

SPONSORS: Dave Woerpal, Councilman, 5th District
Hammond ED Commission
Department of Planning & Development

ORDINANCE NO. 9369

AN ORDINANCE DESIGNATING A CERTAIN AREA OF THE CITY OF HAMMOND, INDIANA AS AN ECONOMIC DEVELOPMENT TARGET AREA FOR THE PURPOSE OF QUALIFYING AND CONSIDERING ASSESSED VALUATION DEDUCTIONS IN ECONOMIC DEVELOPMENT AREAS PURSUANT TO INDIANA CODE 6-1.1-12.1-3(e)(10) AND (11)

WHEREAS, Property deductions of assessed valuation in economic revitalization areas (“Tax Abatement”) for real property improvements that result from development, rehabilitation and redevelopment is authorized under Indiana Code (“IC”) 6-1.1-12.1; and

WHEREAS, The City of Hammond, Indiana (“City”) Common Council (“Common Council”) desires to offer Tax Abatement for real property investments related to development, rehabilitation and redevelopment in a certain of the City as a catalyst for and to stimulate new construction, redevelopment and rehabilitation in order to improve City’s primary manufacturing, industrial and commercial areas and its land-uses, including its building stock and overall quality of life; and

WHEREAS, In accordance with IC 6-1.1-12.3(e)(10) and (11), a deduction for the redevelopment or rehabilitation of real property may not be approved for any facility for which the primary purpose is: (a) retail food or beverage; (b) automobile sales or service; or (c) other retail, unless the facility is located in an Economic Development Target Area (“EDTA”) or for residential facilities, unless it is a multifamily facility that contains at least 20% of the units available for use by low and moderate income individuals or said facility is located in an EDTA;

WHEREAS, The City’s Economic Development Commission (“EDC”) on January 30, 2017 reviewed, considered and adopted Resolution No. EDC-2017- 01 as its favorable recommendation for the designation of the Korellis EDTA by the Common Council pursuant to IC 6-1.1-12-7(a); and

WHEREAS, The EDC on January 31, 2017 submitted Resolution No. EDC-2017- 01 as signed, executed and attested and all supporting data, including a map of the Korellis EDTA to the Common Council for its consideration, review and designation of the Korellis EDTA by ordinance, pursuant to IC 6-1.1-12-7(a); and

WHEREAS, Pursuant to IC 6-1.1-12.1-7(b), the Common Council as the fiscal body of the City may designate a maximum of fifteen percent (15%) of the total geographic territory of the City to be in economic development target areas; and

WHEREAS, The EDC verified that the Korellis EDTA is approximately 5.05 acres in area and is 0.035% of the City's total geographic territory, within the statutory maximum limitation of 15% for economic development target areas of a city or town's total geographic territory;

WHEREAS, The Common Council corroborates and supports the City's Mayor's Office of Economic Development and the EDC's desire to designate the Korellis EDTA to qualify and consider applications for Tax Abatement such that financial incentivization may stimulate private investment for the development, redevelopment and rehabilitation in a certain area, specific to Tax Abatement in the form of deductions from assessed value for real property improvements of new development, redevelopment and rehabilitation; and

WHEREAS, The Common Council now desired to take final action to designate by ordinance a certain area of the City as the Korellis Economic Development Target Area.

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

Section 1. The Korellis EDTA as described and delineated in EXHIBIT A, as recommended by the EDC and as attached hereto, as a certain and specific geographic territory within the City has become undesirable or impossible for normal development and occupancy because of but not limited to a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired values or prevent a normal development of property or use of property.

Section 2. The Korellis EDTA as described and delineated in EXHIBIT A, as recommended by the EDC and as attached hereto, is within the statutory maximum limitation of 15% for economic development target areas of a city or town's total geographic territory pursuant to IC 6-1.1-12.1-7(b).

Section 3. The Korellis EDTA as described and delineated in EXHIBIT A, as recommended by the EDC and as attached hereto, is hereby designated as an economic development target area pursuant to IC 6-1.1-12.1-7.

BE IT FURTHER ORDAINED that the Korellis EDTA shall continue in effect until it is modified or abolished by ordinance of the Common Council as the fiscal body of the City.

BE IT FURTHER ORDAINED that all existing ordinances, or parts thereof, in conflict with the designation of the Korellis EDTA are hereby deemed null, void, and of no legal effect, and are specifically repealed.

ADOPTED AND APPROVED BY the Common Council of the City of Hammond, Lake County, Indiana on this 27th day of February, 2017.

Janet Venecz, President /s/
Hammond Common Council

ATTEST:

Robert J. Golec, City Clerk /s/
City of Hammond, Indiana

PRESENTED BY ME, the undersigned City Clerk of the City of Hammond, Indiana, to the Mayor, for approval and signature, this 28th day of February, 2017.

Robert J. Golec, City Clerk /s/
City of Hammond, Indiana

The foregoing Ordinance No. 9369 consisting of four (5) typewritten pages, including this page, was APPROVED AND SIGNED BY ME, the undersigned Mayor of the City of Hammond, Indiana, this 1st day of March, 2017.

Thomas M. McDermott, Jr., Mayor /s/
City of Hammond, Indiana

PASSED by the Common Council on the 27th day of February, 2017 and approved by the Mayor on the 1st day of March, 2017.

Robert J. Golec, City Clerk /s/
City of Hammond, Indiana

EXHIBIT A

Korellis Economic Development Target Area Boundary Description and Map

A general description of the boundaries of the **Korellis Economic Development Target Area** (the "Korellis EDTA") predominantly includes commercial service land uses, light industrial land uses, and underutilized and vacant land. A boundary description and map is provided below.

The Korellis EDTA is further described in detail by a metes and bounds boundary description as follows.

Parts of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 36 North, Range 9 West of the Second Principal Meridian in the City of Hammond, Lake County, Indiana, being more particularly described as follows: Beginning at the intersection of the north right-of-way line of 169th Street and the east property line of 0.91 acre parcel (property key number 45-07-07-401-017.000-023) as extended north, being the **Point of Origin**:

Thence south perpendicular to the north right-of-way line of 169th Street approximately 80 feet to the south right-of-way line of 169th Street, also being the east property line of said 0.91 acre of parcel (property key number 45-07-07-401-017.000-023), thence approximately 359 feet continuing south along the east property line of said 0.91 acre parcel to its south property line; thence west 100 feet along its south property line to the west property line of said 0.91 acre parcel (property key number 45-07-07-401-017.000-023); thence north approximately 359 feet along the west property line of said 0.91 acre parcel (property key number 45-07-07-401-017.000-023) to its intersection with the south right-of-way line of 169th Street and continuing further north approximately 80 feet to the north right-of-way line of 169th Street, also being the south property line of a 0.282 acre parcel (property key number 45-07-07-252-020.000-023); thence west approximately 208 feet to the southwest corner of a 0.141 acre parcel (property key number 45-07-07-252-017.000-023); thence north along: (i) the west property line of said 0.141 acre parcel approximately 123 feet, (ii) across the right-of-way of the Cherry Street/169th Street east-west alley approximately 20 feet, (iii) the west property line of a 0.942 acre parcel (property key number 45-07-07-252-011.000-023) approximately 123 feet, (iv) the east right-of-way line of the Cherry Street approximately 50 feet and (v) the west property line of a 0.138 acre parcel (property key number 45-07-07-251-018.000-023) approximately 119 feet for a total distance of approximately 435 feet to the northwest corner of said 0.138 acre parcel (property key number 45-07-07-251-018.000-023); thence east along the: north property lines of: (i) said 0.138 acre parcel (property key number 45-07-07-251-018.000-023) approximately 50 feet, (ii) a 0.202 acre parcel (property key number 45-07-07-251-019.000-023) approximately 108 feet, and (iii) a 0.816 acre parcel (property key number 45-07-07-252-024.000-023) approximately 75 feet, for a total distance of 233 feet to the northeast corner of said 0.816 acre parcel (property key number 45-07-07-252-024.000-023); thence southeast along the east property line of said 0.816 acre parcel (property key number 45-07-07-252-024.000-023) approximately 545 feet to its intersection with the north right-of-way line of 169th Street; thence west along the north right-of-way line of 169th Street, also being the south property lines of: (i) said 0.816 acre parcel approximately 75 feet; (ii) a 0.209 acre parcel (property key number 45-07-07-252-023.000-023) approximately 108 feet, (iii) a 0.226 acre parcel (property key number 45-07-07-252-022.000-023) approximately 75 feet, a total distance of approximately 258 feet to its intersection with the east property line of 0.91 acre parcel (property key number 45-07-07-401-017.000-023) as extended north to the north right-of-way line of 169th Street, being the **Point of Origin**, a total area of 4.97 acres, more or less.

See next page for a list of all real property key numbers within the Korellis EDTA and for a map of the Korellis EDTA.

EXHIBIT A

Continued

Korellis Economic Development Target Area Boundary Description and Map

Real Property Key Numbers within the Korellis EDTA

Real Property Key Number	Owner (as of January 1, 2016)	Lot(s): Maywood Gardens Add.
45-07-07-251-018.000-023	Korellis Holdings	14
45-07-07-251-019.000-023	Korellis Holdings LLC	Part of Lots 15, 16 and 17
45-07-07-251-020.000-023	Korellis Holdings LLC	Lot 15
45-07-07-251-021.000-023	Korellis Holdings LLC	Lot 16
45-07-07-251-022.000-023	Korellis Holdings LLC	Lot 17
45-07-07-252-010.000-023	Hammond Development Corp.	Part of Lots 20 and 21
45-07-07-252-011.000-023	Korellis Holdings LLC	Lots 18, 19, 22, 23 and parts of Lots 20 and 21
45-07-07-252-017.000-023	Hammond Development Corp.	Lot 34
45-07-07-252-018.000-023	Hammond Development Corp.	Lot 35
45-07-07-252-019.000-023	Hammond Development Corp.	Lot 36
45-07-07-252-020.000-023	Hammond Development Corp.	Lots 38 and 38
45-07-07-252-021.000-023	Torres Rogelio	Lot 39
45-07-07-252-022.000-023	David C. & Carol George Living Revocable Living Trust	Lot 40 and Part of Lot 41
45-07-07-252-023.000-023	Genco Properties, LLC Series B	Part Lot 41
45-07-07-252-024.000-023	Korellis Holdings LLC	Southeasterly 592.71ft of 60 feet R/W across SW1/4 NE1/4 S.7 T.36 R.9
45-07-07-401-017.000-023	Hammond Development Corp	E. 100 FT. OF W. 740 FT. OF N. 395.7 FT. OF NW. SE. S.7 T.36 R.9



Korellis EDTA (Hammond, IN)

Date Printed: January 24, 2017

SPONSORS: Dave Woerpal, Councilman, 5th District
Hammond ED Commission
Department of Planning & Development