that the 2024 URA Plan Boundary Modification is reasonable and appropriate when considered in relation to the URA Plan for the East Hammond URA and the purposes of the Act, and that the 2024 URA Plan Boundary Modification conforms to the comprehensive plan of the City as amended through August 6, 2024.
9. The Commission hereby reconfirms the findings and determinations set forth in the Declaratory Resolutions, with respect to the URA Plan's: Land Use Plan; Project Proposals; Other Provisions Necessary to Meet the State and Local Requirements; and the Procedures for Changes in Approved Urban Renewal Plan.
10. The secretary of the Commission is hereby directed to file a certified copy of this Amending Declaratory Resolution No. 3 with the minutes of this meeting.
11. The Commission hereby directs the Commission staff to make any and all required filings related to the adoption and approval of this resolution with the Office of the Lake County Recorder, the Office of the Lake County Auditor and the Indiana Department of Local Government Finance (the "DLGF") in accordance and compliance with the Act and the Indiana Administrative Code.
12. The provisions of this Amending Declaratory Resolution No. 3 shall be subject in all respects to the Act and any amendments thereto.
13. This Amending Declaratory Resolution No. 3, together with any supporting data, shall be submitted to the Plan Commission and then subsequently to the City's Common Council as the legislative body of the City as provided for in the Act; and, if this Amending Declaratory Resolution No. 3 is approved by the Plan Commission and the City's Common Council under Section 16 of the Act, this resolution shall be further submitted to a Commission for public hearing and remonstrance after all public notices are published and provided for in accordance and compliance with the Act under Sections 17 and 17.5 prior to the Commission's final consideration and a confirmatory resolution.

ADOPTED AND APPROVED at a meeting of the Hammond Redevelopment Commission of the City of Hammond, Lake County, Indiana, held on August 6, 2024.

**HAMMOND REDEVELOPMENT COMMISSION
CITY OF HAMMOND, LAKE COUNTY, INDIANA**


BY:



Tony Hauprich
President

ATTEST:

BY:



Tiffany Mosley-Shelton
Secretary

EXHIBIT A

**2024 Amendment to the Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2)
Project No. IND. R-91 Hammond, Indiana
The "2024 URA Plan Boundary Modification"
(As dated August 6, 2024)**

**2024 Amendment to the Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2)
Project No. IND. R-91 Hammond, Indiana:**

**2024 URA Plan Boundary Modification
(As of August 6, 2024)**

The East Hammond Urban Renewal Area, is located in the City of Hammond, Indiana and is bounded by an area described as follows:

Beginning at the intersection of the centerlines of Calumet Avenue and Highland Street, thence east approximately 190 feet along the centerline of Highland Street to its intersection with the east right-of-way line of a 20 foot alley serving the Calumet Avenue frontage real properties (being the west lot line of a 0.20± acre real property PIN 45-07-06-153-008.000-023) as extended north 40 feet to the centerline of Highland Street, the **Point of Beginning**.

Thence from the **Point of Beginning** east along the centerline of Highland Street to its intersection with the centerline of Columbia Avenue;

Thence north along the centerline of Columbia Avenue to the south property line of the industrial land fronting on Columbia Avenue;

Thence southeasterly along said property line approximately 418.81 feet;

Thence southerly along the real property lines of the lots fronting on Wallace Road and Highland Street to the centerline of Ray Avenue;

Thence southwesterly along the centerline of Highland Street;

Thence southeasterly along the centerline of Highland Street to the centerline of Willard Avenue;

Thence south along the centerline of Willard Avenue to the centerline of Field Street;

Thence west along the centerline of Field Street to the centerline of Columbia Avenue;

Thence south along the centerline of Columbia Avenue to the centerline of 164th Place;

Thence west along the centerline of 164th Place to the centerline of Howard Avenue;

Thence south along the centerline of Howard Avenue to the north right-of-way line of 165th Street;

Thence west along the north right-of-way line of 165th Street to the east right-of-way line of the vacated Erie Railroad;

Thence northwesterly along said right-of-way line to the south right-of-way line of Conkey Street;

Thence east along the south right-of-way line of Conkey Street approximately 104 feet to its intersection with the east right-of-way line of a 20 foot alley serving the Calumet Avenue frontage real properties (also being the southwest corner lot line of a 0.13± acre real property PIN 45-07-06-302-012.000-023) both as extended 60 feet south to the south right-of-way line of Conkey Street;

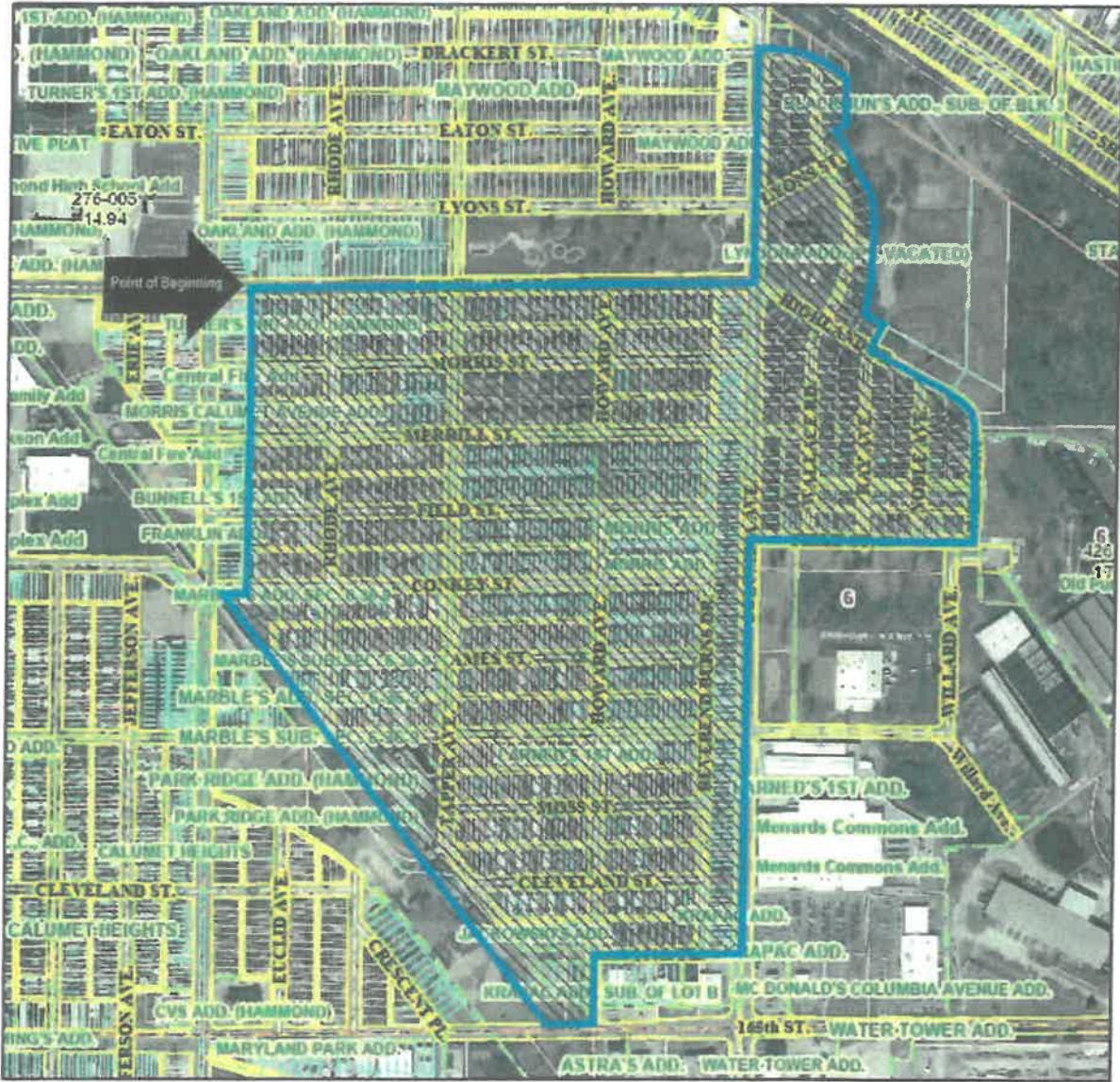
Thence north along the east right-of-way line of a 20 foot alley serving the Calumet Avenue frontage real properties approximately 662 feet to its intersection with the south right-of-way line of Merrill Street (being the northwest corner of a 0.13± acre real property PIN 45-07-06-301-003.000-023);

Thence east approximately 10 feet along the south right-of-way line of Merrill Street (being the north lot line corner of said 0.13± acre real property PIN 45-07-06-301-003.000-023) to its intersection with the east right-of-way line of a 20 foot alley serving the Calumet Avenue frontage real properties (being the west lot line corner of said 0.01± acre real property PIN 45-07-06-154-014.000-023) as extended south 60 feet to said south right-of-way line of Merrill Street;

Thence north approximately 692 feet along said east right-of-way line of a 20 foot alley serving the Calumet Avenue frontage real properties to its intersection with the centerline of Highland Street, being the **Point of Beginning**, consisting of 167.1 acres, more or less.

Reference EXHIBIT A, Map 1, page A-3 for a map of the **2024 URA Plan Boundary Modification**.

EXHIBIT A
MAP 1: 2024 URA Plan Boundary Modification



Legend

 **2024 URA Plan Boundary Modification**
(Modified URA Boundaries as of August 6, 2024)



EXHIBIT B

**2024 Amendment to the Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2)
Project No. IND. R-91 Hammond, Indiana**

Calumet Avenue Frontage

As dated August 6, 2024

**2024 Amendment to the Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2)
Project No. IND. R-91 Hammond, Indiana;**

**Calumet Avenue Frontage
(As of August 6, 2024)**

The East Hammond Urban Renewal Area, is located in the City of Hammond, Indiana as designated on December 4, 1972 and as modified on July 15, 1975 is further modified to reduce the East Hammond URA as designated by a certain 5.75 acre area, more or less, known and referred to as the Calumet Avenue Frontage, the area described as follows:

Beginning at the intersection of the centerlines of Calumet Avenue and Highland Street, thence east approximately 190 feet along the centerline of Highland Street to its intersection with the east right-of-way line of a 20 foot alley as extended that serves the Calumet Avenue frontage real properties (being the west lot line of a 0.20± acre real property PIN 45-07-06-153-008.000-023) as extended north 40 feet to the centerline of Highland Street, the **Point of Beginning**.

Thence south approximately 692 feet along said east right-of-way line of a 20 foot alley serving the Calumet Avenue frontage real properties as extended to the centerline of Highland Street to its intersection with the south right-of-way line of Merrill Street (being the north lot line corner of said 0.13± acre real property PIN 45-07-06-301-003.000-023);

Thence west approximately 10 feet along the south right-of-way line of Merrill Street (being the north lot line corner of said 0.13± acre real property PIN 45-07-06-301-003.000-023) to its intersection with the east right-of-way line of a 20 foot alley serving the Calumet Avenue frontage real properties (being the northwest corner of said 0.13± acre real property PIN 45-07-06-301-003.000-023);

Thence south approximately 662 feet along the east right-of-way line of a 20 foot alley serving the Calumet Avenue frontage real properties and as extended to its intersection with the south right-of-way line of Conkey Street;

Thence west approximately 180 feet along the south right-of-way line of Conkey Street to its intersection with the centerline of Calumet Avenue;

Thence north approximately 1,395 feet along the centerline of Calumet Avenue to its intersection with the centerline of Highland Street;

Thence east along the the centerline of Highland Street approximately 190 feet to its intersection with the east right-of-way line of a 20 foot alley as extended that serves the Calumet Avenue frontage real properties (being the west lot line of a 0.20± acre real property PIN 45-07-06-153-008.000-023) as extended north 40 feet to the centerline of Highland Street, the **Point of Beginning**, consisting of 5.75 acres, more or less.

Reference EXHIBIT B, Map 2, page B-3 for a map of the **Calumet Avenue Frontage**.

EXHIBIT B

MAP 2: Calumet Avenue Frontage



Legend

 **Calumet Avenue Frontage**
(Area removed from the original East Hammond URA)



EXHIBIT C

**2024 Amendment to the Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2)
Project No. IND. R-91 Hammond, Indiana**

**List Real Property Parcels within the
Calumet Avenue Frontage Area**

**HAMMOND, INDIANA
HAMMOND REDEVELOPMENT COMMISSION**

2024 Amendment to the Urban Renewal Plan East Hammond Urban Renewal Area (NPD Area 2)
Project No. IND. R-81 Hammond, Indiana.

List Real Property Parcels within the Calumet Avenue Frontage Area

Line	Parcel Number	Owner	Site Address	Legal Description	Property Class
1	45-07-06-301-002.000-023	Vulich, Denis	6119-61 Calumet Avenue	BUNNELLS 1ST ADD. ALL LOTS 5 TO 10 BL.1	Commercial Warehouse
2	45-07-06-302-002.000-023	Tones, Gerald	6145 Calumet Avenue	SUBDIV. L.1,2,3,18,19,20 W. 6 FT. 4 & 17 S.2 MARBLES ADD. ALL LOTS G,H,I & J	Other Retail Structures
3	45-07-06-301-001.000-023	Montanez, Louis Miguel	6103 Calumet Avenue	BUNNELLS 1ST ADD. ALL OF LOTS 1,2,3 & 4 BL.1	Auto Sales & Service
4	45-07-06-302-001.000-023	Hammond Redevelopment Commission	6129-31 Calumet Avenue	SUBDIV. LOTS 1-2-3-18-19-20 BL.2 MARBLES ADD. LOTS A TO F	Exempt Municipality
5	45-07-06-153-007.000-023	Gamblin, Charles C	6023 Calumet Avenue	GOSTLIN MEYN & CO'S CALUMET AVE. ADD. L.5 BL.1	Other Housing
6	45-07-06-153-003.000-023	Hammond Redevelopment Commission	6007 Calumet Avenue	OAKLAND ADD. L.3 BL.13 N172 L.2 BL.13 S.8FT. L.4 BL.13	Exempt Municipality
7	45-07-06-153-005.000-023	City of Hammond, Indiana	6013-60 Calumet Avenue	GOSTLIN MEYN & CO'S CALUMET AVE. ADD. L.3 BL.1 ALL L.1 & 2 BL.1	Exempt Municipality
8	45-07-06-154-003.000-023	H R Group Inc	6041-60 Calumet Avenue	MORRIS CALUMET AVE ADD ALL LOTS 11,12 & 13 BL.1	Other Retail Structures
9	45-07-06-153-001.000-023	City of Hammond, Indiana	6005 Calumet Avenue	OAKLAND ADD BLOCK 13 LOT 5 EX NORTHWEST CORNER	Exempt Municipality
10	45-07-06-153-006.000-023	Gamblin, Charles C	6021 Calumet Avenue	GOSTLIN MEYN & CO'S CALUMET AVE. ADD. L.4 BL.1	Parking Lot or Structure
11	45-07-06-153-004.000-023	City of Hammond, Indiana	6009-11 Calumet Avenue	OAKLAND ADD. L.1 BL.13 S2. L.2 BL.13	Comm. - Vacant land
12	45-07-06-154-001.000-023	Alfonso Quintero Corporation	6031-33 Calumet Avenue	MORRIS CALUMET AVE. ADD. ALL LOTS 16,17 & 18 BL.1	Car Washes
13	45-07-06-153-002.000-023	City of Hammond, Indiana	6007 Calumet Avenue	OAKLAND ADD. N. 20 FT. OF L.4 BL.13	Exempt Municipality
14	45-07-06-154-002.000-023	Kaur, Harjit	6039 Calumet Avenue	MORRIS CALUMET AVE ADD. LOTS 14 & 15 BL.1	Auto Sales & Service

Source: Lake County, Indiana GIS System. July 10, 2024.

