

25R-04

PETITIONER: Hammond Plan Commission
SPONSOR(S): Councilman Barry Tyler, Jr.

RESOLUTION NO. RD4

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF HAMMOND, INDIANA APPROVING PLAN COMMISSION RESOLUTION NO. 2025-01 AS A WRITTEN ORDER AND FINDING OF FACT APPROVING REDEVELOPMENT COMMISSION RESOLUTION NO. 2024-17 AS A DECLARATORY RESOLUTION THAT DESIGNATED THE CITY HALL REDEVELOPMENT AREA AND APPROVED THE REDEVELOPMENT PLAN FOR THE GATEWAYS REDEVELOPMENT AREA, PURSUANT TO INDIANA CODE 36-7-14 AND THE ADMINISTRATIVE CODE 50 IAC 8

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 17, 2024 Resolution No. 2024-17 that (i) designated a certain area of the City as the City Hall Redevelopment Area (the "Redevelopment Area"), and (ii) approved a Redevelopment Plan for the City Hall Redevelopment Area (the "Redevelopment Plan"), and

WHEREAS, the Hammond Plan Commission (the "**Plan Commission**"), which is the duly designated and acting official planning body of the City on February 18, 2024 adopted Plan Commission Resolution No. 2025-01 which constituted its written order and finding of fact determining and approving Redevelopment Commission Resolution No. 2024-17 regarding the Redevelopment Plan which included Plan Commission technical modifications and determining its conformity with the plan of development (the Comprehensive Plan, as amended) for the City in accordance with Section 16(a) of the Act;

WHEREAS, the Plan Commission, on behalf of the Redevelopment Commission, submitted Plan Commission Resolution No. 2025-01 as its written order to the City's Common Council (the "**Common Council**") pursuant to Section 16(d) of the Act;

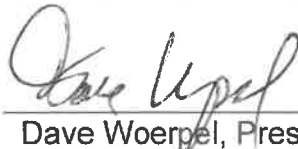
WHEREAS, the Common Council upon receipt of the Plan Commission's Resolution No. 2025-01 as its written order and finding of fact desires to: (i) take further action to consider said Plan Commission resolution pursuant to the Act regarding the Redevelopment Commission's Resolution No. 2024-17 that said Redevelopment Plan, including said Plan Commission technical modifications, 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 2025-01 as its written order and finding of fact and further determines that the Redevelopment Commission's Resolution No. 2024-17 and the Redevelopment Plan, including Plan Commission technical modifications, 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 2025-01, pursuant to Section 16(d)(2) of the Act.
3. The Plan Commission Resolution 2025-01 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**



Dave Woerpel, President
Common Council

ATTEST:



Robert J. Golec, City Clerk

PRESENTED BY ME, the undersigned City Clerk of the City of Hammond to the Mayor of said City for his approval on the 26th day of February, 2025.



Robert J. Golec, City Clerk

The foregoing Resolution No. R04 consisting of three (3) typewritten pages, including this any attachments, exhibits and appendices was Approved by the Mayor on 26th day of February, 2025.



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

Approved **PASSED** by the Common Council on the 24th day of February, 2025 and by the Mayor on the 26th day of February, 2025.



Robert J. Golec, City Clerk



Thomas M. McDermott, Jr.
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF HAMMOND

BRIAN L POLAND, AICP
Director of City Planning

PLAN COMMISSION RESOLUTION NO. 2025 - 01

**RESOLUTION OF THE CITY OF HAMMOND, INDIANA PLAN COMMISSION
APPROVING HAMMOND REDEVELOPMENT COMMISSION
RESOLUTION NO. 2024-17, A DECLARATORY RESOLUTION ESTABLISHING THE
CITY HALL REDEVELOPMENT AREA AND APPROVING A REDEVELOPMENT
PLAN FOR THE CITY HALL REDEVELOPMENT 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, Indiana (the "City"); and

WHEREAS, on December 17, 2024, the Hammond Redevelopment Commission (the "Redevelopment Commission") approved and adopted Declaratory Resolution No. 2024-17, approving the **Redevelopment Plan for the City Hall Redevelopment Area** (the "Redevelopment Plan"); and

WHEREAS, the Redevelopment Plan established provisions for land uses and development in order to foster new development that is in keeping with the goals and objectives of the Redevelopment Plan with due consideration to the general plans of development for City; and

WHEREAS, the Redevelopment Commission forwarded its approval of Declaratory Resolution No. 2024-17, including all exhibits, to the Plan Commission for review of compliance of the Redevelopment Plan with official plans of the City, pursuant to Indiana Code 36-7-14-16(a) and for recommendation of a Written Order approving, modifying, or disapproving the Declaratory Resolution and Redevelopment Plan; and

WHEREAS, the Plan Commission has reviewed the Redevelopment Plan for conformity with official plans of the City, in particular, the 1992 Comprehensive/Land Use Plan and the 2003 Zoning Ordinance and Maps, both as amended, and;

WHEREAS, the Plan Commission, after making the technical modifications, and reviewing said official plans, has determined that the Declaratory Resolution No. 2024-17 and the Redevelopment Plan, with the technical modifications, is in conformity with the official plans of the City pursuant to Indiana Code 36-7-14-16(a).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF HAMMOND PLAN COMMISSION, as follows:

1. The Plan Commission has reviewed and determined that Declaratory Resolution 2024-17 and the Redevelopment Plan for the City Hall Redevelopment Area with technical modifications dated February 18, 2025, as attached thereto EXHIBIT A, conform to the official plans of development for the City.
2. The Plan Commission, upon approval of the Redevelopment Plan with said technical modifications hereby approves the Declaratory Resolution 2024-17 and the Redevelopment Plan for the City Hall Redevelopment Area with technical modifications dated February 18, 2025 under this resolution PC 2025-01 constituting the Written Order of the Plan Commission approving said Redevelopment Plan with Plan Commission's technical modifications pursuant to IC 36-7-14-16(a).
3. The Plan Commission forwards said Written Order to the Common Council of the City of Hammond with a favorable recommendation.
4. The Secretary to the Plan Commission is hereby directed to file a copy of the Redevelopment Resolution 2024-17 and said Redevelopment Plan with the Plan Commission Technical Modifications dated February 18 2025 with the official files and minutes of this meeting.
5. This Resolution shall be in full force from and after its adoption by the Plan Commission of the City of Hammond, Indiana.

Adopted this 18th day of February, 2025.

**CITY OF HAMMOND, INDIANA
PLAN COMMISSION**



Dean Button
President of the Plan Commission

ATTEST:



Shannon Morris-Smith
Secretary to the Plan Commission

PLAN COMMISSION RESOLUTION NO. 2025 - 01

**RESOLUTION OF THE CITY OF HAMMOND, INDIANA PLAN COMMISSION
APPROVING HAMMOND REDEVELOPMENT COMMISSION
RESOLUTION NO. 2024-17, A DECLARATORY RESOLUTION ESTABLISHING THE
CITY HALL REDEVELOPMENT AREA AND APPROVING A REDEVELOPMENT
PLAN FOR THE CITY HALL REDEVELOPMENT AREA**

EXHIBIT A

Redevelopment Plan for the City Hall Redevelopment Area,
Including Technical Modifications
Dated February 18, 2025

HAMMOND, INDIANA
HAMMOND REDEVELOPMENT COMMISSION

RESOLUTION NO. 2024 - 17

RESOLUTION OF THE CITY OF HAMMOND REDEVELOPMENT COMMISSION AS A DECLARATORY RESOLUTION ESTABLISHING AND DESIGNATING THE CITY HALL REDEVELOPMENT AREA; APPROVING A REDEVELOPMENT PLAN FOR THE CITY HALL REDEVELOPMENT AREA AND DESIGNATING THE CITY HALL REDEVELOPMENT AREA AS THE CITY HALL ALLOCATION AREA FOR THE PURPOSE OF TAX INCREMENT FINANCING, ALL PURSUANT TO INDIANA CODE 36-7-14 AND THE INDIANA ADMINISTRATIVE CODE 50 IAC 8

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, pursuant to Section 15 of the Act the Commission investigated, studied and identified an area within the District along its Calumet Avenue corridor as an "area needing redevelopment" (as defined under Indiana Code 36-7-1-3) to determine the designation of a redevelopment project area, more specifically a redevelopment area for the purpose of land use redevelopment activities and public funds to ameliorate the conditions causing the area to be determined an "area needing redevelopment and to stimulate private investment;

WHEREAS, based upon the existing conditions, current land uses and potential for redevelopment, rehabilitation, and economic development activities to increase the assessed valuation and employment opportunities within the District and the City, the Commission has identified a certain area of the District along the Calumet Avenue corridor as an redevelopment area as result of anticipated economic development and private capital investment activities of tangible property, both real and personal property, by a property owner as presented to the Commission, the Department and the City administration;

WHEREAS, based upon the Commission's investigation, the Commission caused to be prepared the **Redevelopment Plan for the City Hall Redevelopment Area** as dated December 17, 2024 (the "**Redevelopment Plan**"), attached hereto as **EXHIBIT A**, consistent with the Act, such that the Commission must use the procedures provided for the establishment and declaration of redevelopment project area and must comply with the approval procedures under Sections 15 through 17.5 for approval;

WHEREAS, the Commission has studied the Redevelopment Area such that the Redevelopment Plan has been prepared to: (i) show plats, maps and descriptions identifying the redevelopment project area namely the **City Hall Redevelopment Area** (the "Redevelopment Area") for which a detailed boundary description and map is attached hereto as **EXHIBIT B**; (ii) list various parcels of property proposed to be acquired and the owners thereof; (iii) provide an estimate and budget to implement the Redevelopment Plan specific to projects and programs

intended to serve or benefit the Redevelopment Area; (iv) the location of various parcels of property, streets, alleys, and other features affecting the replatting, replanning, rezoning, or redevelopment of the Redevelopment Area and the parts of the Redevelopment Area that are to be devoted to public ways and other public purposes; and (v) provide other planning elements necessary to implement the Redevelopment Plan);

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 Redevelopment Plan;

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, pursuant to Sections 15-17.5 of the Act, the Commission now desires to initiate the formal statutory approval process by consideration of a declaratory resolution related to the Redevelopment Plan as it applies to the Redevelopment Area by (i) establishing and designating the Redevelopment Area boundaries; (ii) approving and adopting the Redevelopment Plan, (iii) designating the Redevelopment Area as an allocation area pursuant to Section 39 of the Act; and (iv) authorizing the use of tax increment revenues generated by the allocation area for qualified redevelopment, rehabilitation, and/or economic development activities intended to implement the Redevelopment Plan;

WHEREAS, there has been presented during this regular meeting of the Commission for consideration and approval of this resolution as the "Declaratory Resolution" and the Redevelopment Plan for the Redevelopment Area, including the provisions related to an allocation provision for the purpose of tax increment financing;

WHEREAS, the Commission upon presentation reviewed and considered the Redevelopment Plan for the Redevelopment Area in its entirety, including supporting data for designation as a redevelopment project 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 Redevelopment Plan for the City Hall Redevelopment Area dated December 17, 2024 as proposed by this Declaratory Resolution.
2. The Redevelopment Plan for the City Hall Redevelopment Area, attached hereto as EXHIBIT A, was submitted to the Commission prior this meeting for review.
3. The redevelopment project area, for which a detailed boundary description by metes and bounds and associated map(s) by subareas is attached hereto as EXHIBIT B, is designated as the **City Hall Redevelopment Area**.
4. Said **Redevelopment Plan for the City Hall Redevelopment Area** dated December 17, 2024 is designated and approved as a redevelopment project area plan, more specifically a redevelopment plan, pursuant to the Act, subject to the City's Plan Commission and Common Council approval as well as a Confirmatory Resolution of the Commission.

5. The implementation of the Redevelopment Plan for the City Hall Redevelopment Area may result in the demolition; selective demolition and/or reuse of dilapidated, deteriorated, substandard, vacant or incompatible structures in the City Hall 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 City Hall Redevelopment Area.
6. The Redevelopment Plan for the City Hall Redevelopment Area will complement significant public and private sector investment in the immediate and adjacent residential neighborhoods and surrounding the City Hall Redevelopment Area.
7. The Commission hereby finds that it will be of public utility and benefit to adopt the Redevelopment Plan for the City Hall Redevelopment Area and that the public health and welfare will be benefited by the Redevelopment Plan for the City Hall Redevelopment Area.
8. The Commission further finds and determines that the Redevelopment Plan for the City Hall Redevelopment Area is reasonable and appropriate as a redevelopment project plan for the purposes of the Act and has been prepared and developed with deference to official plans of the City, to be further determined by the City's Plan Commission and Common Council and.
9. Furthermore, all (100%) of the area within the City Hall Redevelopment Area is designated as an allocation area, (to be known as the **City Hall Allocation Area** (the "**Allocation Area**") for which said boundary description and map is contiguous with and the same area as the attached hereto as EXHIBIT B], pursuant to Section 39 of the Act for purposes of the allocation and distribution of property taxes on real property.
10. The Redevelopment Plan is determined to be the Commission's finding of fact, supported by evidence, that the adoption of an allocation provision will result in new property taxes in the Redevelopment Area, contiguous with the Allocation Area, that would not have been generated but for the approval and adoption of this allocation provision.
11. In the manner provided by Section 39 of the Act, 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 shall be allocated and distributed as follows:
 - a. Except as otherwise provided in Section 39 of the Act, the proceeds of taxes attributed to the lesser of: (a) the assessed value of property for the assessed date with respect to which the allocation and distribution is made, or (b) the base assessed value shall be allocated to and, when collected, paid in the funds of the respective taxing units.
 - b. The excess of the proceeds of the property taxes imposed for the assessment date with respect to which the allocation and distribution is made that are attributed to taxes imposed after being approved by the voters in a referendum or local public question conducted after April 30, 2010, not otherwise included in item (i) above shall be allocated to and, when collected, paid in the funds of the taxing unit for which the referendum or local public question was conducted.
 - c. The excess of proceeds (the "**Tax Increment Revenue**") of the property taxes imposed not included in items (i) and (ii) above for the assessment date with respect to which the allocation and distribution is made shall be allocated to the Commission and, when collected, paid into an separate and unique allocation fund established for the Allocation Area that may be utilized by the Commission for qualified purposes identified in Section 39(b)(4)(A) through (M) of the Act and that allocation funds may not be used for operating expenses of the Commission.
 - d. Except as otherwise provided in said Section 39 of the Act, 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 **City Hall Allocation Fund** (the "**Allocation Fund**") for said Allocation Area that may be used by the Redevelopment District and the Commission to do one or more redevelopment activities specified in Section 39(b)(4) of the Act..

- e. The allocation provision for the Allocation Area shall expire on the earlier of: (a) twenty-five (25) years from the date of issuance of debt secured from a pledge of allocated tax increment revenue distributed to the Commission, or (b) if debt is not secured from a pledge of tax increment revenue from the Allocation Area, 25-years from the date of adoption and approval this Declaratory Resolution (being December 17, 2049, and applicable to the January 1, 2048 assessment date for tax increment revenue distributions to occur for tax year payable 2049).
 - f. The **Base Assessment Date** of the Allocation Area shall be **January 1, 2024**.
- 12. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act.
 - 13. The secretary of the Commission is hereby directed to file a certified copy of this Declaratory Resolution with the minutes of this meeting.
 - 14. 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, Indiana Auditor in connection with the designation of the Allocation Area for the purposes of: (i) capturing assessed valuation as directed by the Commission under Section 39(b)(5) of the Act, (ii) calculating Tax Increment Revenue, and (iii) distributing said Tax Increment Revenue to the Redevelopment District and the Commission pursuant to Section 39 of the Act for the Allocation Area and this Declaratory Resolution.
 - 15. The Commission hereby directs the Commission staff to make all required filings related to the adoption and approval of this resolution with the Office of the Lake County, Indiana Recorder, the Office of the Lake County, Indiana Auditor and the DLGF in accordance and compliance with the Act and the Indiana Administrative Code's Article 8 titled Tax Increment Financing.
 - 16. The provisions of this Declaratory Resolution shall be subject in all respects to the Act and any amendments thereto.
 - 17. This Declaratory Resolution, together with any supporting data, shall be submitted to the City's 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 Declaratory Resolution is approved by the City's Plan Commission and the Common Council under Section 16 of the Act, this Declaratory 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 by confirmatory resolution.

ADOPTED AND APPROVED at a meeting of the Hammond Redevelopment Commission of the City of Hammond, Lake County, Indiana, held on **December 17, 2024**.

[See Signature Page]

SIGNATURE PAGE

ADOPTED AND APPROVED at a meeting of the Hammond Redevelopment Commission of the City of Hammond, Lake County, Indiana, held on **December 17, 2024**.

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

BY:



Tony Hauprich
President

ATTEST:

BY:



Tiffany Mosley-Shelton,
Secretary

EXHIBIT B

**Boundary Description and Subarea Maps:
City Hall Redevelopment Area**

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



Redevelopment Plan for the City Hall Redevelopment Area

December 17, 2024

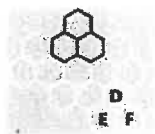
February 18, 2025: Plan Commission Modified for Technical Modifications

Prepared for the

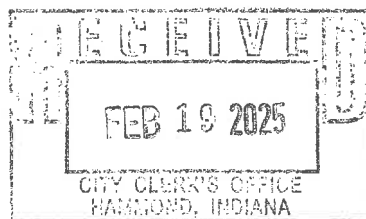
Hammond Redevelopment Commission Declaratory Resolution (December 17, 2024)
Hammond Plan Commission Approval of Writing Finding of Fact and Written Order (February 18, 2025)
City of Hammond Common Council Approval of Plan Commission Action (TBD)
Hammond Redevelopment Commission Public Hearing (TBD)
Hammond Redevelopment Commission Confirmatory Resolution (TBD)

Designated by the Hammond Redevelopment Commission:

Declaratory Resolution No. 2024 - 17, Dated December 17, 2024
Confirmatory Resolution No. 2025 - _____, Dated _____, 2025



Prepared by
Development Economic Finance Consulting LLC
Dan Botich, President + Sr. Economic Development Professional



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



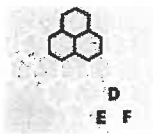
Redevelopment Plan for the City Hall Redevelopment Area

December 17, 2024

February 18, 2025: Plan Commission with Technical Modifications



Calumet Avenue Corridor
South from the IHB/NS Bridge at Fayette Street



Prepared by
Development Economic Finance Consulting LLC
Dan Botich, President + Sr. Economic Development Professional

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

**Redevelopment Plan for the
City Hall Redevelopment Area**

Acknowledgements

The Hammond Redevelopment Commission would like to recognize the following City of Hammond, Indiana commission, boards, City administration and staff that assisted in the development and preparation of this Redevelopment Plan for the City Hall Redevelopment Area.

Hammond Redevelopment Commission

Tony Hauprich, President
Greg Myricks, Vice-President
Tiffany Mosely-Shelton, Secretary
Dawn Tomich, Commissioner
Suzette Kubacki, Commissioner
Kelly Spencer, Non-voting School City of Hammond Liaison

Anne Taylor, Executive Director – Department of Planning and Development
David Westland, Esq., Westland & Bennett P.C., Commission Attorney

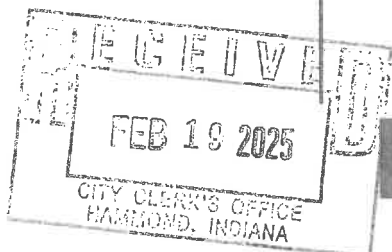
Hammond Plan Commission

Dean Button, City Engineer, President
William P Hutton, Vice-President
Daniel Spitale, Common Councilmember
Thomas Dabertin, Board of Public Works Representative, Commissioner
Marcus Taylor, Park Board Representative, Commissioner
Roger Brock, BZA Representative, Commissioner
Mike Dye, Commissioner
Tom Kazmierczak, Commissioner
Ronald Sims, Commissioner

Brian L. Poland, AICP, Director of City Planning – City Planning
Tom Novak, Assistant City Planner
Shannon Morris-Smith, Secretary to the Plan Commission
David Westland, Esq., Westland & Bennett P.C., Commission Attorney

Hammond Common Council

Dave Woerpel, 5th District Councilman & President
Alphonso Salinas III, 2nd District Councilman & Vice-President
Mark Kalwinski, 1st District Councilman
Barry Tyler, Jr., 3rd District Councilman
William Emerson, 4th District Councilman
Scott Rakos, 6th District Councilman
Katrina Alexander, Councilwoman-at-Large
Dan Spitale, Councilman-at-Large
Janet Venecz, Councilwoman-at-Large



City of Hammond, Indiana Redevelopment Commission
Hammond, Indiana



Acknowledgements

(Continued)

Influential and Development Support Participants

The Honorable Thomas M. McDermott, Mayor
Scott Miller, Chief-of Staff – Office of the Mayor
Kevin Smith, Esq., Corporation Counsel

Juan J. Moreno, Director – Mayor's Office of Economic Development
Melissa A Campbell, TIF Program Coordinator – Mayor's Office of Economic

Participation and input from everyone is appreciated and will only provide for a more implementable
Redevelopment Plan for the City Hall Redevelopment Area.

On behalf of the Hammond Redevelopment Commission, *THANK YOU!*



City of Hammond, Indiana Redevelopment Commission
Hammond, Indiana

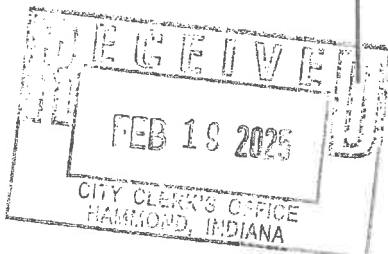


**CITY OF HAMMOND, INDIANA
HAMMOND REDEVELOPMENT COMMISSION**

**Redevelopment Plan for the
City Hall Redevelopment Area**

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City of Hammond, Indiana Redevelopment Commission
Hammond, Indiana



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

**Redevelopment Plan for the
City Hall Redevelopment Area**

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CITY OF HAMMOND, INDIANA
HAMMOND REDEVELOPMENT COMMISSION

Redevelopment Plan for the
City Hall Redevelopment Area

Introduction

It is the vision of the Hammond Redevelopment Commission to identify areas needing redevelopment in the Hammond Redevelopment District (being the City of Hammond, Indiana Corporate Boundaries) and to address its conditions and the causes, which includes the underutilization of land and the barriers to redevelopment and economic development.

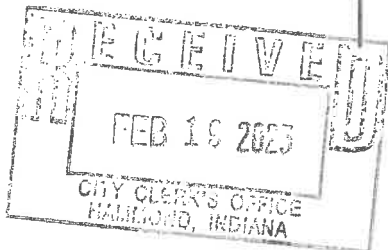
This vision requires a set of goals and objectives, which are formulated through study and analysis of the redevelopment district, identification of areas needing redevelopment, strategic planning, and interaction with policy makers and key stakeholders in the community to determine a redevelopment and economic development strategy to address these concerns.

The Hammond Redevelopment Commission (the "**Commission**") recognizes that pursuant to Indiana Code ("**IC**") 36-7-14 titled REDEVELOPMENT OF AREAS NEEDING REDEVELOPMENT GENERALLY; REDEVELOPMENT COMMISSIONS (the "**Act**") "areas needing redevelopment" as defined in IC 36-7-1-3 are a threat to the stability and vitality of the City of Hammond, Lake County, Indiana (the "**City**") and its long-term economic viability. The Commission further recognizes that there are certain areas in the City that are areas needing redevelopment that cannot be developed through the typical regulatory governmental processes or the ordinary operations of private enterprise without public intervention to stimulate private investment, redevelopment, rehabilitation, and economic development.

Section 15 of the Act requires that when the Commission finds that an area in a redevelopment district under its jurisdiction, the Hammond Redevelopment District (the "**Redevelopment District**"), is an "area needing redevelopment" to an extent that cannot be corrected by regulatory processes or the ordinary operations of private enterprise and investment without resort to the Act and that the public health and welfare will be benefited by the acquisition and redevelopment of the area, the Commission shall cause the following to be prepared:

- Maps and plats, showing the boundaries of the redevelopment project area;
- An Acquisition List of owners of the various parcels of real property proposed to be acquired for redevelopment of the area; and
- An estimate of the cost of acquisition and redevelopment activities.

This redevelopment project plan is the Commission's continued efforts to apply its vision and mission to address redevelopment of the Redevelopment District to provide for City redevelopment and economic development initiatives and programs to overcome the causes leading to an area needing redevelopment and to improve the quality of life for the City overall.



Statements of Intent and Purpose

This redevelopment project plan represents the City's and the Commission's commitment to implementing a well-defined, dynamic and implementable strategy for redevelopment and economic development in highly visible commercial corridor and adjacent supporting light industrial areas which includes job creation, economic diversity and improvement to the overall quality of life. It is intended to be a redevelopment and economic development roadmap and guide, a mechanism to coordinate the efforts of a public and private partnership – individuals, government, local organizations and private industry as key stakeholders concerned with redevelopment and economic development - for the next 10- to 20-years as it anticipates its 150th sesquicentennial celebration in 2034.

As with other exercises in redevelopment planning, it is the purpose of the Commission to coordinate a plan for area needing redevelopment with the intent and purpose to form a whole greater than the sum of its parts. To effectuate this strategy, the City through its Redevelopment Commission invokes its rights, powers, privileges, and immunities exercisable in an "area needing redevelopment" to promote redevelopment and economic development in accordance with the Act.

Therefore, the City through the Commission has prepared this Redevelopment Plan (the "Plan") for the City Hall Redevelopment Area (the "Area") to meet the statutory requirements of the Act for an area needing redevelopment. The Commission has identified and documented its goals and objectives for the Area, prepared maps and a list of properties to be acquired, and developed an estimate of the cost of redevelopment of the Area.

The Commission, working with the City, its administration, boards, commissions and departments, has undertaken redevelopment planning initiatives to consider pragmatic yet practical redevelopment and economic development opportunities both within and adjacent to the Area to overcome those factors impacting the future redevelopment (and replanning) of the Area.

It is the purpose of this Plan to: (i) strategically broaden and improve the quality of land use development and redevelopment of the Area; (ii) provide for local and limited comparison shopping, (iii) ameliorate commercial or light-industrial land uses that are deleterious to the Area or of a substandard condition; and (vi) ameliorate residential land uses within the Area and negative impacts of existing and future development on adjacent residential areas. In addition, redevelopment of the Area must complement and be sensitive to the Area's current governmental, educational and institutional land uses, market conditions and influences, its topography, and pedestrian/bike path recreational trails and open space opportunities, including any environmental issues of past land uses in the Area.

state-ment (stāt'mēnt) n.
1. The act of stating or declaring. 2. Something stated; a declaration; an account.

in-tent (in-tēnt') n. 1. That which is intended; aim; purpose. 2. The state of mind operative at the time of an action. 3. a. Meaning; purport. b. connotation.

pur-pose (pûr'pēs) n. 1. The object toward which one strives or for which something exists; goal; aim. 2. A result or effect that is intended or desired; intention. 3. Determination; resolution. 4. The matter at hand; point at issue.

SOURCE:
The American Heritage Dictionary
of the English Language –
New College Edition



This Plan, in accordance with I.C. 36-7-14-2, declares that the clearance, replanning, and redevelopment of an area needing redevelopment under the Act are public uses and purposes for which public money may be spent and private property may be acquired with the Area to best serve the social and economic interests of the City and its inhabitants. This Plan is designed and intended to:

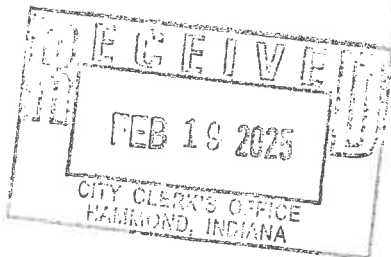
- Eliminate the conditions and factors identified within the Area as defined under I.C. 36-7-1-3¹;
- Promote significant opportunities for the gainful employment of citizens of the City, northwest Indiana and the state of Indiana;
- Attract and retain permanent jobs;
- Retain in or expand existing significant business enterprise to the City;
- Attract major new business enterprise of the City;
- Provide for local public improvements in the Area to eliminate and ameliorate those conditions that lead to or are incentive to areas needing redevelopment;
- Remove and ameliorate conditions and factors that lower the value of the land in the Area below that of nearby land;
- Resolve problems associated with multiple ownership of land;
- Increase the real property tax base (assessed valuation) of the Area and the City; and
- Improve the diversity of the economic base of the City.

Furthermore, it is the purpose of this Plan to:

- Benefit the public health, safety, morals and welfare of the citizens of the City;
- Increase the economic well-being of the Redevelopment District, the City, Lake County and the state of Indiana; and
- Serve to protect and increase property values in the Redevelopment District, the City, Lake County and the state of Indiana.

Projects in an area needing redevelopment may be defined as projects, programs, strategies and/or processes that will or have the potential to add incremental tax base (assessed valuation) and disposable income to the local economy over a stable period of time by: (i) ameliorating and eliminating the conditions and factors identified within the Area as defined under I.C. 36-7-1-3²; (ii) encouraging replanning, redevelopment and economic development, (iii) increasing the existing

¹ IC 36-7-1-3 "Area needing redevelopment" means an area in which normal development and occupancy are undesirable or impossible because of any of the following: lack of development; cessation of growth; deteriorated or deteriorating improvements; environmental contamination; character of occupancy; age; obsolescence; substandard buildings; or other factors that impair values or prevent a normal use or development of property. [As added by Acts 1981, P.L.309, SEC.3. Amended by P.L.185-2005, SEC.4; P.L.221-2007, SEC.27.]



tax base (assessed valuation), and (iv) increasing opportunities for citizens to improve their disposable income through retained or new employment. These types of public improvements are necessary to: (i) stimulate and market new private investment in the Area; (ii) add to the tax base (assessed valuation) and/or disposable income, (iii) benefit the general welfare, health and safety of all citizens of the City, and (vi) initiate and implement public projects that otherwise cannot be financed through the Commission without authority within the Act.

The Commission is committed to implementing this Plan and other necessary actions, as empowered by Section 11 of the Act, more specifically, to promote land use in the manner that best serves the interests of the City and its citizens, and by Section 12.2 of the Act which details the powers of the Commission to overcome and combat those conditions and factors that caused the Commission to make a determination that the Area is an "area needing redevelopment."

This Plan is intended to be a dynamic document that responds to the current economic development and market conditions influencing City redevelopment, rehabilitation, development and economic development. As with any economic development effort, it is recommended that this Plan be reviewed and updated on a regular basis for economic and market-based fluctuations to identify new or revised goals and objectives to meet the changing dynamics of local and regional economic development conditions and to revise any anticipated Plan budgetary considerations, all consistent with mission of the Commission for the Redevelopment District to benefit the public health and welfare and the quality of life for all.

Commission Authority

The City's Department of Redevelopment (the "Department") and the Commission were established pursuant to the Act by Ordinance No. 3299 passed and adopted by the City's Common Council on August 29, 1960 as codified under §34.075 of the Hammond, Indiana Code of Ordinances. All territory within the corporate boundaries of the City is also a special taxing district for the purpose of levying special benefits taxes for redevelopment and economic development purposes consistent with the Act.

This Plan has been prepared pursuant to Section 15 of the Act for the purpose of designating the Area and Section 39 of the Act (also including compliance with the Indiana Administrative Code pursuant to 50 IAC 8-2-2) for the purpose of designating the Area as an allocation area to utilize tax increment revenue for qualified expenditures².

² Reference Indiana Code 36-7-14-39(b)(2) and Indiana Administrative Code 50 IAC 8-2-13 titled Tax Increment; Use. Additionally, reference I.C. 37-7-25-3(a) for Commission financed projects, improvements and purposes that are not located in the Area but directly serve or benefit the Area.



Mission of the Plan

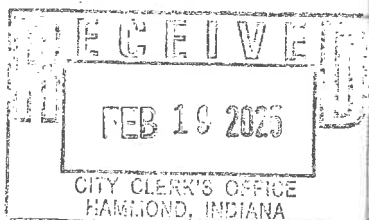
The Commission, with the assistance of the Executive Director, the Director of City Planning, the Mayor's Office of Economic Development and the Office of the Mayor, including City administrative staff, worked closely during the preparation of this Plan. This voluntary collaboration is designed to determine planning, replanning, redevelopment and economic development strategies for those areas identified as redevelopment project areas (more specifically: (i) redevelopment areas, (ii) economic development areas, or (iii) urban renewal areas) for the purposes of ameliorating or eliminating those conditions and factors which prevent normal use or redevelopment and occupancy (*see Footnote 3*).

This Plan for the Area as a redevelopment project area plan and as the implementation of a redevelopment strategy has been prepared in response to economic development and land redevelopment opportunities made available to or considered by the City and/or the Commission to implement its mission for the Redevelopment District to benefit the public health and welfare.

It is the mission of the Commission to:

- Identify certain areas needing redevelopment and to address those conditions and factors associated with and the causes and condition(s), which includes the underutilization of land and the barriers to development or redevelopment.
- Identify certain areas whereby redevelopment and economic development will: (1) promote significant opportunities for the gainful employment of its citizens; (2) attract a major new business enterprise to a redevelopment project area; (3) retain or expand a significant business enterprise existing in the City; and (4) provide for the planning, replanning, development, and redevelopment of economic development areas such that these activities will: (a) benefit the public health, safety, morals and welfare; (b) increase the economic well-being of the City, Lake County and the state of Indiana; and (c) serve to protect and increase property values in the City, Lake County and the state of Indiana.

This mission empowers the Commission to prepare redevelopment and economic development plans to document a set of goals and objectives, which are formulated through study of the Redevelopment District or a geographical area, identification of areas needing redevelopment or economic development opportunity, strategic planning, and interaction with community development and planning personnel.



As a result, it is the responsibility of the Commission to protect the social and public welfare of the City, Lake County and state of Indiana residents whose lives are enhanced by Commission redevelopment and economic development projects and programs to stimulate private investment, job creation and retention through business attraction and retention and economic diversity.

The Commission recognizes that there are certain primary commercial corridors and adjacent light industrial areas along major arterial within the City for which redevelopment and economic development opportunities may be presented to the City and the Commission. These primary commercial corridors are critical to the City's ability to provide retail, personal services, institutional support, governmental services and education facilities. These opportunities along these major arterial corridors have the potential to stimulate private investment and economic development to benefit the public health and welfare in the Area as measured by the attraction of permanent jobs; an increase in the property tax base; the diversification of the City's economic base, and the amelioration of market leakage to other communities or primary commercial market areas.

The Commission therefore finds that the clearance, planning, replanning, redevelopment and economic development of the Area are public uses and purposes for which public money may be spent and private property may be acquired.³ The Commission further finds that it shall afford, to the extent feasible under the Act, the maximum opportunity for the rehabilitation, redevelopment and economic development of the Area by private development.⁴ However, the Commission will take the necessary action to ameliorate and eliminate the conditions and factors identified within the Area as defined under I.C. 36-7-1-3 in order to implement this Plan in a timely and reasonable period upon the availability of Commission funding and project financing.

The Commission furthermore finds that the planning, replanning, development and redevelopment of the Area in compliance with the Act is a public use and public purpose⁵ for which public money may be spent and private property may be acquired⁶ for which appreciable benefits will be provided to the City, Lake County and the state of Indiana, but not limited to, new jobs and increased municipal and state tax revenues.

³ Reference Indiana Code 36-7-14, more specifically Section 2(a).

⁴ Reference Indiana Code 36-7-14, more specifically Section 2(b).

⁵ Promoting economic development is a traditional and long accepted governmental function, and there is no principled way of distinguishing it from the other public purposes, as recognized by the United States Supreme Court. See, e.g., *Berman*, 348 U. S., at 24.

⁶ Reference Indiana Code 36-7-14, more specifically Section 2.5(c) and Section 12.2(1) and (13), all pursuant and in accordance with Section 20.



Goals and Objectives of the Plan

Goals are long-term accomplishments the Commission desires to attain. It is the goal of this Plan to address the causes and conditions and factors associated with an area needing redevelopment as well as the underutilization of land and the barriers to its redevelopment and economic development. Planning requires a set of goals and objectives, which are formulated through study and analysis of the Area, identification of areas needing redevelopment, strategic planning, and interaction with the Commission, the Hammond Plan Commission, City administration and key policy makers.

Foremost, it is the goal of this Plan to facilitate and encourage redevelopment, economic development and reinvestment in the Area consistent with the City's plan for development⁷ and the current zoning classifications⁸ for the City's primary commercial corridors which are highly prominent and visible, among them the Calumet Avenue commercial corridor contemplated by this Plan— including adjacent and supportive existing light-industrial and warehouse areas - which serves as a major north and south arterial connecting the City to regional municipalities and the Chicago metropolitan area. As a result of conditions and factors that impair property values or prevent a normal use or development of property¹, the Area has not experienced its development potential and redevelopment opportunities to meet current market needs – for which the Commission has prepared this Plan to stimulate private investment and economic development.

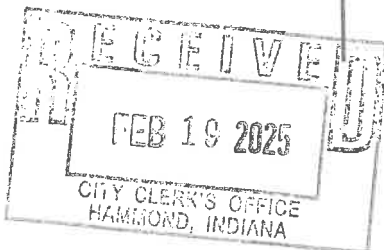
Additional goals identified as part of this Plan include:

- Establishment a redevelopment strategy addressing the causes and conditions and factors that impair property values or prevent a normal use or development of property¹ in the Area;
- Establishment of a land use plan for the Area consistent with the plan of development for the City⁹ which also provides for flexibility in future proposed land use development opportunities presented to the Commission and the City based upon new development trends and needs of the City;

⁷ The City's Comprehensive Land Use Plan was adopted in 1992. In 2001, the Hessville Neighborhood Plan was adopted, followed by the North Hammond Neighborhood Plan's adoption in 2003. These documents are available at the Public Library or for purchase at the Department of City Planning.

⁸ Reference the City's Zoning Ordinance and its associated Zoning Map define the specific categories or districts where residential, commercial, industrial and other types of land uses are allowed to be located. The document provides the details of what can be developed in the particular districts and how it can be developed. The Zoning Ordinance also defines the developmental procedures for a particular land use or developmental consideration. The current Zoning Ordinance (Ordinance #8514) became effective on October 21, 2003 and has been amended periodically.

⁹ City of Hammond, Indiana Redevelopment Commission
Hammond, Indiana



- Establish general patterns of land use activities within the Area that are an arrangement of complementary uses to increase efficiency or operations, and economic relationships based upon form, land use density and zoning implementation.
- Development of a set of general building, site and landscape design standards for the Area that are voluntary yet recommended minimum requirements that will provide for consistent and complementary yet unique development of the Area.
- Integration of the City's municipal services (City Hall initiatives) into the Plan to utilize available public financial resources to supplement the implementation of the Plan.
- Creation of a pro-business and aesthetically friendly environment within the Area which will contribute to the health, safety and general welfare of the City and enhance the value of properties in the Area, areas adjacent to the Area and the City overall;
- Provision for redevelopment and economic development initiatives and programs to ameliorate, eliminate and overcome the causes and conditions and factors that impair property values or prevent a normal use or development of property¹ in the Area;
- Implementation of projects and programs developed to address the causes and conditions and factors that impair property values or prevent a normal use or development of property¹ in the Area;
- Facilitation and encouragement of reinvestment and redevelopment in the Area conducive to attracting quality private investment that sets the standard and the trends for healthy growth that will serve local, regional and transient consumers; and
- Improvement of the quality of life through the implementation of redevelopment and economic development opportunities presented to the City for the Area.

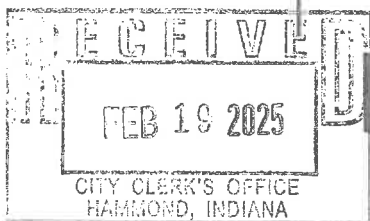
Objectives are specific statements detailing how to achieve the Commission's goals for the Area. The following objectives of this Plan have been established to guide the redevelopment and replanning of the Area.

- Ameliorate for the purpose of eliminating substandard, dilapidated and obsolete buildings and structures; the conditions and factors that impair property values or prevent a normal use or development of property¹ in the Area and its influences; and environmental deficiencies which detract from the functional unity as well as prevent the recurrence of such conditions and factors.
- Strengthen the Calumet Avenue commercial corridor that serves adjacent neighborhoods, City's residents, and outside or transient consumers as a general commercial service center and business corridor



of the City and the Calumet region, complementary to the scale, character, and the high level of traffic (average daily traffic) on these major arterial roads in the City.

- Redevelop, improve and strengthen light-industrial areas adjacent to and serving the Calumet Avenue commercial corridor within the Area as general centers for light-industrial, warehousing, research and development, logistical distribution, and information technology land use developments such that the Area is conducive to private investment and consistent with development standards throughout the City.
- Address any floodplain and stormwater flooding issues in the Area, but more specifically related to light-industrial areas to facilitate private investment.
- Assemble land into parcels which are functionally adaptable with respect to shape and size for disposition and redevelopment in accordance with contemporary land-development needs and standards.
- Achieve community redevelopment and economic development initiatives which are integrated both functionally and aesthetically with existing land uses and developments anticipated and intended to continue to exist in the Area.
- Enhance and protect sensitive areas (such as the Grand Calumet River), wetlands, recreational trails (Erie Lackawanna Trail) and parklands (Dr. Martin Luther King Park) within the Area or which benefit, serve or impact the overall redevelopment and economic development potential of the Area.
- Improve the appearance of structures and buildings, rights-of-ways, and open spaces, as well as encourage high standards of development design, improving the aesthetic appearance of the Area.
- Encourage diversification of commercial employment opportunities within the Area.
- Provide for the orderly physical (land use) and economic growth of the Area through closely monitored redevelopment projects and programs and land use development potential oversight.
- Provide safe, efficient and attractive circulation systems which minimize conflicts between different forms of traffic such as pedestrians, bike paths, automobiles, transit, railroads and service vehicles within the Area.
- Provide safe, efficient, and attractive vehicular access to businesses within the Area and between industrial and recreational districts adjacent to the Area.
- Use land use design and development concepts to integrate walkability, accessibility, and interaction with the adjacent neighborhoods in the design and planning of commercial development, where practicable.



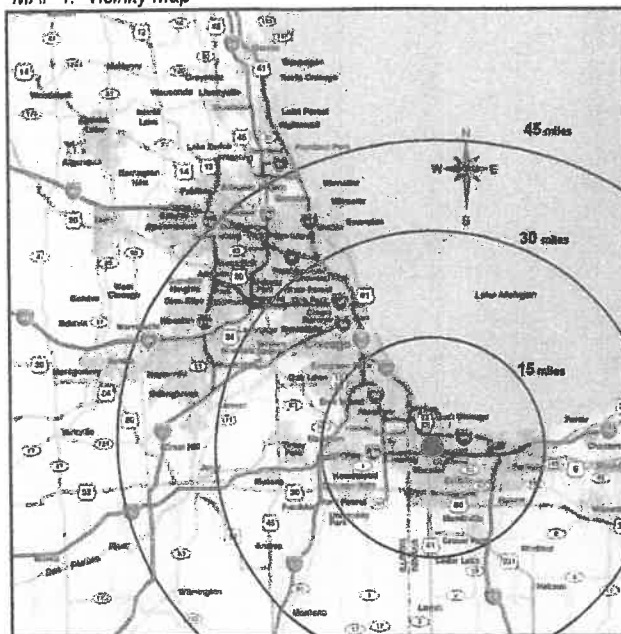
- Maintain and enhance efforts for employment retention and facilitate the expansion and development plans of local commercial businesses in compliance with the Official Comprehensive Plan for the City, economic development initiatives of the City, this Plan for the Area, and other official plans or economic development strategies for the City.
- Minimize the negative impacts of existing land uses on the Area and on adjacent or non-complementary land uses.
- Establish special design and development standards to ensure that new or expanded commercial or light-industrial development complements the architecture, adjacent land uses, building scale and size, and overall character of the Area, a sub-area of the Calumet Avenue corridor and the City.
- Encourage private investment in the Area to the extent feasible under the Act and when within the goals and objectives of the Commission and the City for the Redevelopment District and the Area.
- Implementation of this Plan as a catalyst for future private investment (redevelopment, rehabilitation or development) in adjacent residential neighborhoods not only in the Area along Calumet Avenue in the Area, but also, Columbia Avenue and the Hohman Avenue corridors resulting in increased investment in the Area and the City, increases in the City's tax base (assessed valuation) and the creation of new employment opportunities for City and regional area residents.

These goals and objectives have been developed to guide the Commission, the City administration, and policy makers in redevelopment and economic development activities, investment and consideration of land use opportunities presented or contemplated for the Area.

Community Setting

The City is a mature, nearly land-locked and essentially built out community with a population of approximately 77,879⁹ 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 area¹⁰ located

MAP 1: Vicinity Map



⁹ Source: 2020 Census, U.S. Census Bureau.

¹⁰ Source: 2020 Census, U.S. Census Bureau. Indiana by Place—GCT-PH1. Population, House Unit, Area.



on the Indiana/Illinois border and approximately 29 miles from the downtown Chicago "Loop". Reference **Map 1**: Vicinity Map. The City of Whiting (population 4,449¹¹) is located immediately east; the City of East Chicago (population 26,370¹²) 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 of the Northern Indiana Commuter Transportation District ("NICDT") also has a station located in the City that allows for commuting to Chicago and South Bend. The West Lake Corridor Project as a southern branch extension of the South Shore Line route is intended to reach high-growth areas in Lake County, Indiana. This line expands NICDT's service coverage, improve mobility and accessibility, and stimulate local job creation and economic development opportunities for Lake County.

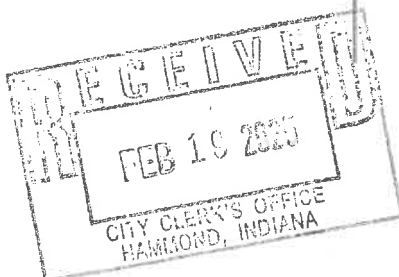
The West Lake Corridor commuter spur extending from the City's Gateway Station on Gostlin Street west of Hohman Avenue to the Town of Dyer at the Munster/Dyer Main Street Station will provide additional access to the Chicago Metropolitan Area. Reference **Map 2**: Community Setting.

MAP 2: Community Setting



¹¹ Source: 2020 Census, U.S. Census Bureau.

¹² Source: 2020 Census, U.S. Census Bureau.



Redevelopment Area General Boundaries and Assessment – Tax Data

Due to the linear length, size and irregularity of the City Hall Redevelopment Area's shape along the Calumet Avenue corridor in the City, below is a general description and map of the Redevelopment Area for locational purposes within the City. A detailed boundary description by metes and bounds and associated maps may be references under **APPENDIX A** attached hereto this Plan.

The general boundaries of the Area along the Calumet Avenue corridor are:

- **150th Street on the north** along the Indiana Harbor Belt (IHB) rail corridor as the northern boundary.
- **165th Street alley right-of-way on the south** but not including the 165th Street frontage commercial uses but tangential to the Gateways Redevelopment Area – Calumet Avenue Subarea Expansion Area as designated on October 20, 2015 (Resolution No. 07-2015).
- **On the east**, generally the real property parcels fronting Calumet Avenue corridor right-of-way. The Area is tangential to the designated East Hammond Urban Area (URA) on the east from Highland Street to Kenwood Street.
- **On the west**, generally the real property parcels fronting Calumet Avenue corridor right-of-way. The Area is tangential to the following designated redevelopment project areas on the west:
 - The Downtown Urban Renewal Area (URA) No. 1 from Willow Court to Kane Street.
 - Jacob's Square Redevelopment Area from Fayette Street to Carroll Street.

The Area generally consists of 150 acres (0.24 square miles) of real property, which includes the internal rights-of-way. Reference **Map 3**: General Area Map Boundary. The Area is within the City's Council Districts 2 and 3.

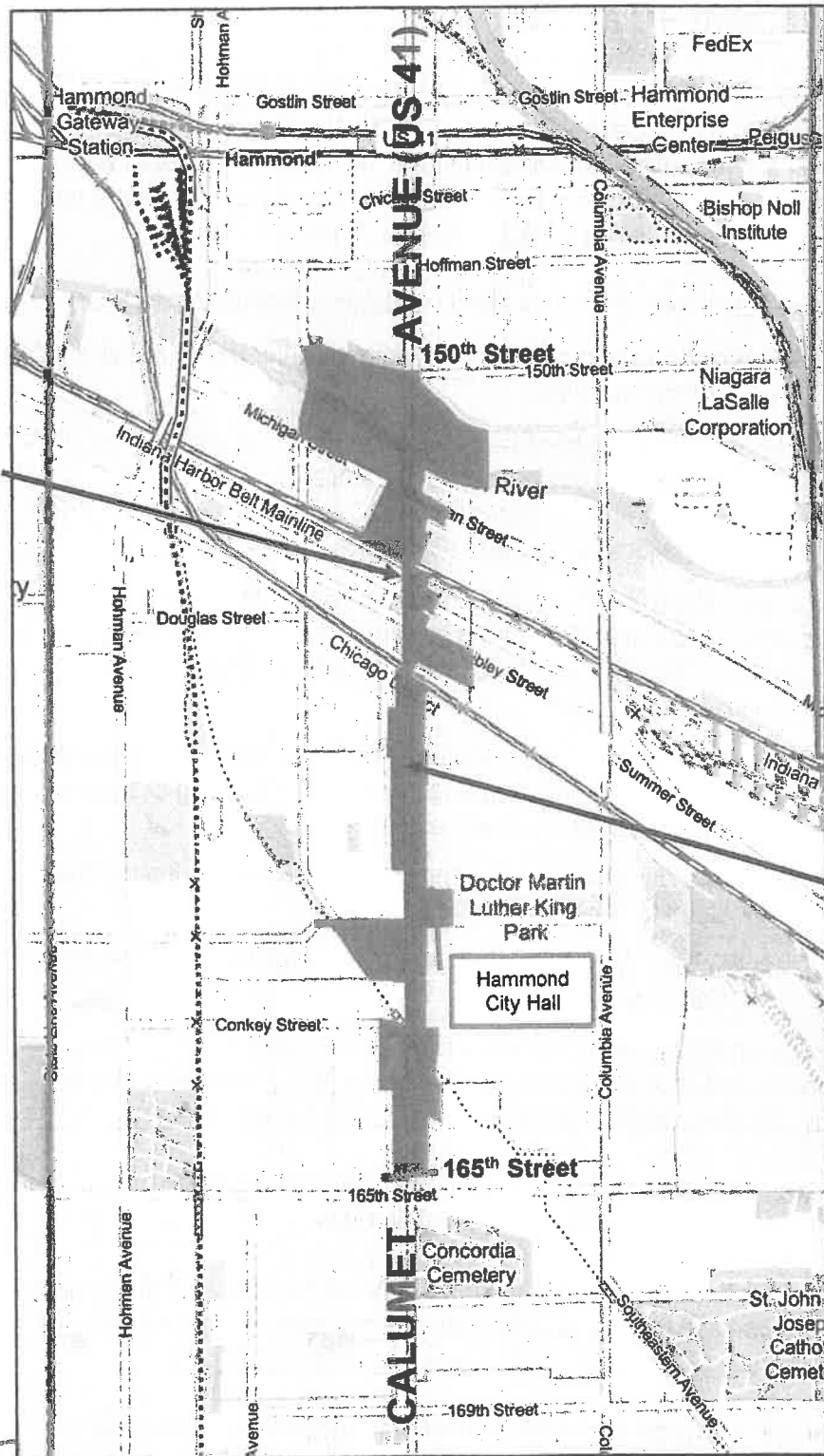
The total certified **gross assessed valuation ("GAV")** of the Area as of the January 1, 2023 assessment date was **\$27,079,600**.

The total certified **net assessed valuation ("NAV")** of the Area as of the January 1, 2023 assessment date was **\$22,124,316**. The net assessed valuations for the Assessment date of January 1, 2023 have not been certified to date.

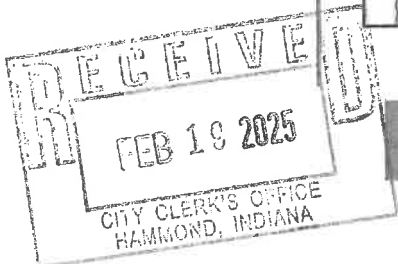
The **total tax liability for Pay 2024** of taxable real property within the Area is **\$586,258.48**.



MAP 3: General Area Map Boundary



Calumet Avenue at Sibley Street.
South view from IHB Bridge.



Statement on Statutory Findings of an Area Needing Redevelopment

The Commission, upon preparing this Plan for the Area, declares the Area to be an "area needing redevelopment" within the meaning of the Act and thereby constitutes a redevelopment area for purposes thereof, approving a redevelopment plan for the Area that incorporates a statement on statutory findings of fact.

Furthermore, the Commission pursuant to Section 15(c) of the Act declares that the Area as an "area needing redevelopment" is a menace 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, as deemed appropriate by the Commission, and to implement identified redevelopment activities to overcome the conditions and factors influencing a determination that the Area is an "area needing redevelopment" and eliminate the conditions and factors identified within the Area as defined under IC 36-7-1-3².

An analysis of the Redevelopment District, specific to the Calumet Avenue as a major arterial commercial corridor including adjacent light-industrial areas was undertaken to determine the boundaries of the Area and was conducted to support a Finding of Fact by the Commission. 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 Area's eligibility as an "area needing redevelopment." The distribution of these factors in the Area is presented in **TABLE 1: Factors in the Area**.

The statutory findings for an "area needing redevelopment" are defined and presented herein as a whole and do not imply that individual findings specifically apply to any one parcel of real property, unless noted, but to the Area's sub-corridor areas as identified in **TABLE 1**. An "area needing redevelopment" is an area in which normal development and occupancy are undesirable or impossible because of any of the following factors.

Eligibility Criteria

Lack of Development

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

IC 36-7-1-3

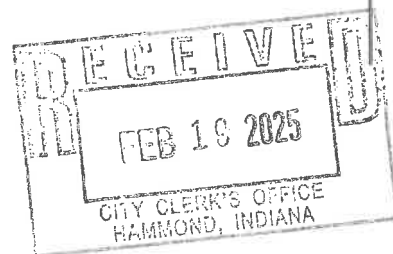
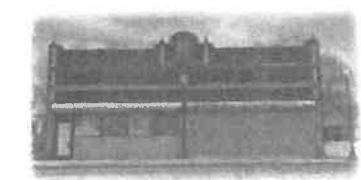
"Area needing redevelopment"

Sec. 3. "Area needing redevelopment" means an area in which normal development and occupancy are undesirable or impossible because of any of the following:

- (1) Lack of development.
- (2) Cessation of growth.
- (3) Deteriorated or deteriorating improvements.
- (4) Environmental contamination.
- (5) Character of occupancy.
- (6) Age.
- (7) Obsolescence.
- (8) Substandard buildings.
- (9) Other factors that impair values or prevent a normal use or development of property.

As added by Acts 1981, P.L. 309, SEC.3. Amended by P.L. 185-2005, SEC. 4; P.L. 221-2007, SEC.27.





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 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.

Deteriorated or Deteriorating 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 as well as other utilities necessary for commercial, retail, residential, light-manufacturing, governmental or educational land uses in the Area.

Environmental Contamination

Environmental contamination is the introduction into water, air and/or soil of microorganisms, chemicals, toxic substances, wastes or wastewater in a concentration that makes the medium (water, air and/or soil) unfit for its next intended use (consumption, crop production, in-habitation). This definition also applies to surfaces of objects, buildings and various household and agricultural use products.

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 developments. Factors considered in evaluating character of occupancy detrimental to the 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 that 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 because of advanced age.



Obsolescence

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



Substandard Building(s)

Substandard building(s) as a general condition of blight 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 the 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 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

Diversity of ownership with respect to commercial properties which may be a 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 because of inadequate sewer or sanitary systems serving the Area or a particular property.



TABLE 1:
Conditions and Factors in the Area

*Conditions and Factors as Cited in
Indiana Code 36-7-1-3*

| | Lack of Development | Cessation of Growth | Deteriorated or Deteriorating Improvements | Character of Occupancy | Age | Obsolescence | Substandard Building(s) | Other Factors that Impair Values or Prevent a Normal Use or Development of Property |
|---|---------------------|---------------------|--|------------------------|-----|--------------|-------------------------|---|
| North Sub-Area (150 th Street to Fayette Street) | X | X | X | X | X | X | X | X |
| Central Sub-Area (Fayette Street to Highland Street) | X | X | X | X | X | X | X | X |
| South Sub-Area (Highland Street to 165 th Street) | X | X | X | X | X | X | X | X |

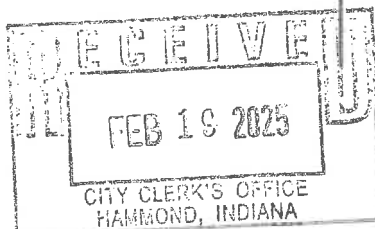
Discussions with the Commission, the Redevelopment Director and policy makers, to review real property and associated land uses within the Calumet Avenue corridor identified, facilitated the process to determine the final boundaries of the Area and redevelopment activities to stimulate redevelopment, economic development and new private investment.

The criteria used to identify the Area as a priority for redevelopment included:

- Conditions and factors for an "area needing redevelopment" present;
- Historical disinvestment in the Area;
- Public safety issues related to residential land use type and densities;
- Undeveloped and underutilized land parcels and structures, and vacant buildings;
- Potential or perceived environmental concerns and natural resource issues;
- Need for public investment and infrastructure improvements as a private investment catalyst; and
- Links to other City initiatives and official plans, including regional development opportunities.

As a result, the Commission has determined that the Area shall be the focus of the redevelopment and replanning efforts in accordance with the Act.

In accordance with IC 36-7-14-15, this Plan meets the following criteria:



- The Area is an “area needing redevelopment” to an extent that cannot be corrected by the ordinary operations of private enterprise.

The Area, which is located along Calumet Avenue (U.S. Highway 41) is primary commercial corridor of the City, is a north-south major arterial corridor of the City that many passers-by and visitors to City see, and it may be some travelers’ first impression of the City. Hammond City Hall is centrally located in this corridor, providing the sense of municipal and community importance as a major north-south primary commercial corridor for the City. Each major north-south commercial corridor (Kennedy Avenue, Indianapolis Boulevard, Calumet Avenue, each with interchanges on I-80/94, the Borman Expressway) is a unique gateway to the City and directly serves as a primary arterial to adjacent communities for consumer related trips, travel and commuting to and from the workplace. The Area’s very prominent location collectively with its current appearance, substandard structures and obsolescence, pockets of disinvestments, land and building vacancies, significant site improvement costs, and its bifurcation by the Grand Calumet River and a major rail corridor overpass will continue to discourage and divert major private commercial and light-industrial investment, such that if intervention where not to occur investment and development may occur elsewhere if left to prevailing market forces and the current conditions.

- The redevelopment of the Area will benefit public health and welfare.

Infrastructure, public right-of-way, site improvements and the elimination of conditions and factors leading to the determination of an “area needing redevelopment” and the implementation of redevelopment activities will produce an environment more conducive to attracting additional, high-quality economic development, which will stimulate to new jobs for area residents and significant new tax revenues for the City through increases in assessed valuation in the Area.

It is anticipated that new development in the Area because of the implementation of this Plan will also benefit the City, Lake County and the state of Indiana. It is anticipated that through a high-quality and level of land use development, the Area will produce spillover benefits to the adjacent residential neighborhoods and the region related to ancillary land use development.

- The Area as a whole (as an area needing redevelopment) may impede the social and economic progress of the City and that the redevelopment/ economic development of the Area will be of public utility and benefit.



- Redevelopment activities (including but not limited to site and infrastructure improvements, land acquisition, demolition, and public/private partnerships) will:
 - Create an environment conducive to new private investment and land use development;
 - Generate additional tax revenue and user fee revenues for the City, Lake County and the state of Indiana; and
 - Provide new land use opportunities and consumer amenities in the City for regional residents, as well as destination focused consumers and visitors.

Existing Land Uses in the Redevelopment Area

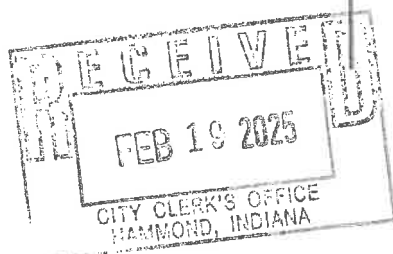
Assessment data for each real property parcel was collected during the preparation of this Plan. The following is a breakdown of the existing land uses by assessment classification as assigned by the Office of the Lake County, Indiana Assessor as the assessing official for North Township pursuant to the state of Indiana's 2021 Real Property Assessment Manual.

| Assessment Classification | Acres | Percent |
|-------------------------------|---------------|---------|
| Industrial (300 Series) | 17.05 | 11.39% |
| Commercial (400 Series) | 25.73 | 17.19% |
| Residential (500 Series) | 7.60 | 5.08% |
| Tax Exempt (600 Series) | 89.04 | 59.47% |
| Utility/Railroad (800 Series) | 10.28 | 6.87% |
| Total Acres: | 149.71 | |

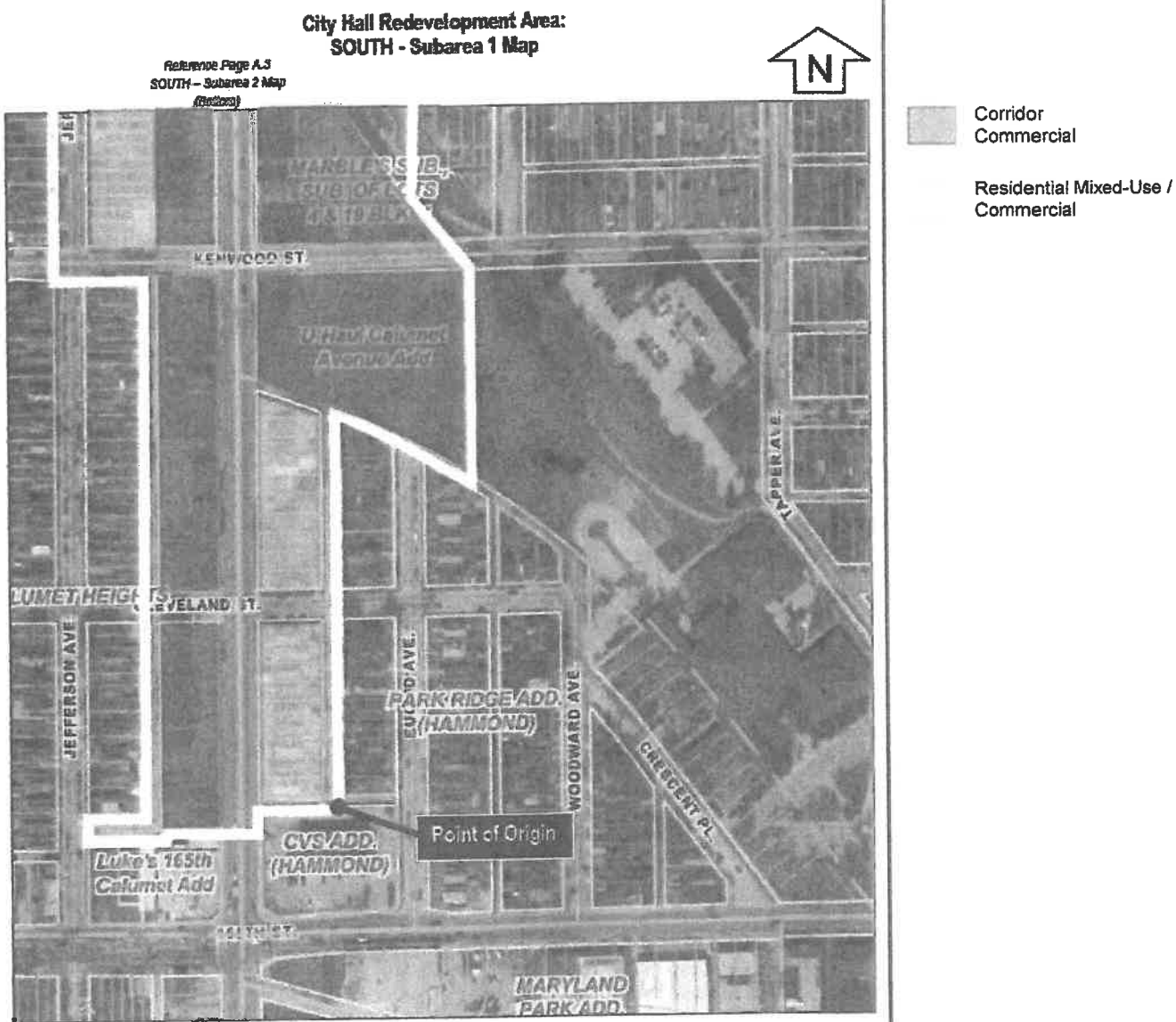
Land Use Plan for the Redevelopment Area

The following Land Use Plan Maps have been prepared to identify the general land uses for the Area based upon market access of the Calumet Avenue corridor, adjacent land uses, historical land development and the corridor as a primary major arterial for the City of Hammond. The Area has been divided into three (3) subareas for this Land Use Plan to focus on specific uses and markets available to each subarea.

- South Subarea:** Market area specific to the I-80/94 interchange and 165th street corridor traffic.
- Central Subarea:** Market area specific to adjacent residential neighborhoods.
- North Subarea:** Market area specific to destination and local commercial, residential neighborhoods, and supportive of existing light industrial uses.



MAP 4: Redevelopment Plan (South 1) Land Use Map







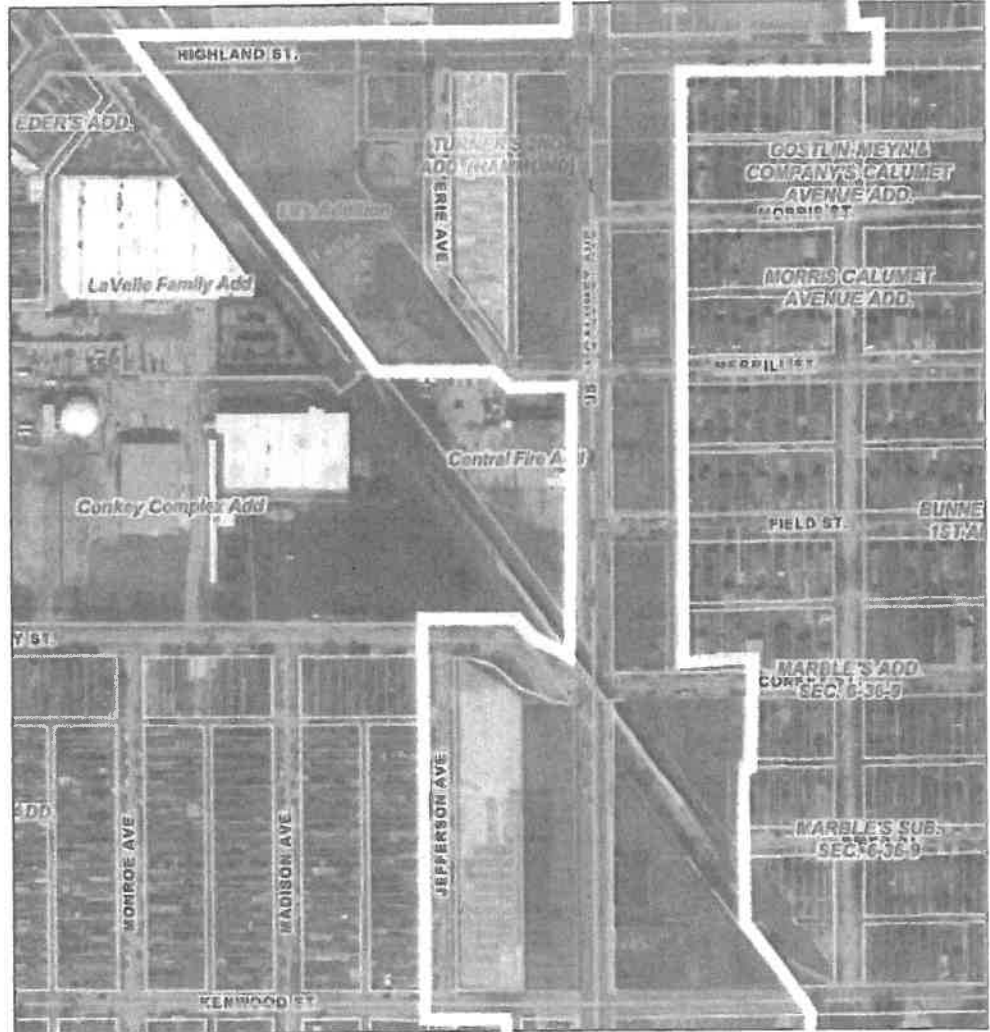
MAP 5: Redevelopment Plan (South 2) Land Use Map

City Hall Redevelopment Area: SOUTH - Subarea 2 Map

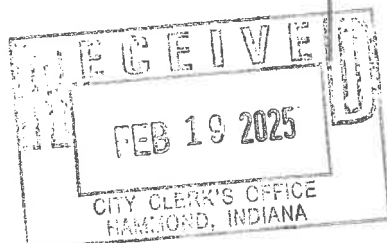
Reference Page A.4
CENTRAL - Subarea 1 Map
(Bottom)



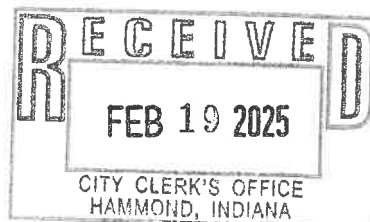
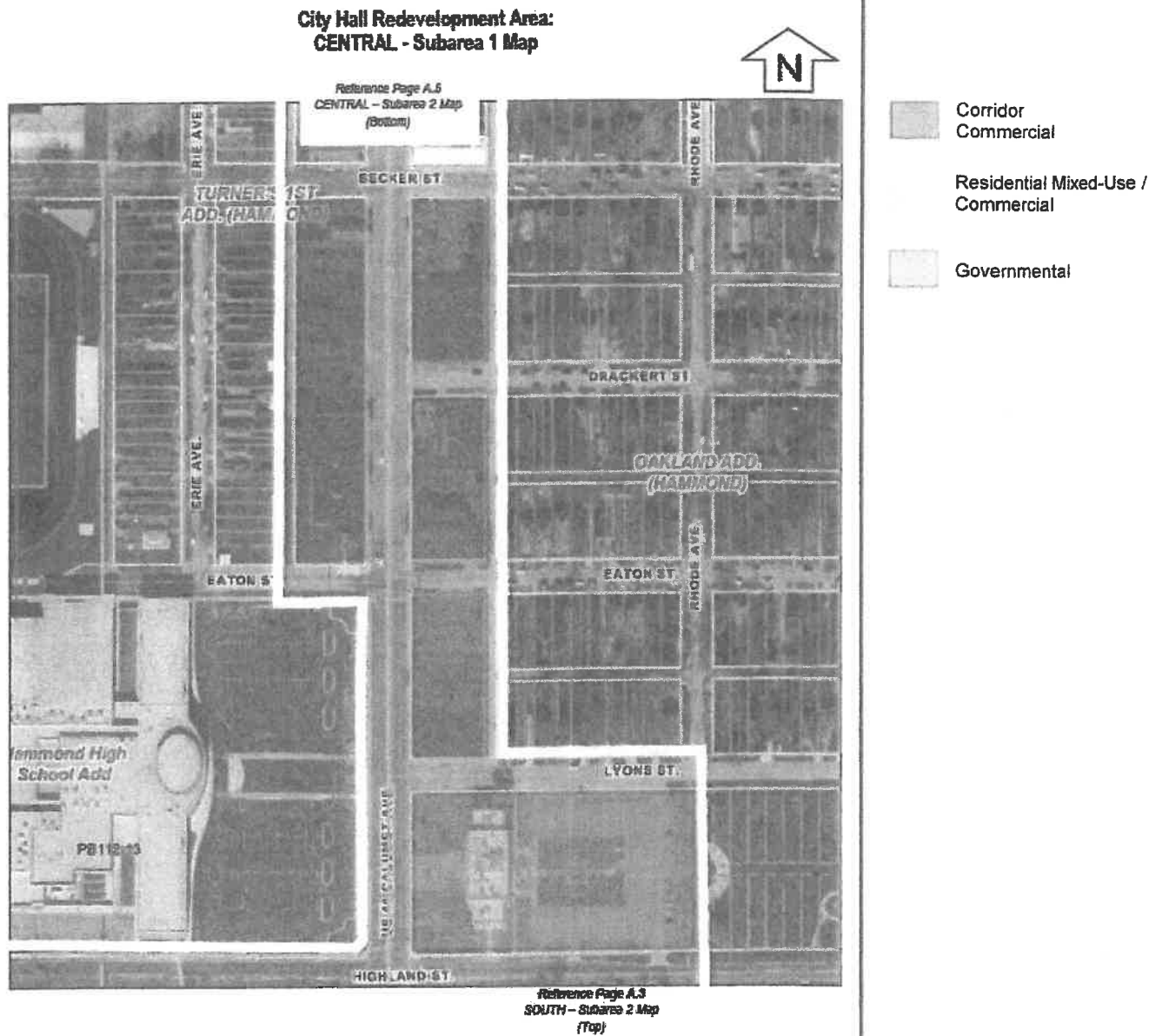
-  Corridor Commercial
-  Residential Mixed-Use / Commercial
-  Light Industrial
-  Governmental



Reference Page A.2
SOUTH - Subarea 1 Map
(Top)



MAP 6: Redevelopment Plan (Central 1) Land Use Map







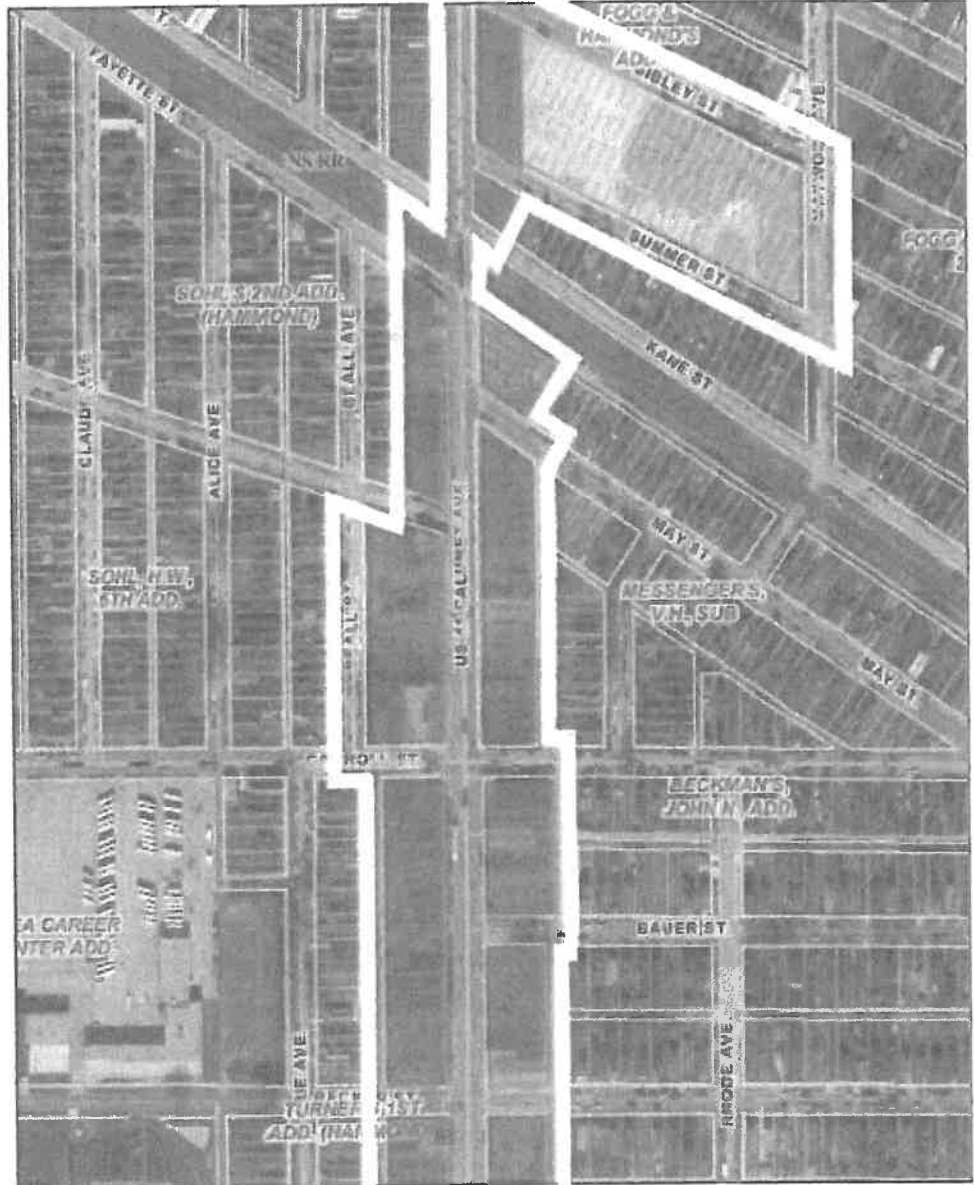
MAP 7: Redevelopment Plan (Central 2) Land Use Map

City Hall Redevelopment Area: CENTRAL - Subarea 2 Map

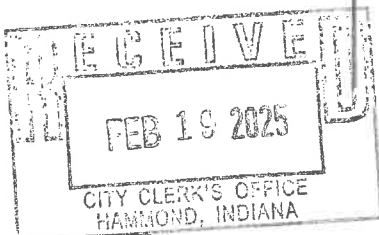
Reference Page A.6
North - Subarea 1 Map
(Bottom)



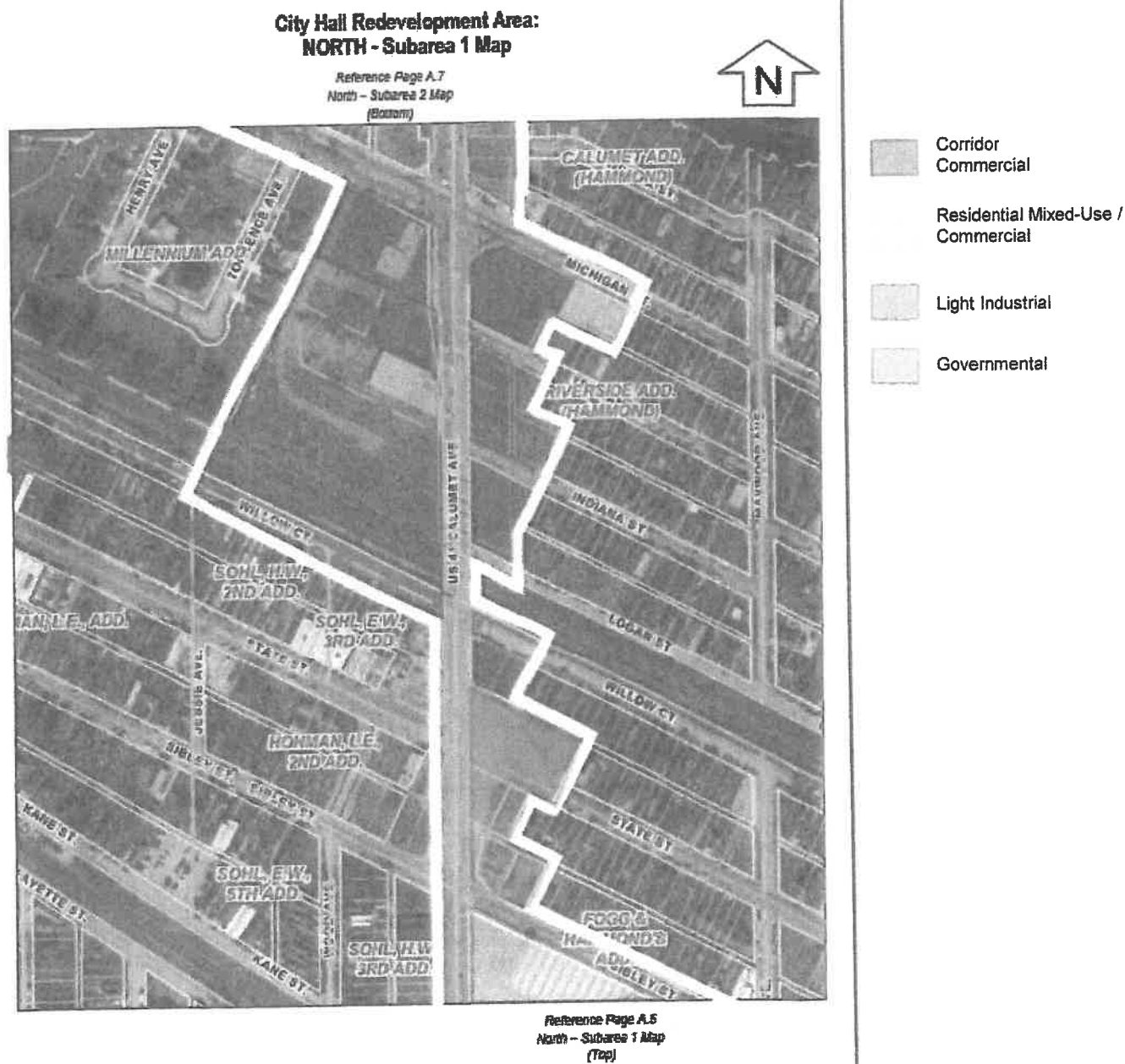
-  Corridor Commercial
-  Residential Mixed-Use / Commercial
-  Light Industrial
-  Governmental



Reference Page A.4
Central - Subarea 1 Map
(Top)







MAP 8: Redevelopment Plan (North 1) Land Use Map



MAP 9: Redevelopment Plan (North 2) Land Use Map

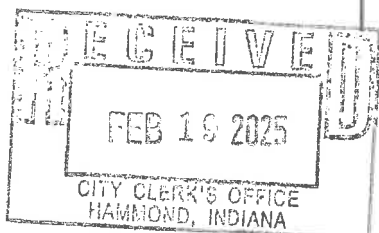
**City Hall Redevelopment Area:
NORTH - Subarea 2 Map**



-  Corridor Commercial
-  Residential Mixed-Use / Commercial
-  Light Industrial
-  Governmental



Reference Page A.6
North - Subarea 1 Map
(Top)



Budget for the Plan

The Commission prepared a budget as its fiscal policy and plan to implement this Plan for the Area, specifically for projects and programs discussed in previous section. This 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 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, unanticipated private investment and market factors will all impact the budget annually.

APPENDIX B: Redevelopment Plan Budget details the Commissions fiscal plan to implement the Plan for the Area.

Funding and Financing

This section describes several financing mechanisms for consideration with the City to implement the Plan. They are presented only as potential options and do not necessarily represent all options or a commitment to such financing.

- General Obligation Bonds.
General Obligation bond financing may be used for funding economic development projects undertaken for a valid public purpose. These bonds are obligations payable out of taxes levied and collected on all taxable property. However, the total debt carried may not exceed two percent of the net assessed valuation of the City.
- Tax Increment Revenue Bonds.
The establishment of an allocation area or separate unique allocation areas within the Area that provides for the temporary allocation of tax increment or increases in real property tax proceeds to the redevelopment area is a key element of this Plan. The City and the Commission, through the adoption of this Plan will consider the establishment of a tax increment financing ("TIF") allocation area, which may be conterminous with the boundaries of the Area or may only be a part of the Area as described herein. The issuance of tax increment revenue bonds is at the discretion of the Commission in order to meet redevelopment and economic development goals and objectives of this Plan.



Pursuant to Section 39 of the Act, TIF permits communities to use tax increment, increases or captured assessment from development in the Area as collected by the Auditor, to pay for the costs incurred to initiate redevelopment activities. When an allocation area is established, real property assessments are "frozen" within the allocation area as the Base Assessment for the previous assessment date preceding the approval and adoption of a declaratory resolution by the Commission. Cities and Towns may issue tax increment revenue bonds to finance a portion of the redevelopment activities from anticipated tax increment generated by proposed new development and increases in assessed value above the base assessment for the allocation area. As private investment increases in an allocation area, the tax increment will be set aside to retire the debt service on the tax increment revenue bonds issued to implement a redevelopment plan. Once the debt is retired and/or the allocation provision sunsets, the allocation area may be dissolved and all taxing units benefit from increases in assessed valuation and lower property taxes.

- Economic Development Revenue Bonds

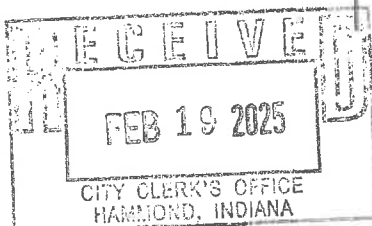
In partnership with the City's Economic Development Commission, the Commission may pledge tax increment distributed to the Commission, specific to a project in the Area, in order to issue Taxable Economic Development Revenue Bonds for private activity benefit, typically facility construction and site improvement costs. It is recommended that the company benefitting from the issuance of the bonds purchase the bonds.

- Tax Increment Financing ("Pay-As-You-Go")

In conjunction with or as an alternative to the issuance of Tax Increment Revenue Bonds to expedite or stimulate redevelopment or economic development, the Commission may utilize tax increment distributions for qualified expenditures as obligated for projects and programs identified in the Plan Budget (see **APPENDIX B**).

- High-Technology Financing

Indiana's state General Assembly passed SB 448 effective July 1, 2009 that specifies that "Enterprise Information Technology Equipment" purchased after June 30, 2009, by an "Eligible Business" or its transferee is exempt from personal property taxation for a period upon the approval of a declaratory and confirmatory resolution by the City's Common Council and when the Common Council and the eligible business enter into agreement concerning the property tax exemption, notwithstanding a January 1, 2013 deadline to adopt a final resolution.



"Enterprise Information Technology Equipment" is defined as:

1. Hardware supporting computing, networking, or data storage function, including servers and routers;
2. Networking systems having an industry designation as equipment within the "enterprise" or "data center" class of networking systems that support the computing, networking, or data storage functions; and
3. Generators and other equipment used to ensure an uninterrupted power supply to such hardware and networking systems.

The equipment cannot include computer hardware designed for single user, workstation, or departmental level use.

An "Eligible Business" is defined as an entity that meets the following requirements:

1. The entity is engaged in a business that operates one or more facilities dedicated to computing, networking, or data storage activities;
2. The entity is located in a facility or data center in Indiana;
3. The entity invests in the aggregate at least \$10,000,000 in personal property and real property in Indiana after June 30, 2009; and
4. The average employee wage of the entity is at least 125% of the county average wage for each county in which the entity conducts business operations.

- Conventional Financing

The City anticipates that most private developers/investors who propose approved activities within the Area will require conventional financing from private lending institutions. The City will work cooperatively with the capable developers/investors to secure conventional financing, if necessary. Specifically, the City will provide proof of its financial commitment to a developer/investor to assist the developer/investor with securing conventional financing for a project.



- Equity Investment

The City's objective within the Area is to facilitate private investment. Whenever possible, the City will seek equity investments from private developers/investors who propose to implement approved activities within the Area. The City will financially assist projects primarily with gap financing when possible.

- Assessed Valuation Deductions ("Tax Abatement")

Certain types of manufacturing or commercial businesses may qualify for tax incentives associated with a deduction of assessed valuation ("Tax Abatement") if located within a designated Economic Revitalization Area ("ERA") or an Economic Development Target Area ("EDTA") respectively as designated by the City's Common Council and Economic Development Commission. Within the City, business owners may be eligible to deduct a portion or all of their real or personal property investment that is new to the area through a deduction of assessed valuation determined by a sliding percentage scale based upon the number of years of the approved Tax Abatement period. The abatement is allowed on real property improvement and personal property and is calculated only on the increases of assessed value.

- Assessed Valuation Deduction Imposed Fees.

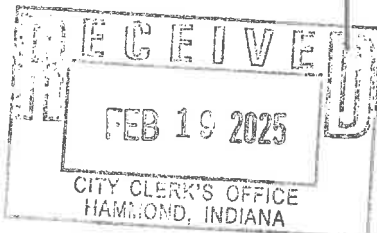
As a condition of approval of an assessed valuation deduction, the City's Common Council may impose a fee of up to 15 percent on tax savings that may be directed to the Commission (as an economic development entity) for economic development purposes and implementation of this Plan.¹³

Property Acquisition Authority and Acquisition List

Pursuant to 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 blighted areas 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

¹³ Reference IC 6-1.1-12.1-14 titled Local Government Authority to Impose Fee with Consent of Property Owner; Fee Amount; Distribution.



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 between parties;
4. Clear real property acquired for redevelopment purposes;
5. Repair and maintain structures acquired for redevelopment purposes;
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 acquired¹⁴.

The Commission has prepared a list of real property to be considered for acquisition. A list of real property and interests in real property to be acquired has been developed to clear real property and/or remodel, rebuild, enlarge, or make structural improvements to buildings within the Area to overcome the conditions and factors in an "area needing redevelopment" to improve the overall quality of life for the City. The acquisition list which documents detailed data related to each parcel of real property is included in **APPENDIX C: Acquisition List**, which may be amended in accordance with the Act.

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

Statement on Eminent Domain

The Commission may consider it necessary to acquire real property in the Area, as an "area needing redevelopment." However, the Commission as of 2014 no longer has the authority of eminent domain.

Pursuant to Section 20 of the Act, eminent domain is a legislative authority. If the legislative body of the unit (the City's Common Council) that established the department of redevelopment (the City's Department of Redevelopment) considers it necessary to acquire real property in a redevelopment project area (the City Hall

¹⁴ Reference: IC 36-7-14-19(b).



Redevelopment Area) by the exercise of the power of eminent domain, the legislative body (the City's Common Council) shall adopt a resolution setting out its determination to exercise that power and directing its attorney to file a petition in the name of the unit on behalf of the department of redevelopment (City's Department of Redevelopment), in the circuit or superior court of the county (Lake County, Indiana) in which the property is situated.

The property the Commission intends to acquire (whether through a willing buyer-willing seller sale or through eminent domain) must be included and identified on the List of Acquisition (see **APPENDIX C**).

Eminent domain proceedings under this section 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 this section, but property belonging to the state or any political subdivision may not be acquired without its consent.

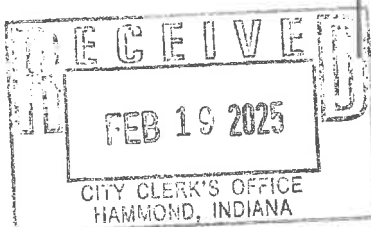
The court having jurisdiction shall direct the clerk of the circuit court to execute a deed conveying the title of real property acquired under this section to the unit for the use and benefit of the City's Department of Redevelopment.

Applicability of Land Use Objectives, Provisions and Requirements

Every effort will be made by the Commission to apply the land use objectives, provisions and requirements stated herein to real property not to be acquired within the Area.

Initiation and Duration of the Land Use Provisions and Requirements

The land use objectives, provisions and requirements stated in this Plan for the Area shall be in full force and effect, unless amended, updated or modified.



Statement of Substantial Benefits of the Plan

The Commission, by virtue of developing and preparing this Plan for the Area, substantiates that the elimination of those conditions and factors leading to a determination of the Area as an "area needing redevelopment" from the 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. A diversification of its tax base;
3. The development of vacant and underutilized properties and buildings in the Area;
4. The redevelopment of commercial, retail and light-industrial structures to include the rehabilitation of existing structures and buildings and new land development;
5. The redevelopment and investment in the Area to enhance the City's economic development opportunities; and
6. The improvement in the quality of life for residents of the City overall.

Plan Conformity to Other Plans for the City

During the development of this Plan for the Area, the Commission has taken measures to include the Department of City Planning and the Mayor's Office of Economic Development as well as other City administrative representatives in the planning process and Plan development. The Commission has reviewed this Plan for conformity with the City's official Comprehensive Land Use Plan¹⁵.

In its deliberations to develop this Plan, the Commission has also reviewed the Official Zoning Map¹⁶ to ensure that the Land Use Plan provided herein generally conforms to the City's Zoning Ordinance as updated (Ordinance No. 8514 effective October 21, 2003¹⁷). The Official Zoning Map delineates specific zoning districts and classifications within the City and documents the development standards and regulations for each zoning district.

¹⁵ The City's Comprehensive Land Use Plan was adopted in 1992. In 2001, the Hessville Neighborhood Plan was adopted, followed by the North Hammond Neighborhood Plan's adoption in 2003. These documents are available at the Public Library or for purchase at the Department of City Planning.

¹⁶ Reference the City's Zoning Ordinance and its associated Zoning Map define the specific categories or districts where residential, commercial, industrial and other types of land uses are allowed to be located. The document provides the details of what can be developed in the particular districts and how it can be developed. The Zoning Ordinance also defines the developmental procedures for a particular land use or developmental consideration. The current Zoning Ordinance (Ordinance #8514) became effective on October 21, 2003 and has been amended periodically.

¹⁷ The current Zoning Ordinance (Ordinance #8514) became effective on October 21, 2003 and has been amended periodically.



Several plans, official and non-official, as prepared for and adopted by the City have focused attention on the Area. These plans provide an excellent foundation for defining redevelopment activities in the Area. This Plan has been prepared to be consistent with the planning goals and objectives and the land use provisions of the City's official Comprehensive Land Use Plan¹¹.

Current Zoning Classifications by Sub-Corridor

The existing zoning in the Area by sub-area includes the following zoning district classifications as found in the City's Zoning Ordinance¹³ and per the official Zoning Map¹² effective for amendments through and dated December 2024. The Zoning Maps referenced for district classifications were the North Hammond Planning District II and the Central Hammond Planning District III.

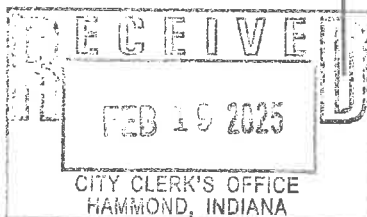
| | | |
|--|------|---|
| South Sub-Area (Highland Street to 165 th Street) | C4 | (General Commercial District) |
| | S1 | (Open Space & Recreational Facilities District) |
| | S2 | (Institutional District) |
| Central Sub-Area (Fayette Street to Highland Street) | C4 | (General Commercial District) |
| | S2 | (Institutional District) |
| North Sub-Area (150 th Street to Fayette Street) | R1-U | (Urban Single Family Residential District) |
| | C4 | (General Commercial District) |
| | I1 | (Light Industrial District) |
| | S1 | (Open Space & Recreational Facilities District) |
| | S2 | (Institutional District) |

Purpose of the Zoning Classifications

R1-U (Urban Single Family Residential District)

The general character of the Urban Single Family Residential District is to consist of single family detached and attached dwellings, set on smaller building lots. These smaller lots reflect the urban nature of Hammond and the densities appropriate for residential development near the urban center and in neighborhoods that originally developed at high densities. Nonresidential uses would be restricted to those community facilities which:

- A. May appropriately be located in residential areas to serve educational needs or to provide other essential services for the residents, or
- B. May appropriately be located in residential areas to provide recreational, religious, health and other essential services for residents, or
- C. Can perform their activities more effectively in a residential environment, unaffected by adjacent industrial or general services, uses, and
- D. Do not create significant objectionable influences in residential areas.



C4 (General Commercial District)

The General Commercial 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.

I1 (Light Industrial District)

The Light Industrial District is intended to provide sites for heavy commercial and light manufacturing activities employing relatively large numbers of people. Industrial uses would generally be located on sites of not more than 10 acres (4.05 ha) and activities would be of such a nature that they do not create serious problems of compatibility with other kinds of adjacent land use.

Permitted commercial uses would be those which are most appropriately located as neighbors of industrial uses, or which are necessary to serve the immediate needs of the people in these districts. Truck traffic and loading operations are expected to be characteristic of the districts, however, all storage and operations would be confined to completely enclosed buildings.

Retail activities targeted to the general public are not appropriate in this district.

The I-1 district may serve as a buffer between heavier industrial uses and residential and/or commercial uses. Uses must conform with all applicable federal, state, or local environmental laws and regulations.

S1 (Open Space and Recreational Facilities District)

As the density of the population in the community increases, the importance of preserving existing and proposed open space and drainage ways for their intended purpose becomes more critical. When land is developed, a greatly increased amount of water run-off results from the replacement of open land with streets and buildings. In addition, the density of the urban environment requires that a portion of the land be set aside for vegetation and mostly free from buildings, roads, and parking lots; for passive or active recreational spaces; and to protect sensitive or natural areas from harm or inappropriate intrusions contrary to the natural area.

The purpose of the Open Space and Recreational Facilities District is to preserve existing and proposed future park and recreation areas, as well as other major open space and to preserve drainage basins in the community.

S2 (Institutional District)

Every community is serviced by government or public facilities that by their nature serve a public function to satisfy a public need or public desire. In addition, private



entities or public-private partnership ventures have taken over the role of providing these services on behalf of government. Often these facilities require large tracts of land. Whether publicly or privately owned, these facilities are regulated by local, state, or federal law or agency that have established separate minimum requirements for site development. These requirements are often more restrictive than the local zoning requirements.

The purpose of the Institutional District is to identify these uses and service facilities, preserve their designed use, and control the reuse of the buildings in which these uses are housed.

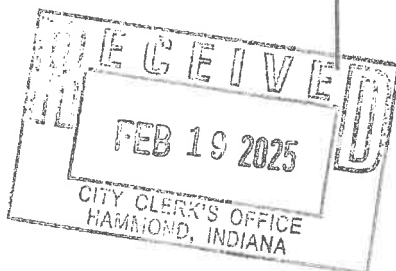
Compliance Statement

During the development of this Plan for the Area, the Commission has taken measures to include the Department of City Planning and the Mayor's Office of Economic Development as well as other City administrative representatives in the planning process and Plan development.

Furthermore, recognizing that there may be additional 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 in order 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, variances of land use or of development standards for redevelopment of the Area or parts thereof shall be the primary alternative for consideration and application to allow the Commission to adapt to non-traditional site layouts or mixture of uses not normally allowed to locate next to each other. This includes providing for:

- The application of Neo-traditional Planning, Walkability, and Smart Growth land use development approaches and techniques for implementation of this Plan;
- The development of commercial and light industrial buildings and groups thereof to secure greater convenience to the public through improved methods of merchandising, transportation, office management, and distribution of services necessary to the public welfare; and

The ability to adapt to and meet changing needs of the future and technology. In exchange for this flexibility, a Planned Unit Development (PUD) District may be considered as a secondary alternative for increased open space requirements, covenants, or other legal protections for sensitive lands, public improvements in response to increased traffic, or other requirements in direct response to ramifications of the proposed development.



Although the Land Use Plan presented herein has been established to meet the Commission's redevelopment mission, goals and objectives of this Plan, there may be instances whereby the Plan may not be 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 ensure compliance and conformance with this Plan and other official plans for the City and the Comprehensive Land Use Plan, as may be amended from time to time to address said conformance issues, unique circumstances, issues and economic development opportunities available to the Area.

It is further recommended that the Commission work closely with the City's Plan Commission to review individual projects for the necessary final land use approvals prior to actual development, redevelopment, planning, replanning and economic development of the Area in any instances whereby there may be a conflict between the implementation of this Plan and the other official planning documents of the City.

Building Design and Landscape Site Standards

There is a base level of services and amenities necessary to truly consider a parcel or parcels of land to be planned and development in a similar, complementary yet coordinated manner. If the general public infrastructure and associated "pre-development" improvements are not available or have not been improved to a level to stimulate development, a plan is nothing more than a wish for events intended to occur rather than a proactive approach to stimulate development.

Businesses search for development opportunities and site select to compare similar properties and the level of service and amenities between communities. Prospects initially select a site that best fits their current and future development, capital and human resources needs. The goal is for any community is for the business to visit a property and determine that the site is what they want and is what they need to be successful and profitable in the shortest time frame.

Knowing the building design and landscape requirement up front and knowing that adjacent properties are compelled to meet similar minimum standards eliminates several development variables for a prospect and shows a level of commitment by the community to ensure business success, a key element that will benefit both the City and the businesses considering the Area for development and future opportunity.

Zoning and Land Use

Business wants to locate near similar types of business in order to benefit from the market economies of scale – they typically do not intentionally want conflict with residential uses. Traffic impacts, density of development, noise, and potential odors, etc. all impact residential neighborhoods, so businesses seek out areas that will limit as many conflicts as possible.



Other issues such as ingress, egress, parking, landscaping, fencing, and storm water drainage need to be addressed. The types of restrictions a community employs will have an impact on the types of businesses allowed in any one community or a zoning district. In addition, existing businesses will impact future business(es) location desires and prospective site selection decisions. For example, it is unlikely that a pedestrian-friendly business will choose to locate near a high-traffic area with numerous points of ingress and egress.

Zoning ordinance restrictions and protective covenants are planning and development tools that set communities apart, including the quality of light industrial, manufacturing, commercial, retail, office and residential development. These tools provide the owner/developer of a site with defined parameters for development, a known rather than unknown determinant. In addition, these tools restrict unwanted development and assure that similar types of buildings and uses that will be permitted in the large-scale development. Protective covenants and restrictions may be tied to a deed, giving the community and/ or the owner/developer the legal right to enforce those restrictions, thereby maintaining the highest standards of a development. These restrictions also protect the investment of the purchasers by ensuring that only appropriate and attractive facilities will be located in the Area.

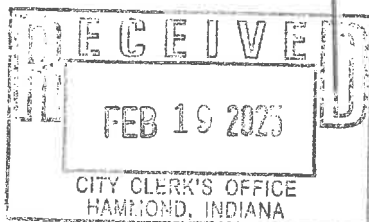
Zoning ordinance restrictions and protective covenants should include, but not be limited to, the following:

Types of Building Materials

Buildings should be attractive and of the appropriate materials to match the particular type of structural design criteria or to complement existing development. The City through the Commission may choose to exclude certain types of proposed building designs or materials. In most instances the community will retain the right to review all site and building plans prior to the issuance of a building permit. This process helps ensure that types of proposed buildings and their materials are evaluated, comply with governmental standards, and also to ensure that restrictions and protective covenants, including all other covenants will be adhered to as part of the development.

Wall Materials

1. Predominant exterior building materials shall be architectural/commercial grade materials including brick, stone, fiber cement board, architectural concrete, glazed tile, glass masonry, porcelain panels, opaque spandrel glass, vision glass, structural glass and metal and/or other materials similar in appearance and durability. Unfinished concrete block is not permitted.
2. Brick, stone and decorative masonry units shall not be painted.
3. Synthetic stucco/Exterior Insulation and Finish System (EIFS) shall not be permitted as a predominant exterior building material, nor shall it be



considered as a masonry product regardless of back-up system. Furthermore, its use is limited to applications above the pedestrian level (approximately 10' above ground).

Accent Materials

Tinted/textured decorative concrete masonry units, cast concrete medallions, Synthetic stucco/Exterior Insulation and Finish System (EIFS) and other minor elements may be used on facades as accent material.

Massing and Style

The use of a mansard type roofs is strictly prohibited.

Buildings with facades over 75 feet in length should utilize a combination of: recesses and projections, variable roof lines or cornices, or façade material changes along this length. Windows, awnings, and arcades must total at least 50 percent of the facade length for retail buildings and 35 percent for other land uses.

The use of natural material (canvas or cloth) awnings and canopies is encouraged. Bubble type awnings, vinyl or plastic materials and internally illuminated awnings are prohibited.

Lighting

Exterior illumination of buildings and adjacent yards shall be accomplished through the use of full cut-off, fully shielded luminaires and fixtures which allow for necessary and reasonable lighting of public and private property for the safety, security, and convenience of occupants and the general public, while eliminating or reducing the nuisance and hazards of excessive light and glare. Any light shall be contained entirely on-site.

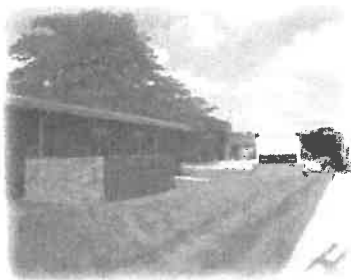
The use of luminaires for uplighting is permitted only for landscape lighting, architectural lighting, flag poles, statues, similar monuments or the lighting of ground-mounted signs that are not internally illuminated.

Architectural lighting used to accentuate architectural or aesthetic elements of a building is permitted. Architectural lighting should not illuminate an entire building or portions of the building greater than 30 percent of a building façade.

Landscaping (In General)

All lots should be seeded or sodded with lawn grass and appropriate indigenous shrubs and trees shall be planted to maintain a park-like atmosphere or boulevard appearance. The extent to which this is controlled is up to the Plan Commission to ensure conformity and similar appearance; however, there should be a general landscaping requirement in the zoning ordinance restrictions or protective covenants.





Surface Parking Area Improvements

These restrictions are intended to reduce the noise, dust and potholes in large-scale developments that are characterized by large volume vehicle traffic movements and multiple points of ingress and egress from the site to public roadways. All parking areas, driveways, truck turnaround areas and truck loading and unloading areas should require a paved surface (bituminous or concrete paved) or alternative permeable surface appropriate for the average daily traffic volume and for the weight of vehicles utilizing the surface parking areas in order to reduce and eliminate adverse stormwater run-off impacts of parking areas. In addition, lighting shall be provided at a minimum to provide adequate security and safety yet not to overwhelm adjacent properties or the evening sky with ambient light.

Screened Outdoor Storage

Whenever possible, all activities of a business should be carried on or within the confines of the parcel for development. In those instances where outside storage is a necessity, all items stored outdoors should be behind an obscuring wall or fence and landscaped appropriately such that the area is completely screened from the view of other adjacent properties, tenants of a development and/or from the public right-of-way.

Location of Loading Docks

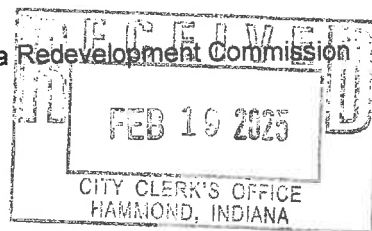
In light industrial areas of the Area, truck or rail docks shall be located at the side or rear of a facility, plant or building; however, they may be located, but not encouraged, on the front of the facility, plant or building as long as they are recessed behind the front building loading/unloading occurs at the side or front of a building, an obscuring wall shall be constructed and/or trees and shrubs planted to prevent visibility from the roadway or public right-of-way.

Continuous Management

Through continuous management of the Area by the owners/developers, the City or major property owners within the Area shall ensure the consistent and constant maintenance of the Area's site development's covenants and restrictions identified in any project development agreement ("PDA") and/or approved subdivision plat. For example, maintenance of on-site private detention/retention basins, landscaping, parking surfaces, etc.

Setback Specifications

To maintain a safe and open atmosphere within the Area's development, building setbacks must be specified and activities shall not take place within any setback yard (front, side or rear). An exception would be the construction of a visitor parking area placed in the front setback, unless otherwise specified by the developer/owner/ manager of the development. In all cases, landscaping should take place in the setback areas. Front yard, side yard and rear yard setbacks shall be consistent with the existing Zoning Ordinance.



Signage and Sign Restrictions

The use of letter-type or channel letter signage that is affixed to the building façade which and utilizes recessed wall-wash backlighting or surface illumination is encouraged. The use of internally lit box signs with lettering printed on a transparent face is prohibited.

Signs advertising the person, firm, company or corporation operating the use conducted on the lot or the products produced there may be permitted, either as a freestanding nature or attached to the building, except that the signs shall not exceed the height of the building and shall conform to all front, side and rear yard setback restrictions.

Signs (permanent or temporary) with flashing, blinking or quick pulsating lights are prohibited.

Procedure for Modification and Amendment of the Plan

As stated in the section titled Statements of Intent and Purpose, this Plan is intended to be a dynamic document that responds to the current economic development and market conditions influencing City development and redevelopment.

As with any economic development effort, it is recommended that this Plan be reviewed and updated on a regular basis for economic and market-based fluctuations in order to identify new or revised goals and objectives to meet the changing dynamics of local and regional economic development conditions and to revise any anticipated Plan budgetary considerations, all consistent with mission of the Commission for the Redevelopment District to benefit the public health and welfare and the quality of life for all.

This Plan for the Area may be modified at any time by resolution of the Commission. Modifications, amendments or supplements to this Plan, must be carried out in accordance with the Act.

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 Plan for the Area. This Plan for the Area constitutes a redevelopment plan for the City, in accordance with the Act.



Recording and Filing the Plan

Office of the Lake County, Indiana 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 project plan, confirming, modifying and confirming, or rescinding the declaratory resolution. The final action taken by the Commission by confirming resolution shall be recorded with the Office of the Lake County, Indiana Recorder and is final and conclusive.

The original date and record number stamped "Document on File" with the Office of the Lake County, Indiana Recorder and shall be filed with the Secretary of the Commission.

Office of the Lake County Auditor

The Commission shall file a copy of this Plan for the Area with the Office of the Lake County Auditor, if and upon the designation of an allocation area within the Area.

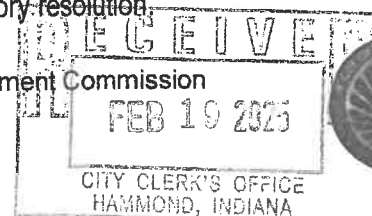
Dissemination of the Plan

The Commission, by adopting a declaratory resolution pertaining to this Redevelopment Plan for the City Hall Redevelopment Area:

1. Declares that a certain area within the City of Hammon, Indiana, and the Hammond Redevelopment District is designated as an "area needing redevelopment" within the meaning of Indiana Code 36-7-14; and
2. Approves this Plan for the Area;

Therefore, in accordance with IC 36-7-14-17(b), a copy of the notice of the hearing with respect to a confirmatory resolution will be filed in the offices of the City of Hammond's Redevelopment Commission, Plan Commission, Board of Zoning appeals, Board of Public Works and Safety, 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. These entities and its officers shall take notice of the pendency of the hearing and, until the Commission confirms, modifies and confirms, or rescinds the resolution, or the confirmation of the resolution is set aside on appeal, may not:

1. Authorize any construction on property or sewers in the Area described in the declaratory resolution, including substantial modifications, rebuilding, conversion, enlargement, additions, and major structural improvements;
2. Take any action regarding the zoning or rezoning of property, or the opening, closing, or improvement of streets, alleys, or boulevards in the Area described in the declaratory resolution.



IC 36-7-14-17(b) does not prohibit the granting of improvement (building) permits for ordinary maintenance or minor remodeling, or for changes necessary for the continued occupancy of buildings in the Area.

The Commission also desires input from other City units having to do with unit planning, variances from zoning ordinances, land use, or the issuance of building permits; and, therefore will forward copies of this document to the entities listed below for review and comment upon approval and passage of a declaratory resolution.

The individuals and entities (the number of copies is provided in the right margin) that play a prominent role in planning and the community and economic development of the Area are identified in the subsequent list. In lieu of hard copies of this Redevelopment Plan for the City Hall Redevelopment Area, the Commission may provide by electronic mail, .pdf file formatted files of the Plan.

| | | |
|-------------------------------------|--|----------|
| <input checked="" type="checkbox"/> | Common Council membership and City Clerk | 10 |
| <input checked="" type="checkbox"/> | City Attorney for the Common Council | 1 |
| <input checked="" type="checkbox"/> | Hammond Redevelopment Commission membership | 5 |
| <input checked="" type="checkbox"/> | Hammond Redevelopment Commission's legal counsel | 1 |
| <input checked="" type="checkbox"/> | City Board of Public Works and Safety | 3 |
| <input checked="" type="checkbox"/> | Hammond Plan Commission membership | 9 |
| <input checked="" type="checkbox"/> | Hammond Board of Zoning Appeals membership | 5 |
| <input checked="" type="checkbox"/> | City Building Commissioner | 1 |
| <input checked="" type="checkbox"/> | Mayor's Office of Economic Development | <u>2</u> |

TOTAL COPIES TO BE DISSEMINATED _____ **37**

Public Availability of the Plan

Upon adoption by the Commission as an official redevelopment planning policy and plan for the City of Hammond, Indiana and the Hammond Redevelopment Commission, the City and the Commission will have copies of this Plan available to the public for review and purchase upon request in the Office of the Department of Redevelopment located at 5925 Calumet Avenue, Suite 315, Hammond, Indiana 46320.



For further information related to this 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(s)

Anne Taylor, Executive Director

Department of Development & Planning – City of Hammond

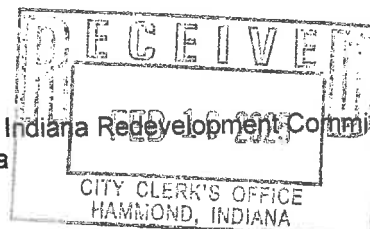
Telephone: (219) 853-6371 Ext. 8 Facsimile: (219) 853-6334

Electronic Mail: taylora@gohammond.com

Cynthia Rangel, Executive Assistant

Electronic Mail: rangelc@gohammond.com

The Plan will also be made available on the City's Redevelopment Commission website at www.gohammond.com/.

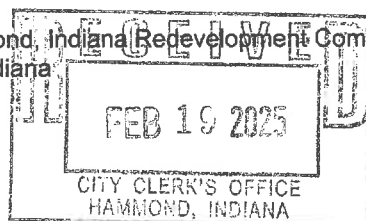


APPENDIX A

Redevelopment Area Boundary Description And Maps of Subareas

A1

City of Hammond, Indiana Redevelopment Commission
Hammond, Indiana



**HAMMOND, INDIANA
HAMMOND REDEVELOPMENT COMMISSION**

**BOUNDARY DESCRIPTION OF THE
CITY HALL REDEVELOPMENT AREA AND ALLOCATION AREA**

APPENDIX A

THOSE PARTS OF SECTION 6 OF TOWNSHIP 36 NORTH, RANGE 9 WEST, SECTION 31 OF TOWNSHIP 37 NORTH, RANGE 9 WEST, SECTION 36 OF TOWNSHIP 37 NORTH, RANGE 10 WEST, AND SECTION 1 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 **CITY HALL REDEVELOPMENT AREA** (THE "AREA") IS FURTHER DESCRIBED IN DETAIL BY A METES AND BOUNDS BOUNDARY DESCRIPTION AS FOLLOWS AND CONSISTENT WITH THE ATTACHED MAPS OF THE AREA, TANGENTIAL AND ADJACENT TO THE GATEWAYS RDEVELOPMENT AREA'S CALUMET SUB-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 INTERSECTION OF THE SOUTHWEST CORNER OF SECTION 1 OF TOWNSHIP 36 NORTH, RANGE 10 WEST AND THE NORTHWEST CORNER OF SECTION 6 OF TOWNSHIP 36 NORTH, RANGE 9 WEST (BEING THE INTERSECTION OF THE CENTERLINES OF CALUMET AVENUE (ALSO KNOWN AS U.S. HIGHWAY 41) AND 165TH STREET; THENCE EAST APPROXIMATELY 310 FEET TO THE WEST RIGHT-OF-WAY LINE OF EUCLID AVENUE TO THE 165TH STREET CENTERLINE; THENCE NORTH APPROXIMATELY 52 FEET TO THE SOUTHEAST CORNER OF A 1.34 ACRE PARCEL (45-07-06-354-019.000-023); THENCE NORTH APPROXIMATELY 245 FEET TO THE NORTHEAST CORNER OF SAID 1.34 ACRE LOT AND THE SOUTH RIGHT-OF-WAY LINE OF THE EUCLID STREET EAST-WEST ALLEY, BEING THE **POINT OF ORIGIN** FOR THE AREA.

THENCE NORTH APPROXIMATELY 20 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF EUCLID AVENUE THE NORTH RIGHT-OF-WAY LINE OF THE EUCLID STREET EAST-WEST ALLEY, BEING THE SOUTH LOT LINE OF A 0.107 ACRE LOT (45-07-06-354-018.000-023); THENCE APPROXIMATELY 125 FEET THE SOUTHWEST CORNER OF SAID 0.107 ACRE LOT, BEING THE EAST RIGHT-OF-WAY LINE OF THE EUCLID STREET NORTH-SOUTH ALLEY;

THENCE NORTH APPROXIMATELY 750 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF THE EUCLID STREET NORTH-SOUTH ALLEY TO ITS INTERSECTION WITH THE NORTHWEST CORNER OF A 0.16 ACRE LOT (45-07-06-352-011.000-023), BEING THE SOUTH RIGHT-OF-WAY LINE OF EUCLID AVENUE; THENCE SOUTHEAST APPROXIMATELY 310 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF EUCLID AVENUE TO ITS INTERSECTION WITH THE EAST LOT LINE OF A 2.712 ACRE LOT (45-07-06-351-010.000-023) AS EXTEND TO THE SOUTH RIGHT-OF-WAY LINE OF EUCLID AVENUE; THENCE NORTH APPROXIMATELY 426 FEET ALONG THE SAID 2.712 ACRE LOT AS EXTEND TO THE SOUTH RIGHT-OF-WAY LINE OF EUCLID AVENUE TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF KENWOOD AVENUE;

THENCE EXTENDING APPROXIMATELY 234 FEET NORTHWEST ALONG THE EAST LOT LINE OF A 0.399 ACRE PARCEL (45-07-06-304-017.000-0230, AS EXTENDED SOUTHEAST TO THE SOUTH RIGHT-OF-WAY OF KENWOOD AVENUE TO ITS INTERSECTION WITH THE NORTHEAST CORNER OF SAID 0.399 ACRE LOT; THENCE NORTH PERPENDICULAR TO THE NORTH LOT LINE OF SAID 0.399 ACRE LOT APPROXIMATELY 330 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE AMES STREET/CONKEY STREET EAST-WEST ALLEY BEING THE NORTHWEST CORNER OF A 0.109 ACRE LOT (45-07-06-303-013.000-023); THENCE EAST ALONG THE SAID 0.109 ACRE NORTH LOT LINE AND SOUTH RIGHT-OF-WAY LINE OF THE AMES STREET/CONKEY STREET EAST-WEST ALLEY APPROXIMATELY 12.5 FEET; THENCE NORTH PERPENDICULAR TO SAID 0.109 ACRE NORTH LOT LINE



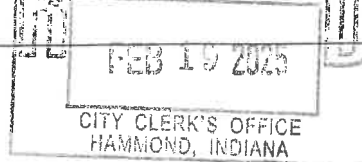
AND SOUTH RIGHT-OF-WAY LINE OF THE AMES STREET/CONKEY STREET EAST-WEST ALLEY APPROXIMATELY 127 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CONKEY STREET; THENCE WEST APPROXIMATELY 145 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF CONKEY STREET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE CALUMET AVENUE NORTH-SOUTH ALLEY BEING THE SOUTHWEST CORNER OF A 0.105 ACRE LOT (45-07-06-302-012.000-023);

THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF THE CALUMET AVENUE NORTH-SOUTH ALLEY APPROXIMATELY 1,255 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF HIGHLAND STREET BEING THE NORTHWEST CORNER OF A 0.203 ACRE LOT (45-07-06-153-008.000-023); THENCE EAST APPROXIMATELY 356 FEET TO THE CENTERLINE OF RHODE AVENUE, BEING THE INTERSECTION OF WITH THE EXTENDED EAST LOT LINE OF A 3.28 ACRE LOT (45-07-06-152-001.000-023) – THE LOCATION AND SITE OF HAMMOND CITY HALL; THENCE NORTH APPROXIMATELY 425 FEET ALONG THE CENTERLINE OF RHODE AVENUE (AS VACATED) BEING THE EAST LOT LINE OF SAID 3.28 ACRE LOT TO THE NORTH RIGHT-OF-WAY LINE OF LYONS STREET; THENCE WEST APPROXIMATELY 357 FEET TO SAID EAST RIGHT-OF-WAY LINE OF THE CALUMET AVENUE NORTH-SOUTH ALLEY BEING THE SOUTHWEST CORNER OF A 0.111 ACRE LOT (45-07-06-151-017.000-023);

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF THE CALUMET AVENUE NORTH-SOUTH ALLEY APPROXIMATELY 2,265 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MAY STREET BEING THE NORTHWEST CORNER OF A 0.081 ACRE LOT (45-03-31-354-018.000-023); THENCE NORTHEAST PERPENDICULAR TO THE SOUTH RIGHT-OF-WAY LINE OF MAY STREET TO THE NORTH RIGHT-OF-WAY LINE OF MAY STREET; THENCE NORTHWEST ALONG THE NORTH RIGHT-OF-WAY LINE OF MAY STREET TO THE SOUTHWEST CORNER OF A 0.072 ACRE LOT (45-03-31-353-006.000-023); THENCE NORTHEAST ALONG SAID 0.072 ACRE LOT SOUTHWEST LOT LINE APPROXIMATELY 142 FEET, AS EXTENDED TO THE NORTH RIGHT-OF-WAY LINE OF THE MAY STREET NORTHWEST-SOUTHEAST ALLEY; THENCE NORTHEAST APPROXIMATELY 224 FEET TO THE EAST RIGHT-OF-WAY LINE OF CALUMET AVENUE (U.S. HIGHWAY 41);

THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF CALUMET AVENUE (U.S. HIGHWAY 41) CROSSING THE NORTHFOLK SOUTH RAILROAD CORRIDOR TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF KANE STREET; THENCE SOUTHEAST APPROXIMATELY 45 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF KANE STREET TO ITS INTERSECTION WITH THE EAST LINE OF A 0.84 ACRE LOT (45-03-31-352-001.000-023) AS EXTENDED TO SAID SOUTH RIGHT-OF-WAY LINE OF KANE STREET; THENCE NORTHEAST APPROXIMATELY 132 FEET TO THE NORTHEAST CORNER OF SAID 0.84 ACRE LOT BEING THE SOUTH RIGHT-OF-WAY LINE OF SUMMER STREET;

THENCE SOUTHEAST APPROXIMATELY 720 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SUMMER STREET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MAYWOOD AVENUE; THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF MAYWOOD AVENUE APPROXIMATELY 405 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SIBLEY STREET; THENCE NORTHWEST APPROXIMATELY 705 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SIBLEY STREET TO ITS INTERSECTION WITH THE SOUTHEAST CORNER OF A 0.325 ACRE LOT (45-03-31-304-901.000-023); THENCE NORTHEAST APPROXIMATELY 132 FEET ALONG THE EAST SAID 0.325 ACRE LOT LINE TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE SIBLEY STREET AND STATE STREET NORTHWEST-SOUTHEAST ALLEY; THENCE NORTHWEST APPROXIMATELY 138 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE SIBLEY STREET AND STATE STREET NORTHWEST-SOUTHEAST ALLEY TO ITS INTERSECTION WITH THE EAST LOT LINES OF WOOD'S RESUBDIVISION OF LOTS 1, 2 & 3 BLOCK 2 FOGG & HAMM (PARCELS FRONTING CALUMET AVENUE); THENCE NORTHEAST APPROXIMATELY 120 FEET ALONG THE EAST LOT LINES OF WOOD'S RESUBDIVISION OF LOTS 1, 2 & 3 BLOCK 2 FOGG & HAMM (PARCELS FRONTING CALUMET AVENUE) TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE STREET; THENCE SOUTHWEST APPROXIMATELY 100 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE STREET TO ITS INTERSECTION WITH THE WEST LOT LINE OF A 0.114 ACRE PARCEL (45-03-31-303-030.000-023) AS EXTENDED TO SAID SOUTH RIGHT-OF-WAY LINE OF STATE STREET; THENCE NORTHEAST



PERPENDICULAR TO THE SOUTH RIGHT-OF-WAY LINE OF STATE STREET AND ALONG THE WEST LOT LINE OF SAID 0.114 ACRE PARCEL TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE STATE STREET AND WILLOW COURT NORTHEAST-SOUTHWEST ALLEY; THENCE APPROXIMATELY 93 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF THE STATE STREET AND WILLOW COURT NORTHEAST-SOUTHWEST ALLEY TO ITS INTERSECTION WITH THE SOUTHEAST CORNER OF A 0.057 ACRE LOT (45-03-31-303-005.000-023); THENCE NORTHEAST 165 FEET ALONG THE SOUTHEAST LOT LINE OF SAID 0.057 ACRE LOT AND AS EXTENDED TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WILLOW COURT (BEING THE SOUTH LINE OF A NORTHFOLK SOUTH RAILROAD CORRIDOR); THENCE NORTHWEST ALONG THE NORTH RIGHT-OF-WAY LINE OF WILLOW COURT (BEING THE SOUTH LINE OF A NORTHFOLK SOUTH RAILROAD CORRIDOR) APPROXIMATELY 185 FEET TO THE EAST RIGHT-OF-WAY LINE OF CALUMET AVENUE (U.S. HIGHWAY 41);

THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF CALUMET AVENUE (U.S. HIGHWAY 41) APPROXIMATELY 112 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LOGAN STREET (BEING THE NORTH LINE OF A NORTHFOLK SOUTH RAILROAD CORRIDOR);

THENCE SOUTHEAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF LOGAN STREET (BEING THE NORTH LINE OF A NORTHFOLK SOUTH RAILROAD CORRIDOR) APPROXIMATELY 160 FEET TO THE INTERSECTION OF THE SOUTHEAST LOT LINE OF A 0.048 ACRE LOT (45-03-31-302-026.000-023) AS EXTENDED SOUTHWEST TO THE SOUTH RIGHT-OF-WAY LINE OF LOGAN STREET (BEING THE NORTH LINE OF A NORTHFOLK SOUTH RAILROAD CORRIDOR); THENCE NORTHEAST PERPENDICULAR TO THE SOUTH RIGHT-OF-WAY LINE OF LOGAN STREET (BEING THE NORTH LINE OF A NORTHFOLK SOUTH RAILROAD CORRIDOR) APPROXIMATELY 125 FEET ALONG SAID 0.048 ACRE LOT AND AS EXTENDED TO THE NORTH RIGHT-OF-WAY LINE OF THE LOGAN STREET AND INDIANA STREET SOUTHEAST-NORTHWEST ALLEY BEING THE SOUTHEAST CORNER OF A 0.048 ACRE (45-03-31-302-009.000-023); THENCE NORTHWEST ALONG THE NORTH RIGHT-OF-WAY LINE OF THE LOGAN STREET AND INDIANA STREET SOUTHEAST-NORTHWEST ALLEY BEING THE SOUTHEAST CORNER OF A 0.048 ACRE LOT (45-03-31-302-009.000-023) APPROXIMATELY 67 FEET TO THE EAST RIGHT-OF-WAY OF THE LOGAN STREET AND INDIANA STREET NORTH-SOUTH ALLEY BEING THE SOUTHWEST CORNER OF A 0.096 ACRE LOT (45-03-31-302-008.000-023); THENCE NORTHEAST ALONG THE WEST LOT LINE OF SAID 0.096 ACRE LOT AND AS EXTENDED TO THE NORTH RIGHT-OF-WAY LINE OF INDIANA AVENUE, BEING THE SOUTH LOT LINE OF A 0.051 ACRE LOT (45-03-31-301-028.000-023); THENCE NORTHWEST ALONG SAID 0.051 ACRE APPROXIMATELY 10 FEET TO THE SOUTHWEST CORNER OF SAID 0.051 ACRE LOT; THENCE NORTHEAST ALONG THE WEST LOT LINE OF SAID 0.051 ACRE LOT APPROXIMATELY 102 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE INDIANA STREET AND TRUMAN STREET SOUTHEAST-NORTHWEST ALLEY BEING THE SOUTH LOT LINE OF A 0.051 ACRE LOT (45-03-31-301-011.000-023); THENCE NORTHEAST ALONG THE NORTH RIGHT-OF-WAY LINE OF THE INDIANA STREET AND TRUMAN STREET SOUTHEAST-NORTHWEST ALLEY APPROXIMATELY 107 FEET TO THE SOUTHWEST CORNER OF A 0.051 ACRE LOT (45-03-31-301-007.000-023); THENCE NORTH ALONG THE SOUTHEAST LOT LINE OF SAID 0.051 ACRE LOT APPROXIMATELY 140 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TRUMAN STREET BEING THE SOUTH LOT LINE OF A 0.152 ACRE LOT (45-03-31-154-028.000-023); THENCE NORTHWEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF TRUMAN STREET APPROXIMATELY 53 FEET TO THE SOUTHEAST RIGHT-OF-WAY OF THE TRUMAN STREET AND MICHIGAN STREET NORTH-SOUTH ALLEY BEING THE SOUTHWEST LOT CORNER OF A 0.051 ACRE LOT (45-03-31-154-024.000-023); THENCE NORTHEAST ALONG THE SOUTHEAST RIGHT-OF-WAY OF THE TRUMAN STREET AND MICHIGAN STREET NORTH-SOUTH ALLEY BEING THE WEST LOT LINE OF SAID 0.051 ACRE LOT APPROXIMATELY 90 FEET TO THE NORTHWEST CORNER OF SAID 0.051 ACRE LOT BEING THE SOUTH RIGHT-OF-WAY LINE OF THE TRUMAN STREET AND MICHIGAN STREET NORTHWEST-SOUTHEAST ALLEY; THENCE SOUTHEAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE TRUMAN STREET AND MICHIGAN STREET NORTHWEST-SOUTHEAST ALLEY APPROXIMATELY 207 FEET TO ITS INTERSECTION WITH A 0.058 ACRE LOT (45-03-31-154-011.000-023) AS EXTENDED SOUTHWEST TO THE SOUTH RIGHT-OF-WAY LINE OF THE TRUMAN STREET AND MICHIGAN STREET NORTHWEST-SOUTHEAST ALLEY; THENCE

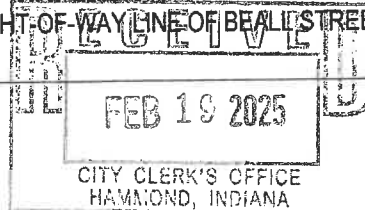


NORTHEAST PERPENDICULAR TO SAID SOUTH RIGHT-OF-WAY LINE OF THE TRUMAN STREET AND MICHIGAN STREET NORTHWEST-SOUTHEAST ALLEY ALONG THE NORTHWEST LOT LINE OF SAID 0.058 ACRE LOT APPROXIMATELY 153 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MICHIGAN STREET BEING THE SOUTHEAST CORNER OF A 0.283 ACRE LOT (45-03-31-153-026.000-023); THENCE NORTHWEST ALONG THE NORTH RIGHT-OF-WAY LINE OF MICHIGAN STREET APPROXIMATELY 387 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY OF THE MICHIGAN STREET AND WILCOX STREET NORTH-SOUTH ALLEY BEING THE SOUTHWEST CORNER OF A 0.418 ACRE LOT (45-03-31-153-018.000-023); THENCE NORTH ALONG EAST RIGHT-OF-WAY OF THE MICHIGAN STREET AND WILCOX STREET NORTH-SOUTH ALLEY AS EXTENDED TO THE SOUTH SHORELINE OF THE GRAND CALUMET RIVER APPROXIMATELY 420 FEET, BEING THE NORTHEAST CORNER OF A 0.380 ACRE LOT (45-03-31-152-004.000-023);

THENCE SOUTHEAST MEANDERING ALONG THE SOUTH SHORELINE OF THE GRAND CALUMET RIVER APPROXIMATELY 1,025 FEET TO ITS INTERSECTION WITH THE WEST LINE OF A 3.096 ACRE LOT (45-03-31-151-004.000-023) AS EXTENDED SOUTH TO THE SOUTH SHORELINE OF THE GRAND CALUMET RIVER; THENCE NORTH ALONG SAID 3.096 ACRE LOT EAST LINE AS EXTENDED APPROXIMATELY 650 FEET TO THE NORTHEAST CORNER OF SAID 3.096 ACRE LOT BEING THE SOUTH RIGHT-OF-WAY LINE OF THE PREVIOUS INDIANA HARBOR BELT RAIL CORRIDOR (CURRENTLY OWNED BY THE HAMMOND SANITARY DISTRICT); THENCE NORTHWEST ALONG THE NORTH LOT LINES OF PARCELS 45-03-31-151-004.000-023, 45-03-31-151-003.000-023, 45-03-31-151-002.000-023, AND 45-03-31-151-001.000-023 APPROXIMATELY 1,300 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF CALUMET AVENUE (US HIGHWAY 41), BEING THE WEST SECTION LINE OF SECTION 31 IN TOWNSHIP 37 NORTH, RANGE 9 WEST AND THE EAST SECTION LINE OF SECTION 36 IN TOWNSHIP 37 NORTH, RANGE 10 WEST (ALSO BEING THE SOUTHEAST CORNER OF A 1.553 ACRE LOT (45-02-36-504-003.000-023) AND OWNED BY THE INDIANA HARBOR BELT RAILROAD COMPANY);

THENCE CONTINUING NORTHWEST ALONG THE SOUTH LOT LINE OF SAID 1.553 ACRE LOT (45-02-36-504-003.000-023) AND OWNED BY THE INDIANA HARBOR BELT RAILROAD COMPANY APPROXIMATELY 1,425 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY OF SOHL AVENUE; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY OF SOHL AVENUE APPROXIMATELY 1,078 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF MICHIGAN STREET; THENCE SOUTHEAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF MICHIGAN STREET APPROXIMATELY 1,311 FEET TO ITS INTERSECTION WITH THE SOUTHEAST CORNER OF A 1.864 ACRE LOT (45-02-36-276-013.000-023); THENCE SOUTHWEST PERPENDICULAR TO THE NORTH RIGHT-OF-WAY LINE OF MICHIGAN STREET TO THE SOUTH RIGHT-OF-WAY LINE OF MICHIGAN STREET AND EXTENDING APPROXIMATELY 654 FEET ALONG WEST LINE OF THE MILLENNIUM ADDITION (PLAT BOOK PB84, PAGE 02-36) TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF A 4.070 ACRE LOT OWNED BY THE MICHIGAN CENTRAL RAILROAD COMPANY AS A RAIL CORRIDOR; THENCE SOUTHEAST ALONG SAID 4.070 ACRE LOT OWNED BY THE MICHIGAN CENTRAL RAILROAD COMPANY APPROXIMATELY 575 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CALUMET AVENUE (US HIGHWAY 41);

THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF CALUMET AVENUE (US HIGHWAY 41) APPROXIMATELY 1,423 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF A 6.377 ACRE LOT (45-02-36-505-009.000-023) BEING THE NORFOLK SOUTHERN RAIL CORRIDOR AND THE NORTH RIGHT-OF-WAY LINE OF FAYETTE STREET; THENCE NORTHWEST ALONG SAID 6.377 ACRE LOT AND THE EAST RIGHT-OF-WAY LINE OF THE BEALL STREET AND CALUMET AVENUE (US HIGHWAY 41) NORTH-SOUTH ALLEY AS EXTENDED NORTH; THENCE SOUTH EAST RIGHT-OF-WAY LINE OF THE BEALL STREET AND CALUMET AVENUE (US HIGHWAY 41) NORTH-SOUTH ALLEY APPROXIMATELY 543 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THORNTON STREET; THENCE NORTHWEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF THORNTON STREET APPROXIMATELY 91 FEET TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF BEALL STREET; THENCE SOUTH ALONG



THE EAST RIGHT-OF-WAY LINE OF BEALL STREET APPROXIMATELY 537 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF CARROLL STREET; THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF CARROLL STREET APPROXIMATELY 18 FEET TO THE WEST RIGHT-OF-WAY LINE OF BEALL STREET AND CALUMET AVENUE (US HIGHWAY 41) NORTH-SOUTH ALLEY; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF BEALL STREET AND CALUMET AVENUE (US HIGHWAY 41) NORTH-SOUTH ALLEY 1,380 TO THE SOUTH RIGHT-OF-WAY LINE OF EATON STREET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF EATON STREET APPROXIMATELY 144 FEET TO THE WEST RIGHT-OF-WAY LINE OF CALUMET AVENUE (US HIGHWAY 41) BEING THE NORTHEAST CORNER OF A 14.902 ACRE LOT (45-06-01-276-005.000-023) AND THE HAMMOND CENTRAL HIGH SCHOOL OWNED BY THE HAMMOND MULTI-SCHOOL BUILDING CORPORATION;

THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF CALUMET AVENUE (US HIGHWAY 41) APPROXIMATELY 623 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HIGHLAND STREET BEING THE SOUTHEAST CORNER OF SAID 14.902 ACRE LOT; THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF HIGHLAND STREET APPROXIMATELY 943 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY OF SOHL AVENUE; THENCE SOUTHEAST ALONG THE WEST RIGHT-OF-WAY OF SOHL AVENUE, AS EXTENDED (BEING THE WEST LOT LINE OF A 1.297 ACRE LOT (45-06-01-201-011.000-023) AND THE ERIE LACKAWANA TRAIL EASEMENT APPROXIMATELY 882 FEET TO ITS INTERSECTION WITH THE NORTHWEST CORNER OF A 2.387 ACRE LOT (45-06-01-426-013.000-023), BEING THE HAMMOND CENTRAL FIRE STATION SITE; THENCE EAST ALONG THE NORTH LOT LINE OF SAID 2.387 ACRE LOT APPROXIMATELY 412 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CALUMET AVENUE (US HIGHWAY 41);

THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF CALUMET AVENUE (US HIGHWAY 41) APPROXIMATELY 549 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF CONKEY STREET; THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF CONKEY STREET APPROXIMATELY 357 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY OF JEFFERSON STREET AS EXTENDED NORTH TO THE NORTH RIGHT-OF-WAY LINE OF CONKEY STREET; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY OF JEFFERSON STREET APPROXIMATELY 829 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF KENWOOD STREET; THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF KENWOOD STREET APPROXIMATELY 182 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE JEFFERSON STREET AND CALUMET AVENUE (US HIGHWAY 41) NORTH-SOUTH ALLEY; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF THE JEFFERSON STREET AND CALUMET AVENUE (US HIGHWAY 41) NORTH-SOUTH ALLEY APPROXIMATELY 1,075 FEET TO ITS INTERSECTION WITH THE SOUTHEAST CORNER OF A 0.141 ACRE LOT (45-06-01-483-009.000-023) BEING THE NORTH RIGHT-OF-WAY LINE OF THE 165TH STREET EAST-WEST ALLEY; THENCE WEST ALONG THE SOUTH LINE OF SAID 0.141 ACRE LOT TO ITS SOUTHWEST CORNER APPROXIMATELY 124 FEET BEING THE EAST RIGHT-OF-WAY LINE OF JEFFERSON STREET; THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF JEFFERSON STREET APPROXIMATELY 18 FEET TO ITS INTERSECTION WITH THE NORTHWEST CORNER OF A 0.646 ACRE LOT, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF THE OF THE 165TH STREET EAST-WEST ALLEY ¹(TANGENTIAL AND ADJACENT TO THE GATEWAYS RDEVELOPMENT AREA'S CALUMET SUB- AREA (DESIGNATED ON OCTOBER 20, 2015, BY THE COMMISSION APPROVED AND ADOPTED PURSUANT TO RESOLUTION NO. 7-2015, THE "AMENDING DECLARATORY RESOLUTION NO. 2"); THENCE EAST ALONG THE NORTH LOT LINE OF SAID 0.646 ACRE LOT APPROXIMATELY 280 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY OF CALUMET AVENUE (US HIGHWAY 41);

THENCE NORTH ALONG THE WEST RIGHT-OF-WAY OF CALUMET AVENUE (US HIGHWAY 41) TO THE NORTH LOT LINE OF A 1.342 ACRE LOT (45-07-06-354-019.000-023) EXTENDED APPROXIMATELY 80 FEET

¹ The blue text indicates the City Hall Redevelopment Area boundary is tangential to and adjacent to the Gateways Redevelopment Area Calumet Sub-Area (designated on October 20, 2015, by the Commission approved and adopted pursuant to Resolution No. 7-2015, the "Amending Declaratory Resolution No. 2")

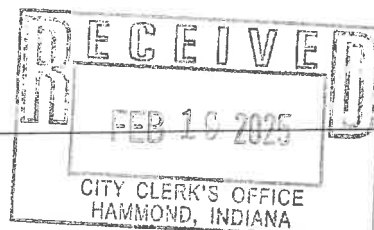


APPENDIX A

WEST TO ITS INTERSECTION WITH THE EAST LOT LINE OF A 0.141 ACRE LOT (45-06-01-483-018.000-023); THENCE EAST PERPENDICULAR TO THE WEST RIGHT-OF-WAY OF CALUMET AVENUE (US HIGHWAY 41)

APPROXIMATELY 40 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF CALUMET AVENUE (US HIGHWAY 41), ALSO BEING THE BEING THE WEST SECTION LINE OF SECTION 6 IN TOWNSHIP 36 NORTH, RANGE 9 WEST AND THE EAST SECTION LINE OF SECTION 1 IN TOWNSHIP 36 NORTH, RANGE 10 WEST; THENCE CONTINUING EAST TO THE EAST RIGHT-OF-WAY LINE OF CALUMET AVENUE (US HIGHWAY 41) BEING THE NORTHEAST CORNER OF SAID 1.342 ACRE LOT (45-07-06-354-019.000-023); THENCE EAST ALONG THE NORTH LOT LINE OF SAID 1.342 ACRE LOT TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE CALUMET AVENUE (US HIGHWAY 41) AND EUCLID STREET NORTH-SOUTH ALLEY; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF THE CALUMET AVENUE (US HIGHWAY 41) AND EUCLID STREET NORTH-SOUTH ALLEY APPROXIMATELY 13 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE EUCLID STREET EAST-WEST ALLEY; THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE EUCLID STREET EAST-WEST ALLEY, BEING THE NORTH LOT LINE OF SAID 1.342 ACRE LOT APPROXIMATELY 145 FEET TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF EUCLID AVENUE, **BEING THE POINT OF ORIGIN.**

Maps identifying the **City Hall Redevelopment Area** are included herein this EXHIBIT A on the next pages.



HAMMOND, INDIANA
HAMMOND REDEVELOPMENT COMMISSION

Redevelopment Plan for the City Hall Redevelopment Area:

APPENDIX A

City Hall Redevelopment Area:
SOUTH - Subarea 1 Map

Reference Page A.3
SOUTH - Subarea 2 Map
(Bottom)



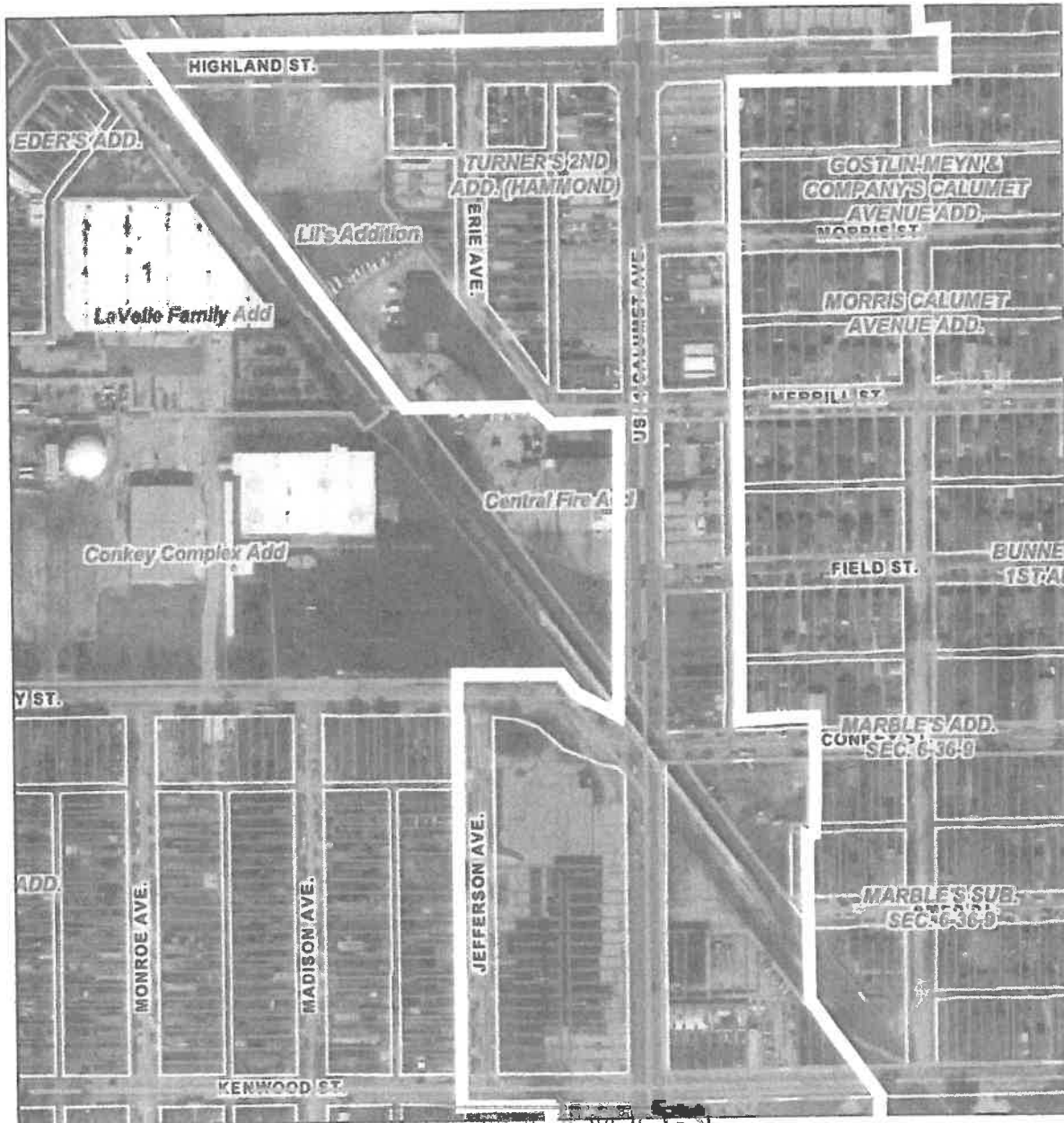
HAMMOND, INDIANA
HAMMOND REDEVELOPMENT COMMISSION

Redevelopment Plan for the City Hall Redevelopment Area:

APPENDIX A

City Hall Redevelopment Area:
SOUTH - Subarea 2 Map

Reference Page A.4
CENTRAL - Subarea 1 Map
(Bottom)



Reference Page A.2
SOUTH - Subarea 1 Map
(Top)

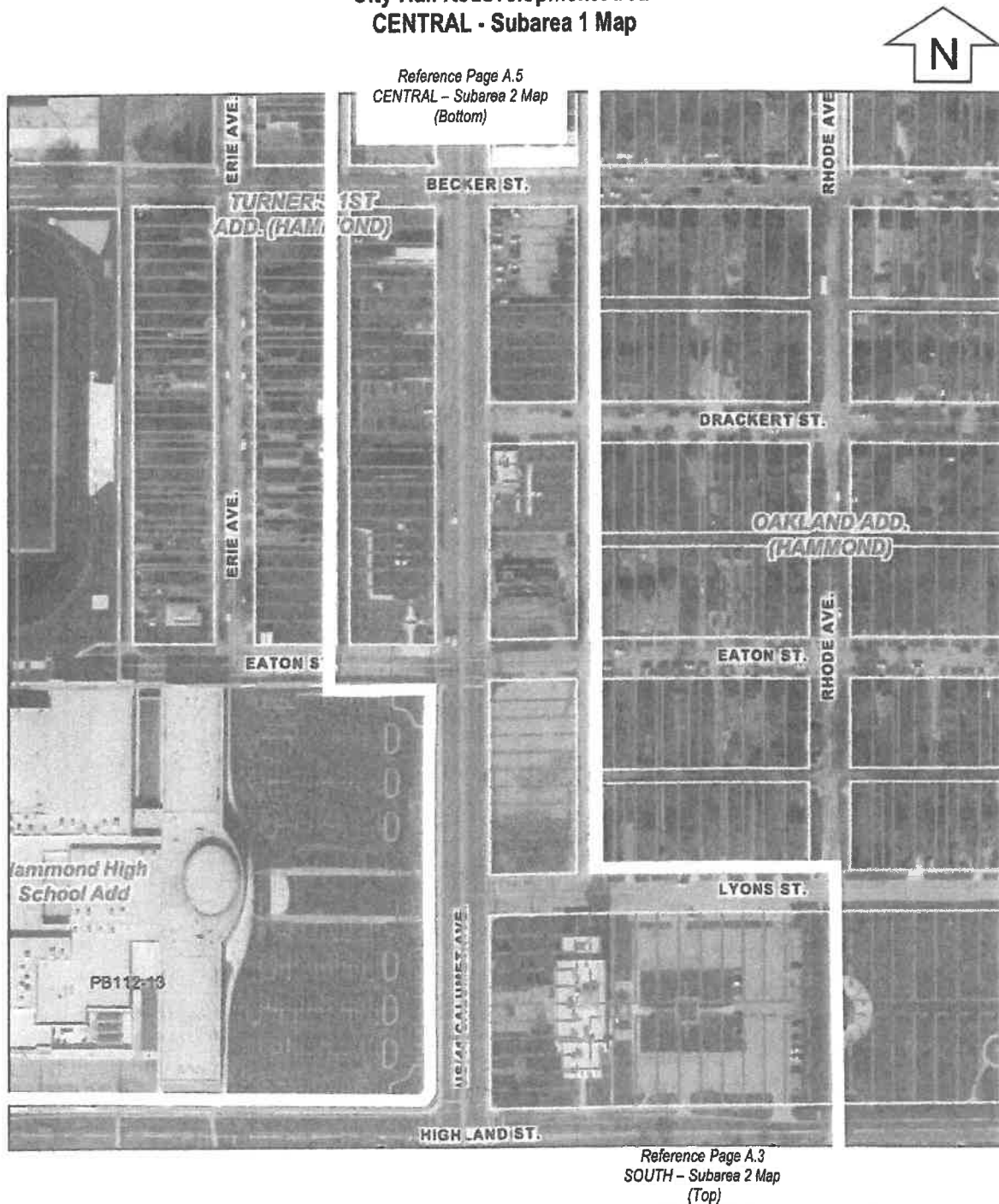


HAMMOND, INDIANA
HAMMOND REDEVELOPMENT COMMISSION

Redevelopment Plan for the City Hall Redevelopment Area:

APPENDIX A

City Hall Redevelopment Area:
CENTRAL - Subarea 1 Map



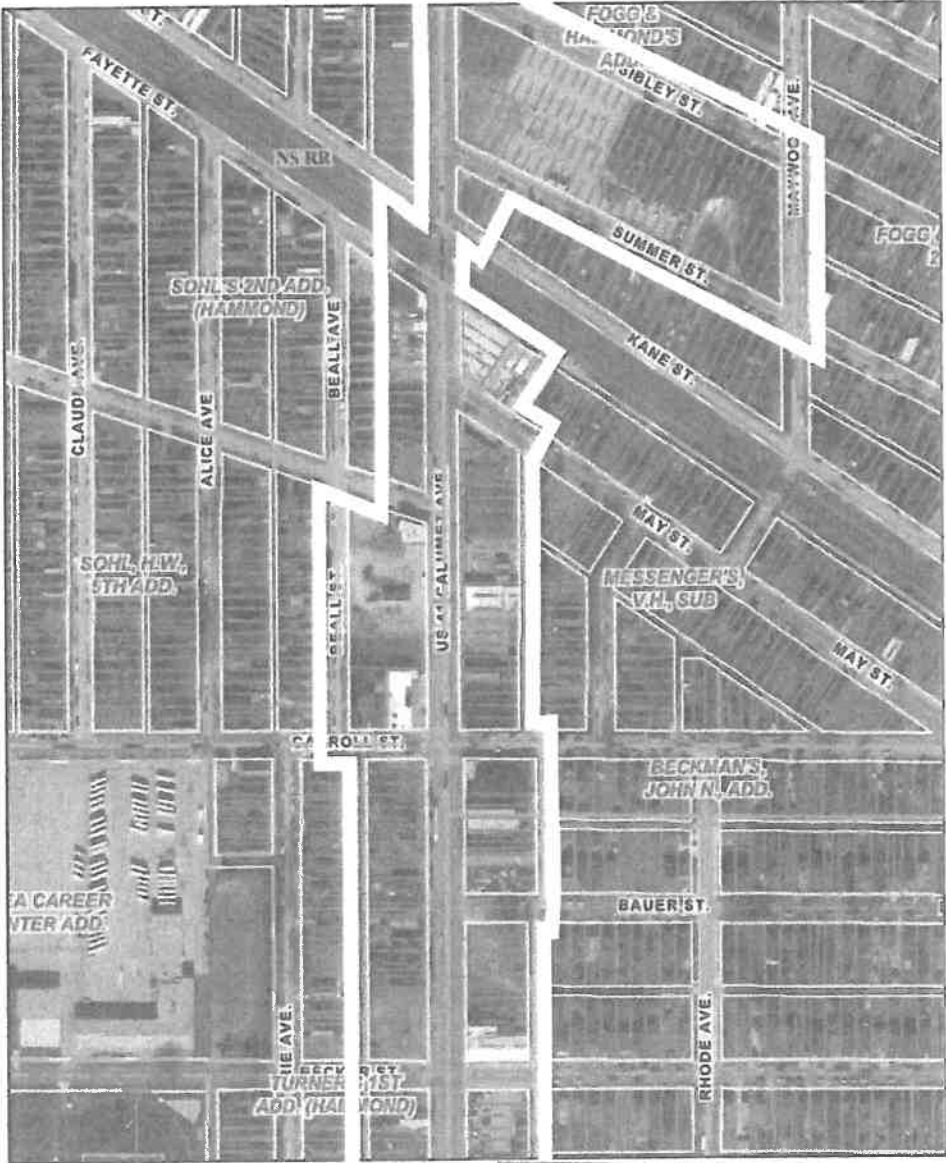
HAMMOND, INDIANA
HAMMOND REDEVELOPMENT COMMISSION

Redevelopment Plan for the City Hall Redevelopment Area:

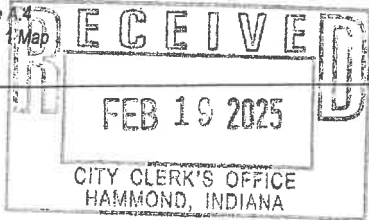
APPENDIX A

City Hall Redevelopment Area:
CENTRAL - Subarea 2 Map

Reference Page A.6
North - Subarea 1 Map
(Bottom)



Reference Page A.4
Central - Subarea 1 Map
(Top)



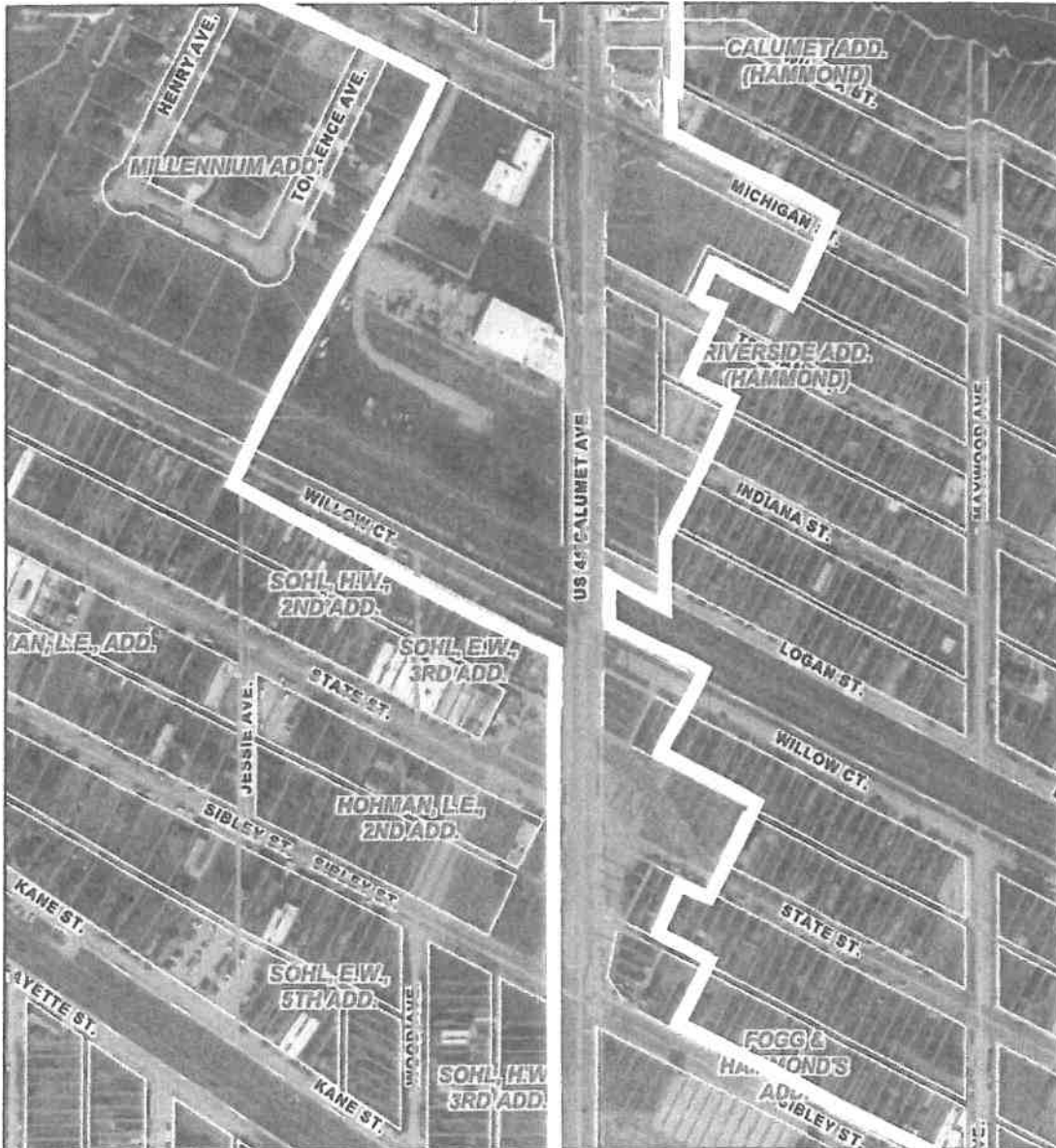
HAMMOND, INDIANA
HAMMOND REDEVELOPMENT COMMISSION

Redevelopment Plan for the City Hall Redevelopment Area:

APPENDIX A

City Hall Redevelopment Area:
NORTH - Subarea 1 Map

Reference Page A.7
North - Subarea 2 Map
(Bottom)



Reference Page A.5
North - Subarea 1 Map
(Top)



HAMMOND, INDIANA
HAMMOND REDEVELOPMENT COMMISSION

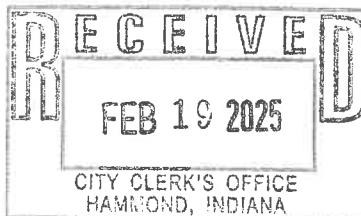
Redevelopment Plan for the City Hall Redevelopment Area:

APPENDIX A

City Hall Redevelopment Area:
NORTH - Subarea 2 Map



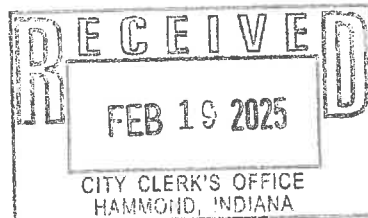
Reference Page A.6
North - Subarea 1 Map
(Top)





APPENDIX B

Plan Budget



APPENDIX B

Plan Budget

The Hammond Redevelopment Commission, in working with the administration of the City, City department heads and the City's Planning Department, prepared a list of project and program recommendations including cost estimates for implementation in the Area over the next ten-year period (2025 through 2035). The recommended projects and programs are developed to address the conditions and factors that influenced the Area's determination as an "area needing redevelopment" and to overcome their causes to improve the overall quality of life for the City. The projects and programs include public infrastructure improvements and redevelopment or economic development programs intended to be catalysts to support additional private and public investment and development in the Area.

Public Investment

| | |
|--|----------------------------|
| Sewer line enhancements | \$ 200,000 |
| Water line enhancements | 100,000 |
| Utility (telephone, cable, satellite, etc.) improvements | 250,000 |
| Streetscape enhancements (lighting, street furniture, signage, etc.) | 500,000 |
| Sidewalks (New and Reconstruction) | 250,000 |
| Street Improvements | 1,000,000 |
| Railroad Crossing/Bridge Improvements | 1,250,000 |
| Land Acquisition | 2,000,000 |
| Demolition and land clearance | 750,000 |
| Surveying and recording | 150,000 |
| Environmental testing | 100,000 |
| Environmental and wetland remediation | 25,000 |
| Additional site preparation work | 250,000 |
| Sub-total of Public Investment: | <u>\$ 6,825,000</u> |

Private and Other Investment

| | |
|---|------------------------------|
| Land Acquisition and Land Use Development | <u>\$ 125,000,000</u> |
| Sub-total of Private and Other Investment: | <u>\$ 125,000,000</u> |

| | |
|--|-----------------------------|
| TOTAL INVESTMENT: REDEVELOPMENT PLAN BUDGET | <u>\$ 54,325,000</u> |
|--|-----------------------------|

| | |
|--|------------------|
| Ratio of Public to Private Investment: | \$ 1 : \$ 18.315 |
|--|------------------|

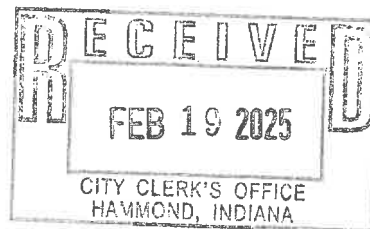
| | |
|-------------------------------|-------|
| Percent of Public Investment: | 7.96% |
|-------------------------------|-------|

| | |
|--------------------------------|--------|
| Percent of Private Investment: | 94.82% |
|--------------------------------|--------|



APPENDIX C

Acquisition List



APPENDIX C

Acquisition List

The Hammond Redevelopment 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 blighted areas 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.
- 7.

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 acquired.¹⁸

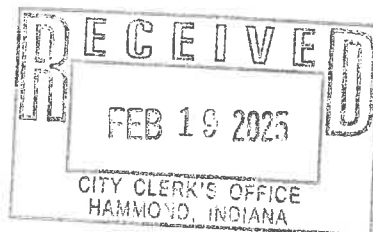
The Commission has prepared this appendix as its list of real property to be considered for acquisition. This Acquisition List is developed to clear real property and/or remodel, rebuild, enlarge, or make structural improvements to buildings within the Area to overcome the conditions and factors that influenced the Area's determination as an "area needing redevelopment" to improve the overall quality of life for the City.

The Acquisition List provided herein shall serve as a guide to focus redevelopment and rehabilitation economic and community development initiatives over the next ten-year period and shall act as a stimulus to and catalyst for private and public investment in the Area. However, should the Commission find that additional acquisition of real property is necessary to reach the goals and objectives of this Plan or to implement this Plan; the Commission may amend this Acquisition List in accordance with the Act to include property acquisition to this Acquisition List as provided in this appendix.

¹⁸ Reference: IC 36-7-14-19(b).

As of the adoption of this Plan by Declaratory Resolution of the Hammond Redevelopment Commission, the Commission **has not** identified or listed real property to be included on the Acquisition List as presented below.

| REDEVELOPMENT PLAN FOR THE CITY HALL REDEVELOPMENT AREA Acquisition List | | | | |
|--|---------------------|----------------------|-------------------------|-------------------------------------|
| Permanent Parcel Number (18-Digit) | Property Address | Owner (Most Current) | (Acres) Land Area | Estimated Cost of Acquisition |
| | | | | \$ |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| TOTAL ESTIMATED COST | | | | \$ |



CP 25-02

**Resolution and order approving Declaratory Resolutions 2024-17
of the Hammond Redevelopment Commission establishing the City Hall
Redevelopment Area and Allocation Area and approving the Redevelopment Plan**

Background

On December 17, 2024, the Hammond Redevelopment Commission approved and adopted Resolution 2024-17. The purpose of the resolution is to create the City Hall Redevelopment Area and adopt the Redevelopment Plan for the City Hall Redevelopment Area. According to state statute the Plan Commission is required to review this document and make a determination whether it complies with the Comprehensive Plan or not.

The boundaries of the City Hall Redevelopment Area the first properties abutting Calumet Avenue from 165th Street (just north of the CVS and BP station located in the Calumet Avenue Expansion Area Subarea of the Gateways Redevelopment Area) to 150th Street. The City Hall Redevelopment Area also abuts the East Hammond Urban Renewal Area, Downtown Hammond No. 1 Urban Renewal Area, and the Jacobs Square Redevelopment Area.

The Plan for the City Hall Redevelopment Area has determined that the Calumet Avenue corridor within the Redevelopment Area boundaries are an area "needing redevelopment" as defined in IC 36-7-1-3. In general the plan is designed and intended to "eliminate the conditions and factors identified within the Area" that is needing redevelopment. The plan also promotes economic development in the area and provides for funding through the designation of the area as an allocation area for TIF purposes.

The Redevelopment Plan divides the corridor into three subareas: North, Central, South. These subareas describe the differences in the development character and zoning. The North Subarea is an area marketed to "destination and local commercial, residential neighborhoods and supportive of existing light industrial uses." The Central Subarea is an area marketed to the "adjacent residential areas". The South Subarea is an area marketed to the "I-80/94 interchange and the 165th Street corridor traffic."

The Redevelopment Plan also provides for building design and landscape site. These provide guidance on exterior materials, overall massing and style, colors, lighting, landscaping, parking surfaces, outdoor storage, location of loading docks, continuous management, setbacks, and signage. These standards are compliant with zoning and are in addition to zoning.

ANALYSIS

The boundary area of the City Hall Redevelopment Area lies in North Hammond Woodmar Planning District II and Central Hammond Planning District III. The corridor is primarily zoned C-4 General Business District, but there are some areas of S-1 Open Space and Recreational Facilities District, S-2 Institutional District, I-1 Light Industrial District, and R-1U Urban Single Family District. The plan's proposed land uses primarily mirror the zoning districts. Modifications can be made through the normal rezoning process.

The Redevelopment Plan's subarea designation helps distinguish the differences within the corridor and help direct the type of development to improve the City.

The 1992 Comprehensive Land Use Plan, the 2003 North Hammond Neighborhood Plan, and the Zoning Ordinance were reviewed. The Redevelopment Plan for the City Hall Redevelopment Area is compatible and includes land uses and general design guidelines that pursue the objectives of the Comprehensive Plan.

STAFF RECOMMENDATION

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

- 1) make a determination that the Redevelopment Plan for the City Hall Redevelopment Area with the technical modifications is in conformity with the 1992 Comprehensive Land Use Plan and the 2003 North Hammond Neighborhood Plan;
- 2) adopt this report as its Findings of Fact;
- 3) adopt Plan Commission Resolution 2025-01, and
- 4) determine that both this report as its Findings of Fact and PC Resolution 2025-01 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 a favorable recommendation.



Thomas M. McDermott, Jr.
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF HAMMOND

BRIAN L POLAND, AICP
Director of City Planning

February 19, 2025

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

RE: CP-25-02 Petition of the Hammond Plan Commission to Review the
Declaratory Resolution 2024-17 of the Hammond Redevelopment
Commission Regarding Establishing and Designating the City Hall
Redevelopment Area and Designating the City Hall
Redevelopment Area as the City Hall Allocation Area for the
Purpose of Tax Increment Financing, all Pursuant to Indiana Code
36-7-14 and the Indiana Administrative Code 50 IAC 8

Dear Council Members:

This is to certify that the Hammond Plan Commission on February 18, 2025 moved to send CP-25-02 Petition of the Hammond Plan Commission to Review the Declaratory Resolution 2024-17 of the Hammond Redevelopment Commission Regarding Establishing and Designating the City Hall Redevelopment Area and Designating the City Hall Redevelopment Area as the City Hall Allocation Area for the Purpose of Tax Increment Financing, all Pursuant to Indiana Code 36-7-14 and the Indiana Administrative Code 50 IAC 8 with a favorable recommendation.

Pursuant to IC 36-7-4-608 (f) (1), the Common Council is required to act on or before May 19, 2025.

Sincerely,

Shannon Morris-Smith
Recording Secretary to the Plan Commission