

**PETITIONER(S):**

Mayor's Office of Economic Development

**SPONSOR(S):**

Councilman Daniel Spitale (At-Large)

Councilwoman Janet Venecz (At-Large)

**RESOLUTION NO.: 25R - 11**

**A RESOLUTION OF THE HAMMOND CITY COUNCIL APPROVING CERTAIN  
JANUARY 1, 2025 ASSESSMENT DATE FORM CF-1s AS TIMELY FILED  
WITH THE COMMON COUNCIL OF THE CITY OF HAMMOND AS THE DESIGNATING BODY BY  
APPLICANTS PREVIOUSLY APPROVED FOR ECONOMIC REVITALIZATION AREA DEDUCTIONS OF  
ASSESSED VALUATION, PURSUANT TO INDIANA CODE 6-1.1-12.1**

- WHEREAS,** Deduction for Rehabilitated or Redevelopment of Real Property in Economic Revitalization Areas is authorized under Indiana Code ("IC") 6-1.1-12.1 *et seq.*, (the "Act") in the form of deductions of assessed value for occupation of a qualified vacant building, qualified real property improvements and the installation of qualified depreciable personal property that results from development, redevelopment and rehabilitation; and
- WHEREAS,** Pursuant to Section 5.1(b) of the Act, any property owner within a designated Economic Revitalization Area (an "ERA") that has been approved for an assessed valuation deduction of real property (other than a deduction for property located in a residentially distressed area or "RDA") under Section 3 of the Act must file a certified deduction application on a form prescribed by the Indiana Department of Local Government Finance (the "DLGF") with the Office of the Lake County, Indiana Auditor (the "Auditor") and the designating body (the "Common Council of the City of Hammond, Indiana" or the "Common Council") providing the information identifying the extent to which there has been compliance with the approved statement of benefits (the "FORM SB-1/Real Property") before May 15 of each year during the abatement period (the "FORM CF-1/Real Property"); and
- WHEREAS,** Pursuant to Section 5.3(j) of the Act, any property owner with a designated ERA that has been approved for an assessed valuation deduction of real property for a vacant building deduction under Section 4.8 of the Act must file a certified deduction application on a form prescribed by the DLGF with the Auditor and the City Council as the designating body information showing the extent to which there has been compliance with the approved statement of benefits (the "FORM SB-1/VBD") before May 15 of each year during the abatement period (the "FORM CF-1/VBD"); and
- WHEREAS,** Pursuant to Section 5.6(a) of the Act, any property owner with a designated ERA that has been approved for an assessed valuation deduction of qualified depreciable personal property installed and placed into service under Section 4.5 of the Act must file a certified deduction application on a form prescribed by the DLGF with the Auditor and the City Council as the designating body information showing the extent to which there has been compliance with the approved statement of benefits (the "FORM SB-1/Personal Property") before May 15 of each year during the abatement period (the "FORM CF-1/PP"); and
- WHEREAS,** Certain property owners within ERAs have timely filed the appropriate FORM CF-1 compliance forms with the Auditor and the City of Hammond, Indiana ("City") through the Mayor's Office of Economic Development; and

**WHEREAS,** The Mayor's Office of Economic Development has consolidated all timely FORM CF-1 compliance filings of property owners within ERAs, as listed in **EXHIBIT A** attached hereto, and has submitted said documents to the Office of the Common Council for consideration and determination of compliance with the respective approved statement of benefits, all pursuant to Sections 5.1(b), 5.3(j) and 5.6(a) of the Act; and

**WHEREAS,** The Common Council at a regularly scheduled meeting heard an overview and presentation by the Mayor's Office of the Economic Development and was introduced to property owners or its representatives within the designated ERAs (as listed in **EXHIBIT A**) that have been approved for an assessed valuation deduction as well as other City officials as it relates to compliance with the respective approved statement of benefits, all pursuant to Sections 5.1(b), 5.3(j) and 5.6(a) of the Act; and

**WHEREAS,** The Common Council desires to act pursuant to the Act to consider make a determination on said FORM CF-1s, as listed in **EXHIBIT A** as filed and submitted to the Common Council;

**NOW, THEREFORE, BE IT RESOLVED,** by the Common Council of the City of Hammond, Indiana, that the consideration and determination of certain FORM CF-1s as filed timely for property owners with a designated ERAs (as listed in **EXHIBIT A**) pursuant to the Act has been completed within forty-five (45) days after receipt of said FORM CF-1s in the Office of the Common Council.

**BE IT FURTHER RESOLVED** that pursuant to Sections 5.1(b), 5.3(j) and 5.6(a) of the Act said property owners within designated ERAs (as listed in **EXHIBIT A** hereto) are determined to be "In substantial compliance" with the respective FORM SB-1s with said FORM CF-1s hereby approved as presented.

**BE IT FURTHER RESOLVED** that pursuant to Sections 2(k) of the Act said property owners within a designated allocation area (in accordance with IC 36-7-14-39) for the purpose of tax increment finance (as identified in **EXHIBIT A** hereto) are approved consistent with the individual FORM SB-1 approving resolution adopted by the City Council as the legislative body that approved the designation of the allocation area.

**BE IT FURTHER RESOLVED** that page 2 of 2 of each respective property owner's FORM CF-1 as approved be completed and executed for submission and filing with the Auditor.

**BE IT FURTHER RESOLVED** that the Mayor's Office of Economic Development file a copy of this Resolution and the respective completed and executed FORM CF-1s with the Auditor on or before July 1, 2025 such that said assessed valuation deduction as calculated and certified by the Auditor may be applied to the January 1, 2025 assessment date applicable to taxes due and payable in 2026.

**BE IT FURTHER RESOLVED** that this 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.

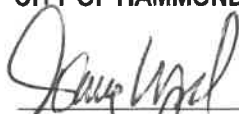
*See Signature Page*

## SIGNATURE PAGE

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ASSESSED VALUATION, PURSUANT TO INDIANA CODE 6-1.1-12.1

CITY OF HAMMOND, INDIANA COMMON COUNCIL



Dave Woerpel, President  
Common Council

ATTEST:



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

PRESENTED BY ME, the undersigned City Clerk of the City of Hammond to the Mayor of said City for his  
approval on the 13<sup>th</sup> day of May, 2025.



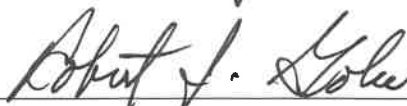
Robert J. Golec, City Clerk

The foregoing Resolution No. R11 consisting of (4) typewritten pages, including this page was  
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 City of Hammond Common Council on the 12<sup>th</sup> day of May, 2025  
and Approved by the Mayor on the 13<sup>th</sup> day of May, 2025.



Robert J. Golec, City Clerk

## EXHIBIT A

RESOLUTION NO.: 25R - 11

**A RESOLUTION OF THE HAMMOND CITY COUNCIL APPROVING CERTAIN  
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Property Owner / Address	Type of Property	Property Key Number	FORM CF-1	Allocation Area
<b>FJ Building of Indiana, LLC</b> (d.b.a. American Stair Corporation) 3510 Calumet Avenue	Real	45-02-24-277-001.000-023	FORM CF-1/VBD (Vacant Building)	No
<b>FJ Building of Indiana, LLC</b> (d.b.a. American Stair Corporation) 3510 Calumet Avenue	Real	45-02-24-277-001.000-023	FORM CF-1/ Real Property	No
<b>FJ Building of Indiana, LLC</b> (d.b.a. American Stair Corporation) 3510 Calumet Avenue	Personal	45-123-00085-00	FORM CF-1/PP (Personal Property)	No
<b>Hammond Hospitality, LLC</b> (d.b.a. Hampton Inn and Suites) 2842 Carlson Drive	Real	45-07-16-405-003.000-023	FORM CF-1/ Real Property	Gateways Allocation Area
<b>Carlson Hotels, LLC</b> (d.b.a. Home 2 Suites by Hilton) 2847 Carlson Drive	Real	45-07-16-404-015.000-023	FORM CF-1/ Real Property	Gateways Allocation Area
<b>Marinello, John</b> (d.b.a. Irisndt / Analytic Stress) 7915 Maryland Avenue	Real	45-07-15-326-009.000-023	FORM CF-1/ Real Property	
<b>Korellis Holdings LLC</b> (d.b.a. Korellis Roofing) 1333-169 <sup>th</sup> Street	Real	45-07-07-252-020.000-023	FORM CF-1/ Real Property	No
<b>Korellis Holdings LLC</b> (d.b.a. Korellis Roofing) 1333-169 <sup>th</sup> Street	Real	45-07-07-252-020.000-023	FORM CF-1/VBD (Vacant Building)	No
<b>Krosen Development LLC</b> (d.b.a. Team Industrial Services) 7920 Maryland Avenue	Real	45-07-15-326-006.000-023	FORM CF-1/ Real Property	No
<b>24 Marble Holdings LLC &amp; Park 24 Hammond LLC</b> 24 Marble Street	Real	45-02-25-351-004.000-023	FORM CF-1/ Real Property	Downtown Allocation Area