

PETITIONER: Hammond Plan Commission
Hammond Redevelopment Commission

SPONSOR: Councilman William Emerson

RESOLUTION NO.: R01

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF HAMMOND, INDIANA APPROVING PLAN COMMISSION RESOLUTION PC 2023-01 AS A WRITTEN ORDER AND FINDING OF FACT APPROVING REDEVELOPMENT COMMISSION RESOLUTION NO. 2023-19 AS AN AMENDING DECLARATORY RESOLUTION THAT MODIFIED AND AMENDED THE BOUNDARIES OF THE GATEWAYS REDEVELOPMENT AREA TO INCLUDE THE RIVER DRIVE NORTH SUBAREA EXPANSION AREA AND APPROVED AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE GATEWAYS REDEVELOPMENT AREA

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 December 19, 2023, Resolution No. 2023-19 further amending Resolution 06-2005 (the "Declaratory Resolution") to: (i) modify the boundaries of the Gateway Redevelopment Area; (ii) amend the Redevelopment Plan for the Gateways Redevelopment Area for the **2023 Amendment to the Redevelopment Plan for the Gateways Redevelopment Area (River North Subarea Expansion Area)** as dated December 8, 2023 to be known as and referred to as the "**2023 Plan Amendment (River North Subarea Expansion Area)**";

WHEREAS, the Hammond Plan Commission (the "Plan Commission"), which is the duly designated and acting official planning body of the City on December 19, 2023 adopted Resolution No. PC 2023-01 which constituted its written order and finding of fact determining and approving Redevelopment Commission Resolution No. 2023-01 regarding the 2023 Plan Amendment (River North Subarea Expansion Area) 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 2023-01 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 2023-01 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. 2023-19 that said 2023 Plan Amendment (River North Subarea Expansion Area) 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 2023-01 as its written order and finding of fact and further determines that the Redevelopment Commission's Resolution No. 2023-19 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 2023-01, pursuant to Section 16(d)(2) of the Act.

3. The Plan Commission's Resolution PC 2023-01 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 M. Roth

, President
Common Council

ATTEST:

Robert J. Golec

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 16th day of January, 2024.

Robert J. Golec

Robert J. Golec, City Clerk

The foregoing Resolution No. RO1 consisting of two (2) typewritten pages, including this any attachments, exhibits and appendices was Approved by the Mayor on 16th day of January, 2024.

Thomas McDermott, Jr.

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

PASSED by the Common Council on the 8th day of January, 2024 and Approved by the Mayor on the 16th day of January, 2024.

Robert J. Golec

Robert J. Golec, City Clerk



Thomas M. McDermott, Jr.
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF HAMMOND

RESOLUTION NO. PC 2023 - 01

BRIAN L. POLAND, AICP
Director of City Planning

RESOLUTION OF THE CITY OF HAMMOND PLAN COMMISSION APPROVING THE HAMMOND REDEVELOPMENT COMMISSION'S 2023 AMENDING DECLARATORY RESOLUTION THAT AMENDED THE GATEWAYS REDEVELOPMENT AREA TO INCLUDE THE RIVER NORTH SUBAREA EXPANSION AREA AND APPROVED THE 2023 AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE GATEWAYS REDEVELOPMENT AREA (RIVER NORTH SUBAREA EXPANSION AREA)

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 the **2023 Amendment to the Redevelopment Plan for the Gateways Redevelopment Area (River North Subarea Expansion Area)** as dated December 8, 2023 to be known as and referred to as the "**2023 Plan Amendment (River North Subarea Expansion Area)**", consistent with the Act, attached hereto as **EXHIBIT A**, such that the Redevelopment Commission must use the procedures provided for the original establishment of redevelopment development areas and must comply with the approval procedures under Sections 15 through 17.5;

WHEREAS, the 2023 Plan Amendment (River North Subarea Expansion Area) established provisions for land uses and property development to foster redevelopment and new development that are 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 December 19, 2023, the Redevelopment Commission approved and adopted Resolution No. 2023-19 as an amending Declaratory Resolution (the "**Amending Declaratory Resolution No. 4**") that modified the boundaries of the Gateways Redevelopment Area (the "**Redevelopment Area**"); and amended the Redevelopment Plan for the Gateways Redevelopment Area (the "**Redevelopment Plan**"), pursuant to Indiana Code 36-7-14 (the "**Act**") for the expansion of a certain area, namely the **River North Subarea Expansion Area**;

WHEREAS, the Redevelopment Commission has submitted said Resolution No. 2023 -19 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 2023 Plan Amendment (River North Subarea Expansion Area) 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. 4 (Redevelopment Commission Resolution No. 2023 -19), 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. 4 (Redevelopment Commission Resolution No. 2023 -19) and the 2023 Plan Amendment (River North Subarea Expansion Area) conform to the official plans of development for the City.
2. The Plan Commission hereby approves Amending Declaratory Resolution No. 4 (Redevelopment Commission Resolution No. 2023 -19) and the 2023 Plan Amendment (River North Subarea Expansion Area).
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. 2023 -19) and the 2023 Plan Amendment (River North Subarea Expansion Area) pursuant to Section 16(a) of the Act, without modification to the 2023 Plan Amendment (River North Subarea Expansion Area).
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.4 (Redevelopment Commission Resolution No. 2023 -19) and the 2023 Plan Amendment (River North Subarea Expansion Area) 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. 4 (Redevelopment Commission Resolution No. 2023 -19), the 2023 Plan Amendment (River North Subarea Expansion Area) 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 : 12-19-23

CITY PLAN COMMISSION



Dean Button, President

ATTEST:



Shannon Morris-Smith, Secretary to the Plan Commission

CP 23-09**Review of Amending Declaratory Resolution 2023-19 of the Hammond Redevelopment Commission Regarding Amending the Gateway Redevelopment Area, Establishing the Boundaries and Allocation Area of the River North Subarea Expansion Area, and to Determine its Conformity with the Comprehensive Land Use Plan****BACKGROUND**

In 2005, the Hammond Redevelopment Commission, the Plan Commission, and the City Council completed the approval process for creating the original Gateways Redevelopment Area. In 2011, the HRC approved Amending Declaratory Resolution No. 1 which amended the Plan by amending the parcels identified for acquisition as listed in Appendix A. In 2015, the HRC approved Amending Declaratory Resolution No. 2 which increased the boundaries of the Redevelopment Area and Allocation Area to include the Calumet Avenue Subarea Expansion Area and the Kennedy Avenue Subarea Expansion Area. In 2019, the HRC approved Amending Declaratory Resolution No. 3 which increased the boundaries of the Redevelopment Area and Allocation Area to include the Florida Avenue Parrish Avenue Subarea Expansion Area.

The HRC in its Amending Declaratory Resolution 2023-19 intends to increase the boundaries of the Redevelopment Area and Allocation Area to include the River North Subarea Expansion Area (aka 2023 Plan Amendment). The River North Subarea is located in the Southwest Quadrant of the Calumet Avenue interchange with I-80/94 the Borman Expressway. It includes 6 tax parcels along River Drive North and 177th Street.

The intent of the plan is to promote for the redevelopment of this area with new commercial development that is compatible for the area and being at an interstate interchange as well as in keeping with the protection levee and bike/recreational trail and bridge across Calumet Avenue.

ANALYSIS AND FINDINGS OF FACT

In accordance with the statute governing Redevelopment Areas, the Plan Commission is to review the proposed Amended Plan for consistency with the Comprehensive Plan (1992). In reviewing the previous Amending Declaratory Resolutions that were for the two previous expansions, the Plan Commission made the determination that those plans were consistent and in conformity with the Comprehensive Plan.

The Plan Commission finds that the Redevelopment Plan for the River North Subarea Expansion Area of the Gateways Redevelopment Area:

- a) includes land uses and general design guidelines that pursue the objectives of the Comprehensive Plan;
- b) does further amend or modify the boundaries established in 2005 for the Gateways Redevelopment Area by adding River Drive North and 177th Street at the southwest quadrant of the interchange of Calumet Avenue with I-80/94 the Borman

Expressway;

- c) does not significantly amend or modify Plan Actions for the original 2005 Gateways Redevelopment Area. The subarea plans for the River North Expansion Areas has goals and objectives specific to its geographical area;
- d) does not amend or modify the Land Use Plan for original 2005 Gateways Redevelopment Area. The subarea plan for the River North Expansion Area contains a land use plan that is specific to its geographical areas;
- e) does not amend and modify the Budget for the 2005 Original Area Expansion Area, but does establish a budget for the expansion area;
- f) does not propose to amend or modify the original Redevelopment Plan in a way that changes:
 - 1) parts of the Original Redevelopment 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 Redevelopment 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 Redevelopment Plan for the River North Subarea Expansion Area of the Gateways Redevelopment Area is in conformity with the 1992 Comprehensive Plan;
- 2) adopt this report as its Findings of Fact;
- 3) adopt Plan Commission Resolution 2023-01; and
- 4) determine that both this report as its Findings of Fact and PC Resolution 2023-01 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. 2023 - 19

RESOLUTION OF THE CITY OF HAMMOND REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTIONS THAT ESTABLISHED AND DESIGNATED THE GATEWAYS REDEVELOPMENT AREA; APPROVED THE REDEVELOPMENT PLAN FOR THE GATEWAYS REDEVELOPMENT AREA AND DESIGNATED THE GATEWAYS ALLOCATION AREA IN ORDER TO MODIFY AND EXPAND SAID REDEVELOPMENT AREA; TO AMEND SAID REDEVELOPMENT PLAN AND TO EXPAND SAID ALLOCATION AREA FOR THE RIVER NORTH SUBAREA EXPANSION AREA

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 April 19, 2005, the Commission approved and adopted Resolution No. 6-2005, as amended by Resolution No. 9-2005, adopted by the Commission on May 17, 2005 (as so amended, the "Declaratory Resolution") that designated a certain area in the City designated as the Gateways Redevelopment Area (the "Area") is an area needing redevelopment within the meaning of the Act, and approved the Redevelopment Plan for the Gateways Redevelopment Area (the "Plan");

WHEREAS, on June 20, 2005, pursuant to Section 16(a) of the Act, the Hammond Plan Commission (the "Plan Commission") adopted its Resolution PC 2005-03 constituting its written order approving the Plan and designation of the Area (the "Plan Commission Order");

WHEREAS, on June 27, 2005, pursuant to Section 16(b) of the Act, the Hammond Common Council (the "Common Council") adopted its Resolution R174 (2005) which approved the Plan Commission Order;

WHEREAS, following a public hearing, the Commission on July 20, 2005, adopted Resolution No. 10-2005 confirming said Declaratory Resolution;

WHEREAS, pursuant to Sections 15-17.5 of the Act, the Commission amended the Declaratory Resolution and the Plan by (a) designating the entire Area as an "allocation area" pursuant to Section 39 of the Act as the Gateways Allocation Area (the "Allocation Area") and (b) authorizing the use of tax increment revenues generated by the Allocation Area (i) to pay principal and interest on economic development bonds that the City may issue as an incentive to prospective developers in the Allocation Area, and/or (ii) to finance the cost of infrastructure improvements deemed necessary or appropriate by the Commission to attract prospective development in the Allocation Area; and/or (iii) to acquire properties as identified in the Acquisition list;

WHEREAS, the Commission caused to be prepared maps and plats showing the boundaries of the Allocation Area, coterminous with the Gateways Redevelopment Area;

WHEREAS, the Commission caused to be prepared an amendment to the Plan being hereby designated as the 2011 Amendment to the Redevelopment Plan for the Gateways Redevelopment Area (the "**2011 Plan Amendment**");

WHEREAS, the 2011 Plan Amendment identified parcels for acquisition with the intention of amending APPENDIX A of said original Plan to add additional parcels to the acquisition list;

WHEREAS, on May 5, 2011, the Commission approved and adopted its Resolution No. 5-2011 (the "**Amending Declaratory Resolution No. 1**");

WHEREAS, on May 16, 2011, pursuant to Section 16(a) of the Act, the Plan Commission adopted its Resolution PC 2011-01 constituting its Plan Commission Order approving the Plan and designation of the Area;

WHEREAS, on May 23, 2011, pursuant to Section 16(b) of the Act, the Common Council adopted its Resolution R7 (2011) which approved the Plan Commission Order;

WHEREAS, following a public hearing, the Commission, on July 5, 2011, adopted its Resolution No. 7-2011, confirming the Amending Declaratory Resolution No. 1;

WHEREAS, the Commission caused to be prepared an amendment to the Plan being hereby designated as the 2015 Amendment to the Redevelopment Plan for the Gateways Redevelopment Area (the "**2015 Plan Amendment**");

WHEREAS, the 2015 Plan Amendment amended the Plan to designate two subareas, namely the Kennedy Avenue Subarea Expansion Area and the Calumet Subarea Expansion Area;

WHEREAS, on October 20, 2015, the Commission approved and adopted its Resolution No. 7-2015 (the "**Amending Declaratory Resolution No. 2**");

WHEREAS, on November 16, 2015, pursuant to Section 16(a) of the Act, the Plan Commission adopted its Resolution PC 2015-02 constituting its Plan Commission Order approving the Plan and designation of the Area;

WHEREAS, on December 15, 2015, pursuant to Section 16(b) of the Act, the Common Council adopted its Resolution 15R-25 which approved the Plan Commission Order;

WHEREAS, following a public hearing, the Commission, on January 5, 2016, adopted its Resolution No. 01-2016, confirming the Amending Declaratory Resolution No. 2;

WHEREAS, the Commission caused to be prepared an amendment to the Plan being hereby designated as the Redevelopment Plan for the Gateways Redevelopment Area: Florida-Parrish Subarea Expansion Area (the "**2019 Plan Amendment**");

WHEREAS, the 2019 Plan Amendment amended the Plan to designate the Florida-Parrish Subarea Expansion Area as a redevelopment area and an expansion of the Gateways Redevelopment Area;

WHEREAS, on December 17, 2019, the Commission approved and adopted its Resolution No. 7-2019 (the "**Amending Declaratory Resolution No. 3**") designating the Florida-Parrish Subarea Expansion Area as a

redevelopment area and an expansion of the Gateways Redevelopment Area as well as to expand the Allocation Area for the Florida-Parrish Sub-Allocation Area for the purpose of tax increment financing;

WHEREAS, on December 17, 2019, pursuant to Section 16(a) of the Act, the Plan Commission adopted its Resolution PC 2019-01 constituting its Plan Commission Order approving the Plan and designation of the Area;

WHEREAS, on January 13, 2020, pursuant to Section 16(b) of the Act, the Common Council adopted its Resolution 20-R2 which approved the Plan Commission Order;

WHEREAS, following a public hearing, the Commission, on February 18, 2020, adopted its Resolution No. 01-2020, confirming the Amending Declaratory Resolution No. 3;

WHEREAS, the Gateways Redevelopment Area, the Redevelopment Plan for the Gateways Redevelopment Area, and the Gateways Allocation Area exist as designated and approved pursuant to the Declaratory Resolution, Amending Declaratory Resolution No. 1 and Amending Declaratory Resolution No. 2 (together, the "**Declaratory Resolutions**");

WHEREAS, Pursuant to Section 15 of the Act the Commission has further investigated, studied and identified an area "needing redevelopment" (as defined under Indiana Code 36-7-1-3) within the District that is tangential and adjacent to the Gateways Redevelopment Area to determine the designation of a redevelopment project area, to be a redevelopment area subarea and to be an expansion of the Gateways Redevelopment Area for the purpose of land use redevelopment activities to ameliorate the conditions of blight;

WHEREAS, based upon existing conditions, land use and potential for economic development activities to increase the District's assessed valuation and employment opportunities within the District and the City, the Commission has identified this certain area of the District as an redevelopment area subarea as result of anticipated economic development and private capital investment activities of both real and personal property by a property owner as presented to the Commission, the Department and the City administration;

WHEREAS, the Commission caused to be prepared an amendment to the Gateways Redevelopment Plan being titled as the **2023 Amendment to the Redevelopment Plan for the Gateways Redevelopment Area (River North Subarea Expansion Area)** as dated December 8, 2023 to be known as and referred to as the "**2023 Plan Amendment (River North Subarea Expansion Area)**", attached hereto as **EXHIBIT A**, consistent with 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 2023 Plan Amendment (River North Subarea Expansion Area) amends the Plan to expand the Area for a designated subarea, namely the **River North Subarea Expansion Area** for which a boundary description and map is attached hereto as **EXHIBIT B**;

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. 4**") for the 2023 Plan Amendment (River North Subarea Expansion Area) as it applies to the River North Subarea Expansion Area by (a) expanding the Area boundaries as designated pursuant to Sections 15 through 17.5, (b) amending the Plan, (c) expanding the designated Allocation Area pursuant to Section 39 of the Act; and (d) authorizing the use of tax increment revenues generated by the Allocation Area, as expanded for the River North Subarea Expansion Area to (i) pay principal and interest on economic development bonds that the City may issue as an incentive to prospective developers in the Allocation Area as expanded, and/or (ii) finance the cost of infrastructure improvements deemed necessary or appropriate by the Commission to attract prospective development in the Allocation Area, as expanded; and/or (iii) acquire properties as identified in the Acquisition list;

WHEREAS, the Commission has studied the River North Subarea Expansion Area such that the 2023 Plan Amendment (River North Subarea Expansion Area) has been prepared to: (i) show plats, maps and descriptions of the River North Subarea Expansion Area boundaries; (ii) list various parcels of property proposed to be acquired and the owners thereof; (iii) provide an estimate and budget to implement the plan specific to the River North Subarea Expansion Area; (iv) the location of various parcels of property, streets, alleys, and other features affecting the replatting, replanning, rezoning, or redevelopment of the River North Subarea Expansion Area and the parts of the River North Subarea Expansion Area that are to be devoted to public ways, sewerage and other public purposes; and (v) provide other planning elements necessary to implement the 2023 Plan Amendment (River North Subarea Expansion Area);

WHEREAS, the planning, replanning, development and redevelopment of redevelopment project areas are public and governmental functions that cannot be accomplished through the ordinary operations of private enterprise because of: (i) the necessity for requiring the proper use of land to best serve the interests of the District, the City, and its citizens; and (ii) the costs of projects and programs identified in the 2023 Plan Amendment (River North Subarea Expansion Area);

WHEREAS, the planning, replanning, development and redevelopment of redevelopment areas under the Act, more specifically Section 2, are public uses and purposes for which public money may be spent and private property may be acquired to carry out the activities under the Act in a redevelopment area;

WHEREAS, there has been presented during this regular meeting of the Commission for consideration and approval of this Amending Declaratory Resolution No. 4 amending the Plan to expand the Area for the said subarea, namely the River North Subarea Expansion Area;

WHEREAS, the Commission upon presentation reviewed and considered the River North Subarea Expansion Area and the 2023 Plan Amendment (River North Subarea Expansion Area) including supporting data for designation of the River North Subarea Expansion Area as redevelopment area consistent with Sections 15 through 17.5 of the Act; and

WHEREAS, Section 39 of the Act has been created and amended to allow for the designation of "allocation areas" to provide for the allocation of captured assessed valuation and the resulting distribution of tax increment revenue for the purposes of and in the manner provided for in said Section 39 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 River North Subarea Expansion Area and the 2023 Plan Amendment (River North Subarea Expansion Area) for the expansion of the Area as proposed by this Amending Declaratory Resolution No. 4.
2. The 2023 Plan Amendment (River North Subarea Expansion Area) for expansion of the Area, namely the River North Subarea Expansion Area as dated December 8, 2023, attached hereto as **EXHIBIT A**, was submitted to the Commission prior this meeting for review.
3. Said River North Subarea Expansion Area is designated and approved as a redevelopment area pursuant to the Act and as an expansion of the Area, hereafter together known as the Gateways Redevelopment Area, subject to Plan Commission and City Council approval as well as a Confirmatory Resolution of the Commission.
4. The implementation of the 2023 Plan Amendment (River North Subarea Expansion Area) as a supplement to the Plan may result in the demolition; selective demolition and/or reuse of dilapidated, deteriorated,

- substandard, vacant or incompatible structures in the Gateways Redevelopment Area; and/or ameliorating and alleviating the conditions within an “area needing redevelopment” commonly known as the conditions of blight as a catalyst for redevelopment and economic development in the Gateways Redevelopment Area.
5. The 2023 Plan Amendment (River North Subarea Expansion Area) will complement significant public and private sector investment in the immediate neighborhoods surrounding the Gateways Redevelopment Area.
 6. The Commission hereby finds that it will be of public utility and benefit to adopt the 2023 Plan Amendment (River North Subarea Expansion Area) and that the public health and welfare will be benefited by the 2023 Plan Amendment (River North Subarea Expansion Area).
 7. The Commission further finds and determines that the 2023 Plan Amendment (River North Subarea Expansion Area) is reasonable and appropriate when considered in relation to the Plan and the purposes of the Act, and that the 2023 Plan Amendment (River North Subarea Expansion Area) conforms to the comprehensive plan of the City as amended through December 8, 2023.
 8. The Commission hereby reconfirms the findings and determinations set forth in the Declaratory Resolutions, with respect to the Area, Plan and the Allocation Area.
 9. Said 2023 Plan Amendment (River North Subarea Expansion Area) for expansion of the Area, namely the River North Subarea Expansion Area as dated December 8, 2023, as set forth in EXHIBIT A is approved as it supplements of the Plan for the Area, hereafter together known as the Redevelopment Plan for the Gateways Redevelopment Area (the “**2023 Plan**”), subject to the Plan Commission’s and City’s Common Council approval as well as a Confirmatory Resolution of the Commission.
 10. The secretary of the Commission is hereby directed to file a certified copy of this Amending Declaratory Resolution No. 4 with the minutes of this meeting.
 11. Furthermore, the River North Subarea Expansion Area is designated as an expansion of the Allocation Area, (to be known as the **River North Sub-allocation Area** (for which a boundary description and map is attached hereto as EXHIBIT C), such that hereafter together with the Allocation Area shall be known as the Gateways Allocation Area, all pursuant to Section 39 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section 39, such that any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said Allocation Area as expanded for said River North Sub-allocation Area shall be allocated and distributed as follows:
 - a. Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units.
 - b. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into the **Gateways Redevelopment Area Allocation Area Allocation Fund** for said Gateways Allocation Area that may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(2) of the Act, as the same may be amended from time to time.
 - c. Said allocation fund may not be used for operating expenses of the Commission.

- d. The allocation provision for the River North Sub-allocation Area shall expire on the earlier of: (a) twenty-five (25) years from the date of issuance of debt secured by the allocated property taxes from the River North Sub-allocation Area, or (b) if no obligations are issued with a pledge of tax increment revenue from the River North Sub-allocation Area, 25-years from the date of adoption and approval this 2023 Amending Declaratory Resolution No. 4 (being December 20, 2048, and applicable to the January 1, 2048 assessment date for tax increment revenue distribution to occur for tax year payable 2049).
 - e. The base assessment date of the River North Sub-allocation Area of the Gateways Allocation Area shall be **January 1, 2023**.
 - f. All other Allocation Area base assessment dates as designated pursuant to the Declaratory Resolutions shall remain in effect as adopted and approved.
12. Except as otherwise provided in the Act, before July 15 of each year, the Commission shall take the actions set forth in Section 39(6)(3) of the Act.
 13. The officers of the Commission are hereby directed to make any and all required filings with the Indiana Department of Local Government Finance (the "DLGF") and the Office of the Lake County Auditor in connection with the designation of the Allocation Area as expanded for said River North Sub-allocation Area and this Amending Declaratory Resolution No. 4.
 14. 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 DLGF in accordance and compliance with the Act and the Indiana Administrative Code's Article 8 titled Tax Increment Financing.
 15. The provisions of this Amending Declaratory Resolution No. 4 shall be subject in all respects to the Act and any amendments thereto.
 16. This Amending Declaratory Resolution No. 4, 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. 4 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 **December 19, 2023**.

[See Signature Page]

ADOPTED AND APPROVED at a meeting of the Hammond Redevelopment Commission of the City of Hammond, Lake County, Indiana, held on December 19, 2023.

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

BY:



Tony Hauprich,
President

ATTEST:

BY:



Dawn Tomich,
Secretary

EXHIBIT A

**2023 Amendment to the Redevelopment Plan for the Gateways Redevelopment Area
(River North Subarea Expansion Area)**

The "2023 Plan Amendment (River North Subarea Expansion Area)"
as dated December 8, 2023

EXHIBIT B

**Boundary Description and Map:
River North Subarea Expansion Area
(the "Subarea Expansion Area")**

EXHIBIT C

**Boundary Description and Map:
River North Sub-allocation Area of the
Gateways Allocation Area**

HAMMOND, INDIANA
HAMMOND REDEVELOPMENT COMMISSION

**2023 Amendment to the Redevelopment Plan for the
Gateways Redevelopment Area
(River North Subarea Expansion Area)**



December 8, 2023

Prepared By



**HAMMOND, INDIANA
HAMMOND REDEVELOPMENT COMMISSION**

2023 Amendment to the Redevelopment Plan For the Gateways Redevelopment Area
(River North Subarea Expansion Area)

TABLE OF CONTENTS

PART I

INTRODUCTION AND COMMUNITY OVERVIEW

A. Introduction	1
B. Statement of Purpose	2
C. Community Setting	2
D. River North Subarea Expansion Area Demographics	3

PART II

THE REDEVELOPMENT PLAN FOR THE RIVER NORTH SUBAREA EXPANSION AREA

A. Redevelopment Plan Development Methodology	4
B. Redevelopment Area Boundaries	4
C. Existing Zoning	7
D. Statement of Statutory Findings of Areas Needing Redevelopment	10
E. Redevelopment Plan Goals and Objectives	11
F. Types of Redevelopment Plan Actions	13
G. Project Proposals	14
H. Land Use Plan – Current Uses with Proposals	15
I. Land Use Controls	16
J. General Building Requirements – Design and Appearance	17

PART III

PROPOSED PROJECTS IN THE REDEVELOPMENT AREA

A. Project Recommendations and Estimated Costs	20
B. Property Acquisition Authority, Acquisition List and Estimated Costs	20
C. Eminent Domain Authority and Proceedings	21
D. Redevelopment Plan Budget	21

PART IV

APPLICABILITY OF THE REDEVELOPMENT PLAN

A. Applicability of Land Use Objectives, Provisions and Requirements to Real Property Not on the Property Acquisition List	22
B. Initiation and Duration of the Land Use Provisions and Requirements	22
C. Procedure for Modification of the Redevelopment Plan	22
D. Other State and Local Requirements	22
E. Statement of Substantial Benefits of the Redevelopment Plan	22
F. Plan Conformity to Other Plans for the City	23

TABLE OF CONTENTS

PART V

RECORDING THE DOCUMENT

A. Office of the Lake County Recorder	24
B. Office of the Lake County Auditor	24
C. Dissemination of the Document	24
D. Public Availability of the Document	24

LIST OF MAPS

MAP 1 - Vicinity Map	1
MAP 2 - Community Setting	2
MAPS 3 - Census Tracts	3
MAP 4 - Boundary Map	6
MAP 5 - Gateways Redevelopment Area: Calumet Avenue Subarea Expansion Area Reference Map	7
MAP 6 - Zoning Map	8
MAP 7 - Redevelopment Area FEMA Floodplain Map.....	12

LIST OF TABLES

TABLE 1 - Redevelopment Area Real Property Data.....	12
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APPENDICES

APPENDIX A - Project Recommendations and Estimated Costs.....	A-1
APPENDIX B - List of Real Property and Interests in Real Property to be Acquired.....	B-1
APPENDIX C - List of Real Property Key Numbers in the Redevelopment Area	C-1

**HAMMOND, INDIANA
HAMMOND REDEVELOPMENT COMMISSION**

2023 Amendment to the Redevelopment Plan For the Gateways Redevelopment Area
(River North Subarea Expansion Area)

PART I

INTRODUCTION AND COMMUNITY OVERVIEW

A. Introduction

The Hammond Redevelopment Commission recognizes that certain factors can impede growth in areas that would otherwise benefit an area economically, socially and environmentally. Areas needing redevelopment, formerly known as blight¹, are a threat to the stability and vitality of the City of Hammond, Lake County, Indiana ("City") and impacts the economic viability of the Hammond downtown business district and its industrial base. The Hammond Redevelopment Commission further recognizes that there are areas in the City that need redevelopment and that cannot be developed through the typical regulatory governmental processes or that the ordinary operations of private enterprise without public intervention to stimulate private investment and economic development to overcome the causes of areas needing redevelopment.

It is the mission of the Hammond Redevelopment Commission to address the conditions associated with and the causes of "Areas Needing Redevelopment" as well as the underutilization of land and the barriers to its development. This mission requires a set of goals and objectives, which are formulated through study of the jurisdiction, identification of areas in need of redevelopment, strategic planning and interaction with policy makers and developers.

This 2023 Amendment to the Redevelopment Plan for the Gateways Redevelopment Area (River North Subarea Expansion Area) is the Hammond Redevelopment Commission's efforts to address an area needing redevelopment in the City and to provide for community and economic redevelopment initiatives and programs to overcome areas needing redevelopment and its causes to improve the quality of life for the City overall.

MAP 1: Vicinity Map



¹ *Blight* may be defined as "to cause to decline or decay." The American Heritage Dictionary of the English Language – New College Edition. A redevelopment area should include statements on the causes that justify findings of blight, that may include but are not limited to: (1) lack of development; (2) cessation of growth; (3) deterioration of improvements; (4) character of occupancy; (5) age; (6) obsolescence; (7) substandard buildings; or (8) other factors that impair values or prevent a normal use of development of a property.

¹ Under IC 36-7-14-1.3, Effect of change of reference from "blighted, deteriorated, or deteriorating area" to "area needing redevelopment" (a) After June 30, 2005, a reference in any statute, rule, ordinance, resolution, contract, or other document or record to a blighted, deteriorated, or deteriorating area established under this chapter shall be treated as a reference to an area needing redevelopment (as defined in IC 36-7-1-3). (b) After June 30, 2005, a reference in any statute, rule, ordinance, resolution, contract, or other document or record to a redevelopment area established under this chapter shall be treated as a reference to a redevelopment project area established under this chapter or IC 36-7-15.1.

B. Statement of Purpose

The City through the Hammond Redevelopment Commission (“Commission”) has prepared this **2023 Amendment to the Redevelopment Plan for the Gateways Redevelopment Area (River North Subarea Expansion Area)** (the “Redevelopment Plan”) as a long-range program of development and redevelopment for the concurrently established **River North Subarea Expansion Area** (the “Redevelopment Area”) to address factors of an area needing redevelopment in the City. This Redevelopment Plan is an expansion of the current Gateways Redevelopment Area. To achieve the goals and objectives of the Redevelopment Plan, the Commission committed itself to implement development and redevelopment actions necessary, as empowered by Indiana Code 36-7-14-12.2 to overcome and combat areas needing redevelopment in the Redevelopment Area.

The Redevelopment Plan includes strategies, goals and objectives for the Redevelopment Area, projects and project costs for the Redevelopment Area (**APPENDIX A**), a list of parcels to be acquired by the City for the redevelopment of the Redevelopment Area (**APPENDIX B**) and a list of real property key numbers in the Redevelopment Area (**APPENDIX C**). In accordance with Indiana Code 36-7-14-17.5, this Redevelopment Plan will be able to be amended for project and parcel updates, as well as an updated budget.

C. Community Setting

The City is a mature, nearly land-locked and essentially built out community with a population of approximately 77,879² persons, replacing the City of Gary as the most populous municipality in Lake County, Indiana. Situated on the shores of Lake Michigan, Hammond consists of 22.73 square miles of land area³ located on the Indiana/Illinois border and approximately 29 miles from the downtown Chicago “Loop”. See **Map 1: Vicinity Map**. The City of Whiting (population 4,449⁴) is located immediately east; the City of East Chicago (population 26,370⁵) is located immediately east.

Hammond occupies a strategic location within the northwest Indiana area, known as the “Calumet Region.” It is located only minutes from major access points to I-90 (the Chicago Skyway Toll Bridge and the Indiana Toll Road), and has additional regional accessibility via several major transportation routes (I-80; I-90; I-94; U.S. Routes 12, 20, 41; and State Route 912/Cline Avenue). There is a limited fixed bus route provided by the Gary Public Transportation Corporation (GPTC) and East Chicago Transit (ECT) but not in the Robertsdale neighborhood. The South Shore Line also has a station located in the City that allows for commuting to Chicago and South Bend. See **Map 2: Community Setting**.

MAP 2: Community Settings



² Source: 2020 Census, U.S. Census Bureau.

³ Source: 2020 Census, U.S. Census Bureau. Indiana by Place-GCT-PH1. Population, House Unit, Area, and Density.

⁴ Source: 2020 Census, U.S. Census Bureau.

⁵ Source: 2020 Census, U.S. Census Bureau.

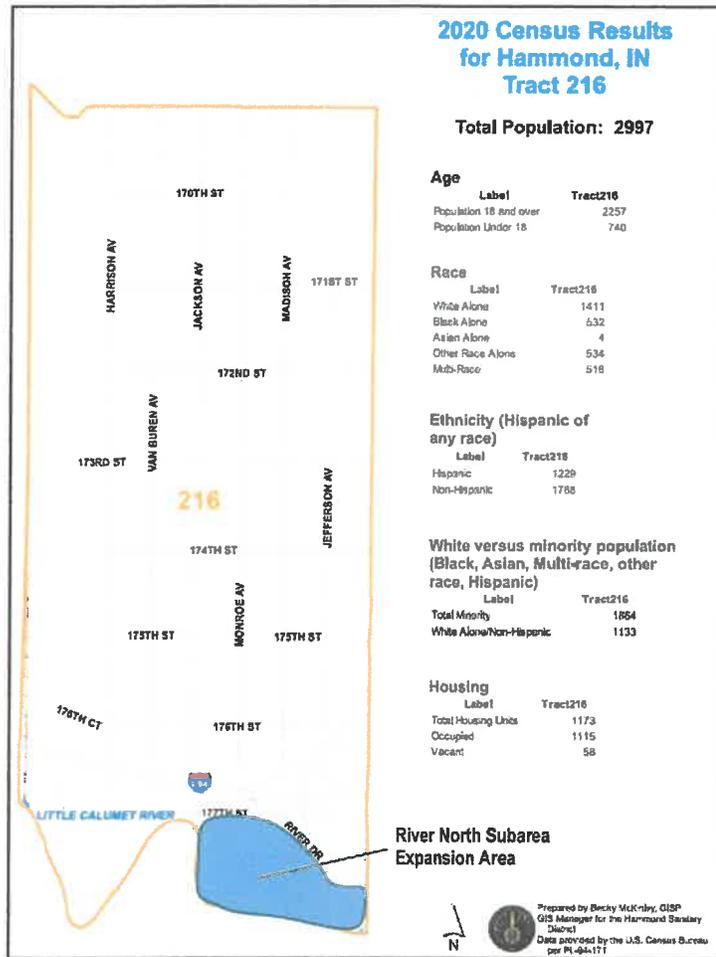
D. River North Subarea Expansion Area Demographics

In terms of census geography, the City is in the Gary-PMSA (Primary Metropolitan Statistical Area) which includes both Lake and Porter Counties as a metropolitan area⁶. On a local level, the River North Subarea Expansion Area is in Census Tract of 216 (2020 Census) for Lake County. See **MAPS 3: Census Tracts**.

This section provides an overview of census data for the City critical to the development of this Redevelopment Plan. The information discussed herein is presented in Maps 3 below for the 2020 Census data. The 2020 Census data provides 2020 for the River North Subarea Expansion Area.

The population data provided by the 2020 Census of Census Tract 216 is 2,997. The population of the River North Subarea Expansion Area is 0. The eastern adjacent 202 Census Tract 217 has a population of 4,683. The total 2020 population of Census Tracts 216 and 217 is 7,680 persons, 9.86 percent of the total City population.

MAPS 3: Census Tracts



⁶ A metropolitan area is a highly populated and economically integrated area that as an urbanized area has a total metropolitan population of at least 100,000 persons and often includes not only the developed portion nearest the central city but also contiguous rural lands.

PART II

THE REDEVELOPMENT PLAN FOR THE REDEVELOPMENT AREA

A. Redevelopment Plan Development Methodology

The Commission made a finding and determination that the Redevelopment Area had become an area needing redevelopment to an extent that cannot be corrected by regulatory processes or the ordinary operation of private enterprise without resort to Indiana Code 36-7-14 titled *Redevelopment of Areas Needing Redevelopment Generally: Redevelopment Commissions* and that the public health and welfare will be benefited by the acquisition and development of the Redevelopment Area. In accordance with Indiana Code 36-7-14-1.3, After June 30, 2005, a reference in any statute, rule, ordinance, resolution, contract, or other document or record to a blighted, deteriorated, or deteriorating area established under this chapter shall be treated as a reference to an area needing redevelopment (as defined in IC 36-7-1-3).

B. Redevelopment Area Boundaries

The River North Subarea Expansion Area is further described in detail by a metes and bounds boundary description as follows.

THAT PART OF SECTION 13 OF TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN NORTH TOWNSHIP, LAKE COUNTY, CITY OF HAMMOND, INDIANA, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE **RIVER NORTH SUBAREA EXPANSION AREA** IS FURTHER DESCRIBED IN DETAIL BY A METES AND BOUNDS BOUNDARY DESCRIPTION AS FOLLOWS AND CONSISTENT WITH THE ATTACHED MAP OF THE SUBAREA EXPANSION AREA, TANGENTIAL AND ADJACENT TO THE GATEWAYS REDEVELOPMENT AREA'S CALUMET SUBAREA EXPANSION AREA (DESIGNATED ON OCTOBER 20, 2015, BY THE COMMISSION APPROVED AND ADOPTED PURSUANT TO RESOLUTION NO. 7-2015, THE "AMENDING DECLARATORY RESOLUTION NO. 2");

ORIGINATING AT THE SOUTHWEST CORNER OF A 0.1138 ACRE PARCEL (REAL PROPERTY KEY NUMBER 45-06-13-281-008.000-023), THENCE SOUTH PERPENDICULAR TO THE SOUTH LOT LINE OF SAID 0.1138 ACRE PARCEL, ALSO BEING THE NORTHERN RIGHT-OF-WAY LINE OF THE INTERSTATE 80-94 EXPRESSWAY (THE BORMAN EXPRESSWAY), APPROXIMATELY 265 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF THE INTERSTATE 80-94 EXPRESSWAY (THE BORMAN EXPRESSWAY), BEING THE NORTH RIGHT-OF-WAY LINE OF 177TH STREET IN THE CITY OF HAMMOND, INDIANA, AS THE **POINT OF ORIGIN**:

THENCE WEST ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF THE INTERSTATE 80-94 EXPRESSWAY (THE BORMAN EXPRESSWAY), BEING THE NORTH RIGHT-OF-WAY LINE OF 177TH STREET APPROXIMATELY 368.5 FEET;

THENCE SOUTH PERPENDICULAR TO SAID POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF THE INTERSTATE 80-94 EXPRESSWAY (THE BORMAN EXPRESSWAY), BEING THE NORTH RIGHT-OF-WAY LINE OF 177TH STREET APPROXIMATELY 80 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 177TH STREET, BEING THE NORTHWEST CORNER OF 3.04 ACRE PARCEL (REAL PROPERTY KEY NUMBER 45-06-13-426-001.000-023),

THENCE CONTINUING SOUTH ALONG THE WEST LOT LINE OF SAID 3.04 ACRE PARCEL (REAL PROPERTY KEY NUMBER 45-06-13-426-001.000-023), AS EXTENDED SOUTH APPROXIMATELY 70 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF THE LITTLE CALUMET RIVER, BEING THE SOUTHERN CORPORATE LIMITS OF THE CITY OF HAMMOND, INDIANA;

THENCE MEANDERING SOUTHEAST ALONG THE CENTERLINE OF THE LITTLE CALUMET RIVER, BEING THE SOUTHERN CORPORATE LIMITS OF THE CITY OF HAMMOND, INDIANA APPROXIMATELY 1,890 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-LINE OF CALUMET AVENUE;

THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF CALUMET AVENUE APPROXIMATELY 225 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF 177TH STREET, ALSO BEING THE SOUTHERN RIGHT-OF-WAY LINE OF THE INTERSTATE 80-94 EXPRESSWAY (THE BORMAN EXPRESSWAY) AND TANGENTIAL TO THE GATEWAYS REDEVELOPMENT AREA'S CALUMET SUBAREA EXPANSION AREA (DESIGNATED ON OCTOBER 20, 2015, BY THE COMMISSION APPROVED AND ADOPTED PURSUANT TO RESOLUTION NO. 7-2015, THE "AMENDING DECLARATORY RESOLUTION NO. 2")⁷;

THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF 177TH STREET, ALSO BEING THE SOUTHERN RIGHT-OF-WAY LINE OF THE INTERSTATE 80-94 EXPRESSWAY (THE BORMAN EXPRESSWAY) APPROXIMATELY 250 FEET TO ITS INTERSECTION WITH THE SOUTHWEST CORNER OF A 0.21 ACRE PARCEL (REAL PROPERTY KEY NUMBER 45-06-13-426-005.000-023);

THENCE NORTH ALONG THE EAST LOT LINE OF SAID 0.21 ACRE PARCEL, ALSO BEING THE SOUTHERN RIGHT-OF-WAY LINE OF THE INTERSTATE 80-94 EXPRESSWAY (THE BORMAN EXPRESSWAY) APPROXIMATELY 138.52 FEET TO ITS INTERSECTION WITH THE NORTHEAST CORNER OF SAID 0.21 ACRE PARCEL;

THENCE CONTINUING WEST ALONG THE NORTH LOT LINE OF SAID 0.21 ACRE PARCEL, ALSO BEING THE SOUTHERN RIGHT-OF-WAY LINE OF THE INTERSTATE 80-94 EXPRESSWAY (THE BORMAN EXPRESSWAY) APPROXIMATELY 133.50 FEET TO ITS INTERSECTION WITH THE NORTHWEST CORNER OF SAID 0.21 ACRE PARCEL, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF 177TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 80-94 EXPRESSWAY (THE BORMAN EXPRESSWAY);

THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF 177TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 80-94 EXPRESSWAY (THE BORMAN EXPRESSWAY) APPROXIMATELY 96.50 FEET AND CONTINUING NORTHWEST ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF 177TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 80-94 EXPRESSWAY (THE BORMAN EXPRESSWAY) APPROXIMATELY 574 FEET AND FURTHER CONTINUING WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF 177TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 80-94 EXPRESSWAY (THE BORMAN EXPRESSWAY) APPROXIMATELY 253 FEET TO THE **POINT OF ORIGIN**, CONSISTING OF 19.50 ACRES (0.0305 SQUARE MILES), MORE OR LESS

The **River North Subarea Expansion Area** consists of both municipal right-of-way and real property (land and improvements). The following table lists the real property key numbers for real property within the River North Subarea Expansion Area.

Real property (Developable Area)	15.46 Acres
Public right-of-way	<u>4.04 Acres</u>
Redevelopment Area Total ..	19.50 Acres

MAP 4 shows the boundary of the Redevelopment Area. A map showing the Redevelopment Area as it relates to the Gateways Redevelopment Area can be seen in **MAP 5**.

The total certified net assessed valuation of the **River North Subarea Expansion Area** as of the January 1, 2022 assessment date was \$2,025,900. The net assessed valuations for the Assessment date of January 1, 2023 have not been certified to date.

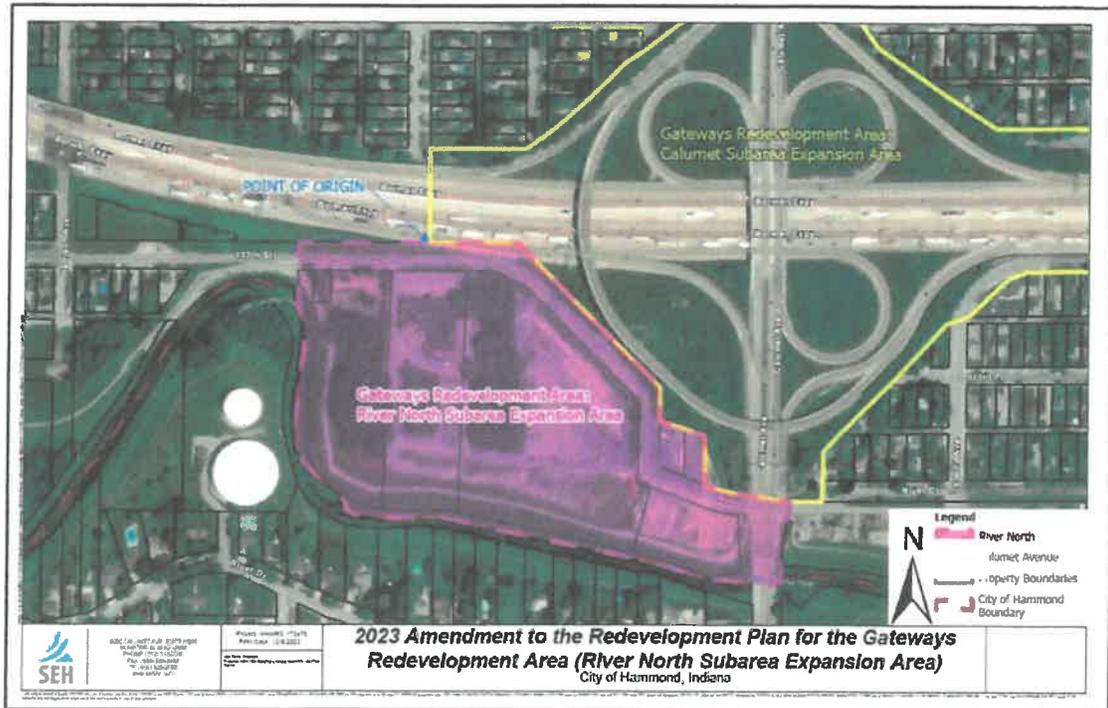
The total tax liability for Pay 2023 of real property within the **River North Subarea Expansion Area** was \$74,549.06.

⁷ The blue text indicates the River North Subarea Expansion Area boundary is tangential to and adjacent to the Gateways Redevelopment Area's Calumet Subarea Expansion Area (designated on October 20, 2015, by the Commission approved and adopted pursuant to Resolution No. 7-2015, the "Amending Declaratory Resolution No. 2")

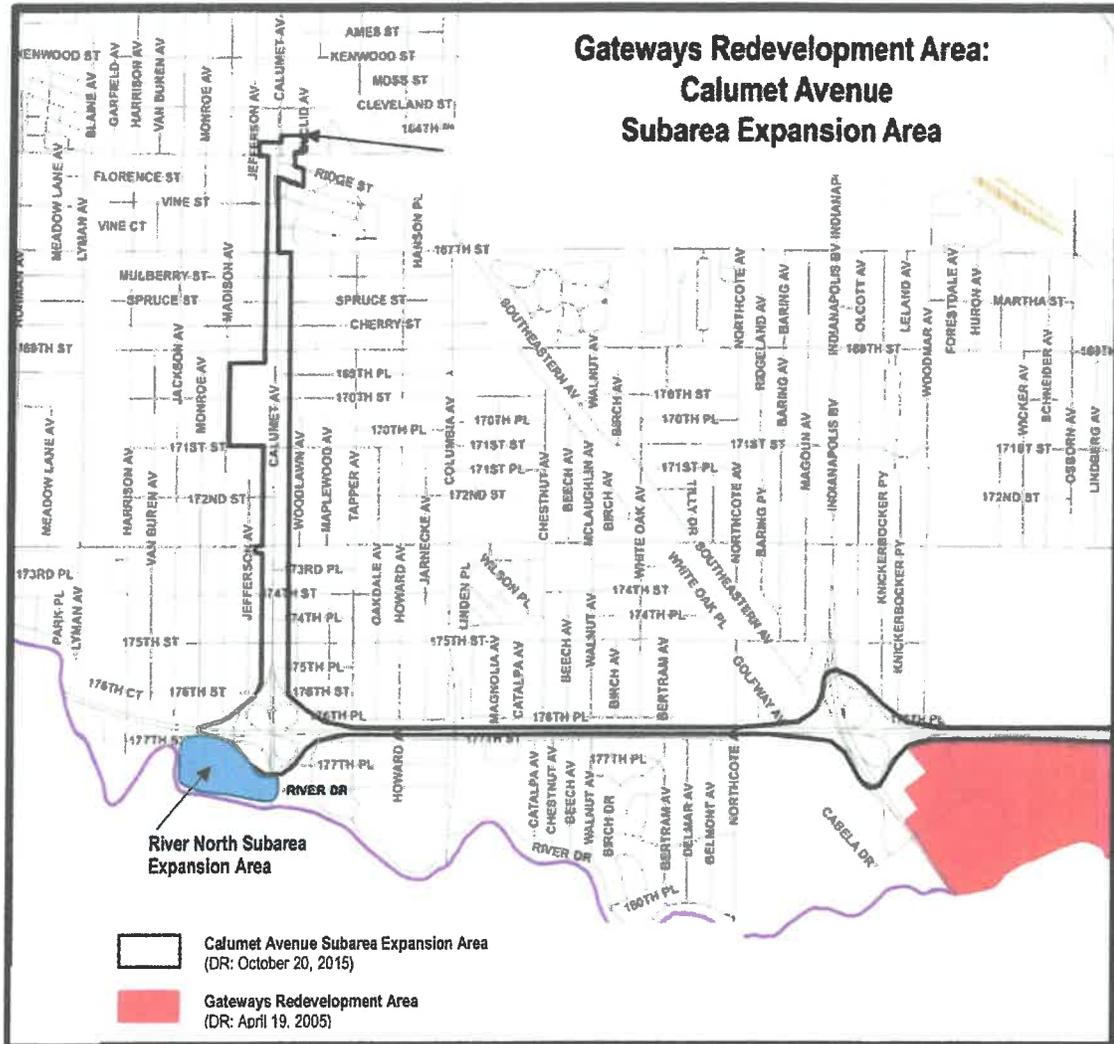
PART II – THE REDEVELOPMENT PLAN FOR THE REDEVELOPMENT AREA

TABLE 1: Redevelopment Area Real Property Data				January 1, 2022 Net Assessed Valuation (Pay 2023 Taxes)	
Parcel Number	Property Owner	Property Assessment Classification	Legal Description (Acres)		
45-06-13-426-005.000-023	Hammond Redevelopment Commission	(499) Commercial Other structure	Calumet Terrace Block 7, Lots 19, 20, 21, 22, 23 & 24. (0.21 acres)	\$ 0 (\$ 0.00)	
45-06-13-426-004.000-023	Hammond Redevelopment Commission	(640) Exempt Municipality	Calumet Terrace, all Lots 8 to 15 & W 1/2 vacated alley adjacent Lot 15 & except east part of Lots 16 to 20 including & E1/2 vacated alley adjacent Lots 16 to 20 including Block 8. (1.20 acres)	\$ 0 (\$ 0.00)	
45-06-13-426-006.000-023	Lake County Trust Company, Trust #1533	(400) Commercial - Vacant land	Part E1/2 of SE1/4 S.13 T.36 R.10 lying north of the Little Calumet River (50 x 90 feet). (0.10 Acres)	\$ 18,400 (\$ 677.08)	
45-06-13-426-003.000-023	National City Bank Trust, Trust 972	(499) Commercial Other structure	Part NE 1/4 SE 1/4 S.13 T.36 R.10 & Part vacated. Blocks 6 & 8 Calumet Terrace Lying south of I-80/94. (6.88 acres)	\$ 896,800 (\$ 33,000.44)	
45-06-13-426-001.000-023	Indiana Land Trust Company Trust, Trust No 120903	(400) Commercial - Vacant land	Part E1/2 southeast lying north of the Little Calumet River & west of a line parallel to & 500.7 feet. west of east line of SE 1/4 Except the east 10 acres & except 50 x 90 feet parcel S.13 T.36 R.10. (3.04 acres)	\$ 668,800 (\$ 24,610.50)	
45-06-13-426-002.000-023	National City Bank Trust, Trust 972	(499) Commercial Other structure	Part NE1/4 SE1/4 S.13 T.36 R.10 lying north of the Little Calumet River & south of 177 th Street. (3.67 acres)	\$ 441,900 (\$ 16,261.04)	

MAP 4: Redevelopment Area



MAP 5: Gateways Redevelopment Area: Calumet Avenue Subarea Expansion Area Reference Map



C. **Existing Zoning**

The existing zoning in the Redevelopment Area includes primarily **C-1 – Local Commercial District** zoning and zoning classifications per Ordinance 8514. Also included are surrounding zoning classifications. A more detailed description of each zoning district, which includes uses and regulations, can be found in the City’s Zoning Ordinance, Ordinance 8514.

C1 – Local Commercial District

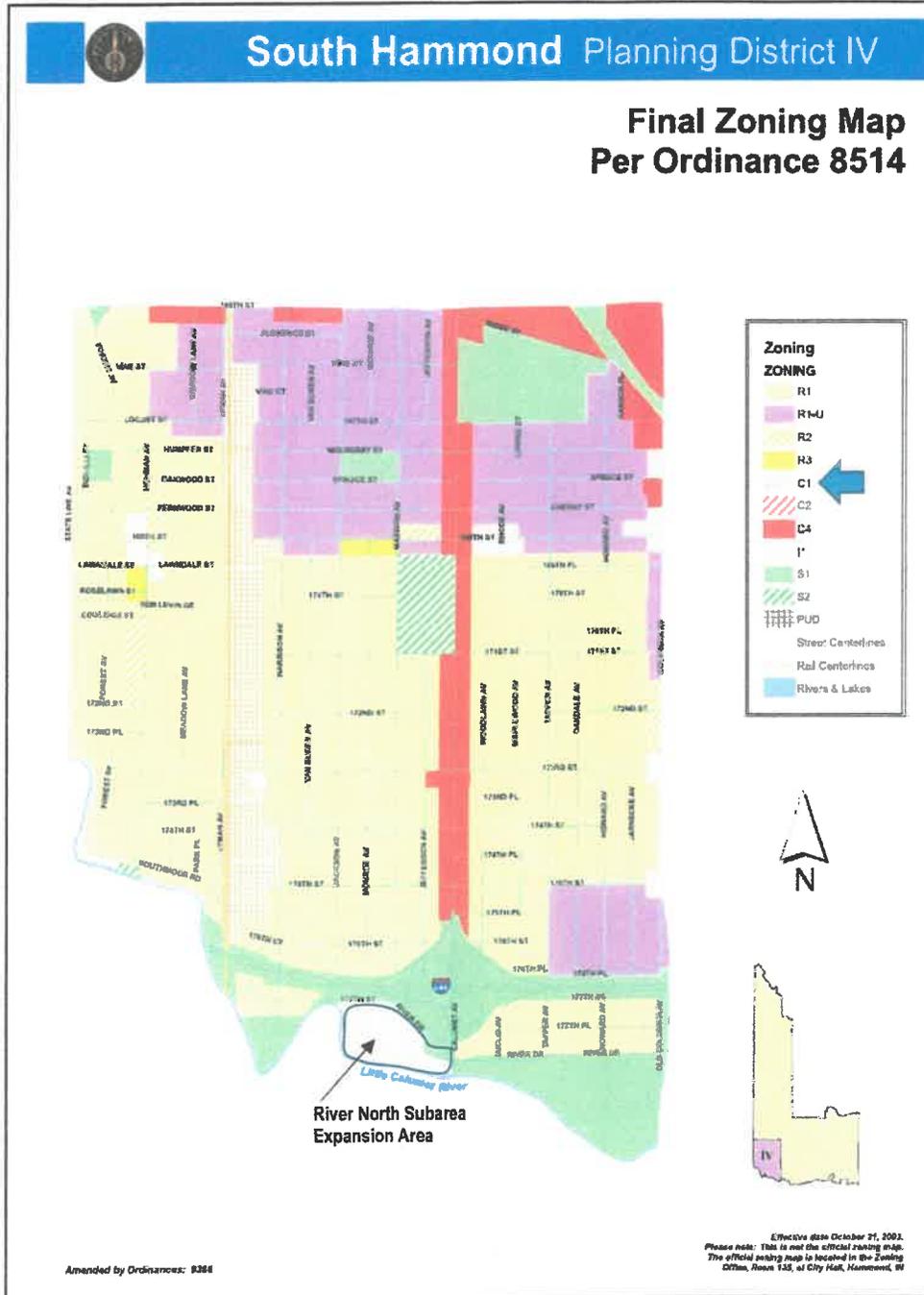
This district is designed to provide for small scale commercial uses, designed to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on premises where produced. All business, serving or processing, except for off street parking or loading, shall be conducted within a completely enclosed building.

PART II – THE REDEVELOPMENT PLAN FOR THE REDEVELOPMENT AREA

Refer to a copy of the Official Zoning Map available in the Department of City Planning during regular business hours. The Official Zoning Map was adopted on October 21, 2003 (the "Original" adoption date) by Ordinance Number 8514, as amended from time to time.

MAP 6 shows the zoning for the River North Subarea Expansion Area.

MAP 6: Zoning Map



Real property within the Redevelopment Area should be improved with viable and desirable land-use activities permitted under the current Zoning Ordinance of the City based upon economic and market conditions. Land-use activity types shall be in appropriate and complementary areas to provide for an efficient, attractive, convenient, and safe physical environment. However, market factors may require alternative zoning classifications or plan methods for development and redevelopment to be considered as these developments may not be consistent with current official planning documents.

Although this Redevelopment Plan does not present a specific land-use plan for real property other than commercial development to take advantage of its location on the Calumet Avenue I-80/94 (Borman Expressway) corridor and proximity to the Calumet Avenue interchange, there may be instances whereby development proposals to the Commission may not be in compliance with official plans for the City nor complement adjacent land-use activities. In such instances, proposals to the Commission and the City shall be considered on a case-by-case basis to insure procedural compliance and conformance with other official plans for the City.

I. Potential for Zoning Classification Amendment

In order to address the Redevelopment Area's location within the Calumet Avenue I-80/94 (Borman Expressway) corridor and proximity to the Calumet Avenue interchange, the first interstate exit in Indiana from Illinois. Therefore, consideration may be given to a zoning classification amendment for the Redevelopment Area from **C-1 – Local Commercial District** to **C4 - General Commercial District** to address this locational issue and to meet development associated with commercial areas located along major arterials or adjacent to limited access highway interchanges.

C4 - General Commercial District

This district is designed to provide for automotive, service, and freestanding commercial activities, which require limited comparison-shopping. Customers usually arrive by automobile, making a separate stop for each errand. Uses permitted in this district usually require larger sites and buildings and often provide services, which are not compatible with other commercial or residential districts. These commercial areas are usually located along major arterials or adjacent to limited access highway interchanges.

Land use development proposals presented to the City, the Hammond Plan Commission or the Redevelopment Commission will determine the necessity to amend the current zoning classification for the Redevelopment Area.

II. Coordinated or Unified Commercial Development Opportunity

Recognizing that there may be unique circumstances that affect how a parcel or multiple parcels may be developed, traditional zoning classifications may not provide the flexibility that may be required in providing future City needs. This flexibility may be necessary to adapt to the unusual topographical constraints, unusually shaped parcels of land, environmentally sensitive or natural areas, brownfield or contaminated land, new building methods, materials, etc., or the desire to secure the benefits of solar orientation, climate control or additional privacy.

Therefore, a "Coordinated Development Plan" or "Unified Commercial Development Plan" may be the most appropriate alternative to regulate and control land-use development within the Redevelopment Area to secure greater convenience to the public through improved methods planning to meet economic demand and in the best interest of efficient land-use of the City as it grows and matures. However, the final development plan for the Redevelopment Area as approved by the Commission, the Plan Commission and the City will dictate and determine the appropriate land-uses, its development, regulation and standards.

D. Statement of Statutory Findings of Areas Needing Redevelopment

The Commission, upon preparing this Redevelopment Plan for the Redevelopment Area, declares that areas needing redevelopment are hazardous to the social and economic interests of the City and its inhabitants. It will be of a public utility and benefit to acquire property within the area needing redevelopment, as deemed appropriate by the Commission, and to implement redevelopment activities to overcome the conditions of areas needing redevelopment.

Analyses of the City were undertaken to determine the Redevelopment Area boundaries and were conducted to support the finding of areas needing redevelopment. Specifically, the following conditions and factors as defined and outlined in IC 36-7-1-3 of the Planning and Development Law are presented and documented below to determine the Redevelopment Area's eligibility.

Lack of Development

Lack of development refers to both the area in general and to individual properties and includes the lack of routine maintenance, rehabilitation of existing buildings or new construction.

Cessation of Growth

Cessation of growth refers to the lack of or termination of growth with respect to all types of development permitted in the Redevelopment Area based on the absence of buildings or occupancy over an extended period of years. Cessation of growth may also include excessive vacancies in buildings or sites which are underutilized and which represent an adverse influence on the area because of the frequency of or the duration of vacancies. Excessive vacancies include properties with evidence no apparent effort directed toward their occupancy or utilization.

Deterioration of Improvements

Deterioration of improvements refers to all buildings and site improvements such as surface parking, loading, service and storage areas, including fencing, storage or accessory buildings, public improvements such as roads, alleys, sidewalks, curbs and gutters. Deterioration of improvements also includes existing sanitary and storm sewers, and water supply lines.

Character of Occupancy

Character of occupancy refers to the type and extent of occupancies within buildings or sites which may detract or be considered a detriment to the proper use of an individual property which impacts adjacent activity or entire blocks. Factors considered in evaluating character of occupancy detrimental to an area include vacant or partially vacant buildings or sites, overcrowding of space within a structure because of conversions or alteration of space to accommodate additional uses or dwelling units, marginal uses which are not supportive to the proper development of a specific area including incompatible uses.

Age

The factor of age refers to buildings which, due to advanced age, require a higher level of maintenance and upkeep. Advanced age and related maintenance and management may vary depending on the size and type of structure. Generally, buildings which exhibit advanced age are impacted by a higher cost of maintenance and require replacement in buildings exceeding 20 years in age and become more costly to replace or maintain in buildings exceeding 30 years. Functional and economic obsolescence may also be present in buildings because of advanced age.

Obsolescence

Obsolescence includes all functionally or economically obsolete buildings or outdated systems within buildings, including building conversions, single-purpose structures, buildings with limited utility due to size or design, and buildings with excessive vacancy or inadequate rent levels. Other additional conditions include obsolete streets, site improvements, improper subdivision or obsolete planning.

Substandard Building(s)

Substandard building(s) as a general condition of an area needing redevelopment refers to buildings which are structurally substandard or dilapidated. Structures which are in a substandard or dilapidated condition are those which are most often passed the point of reasonable repair. Buildings which are in substandard condition exhibit advanced deterioration and generally require total clearance due to the difficulty or either the feasibility or rehabilitation or proper return on the amount of investment required.

Other Factors that Impair Values or Prevent a Normal Use or Development of Property

Other factors that impair values or prevent a normal use or development of property in an area include characteristics such as: (a) depreciation of maintenance which refers to deferred or lack of maintenance of buildings and sites; (b) excessive land coverage where buildings occupy most or all of a parcel which increases the danger of fire due to the proximity of adjacent buildings, provides a lack of limited provision for natural light and ventilation, and inhibits the provision for proper service and loading and off-street parking; and (c) diversity of ownership with respect to commercial properties which may be deterrent to land assembly and the accommodation of redevelopment or new development. Other factors may also include buildings with significant code violations, poor access due to incomplete street system or landlocked parcels, tax delinquencies, and flooding, whether natural or as a result of inadequate sewer or sanitary systems serving an area or property.

E. Redevelopment Plan Goals and Objectives

The overall goal of this Redevelopment Plan is to recognize that the commercial gateways are important to the City overall and to facilitate and encourage the development or redevelopment, as may be necessary, in a manner that helps provide opportunities for employment, growth and investment.

Strengthening Economic Growth

- New development and redevelopment shall also provide for appropriate landscaping and buffering along the arterial streetscapes.
- Grow the assessed value within the Redevelopment Area through new development and redevelopment.
- Encourage diverse, emerging and sustainable businesses.
- Strengthen public/private partnerships resulting in increased local investment.
- Redevelop areas of the Redevelopment Area that are vital to fostering growth.
- Improve the region's workforce to accommodate growth in emerging businesses.
- Meet the retail and commercial needs of residents and visitors by encouraging national chains and locally owned businesses as well as capitalizing on daytime population and interstate travelers.
- Encourage business retention, expansion and attraction on the corridor.
- Implement strategies that focus on and balance both community and highway-oriented commercial uses.
- Encourage and support small businesses that may not rely on large areas of parking or rely on shared-parking opportunities.
- Take advantage of vacant land opportunities to capitalize on the already in place infrastructure rather than developing new land.
- Ensure that new development does not negatively affect the current growing businesses that are already in place.
- Encourage opportunities for development of office space, restaurants and hotels.

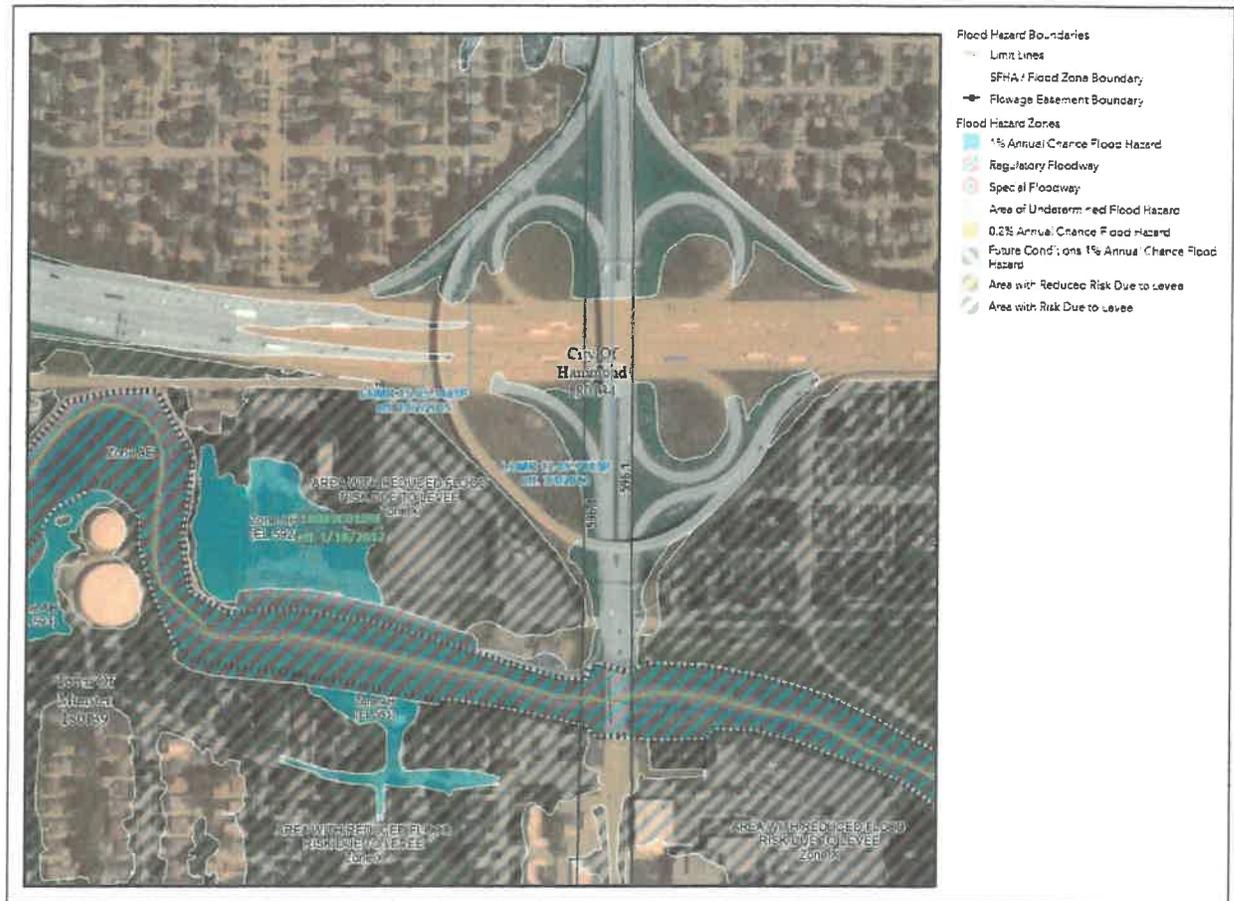
Developing a Pedestrian Friendly Environment/Recreational Opportunities

- Increase the use of pedestrian walkways between adjoining developments improves traffic safety by reducing the number of vehicles turning into and out of streets and commercial driveways along public highways.
- Improve the streets with pedestrian and bicycle access to connect the Calumet Avenue pedestrian bridge with the residential development.
- Within commercial developments, pedestrians should be separated from vehicular traffic through the use of walkways and landscaped buffers that promote a sense of safety and visual appeal that encourage people to walk.
- Improvements in the right-of-way should stimulate, reinforce, and connect with adjacent private improvements.
- Americans with Disabilities Act (ADA) design guidelines should be taken into consideration for development to allow accessibility for persons with disabilities.

Flood Plain / Little Calumet River Levee

- Development shall be in accordance with floodplain zone development requirements.
- Portions of the Redevelopment Area that are classified as within a floodplain consistent with the FEMA National Floodplain Hazard Layer mapping is to be developed in accordance with the Flood Plan regulations or mitigated in accordance with applicable local, state, and federal regulations. Reference MAP 7 below.
- Development shall not adversely affect the protective levee of the Little Calumet River Basin Commission.

MAP 7: Redevelopment Area FEMA Floodplain Map



F. Types of Redevelopment Plan Actions

If the Commission plans to initiate, apply, or utilize - individually or in combination - the following redevelopment actions in order to clear, redevelop, rehabilitate real property land, improvements, structures and buildings, both private and public, in the Redevelopment Area.

Clearance and Redevelopment

If the Commission decides to acquire real property identified, **APPENDIX B: List of Real Property and Interests in Real Property to be Acquired**. If the Commission intends to acquire said listed real property for: (i) clearance activities and/or (ii) redevelopment. Upon clearance and/or redevelopment, the Commission may sell or lease said real property for: (i) private redevelopment, or (ii) the construction of public improvements or facilities. Real property was identified for acquisition, clearance, or redevelopment for the following reasons.

1. To remove real property improvements including buildings, structures or other ancillary improvements, which are structurally substandard, in order to effectively remove conditions of areas needing redevelopment, factors and influences which existing in the Redevelopment Area. Such conditions of areas needing redevelopment shall include:
 - a. Obsolete buildings not suitable for improvement, conversion or retrofitting for alternative compatible land uses; or
 - b. Incompatible land uses or activities.
2. To provide sites for needed real property improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted design criteria for such facilities.
3. To clear deficient and/or generally sound real property improvements to the extent necessary to assemble land into parcels of adequate size and shape to: (i) meet contemporary development needs and standards and (ii) allow new construction to meet the objectives of the Redevelopment Plan. Acquisition of such real property shall take place only when the objectives of this Redevelopment Plan cannot be met through rehabilitation.

Rehabilitation

The Commission can rehabilitate real property improvements as necessary with said activities to include the following:

1. Enforcement of "Property Rehabilitation Standards," as set forth in Section G titled Project Proposals subsection 2, paragraph 2 hereinafter.
2. Provision for technical assistance to real property owners to facilitate and stimulate achievement of rehabilitation objectives and standards.

Public Improvements and Facilities

The Commission can adequately service through public improvements and facilities within the Redevelopment Area the following, which may include but are not limited to:

1. Installation of new street improvements, utilities, parking facilities, sidewalks, landscaping and other physical features necessary to serve and improve the Redevelopment Area.
2. Provisions for achieving high standards of design construction and improvements consistent with the design development of this Redevelopment Plan for the Redevelopment Area.

G. Project Proposals

The Commission intends to consider all Redevelopment Area project and program proposals in a manner consistent with the processes for land acquisition; rehabilitation and conservation; and redeveloper requirements as set out below.

Land Acquisition

If the Commission decides to acquire real property identified, **APPENDIX B**: List of Real Property and Interests in Real Property to be Acquired. If the Commission intends to acquire said listed real property for: (i) clearance activities and/or (ii) redevelopment. Upon clearance and/or redevelopment, the Commission may sell or lease said real property for: (i) private redevelopment, or (ii) the construction of public improvements or facilities.

Real property designated for acquisition in the Redevelopment Area, but which is not otherwise necessary to accomplish the mission, goals and objectives of this Redevelopment Plan, may be exempted from acquisition by the Commission if the owner(s) enter into a suitable agreement demonstrating conclusively the following:

The proposed redevelopment or rehabilitation of said real property, as listed in **APPENDIX B** including all land and improvements thereon, conform in all respects with the mission, goals and objectives for the Redevelopment Area as further detailed in the design objectives, land use provisions and building requirements and performance standards of this Redevelopment Plan.

Real property not designated for acquisition in **APPENDIX B** may be acquired or transferred to the Commission if such property is made to conform to the Land Use Provisions and Building Requirements of this Redevelopment Plan for the Redevelopment Area, and/or all local codes and ordinances.

As required by Indiana Code, specifically Indiana Code 36-7-14 titled *Redevelopment of Areas Needing Redevelopment Generally: Redevelopment Commissions*, all real property located within the Redevelopment Area that is targeted for acquisition must be identified. **APPENDIX B**: List of Real Property and Interests in Real Property to be Acquired includes the necessary information from the *Real Property Maintenance Reports* collected from the Office of the Lake County Auditor of all properties currently targeted for acquisition within the Redevelopment Area to initiate land acquisition negotiations between the Commission and the owner of record.

Rehabilitation and Conservation

This Redevelopment Plan: (i) identifies the basic planning and design proposals which will enhance and strengthen the land use districts specifically established for the Redevelopment Area, and (ii) encourages the physical rehabilitation of real property improvements in these land use districts. The goal of real property improvement rehabilitation is to provide safe, sanitary, functional and attractive conditions in which to live or to shop, work, and conduct business and/or manufacture a product. Fundamental to this goal is the restoration of all existing buildings to remain in a safe and sound condition – to a condition meeting the minimum present day standards for health, safety, sanitation, and welfare, and performance to a level sufficient to provide reasonable protection against the development of further conditions and factors of areas needing redevelopment.

The provisions of the Indiana Code, the Indiana Administrative Code, codes and ordinances of development for the State of Indiana, of Lake County and the City shall be strictly enforced as the basic rehabilitation standards for the Redevelopment Area.

Redeveloper's Public Requirements

A redeveloper will be required to observe the Land Use Controls and Building Requirements of the Redevelopment Plan.

If applicable, the development agreement and the disposition of documents will describe in detail the provisions, standards, and criteria for achieving the mission, goals, objectives and requirements set forth in this Redevelopment Plan. The Commission will select redeveloper(s) on the basis of their proposals, a determination of their ability to implement such a proposal, and a proposal's conformance to this Redevelopment Plan and other official plans of the City. The selection may be through fixed price offerings, through negotiations where design objectives are determining factors, or by other means which, in the determination of the Commission will best assure the attainment of the Land Use Provisions and Building Requirements including development and design objectives of this Redevelopment Plan.

Disposition documents will provide for achieving the unified development and maintenance of common areas, service access, walks, driveways and utilities.

Redevelopers will not be permitted to defer the start of construction for a period longer than that required to prepare architectural plans, obtain satisfactory financing, and the review and approval of such plans by the Commission, and if necessary, the Hammond Plan Commission, in order to establish conformance with the provisions of this Redevelopment Plan or other official plans for the City.

In addition, the following provisions will be included in any Commission agreement with a redeveloper.

1. The redeveloper will submit to the Commission a plan and schedule for the proposed redevelopment project.
2. The land transaction or purchase of real property is for the purpose of redevelopment and not for speculation of real property land and improvements in the Redevelopment Area.
3. The real property land will be improved in conformance with the Land Use Provisions and Building requirements of this Redevelopment Plan, including any conditions specifically made a part of a Hammond Plan Commission, Board of Zoning Appeals or Hammond City Council written finding of fact and appeal approval.
4. The construction of improvements will be commenced and completed within a specified time period, unless the Commission approves an extension.
5. The redeveloper(s), their successor(s) or assign(s) agree that there will be no discrimination against any person or group of persons due to race, creed, color, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises therein conveyed, nor will the redeveloper(s) themselves, or any claiming under or through them, establish or permit such practices of discrimination with reference to the selection, location, number, use or occupancy of tenants, lessees, sub-lessees, or vendees in the premises therein conveyed.

Underground Utilities

Existing and proposed utility distribution lines shall all be placed underground wherever and whenever possible to eliminate aesthetic conflicts in a development. In addition, telecommunication utility poles including tower support infrastructure and highway billboard structures shall be appropriately buffered and secured from public access.

H. Land Use Plan – Current Uses with Proposals

Land use activity types shall be in appropriate and complementary areas of the City and the Redevelopment Area to provide for an efficient, attractive, convenient and safe physical environment. The Redevelopment Area already has defined uses in place which are substandard and deleterious consistent with an area needing redevelopment. Proposals submitted for land development within the Redevelopment Area must take in account and consider its location at the Calumet Avenue I-80/94 (Borman Expressway) interchange and along the Little Calumet River while sensitive to levee, flood plain, wetlands, adjacent 13-mile Little Calumet River Levee Trail. **APPENDIX A** provides a project list and description for the Redevelopment Area.

The land use activity type generally consists of those sections of the City along the Calumet Avenue business corridor from 165th Street on the north to Interstate 80/94 on the south. The Redevelopment Area should be strengthened as a commercial area that complements yet is sensitive to the average daily traffic typical of Calumet Avenue I-80/94 (Borman Expressway) interchange and Calumet Avenue as a major arterial in the City and for northwest Indiana.

It is also important to ensure that the Redevelopment Area allows for multimodal transportation that creates a pedestrian friendly environment. Development should reflect the scale and character for a major arterial street such as Calumet Avenue. Ensure that landscape guidelines are followed to increase the aesthetics of the Redevelopment Area as well as new office and commercial service sensitive to levee, flood plain, wetlands, adjacent 13-mile Little Calumet River Levee Trail.

Public and Institutional Development

The Public and Institutional Development land use activity type generally consists of those areas of the Redevelopment Area that have predominance for or preponderance of public community facility/utility improvements and institutional development or redevelopment to act as a buffer between conflicting land use types or categories. Public improvements and utilities should be developed to ensure the effective and efficient delivery of public services and utilities required of its business constituents. Public improvements must take in consideration and complement the existing 13-mile Little Calumet River Levee Trail to improve recreational access and opportunities along the Little Calumet River.

In general, existing public and institutional facilities should be well-maintained and repaired if necessary. If said facilities are determined to be inadequate or obsolete, the facilities should be prioritized for replacement or rehabilitated. Consideration should be given to area(s) designated as Public and Institutional Development in this Redevelopment Plan. The City and the Commission should be sensitive to the changing needs of the City and the future public service requirements considering future community and economic development. More detailed descriptions of all projects can be found in **APPENDIX A**.

I. Land Use Controls

These Land Use Controls and Building Requirements are designed to complement those controls and building requirements included in the existing plans of the City. If any portion, section, control or building requirement conflicts with the plans of the City, the Comprehensive Plan shall supercede this Redevelopment Plan's Land Use Controls and Building Requirements. The design and development guidelines presented below should be used to guide for future real property improvements and development efforts throughout the Redevelopment Area, including those to be undertaken by both the public and private sectors.

Redevelopment Area - Overall

- a. The Redevelopment Area should be viewed not as a separate and isolated redevelopment or redevelopment area, but should be fully integrated into the surrounding Hammond community with regard to a development's scale, size, architecture, and impacts to adjacent land uses.
- b. Improvement and development within the Redevelopment Area should respect Hammond's neighborhood development and the Little Calumet River corridor. However, land development must take into consideration the unique size and area of real property platting due to its location adjacent to the Little Calumet River, which may include (i) a re-subdivision of the Redevelopment Area to maximize efficient land use development or (ii) a commercial planned unit development structure such that buildings and structures are orientated to River Drive and the I-80/94 (Borman Expressway) corridor.
- c. Improvements should be made to improve accessibility within the Redevelopment Area and to other areas in the City that allows for more mobility and connectivity not only in the City but to other towns and cities as well.

- d. Public infrastructure improvements should be undertaken within the Redevelopment Area as required or eliminate those conditions and factors of areas needing redevelopment, including the repair of street surfaces, curbs and gutters, alleys, sidewalks, landscaping and public utilities. All existing streets should be properly maintained.
- e. If necessary, the consolidation of parcels and resubdivision should be undertaken in order to provide certain developments with the necessary land area to ensure development takes place.

Highway Commercial

- a. Land use activities considered for development and redevelopment should focus on specialized retail, business and professional service, restaurant, or office. Consideration should be given to development that complements current businesses.
- b. Specialized retail or professional office uses or services for City residents and the adjacent communities should be encouraged.
- c. Existing commercial buildings in poor condition should be rehabilitated; vacant and marginally used structures should be retrofitted and reused for new commercial tenants.
- d. Severely deteriorated and underutilized properties within the area should be redeveloped for compatible new commercial land use activities.
- e. New commercial construction should reflect the basis scale and character of the area. Building materials, colors, roof forms, proportions, ornamentation and fenestration (the design and placement of windows on a building) should also reflect the established building traditions within the community consistent with interstate highway best practices.
- f. The Redevelopment Area should be sensitive to its vehicle orientation. Safe convenient connections should be provided between the area and the adjacent residential neighborhood areas and Calumet Avenue.
- g. The Commission should work closely with the City and the State of Indiana to upgrade the image and appearance of the Redevelopment Area through distinctive street trees, ornamental light fixtures, paving materials, and “entryway” and gateway design features.

Public / Institutional Development

- a. In general, existing public and institutional facilities should be well-maintained and repaired if necessary as examples to the community of the City and the Commission’s commitment to the Redevelopment Area.
- b. The Commission should promote cooperation and interaction among the various local taxing units and organizations which provide facilities and service the community to establish partnerships to redevelop and/or rehabilitate existing institutional facilities that are underutilized to meet the social, educational, and cultural needs of the community.
- c. The City administration and the Commission should be sensitive to the changing needs of the City and the future public service requirements considering future community and economic development.

J. General Building Requirements – Design and Appearance

Architecture should be of special concern, specifically for commercial, public and institutional construction. The architecture of commercial buildings visible to the general public from rights-of-way shall also be of special concern. New commercial, public and institutional, and professional office development should be characterized by visual interest and high-quality design, construction materials and site amenities.

New commercial and public, and institutional buildings should reflect the basic scale and character similar to the community's other the I-80/94 (Borman Expressway) corridor land use activity types. Building materials, colors, roof forms, proportions, ornamentation and fenestration should reflect the established building traditions within the community. Other plans for the City should also be considered when following design guidelines for development and redevelopment.

Commercial

- Commercial development shall complement the architecture, adjacent land uses, building scale and size and overall character of the Redevelopment Area, the I-80/94 (Borman Expressway) corridor and the City.
- Commercial buildings and their primary entrances are encouraged to face the street. Primary building entrances on corners are encouraged for corner developments.
- Commercial developments shall consider on-site surface parking facilities to be located in the rear or the side of the building employing landscaping and visual screening from adjacent uses and primary streets. Shared parking should be used where feasible.
- Pedestrian access, public sidewalks, pathways, bike trails are encouraged to be developed within commercial areas to provide access within the development and to connect with adjacent uses.
- Service areas, loading areas, and/or the rear side of buildings should not front along Calumet. Service areas and loading areas should be screened and landscaped where feasible.
- Architectural design in the Redevelopment Area should use consistent materials, color, and design to create a harmonious unified commercial/retail center development consistent with the I-80/94 (Borman Expressway) corridor, including consideration of the Redevelopment Areas as an extension of the Calumet Avenue corridor.
- Traditional architectural design elements are encouraged.

Vehicular Access and Parking Facilities

- Shared Access Parking Agreements are encouraged where appropriate.
- The utilization of alternative paving materials or climate-sensitive designs minimizing asphalt parking lots to reduce the impact of urban heat islands should be considered for parking areas. (i.e. open grid paving, pervious paving, parking shade structures, increase landscaping islands, etc.)
- Parking Structure Design: Any parking structure is encouraged to be consistent in design with the building it serves, including architectural style and materials. No accessory parking structure is recommended to exceed the height of the building it serves.
- Gateway Access: Due to Calumet Avenue being one of the City's gateways from Interstate 80/94, any new development should consider the traffic coming from the Interstate at peak hours during the day.

Open Space, Landscape and Buffers

- Landscape buffers designed for the street edges and to emphasize the points of entry into the Redevelopment Area are recommended.
- Public improvements must take in consideration and complement the existing 13-mile Little Calumet River Levee Trail to improve recreational access and opportunities along the Little Calumet River.
- Sidewalks linking all commercial uses within the Redevelopment Area are encouraged.
- Accessible sidewalks within each development connecting to the perimeter path system as well as the internal path system shall be considered. Internal crosswalks within the development shall consider alternative paving materials such as decorative pavers.
- Service entrance and loading docks should consider a common area to mitigate the impacts and to mitigate the circulation of service vehicles.
- Overall continuity of pedestrian movements and active shopping, eating, and sitting areas should be encouraged. Landscape should provide shade in the pedestrian and parking areas.
- Use of native plants and trees are highly encouraged.
- Decorative and wrought iron fencing is encouraged along front and side yards of surface parking areas.
- A landscape plan is encouraged for all development in the Redevelopment Area.

Building Design Guidelines

- Buildings should relate to the I-80/94 (Borman Expressway) corridor height and proportions. Human scale massing and proportions should complement the buildings' functions and the design should be harmonious with adjoining developments.
- Developments should consider architectural features that appear as an integral part of the overall design, and building masses should be part of a strong design concept. Distinct masses should be visible in each elevation and each mass should be distinguished by vertical and horizontal offsets where functionally allowed.
- Building masses are encouraged to be simple in form and strong in geometry.
- Developments shall consider façade components that express human scale building design. Compositions that emphasize floor lines or express a rhythm/pattern of openings are encouraged.
- The use of multiple different materials to enhance visual interest as well as a mix of textured surfaces and matte finishes is desired. No one material should cover more than 60% of the façade of a building.
- Hipped, gable and shed roof forms are encouraged to create a variety in the skyline and building scale. Offsets or change of roof planes are recommended to provide visual relief. A mix of slope roof and flat roof forms are encouraged.
- Mechanical and electrical equipment shall be concealed in a method that the enclosure is an integral part of the total building design. Rooftop units shall be effectively screened from pedestrians.
- Loading, storage and trash areas shall be similarly enclosed or screened from public view.
- All outdoor enclosures shall be made of similar materials that are complementary in finish and color to the adjacent main building(s). New construction shall not cast shadows adversely on adjacent buildings.
- New construction shall be compatible materials, scale and design of the existing facilities.

Signage

- Building signage is encouraged to utilize materials used in the design of the building to integrate with the overall design. If land development is under a "Coordinated Development Plan" or "Unified Commercial Development Plan," the installation of one sign or tree sign is recommended and encouraged.
- Developments should consider signage that is compatible with respect to color, material and design of the building.
- Pole signs should be limited to zoning regulations. One sign or a tree sign to viewed above the sound barrier wall may be considered. Tree signs visible above the I-80/94 (Borman Expressway) corridor sound barrier wall similar to other City interchanges is recommended and encouraged.
- Billboards should be discouraged.
- Roof signage shall be prohibited.
- Signs should not overhang the building footprints or over the property line (within the public right-of-way) without appropriate approvals from the City.

Flood Plain / Little Calumet River Levee

- Land improvement, including grading, must consider current floodplain grades to ensure floodplain improvement to reduce potential flooding occurrences.
- Land development plans must provide deference to its impact on the Little Calumet River Levee under the jurisdiction of the Little Calumet River Basin Commission. Development shall not adversely affect the protective levee which affects the FEMA National Floodplain Hazard Layer mapping as well as required floodplain insurance ratings.

PART III

PROPOSED PROJECTS IN THE REDEVELOPMENT AREA

A. Project Recommendations and Estimated Costs

The Hammond Redevelopment Commission, in working with the administration of the City, city department heads and the Hammond Plan Commission, prepared a list of project and program recommendations including cost estimates for implementation in the Redevelopment Area over the next ten-year period (2024 through 2033). The recommended projects and programs developed to address the conditions of areas needing redevelopment in the Redevelopment Area and to overcome its causes to improve the overall quality of life for the City are included in **APPENDIX A: Project Recommendations and Estimated Costs**. The projects and programs include public infrastructure improvements and community or economic development programs intended to be catalysts to support additional private and public investment and development in the Redevelopment Area.

APPENDIX A includes the following information related to recommended projects and programs: (i) a title for each project or program recommendation; (ii) an annotated description of the project or program; (iii) a cost estimate to implement the action(s); and (iv) potential funding sources.

B. Property Acquisition Authority, Acquisition List and Estimated Costs

In accordance with IC 36-7-14-12.2, the Commission has the authority and power to:

1. Acquire by purchase, exchange, gift, grant, condemnation, or lease, or any combination of methods, any personal property or interest in real property needed for the redevelopment of areas needing redevelopment located within the corporate boundaries of the City;
2. Hold, use, sell (by conveyance by deed, land sale contract, or other instrument), exchange, lease, rent, or otherwise dispose of property acquired for use in the redevelopment of areas needing redevelopment on the terms and conditions that the Commission considers best for the City and its inhabitants;
3. Sell, lease, or grant interests in all or part of the real property acquired for redevelopment purposes to any other department of the City or to any other governmental agency for public ways, levees, sewerage, parks, playgrounds, schools, and other public purposes on any terms that may be agreed on;
4. Clear real property acquired for redevelopment purposes;
5. Repair and maintain structures acquired for redevelopment purposes; and
6. Remodel, rebuild, enlarge, or make major structural improvements on structures acquired for redevelopment purposes.

The Commission may acquire real property through those procedures outlined in IC 36-7-14-19 and upon the approval and adoption of a list of real property and interests in real property to be acquired.⁸

The Hammond Redevelopment Commission, in working with the administration of the City, city department heads and the Hammond Plan Commission prepared a list of real property to be considered for acquisition over the next ten-year period (2024 through 2033). The list of real property and interests in real property to be acquired was developed to clear real property and/or remodel, rebuild, enlarge, or make structural improvements to buildings within the Redevelopment Area to overcome the conditions of areas needing redevelopment to improve the overall quality of life for the City. The list documenting detailed data related to each parcel of real property is included in **APPENDIX B: List of Real Property and Interests in Real Property to be Acquired**. **APPENDIX B** also includes the following: Owner and Legal Description Research; Area and Assessed Value Research.

⁸ Reference: IC 36-7-14-19(b).

The list of real property to be considered for acquisition over the next ten-year period will serve as a guide to focus redevelopment and rehabilitation economic and community development initiatives over the next ten-year period and to act as catalyst to support private and public investment in the Redevelopment Area.

C. Eminent Domain Authority and Proceedings

In accordance with IC 36-7-14-20, if the Commission considers it necessary to acquire real property in the Redevelopment Area, as an area needing redevelopment, by its exercise of the power of eminent domain, the Commission shall adopt a resolution setting out their determination to exercise that power and directing its legal counsel to file a petition in the name of the unit on behalf of the department of redevelopment, in the Circuit or Superior Court of Lake County in which the property is situated.

Eminent domain proceedings under IC 36-7-14-20 are governed by IC 32-24 and other applicable statutory provisions for the exercise of the power of eminent domain. Property already devoted to a public use may be acquired under IC 36-7-14-20, but property belonging to the state or any political subdivision may not be acquired without its consent.

The Court having jurisdiction shall direct the Clerk of the Circuit Court to execute a deed conveying the title of real property acquired under IC 36-7-14-20 to the City for the use and benefit of the Hammond Redevelopment District.

D. Redevelopment Plan Budget

The Commission prepared a budget as its fiscal policy and plan to implement the Redevelopment Plan for the Redevelopment Area, specifically its projects and programs discussed in Section A and the property acquisition discussed in Section B, both further detailed in **APPENDIX A**. The Redevelopment Plan budget presents the revenues and other sources of resources needed to meet anticipated expenditures for those projects and programs listed and for property acquisition.

It is important to keep in mind that the budget presented herein is a dynamic fiscal plan and policy proposal for the accomplishment of projects and programs related to the Redevelopment Plan, including estimates of resources required, together with those sources of resources available. Revisions are anticipated to meet the demands and priorities of projects and programs initiated and implemented by the Commission over the ten-year period of the budget. City administrative policy, Commission priorities and market factors will all impact the budget.

PART IV

APPLICABILITY OF THE REDEVELOPMENT PLAN

A. Applicability of Land Use Objectives, Provisions and Requirements to Real Property Not on the Property Acquisition List

The Commission will make every effort to apply the land-use objectives, provisions and requirements stated herein to real property not to be acquired within the Redevelopment Area.

B. Initiation and Duration of the Land Use Provisions and Requirements

The land-use objectives, provisions and requirements stated in this Redevelopment Plan for the Redevelopment Area shall be in full force and effect for a period of ten years from the date of the Declaratory Resolution approval (December 19, 2023 – December 18, 2033) of this Redevelopment Plan for the Redevelopment Area.

The land-use objectives, provisions and requirements herein may be updated at the discretion and approval of the Commission prior to (December 18, 2033) and shall be in effect for a period of no longer than ten years from the date of approval.

C. Procedure for Modification of the Redevelopment Plan

This Redevelopment Plan for the Redevelopment Area may be modified at any time by resolution of the Hammond Redevelopment Commission. Modifications, or amendments to this Plan, must be carried out in accordance with IC 36-7-14 titled Redevelopment of Areas Needing Redevelopment, specifically Sections 15 and 17.5 of the State of Indiana.

D. Other State and Local Requirements

All provisions necessary to conform to State and local laws have been complied with during the preparation and development of this Redevelopment Plan for the Redevelopment Area. This Redevelopment Plan for the Redevelopment Area constitutes a redevelopment plan for the City, in accordance with IC 36-7-14 titled Redevelopment of Areas Needing Redevelopment, specifically IC 36-7-14-17 of the State of Indiana.

E. Statement of Substantial Benefits of the Redevelopment Plan

The Commission, by virtue of developing and preparing this Redevelopment Plan for the Redevelopment Area, substantiates that the elimination of areas needing redevelopment and its conditions in the Redevelopment Area will benefit the City in the following ways:

1. An increase in the assessed valuation of the City as well as other taxing units;
2. The development of vacant and underutilized properties in the Redevelopment Area;
3. The redevelopment of commercial structures to include the rehabilitation of existing architecturally significant buildings and new commercial development to complement I-80/94 (Borman Expressway) corridor land development;
4. The redevelopment and investment in open-space recreational areas to enhance the City's recreational opportunities; and
5. The improvement in the quality of life for residents of the Redevelopment Area and the City.

F. Plan Conformity to Other Plans for the City

As part of the development and preparation of this Redevelopment Plan, the Consultant has reviewed the current Zoning Ordinance for Hammond, Indiana, Comprehensive Plan, and met with City officials to apply accepted land use development policies and recommendations and land use regulations and standards whenever necessary to insure Plan conformity and compliance.

The Hammond Zoning Ordinance provided information and guidelines related to this Plan, more specifically: zoning, intended purposes, permitted uses and other conditions. Overall, the Zoning Ordinances lays out the zoning for the area that allows the development and management of specific land uses for the Redevelopment Area.

Other information, more specifically goals and objectives, were gathered from the Northwest Indiana Regional Planning Commission's (NIRPC) 2050 Plan for economic growth in Northwest Indiana.

There may be instances whereby a development proposal to the Commission may not be in compliance with official plans for the City nor complement adjacent land use activities. In such instances, proposals to the Commission shall be considered on a case-by-case basis to insure procedural compliance and conformance with other official plans for the City. It is recommended that the Commission work closely with the City to review individual projects for the necessary final land use approvals prior to actual development in the Redevelopment Area.

PART V

RECORDING THE DOCUMENT AND DISSEMINATION

A. Office of the Lake County Recorder

In accordance with IC 36-7-14-17(d), after considering the evidence presented, the Commission shall take final action determining the public utility and benefit of a redevelopment plan, confirming, modifying and confirming, or rescinding the declaratory resolution.

Upon final action on this Redevelopment Plan, the Commission will record the confirming resolution with the Office of the Lake County Recorder as dated and record number stamped "Document on File." In addition, the Commission will record the confirming resolution with the minutes of the Commission at which the resolution is adopted and approved for the public permanent record. This Redevelopment Plan as recorded in accordance with 17.5(g) is final and conclusive.

B. Office of the Lake County Auditor

Once adopted, the Commission will provide a copy of the Redevelopment Plan for the River North Subarea Expansion Area to the Lake County Auditor.

C. Dissemination of the Document

In accordance with IC 36-7-14-17(b), a copy of the notice of the hearing with respect to a confirmatory resolution was filed in the offices of the City's plan commission, board of zoning appeals, works board, park board, and building commissioner, and any other departments, bodies, or officers of the unit having to do with unit planning, variances from zoning ordinances, land use or the issuance of building permits.

The Commission will forward copies of the recorded document upon approval of a confirming resolution, which shall include the date and record number stamp on the cover, to individuals and entities that play a prominent role in planning and the community and economic development of the Redevelopment Area.

D. Public Availability of the Document

Upon adoption of this Redevelopment Plan by the Commission as an official redevelopment planning policy for the City and the Hammond Redevelopment Commission, the City will have copies available to the public for review and purchase upon request in the Office of the Redevelopment Department located in Hammond City Hall at 5925 Calumet Avenue, Hammond, Indiana, 46320.

For further information related to this Redevelopment Plan, the public may contact the following City representative during the regular business hours (8:30 a.m. and 4:30 p.m. - Monday through Friday, except holidays):

Name of Representative
Anne Taylor,
Executive Director

Telephone Number
219-853-6508, Extension 8

**HAMMOND, INDIANA
HAMMOND REDEVELOPMENT COMMISSION**

2023 Amendment to the Redevelopment Plan For the Gateways Redevelopment Area
(River North Subarea Expansion Area)

**APPENDIX A
PROJECT RECOMMENDATIONS AND COST ESTIMATES**

2023 Amendment to the Redevelopment Plan For the Gateways Redevelopment Area
(River North Subarea Expansion Area)

APPENDIX A

PROJECT RECOMMENDATIONS AND COST ESTIMATES

The Hammond Redevelopment Commission, in working with the administration of the City of Hammond has prepared the following list of project and program recommendations (the "Projects") and cost estimates for implementation in the Redevelopment Area. The following projects and programs were developed to address the conditions of blight in the Redevelopment Area, to ameliorate the area needing redevelopment and to overcome its causes to improve the overall quality of life for the City.

The Projects are public infrastructure improvements and community or economic development programs intended to be catalysts to support additional private and public investment and development in the Redevelopment Area.

The Commission has: (i) titled each Project; (ii) provided an annotated description of each; (iii) estimated its cost to implement the action(s).

Public Investment

Sewer line enhancements	\$ 750,000
Water line enhancements	750,000
Utility (telephone, cable, satellite, etc.) improvements	250,000
Streetscape enhancements (lighting, street furniture, signage, etc.)	750,000
Street Improvements and Widening	1,250,000
Land Acquisition	2,000,000
Demolition and land clearance	400,000
Surveying and recording	100,000
Environmental testing	50,000
Environmental and wetland remediation	250,000
Additional site preparation work	<u>1,000,000</u>
Sub-total of Public Investment:	\$ <u>5,550,000</u>

Private and Other Investment

Land Acquisition and Land Use Development	\$ <u>55,000,000</u>
Sub-total of Private and Other Investment:	\$ <u>55,000,000</u>

TOTAL INVESTMENT: REDEVELOPMENT PLAN BUDGET **\$ 62,550,000**

Ratio of Public to Private Investment:	\$ 1 : \$ 7.28
Percent of Public Investment:	12.1%
Percent of Private Investment:	87.9%

**HAMMOND, INDIANA
HAMMOND REDEVELOPMENT COMMISSION**

2023 Amendment to the Redevelopment Plan For the Gateways Redevelopment Area
(River North Subarea Expansion Area)

**APPENDIX B
LIST OF REAL PROPERTY AND INTERESTS IN REAL PROPERTY TO BE ACQUIRED**

2023 Amendment to the Redevelopment Plan For the Gateways Redevelopment Area
(River North Subarea Expansion Area)

APPENDIX B

LIST OF REAL PROPERTY AND INTERESTS IN REAL PROPERTY TO BE ACQUIRED

The Commission, in accordance with IC 36-7-14-12.2, has the authority and power to:

1. Acquire by purchase, exchange, gift, grant, condemnation, or lease or any combination of methods, any personal property or interest in real property needed for the redevelopment of "areas needing redevelopment" that are located within the corporate boundaries of the District;
2. Hold, use, sell (by conveyance by deed, land sale contract, or other instrument), exchange, lease, rent, or otherwise dispose of property acquired for use in the redevelopment of "areas needing redevelopment" on the terms and conditions that the Commission considers best for the District and its inhabitants;
3. Sell, lease, or grant interests in all or part of the real property acquired for redevelopment purposes to any other department of the City or to any other governmental agency for public ways, levees, sewerage, parks, playgrounds, schools, and other public purposes on any terms that may be agreed on;
4. Clear real property acquired for redevelopment purposes;
5. Repair and maintain structures acquired for redevelopment purposes; and
6. Remodel, rebuild, enlarge or make major structural improvements on structures acquired for redevelopment purposes.

The Commission may acquire real property through those procedures outlined in IC 36-7-14-19 and upon the approval and adoption of a list of real property and interests to be acquired¹. In adherence with Section 43 (a)(7) of the Act, the Commission may not use its power of eminent domain under Section 20 of the Act to carry out economic development and redevelopment activities in the Redevelopment Area as designated as an economic development area under Section 41 of the Act.

The Commission has prepared a list of real property to be considered for acquisition. The list of real property and interests in real property to be acquired has been developed to clear real property for public capital project and infrastructure investment and/or remodel, rebuild, enlarge, or make structural improvements to buildings within the Redevelopment Area for economic development and public purpose to improve the overall quality of life for the Redevelopment Area and the City.

¹ Reference IC 36-7-14-19(b).

APPENDIX B – LIST OF REAL PROPERTY AND INTERESTS IN REAL PROPERTY TO BE ACQUIRED

The Property Acquisition List provided herein shall serve as a guide to focus redevelopment and economic development initiatives over the next ten-year period from the date of approval of the declaratory resolution (December 19, 2023 – December 18, 2033) and shall act as a stimulus to and catalyst for private and public investment in the Redevelopment Area. Should the Commission find that additional acquisition of real property is necessary to reach the goals and objectives of this Plan for the Redevelopment Area or its implementation; the Commission may amend this Property Acquisition List in accordance with the Act to include property as provided below.

Redevelopment Plan for the Calumet Avenue Redevelopment Area: Property Acquisition List				
Real Property Key Number	Property Location Address	Owner (Most Current)	(Acres) Land Area	Estimated Cost: Acquisition
45-06-13-426-001.000-023	610 177 th St. Hammond, IN 46324	Indiana Land Trust Co.	3.04	\$ 668,800
45-06-13-426-002.000-023	626 177 th St. Hammond, IN 46324	National City Bank Tr 972	3.67	441,900
45-06-13-426-003.000-023	600 177 th St. Hammond, IN 46320	National City Bank Tr 972	6.88	896,800
TOTAL ESTIMATED COST				\$ 2,007,500

**HAMMOND, INDIANA
HAMMOND REDEVELOPMENT COMMISSION**

2023 Amendment to the Redevelopment Plan For the Gateways Redevelopment Area
(River North Subarea Expansion Area)

APPENDIX C

LIST OF REAL PROPERTY KEY NUMBERS IN THE REPDEVELOPMENT AREA

Parcel Number	Property Owner	Property Assessment Classification	Legal Description (Acres)	January 1, 2022 Net Assessed Valuation (Pay 2023 Taxes)
45-06-13-426-001.000-023	Indiana Land Trust Company Trust, Trust No 120903	(400) Commercial - Vacant land	Part E1/2 southeast lying north of the Little Calumet River & west of a line parallel to & 500.7 feet, west of east line of SE 1/4 Except the east 10 acres & except 50 x 90 feet parcel S.13 T.36 R.10. (3.04 acres)	\$ 668,800 (\$ 24,610.50)
45-06-13-426-002.000-023	National City Bank Trust, Trust 972	(499) Commercial Other structure	Part NE1/4 SE1/4 S.13 T.36 R.10 lying north of the Little Calumet River & south of 177 th Street. (3.67 acres)	\$ 441,900 (\$ 16,261.04)
45-06-13-426-003.000-023	National City Bank Trust, Trust 972	(499) Commercial Other structure	Part. NE 1/4 SE 1/4 S.13 T.36 R.10 & Part vacated. Blocks 6 & 8 Calumet Terrace Lying south of I-80/94. (6.88 acres)	\$ 896,800 (\$ 33,000.44)
45-06-13-426-004.000-023	Hammond Redevelopment Commission	(640) Exempt Municipality	Calumet Terrace, all Lots 8 to 15 & W 1/2 vacated alley adjacent Lot 15 & except east part of Lots 16 to 20 including & E1/2 vacated alley adjacent Lots 16 to 20 including Block 8. (1.20 acres)	\$ 0 (\$ 0.00)
45-06-13-426-005.000-023	Hammond Redevelopment Commission	(499) Commercial Other structure	Calumet Terrace Block 7, Lots 19, 20, 21, 22, 23 & 24. (0.21 acres)	\$ 0 (\$ 0.00)
45-06-13-426-006.000-023	Lake County Trust Company, Trust #1533	(400) Commercial - Vacant land	Part E1/2 of SE1/4 S.13 T.36 R.10 lying north of the Little Calumet River (50 x 90 feet). (0.10 Acres)	\$ 18,400 (\$ 677.08)



Thomas M. McDermott, Jr.
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF HAMMOND

BRIAN L. POLAND, AICP
Director of City Planning

December 20, 2023

Hammond City Council
City Hall
5925 Calumet Avenue
Hammond, IN 46320

RE: CP-23-09 Petition of the Hammond Redevelopment Commission for Review of Amending Declaratory Resolution 2023-19 of the Hammond Redevelopment Commission Regarding Amending the Gateway Redevelopment Area, Establishing the Boundaries and Allocation Area of the River North Subarea Expansion Area, and to Determine its Conformity with the Comprehensive Land Use Plan

Dear Council Members:

This is to certify that the Hammond Plan Commission on December 19, 2023 moved to send CP-23-09 Petition of the Hammond Redevelopment Commission for Review of Amending Declaratory Resolution 2023-19 of the Hammond Redevelopment Commission Regarding Amending the Gateway Redevelopment Area, Establishing the Boundaries and Allocation Area of the River North Subarea Expansion Area, and to Determine its Conformity with the Comprehensive Land Use Plan with a favorable recommendation.

Pursuant to IC 36-7-4-608 (f) (1), the Common Council is required to act on or before March 18, 2024.

Sincerely,

Shannon Morris-Smith
Secretary to the Plan Commission