

SPONSOR: Dave Woerpel  
5<sup>th</sup> District Councilman

RESOLUTION NO. R10

**A RESOLUTION RATIFYING THE CITY OF HAMMOND (THROUGH THE HAMMOND REDEVELOPMENT COMMISSION) MAKING A GOOD FAITH OFFER TO PURCHASE PURSUANT TO I.C. § 32-24-1-5 AND AUTHORIZING THE CITY OF HAMMOND (THROUGH THE HAMMOND REDEVELOPMENT COMMISSION) TO FILE A CONDEMNATION LAWSUIT PURSUANT TO I.C. §32-24-1, ET SEQ.**

**WHEREAS**, the property commonly known as 7305 Indianapolis Boulevard, Hammond, Indiana, and legally described as follows:

WOODMAR UNIT 9 BL. 32 LOTS 37 TO 45 & VAC. ALLEY  
Parcel No. 45-07-17-201-001.000-023

(hereinafter "Real Property") has received numerous citations for violations of Hammond City Ordinances including but not limited to maintaining junk vehicles, nuisance violations, the condition of the parking lot, and overall condition of Real Property and improvements thereon; and,

**WHEREAS**, the City of Hammond and the Hammond Redevelopment Commission have determined that the Real Property is blighted and in need of redevelopment; and,

**WHEREAS**, the City of Hammond and the Hammond Redevelopment Commission have obtained the fair market value appraisals for the Real Property; and,

**WHEREAS**, title to the Real Property is held by Nick P. Karagan, Elaine Karagan and John Karagan; and,

**WHEREAS**, the Common Council of the City of Hammond (through the Hammond Redevelopment Commission) finds it necessary and desirous to ratify the issuance of a good faith offer pursuant to I.C. §32-24-1-5 and, if necessary, to utilize its condemnation authority pursuant to the United States Constitution, Indiana Constitution, and I.C. §32-24-1, et seq. for the public purpose of eliminating blight, remediating property in need of redevelopment, and economic development (along with all other public purposes as allowed by law);

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

1. That the City of Hammond (through the Hammond Redevelopment Commission) has made a good faith offer pursuant to I.C. §32-24-1-5 and I.C. §36-1-10.5, et seq., said offer being the average of the appraisals of Jeffrey R. Vale, MAI and Martinez, Sharmat & Associates, Inc., for the purchase of the above-referenced Real Property.

2. That the good faith offer to purchase was in the form prescribed by I.C. § 32-24-1-5 and is ratified by the Common Council.

3. That the City of Hammond (through the Hammond Redevelopment Commission) is authorized to proceed to file a condemnation lawsuit for the total taking of the above-described Real Property.

4. That the Hammond Redevelopment Commission is authorized to take any and all action necessary in furtherance of this Resolution.

5. That this Resolution shall be in full force and effect from and after its passage by the City of Hammond Common Council, signing by the President thereof and approval by the Mayor.



Dave Woerpel, President  
Common Council

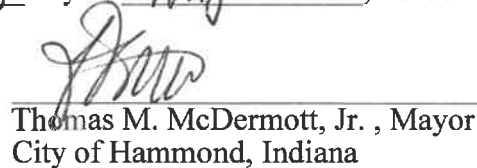
ATTEST:

  
Robert J. Golec, City Clerk

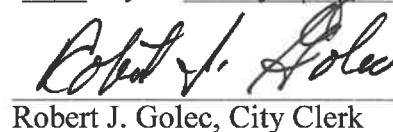
PRESENTED BY ME, the undersigned City Clerk of the City of Hammond to the Mayor of said City for approval on the 12th day of May, 2025.

  
Robert J. Golec, City Clerk

The foregoing Resolution No. R10 consisting of two (2) typewritten pages, including this page, approved by the Mayor on the 13<sup>th</sup> day of May, 2025.

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

PASSED by the Common Council on 12th day of May, 2025.

  
Robert J. Golec, City Clerk