

CO-SPONSORS: Alfonso Salinas, III
2nd District Councilman

26R-07

RESOLUTION NO. RD7

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 4205-49 Calumet Avenue, Hammond, Indiana, and legally described as follows:

See Exhibit "A"

Parcel No. 45-03-30-102-002.000-023 and 45-03-30-102-003.000-023

(hereinafter "Real Property"); is located in the City of Hammond and the West Point Allocation Area; and,

WHEREAS, the City of Hammond and the Hammond Redevelopment Commission are desirous of pursuing the economic development/ redevelopment of the Real Property; and

WHEREAS, the City of Hammond and the Hammond Redevelopment Commission have determined that the Real Property has sat vacant for numerous years and 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 John G. Loxas; 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.



Janet Venecz, 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 28th day of August, 2026.



Robert J. Golec, City Clerk

The foregoing Resolution No. R07 consisting of two (2) typewritten pages, including this page, approved by the Mayor on the ~~28th~~ day of April, 2026.



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

PASSED by the Common Council on ~~27th~~ day of April, 2025.



Robert J. Golec, City Clerk

Exhibit "A"

A PART OF NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 30 A DISTANCE OF 742.10 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 30, MEASURED ALONG SAID WEST LINE; THENCE NORTH 89 DEGREES 05 MINUTES 49 SECONDS EAST ON A LINE THAT IS PARALLEL TO AND 742.10 FEET SOUTH OF THE NORTH LINE 550.44 FEET TO THE WEST RIGHT OF WAY LINE OF THE EAST-WEST TOLL ROAD; THENCE SOUTH 0 DEGREES 26 MINUTES 26 SECONDS WEST, 5.06 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ON SAID CURVE OF 3206.2 FOOT RADIUS, CONVEX TO THE WEST 349.75 FEET TO A POINT ON COMPOUND CURVE; THENCE CONTINUING SOUTHEASTERLY ON A CURVE OF 2441.83 FOOT RADIUS, CONVEX TO THE WEST 227.80 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 03 MINUTES 56 SECONDS WEST ON SAID SOUTH LINE 604.75 FEET TO THE WEST LINE OF SAID SECTION 30; THENCE NORTH 0 DEGREES 25 MINUTES 59 SECONDS EAST, 580.68 FEET TO THE PLACE OF BEGINNING, LAKE COUNTY, INDIANA,

EXCEPTING THE LAND CONVEYED TO THE CITY OF HAMMOND BY QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER 2015-028822 MORE PARTICULARLY DESCRIBED AS:

PARCEL 1: A PART OF LOT 1 IN JM ADDITION, AN ADDITION TO THE CITY OF HAMMOND, INDIANA, THE PLAT OF WHICH IS RECORDED IN INSTRUMENT NO. 2010 047244 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED AS EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST COMER OF SAID LOT; THENCE NORTH 0 DEGREES 33 MINUTES 58 SECONDS EAST 260.67 FEET ALONG THE WEST LINE OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 89 DEGREES 52 MINUTES 03 SECONDS EAST 22.73 FEET ALONG THE NORTH LINE OF SAID LOT; THENCE SOUTH 0 DEGREES 21 MINUTES 24 SECONDS WEST 260.28 FEET TO THE SOUTH LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 11 MINUTES 55 SECONDS WEST 23.69 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.139 ACRES, MORE OF LESS.

PARCEL 2: A PART OF LOT 2 IN JM ADDITION, AN ADDITION TO THE CITY OF HAMMOND, INDIANA, THE PLAT OF WHICH IS RECORDED IN INSTRUMENT NO. 2010 047244 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED AS EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 0 DEGREES 33 MINUTES 58 SECONDS EAST 319.99 FEET ALONG THE WEST LINE OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 13 MINUTES 48 SECONDS EAST 21.57 FEET ALONG THE NORTH LINE OF SAID LOT TO POINT "200" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 0 DEGREES 21 MINUTES 24 SECONDS WEST 320.32 FEET TO THE SOUTH LINE OF SAID LOT; THENCE NORTH 89 DEGREES 52 MINUTES 03 SECONDS WEST 22.73 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.163 ACRES, MORE OR LESS. MORE COMMONLY KNOWN AS 4205-49 CALUMET AVENUE, HAMMOND IN 46320.

Commonly known as 4205-49 Calumet Avenue, Hammond, IN 46320.

Parcel No. 45-03-30-102-002.000-023 and 45-03-30-102-003.000-023