

REDEVELOPMENT COMMISSION OF THE CITY OF HOBART

Resolution No. 2024-10

**RESOLUTION OF THE REDEVELOPMENT COMMISSION APPROVING
THE ACQUISITION OF PROPERTY FROM THE CITY OF HOBART FOR
REDEVELOPMENT IN THE STATE ROAD 130 INDUSTRIAL AREA & GREATER
DOWNTOWN HOBART REDEVELOPMENT AREA**

WHEREAS, the City of Hobart Redevelopment Commission ("**RDC**"), governing body of the City of Hobart, Indiana ("**City**") Department of Redevelopment ("**Department**") and the City of Hobart, Indiana Redevelopment District, exists and operates under the provisions of Ind. Code 36-7-14, as amended from time to time (the "**Act**");

WHEREAS, the RDC has previously adopted a resolution declaring the State Road 130 Industrial Area and Greater Downtown Hobart Redevelopment Area to be a redevelopment area within the meaning of the Act (the "**Area**") and designated the Area as the "2008 Expansion Allocation Area" under Section 39 of the Act;

WHEREAS, the City owns three parcels of real estate in the Area (parcel numbers 45-09-32-156-025.000-018, 45-09-32-156-009.000-018, and 45-09-32-156-028.000-018) that are depicted with purple lines on the attached **Exhibit A** (the "**Subject Parcels**");

WHEREAS, the Subject Parcels abut properties in the downtown portion of the Area that are in need of redevelopment;

WHEREAS, the City, through its Board of Public Works & Safety ("**BOW**"), contemplates the conveyance of title by warranty deeds from the City to the RDC of those portions of the Subject Parcels that are generally depicted on Exhibit A in orange outline and cross lines (the "**Subject Properties**") for redevelopment purposes;

WHEREAS, the RDC is best situated to market the Subject Properties for purchase by an "abutting landowner" (as defined in Section 22.6(a) of the Act) for the purpose of redeveloping the Subject Properties for commercial use, taking advantage of the RDC's experience and knowledge of the economic development and commercial needs of the City's downtown;

WHEREAS, Section 22.6(c) of the Act authorizes the RDC to undertake a process for the sale of property to an abutting landowner, including for redevelopment purposes, if the assessed value of the tract of property is less than \$15,000; and, in fact, the assessed value of each of the Subject Properties as of 2023 is less than \$15,000;

WHEREAS, the City is not yet in possession of the legal descriptions necessary to effectuate the conveyance of the Subject Properties, but the RDC is being asked to approve the conveyance, subject to the preparation of appropriate legal documents (with the approval of the City attorney and the RDC's attorney) and subject to the final approval of the BOW, in order to further the Department's ability to invite offers for the Subject Properties from abutting landowner(s); and

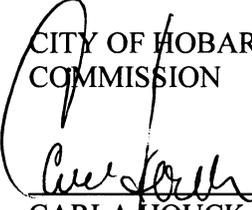
WHEREAS, upon the RDC's sale of the Subject Properties the RDC shall transfer all proceeds from the sale to the BOW, less costs and expenses of conveyance and closing.

NOW, THEREFORE, BE IT RESOLVED by the City of Hobart Redevelopment Commission as follows:

1. The RDC approves the conveyance of the Subject Properties by the BOW to the RDC via warranty deeds to be prepared by the RDC's and the City's counsel, subject to the approval of the same by the BOW.
2. Upon conveyance of the Subject Properties to the RDC, the RDC shall undertake the process for the sale of the Subject Properties as set forth in Section 22.6 of the Act to an abutting landowner who is best suited to further the economic and commercial development of the City's downtown.
3. As the Subject Properties are being freely transferred to the RDC solely for the purposes described herein, the RDC agrees to transfer to the BOW all proceeds from the sale of the Subject Properties to an abutting landowner, less costs and expenses of conveyance and closing.
4. The Secretary of the RDC is hereby directed to transmit a copy of this Resolution to the BOW.

ADOPTED and APPROVED at a meeting of the City of Hobart Redevelopment Commission held on the 19th day of August, 2024.

CITY OF HOBART REDEVELOPMENT
COMMISSION



CARLA HOUCK, President

ATTEST



MARSHA PLESAC, Secretary

45-09-32-156-016.000-018
332 MAIN ST

45-09-32-156-017.000-018
336 MAIN ST

45-09-32-156-018.000-018
338 MAIN ST

45-09-32-156-019.000-018
342 MAIN ST

45-09-32-156-028.000-018
338 MAIN ST

45-09-32-156-025.000-018
SW OF 334 MAIN ST

45-09-32-156-009.000-018
SW OF 336 MAIN ST

ALLEY

ALLEY

ALLEY

