

Dept of Planning + Dev.
649 Conkey St
Ham 46320

8 92040375

ORDINANCE NO. 7460

SPONSORS: James Balanoff & George Jancosek

92 24

An Ordinance approving
the Statement of Benefits in an
Economic Revitalization Area
Ten (10) Year Tax Abatement Request for Real Property

Chapman Service Laundry Corp. &/OR Greenleaf Realty Corp.
1475 Summer Street, Hammond, Indiana

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
JUN 24 9 34 AM '92
ROBERT RECORDER

This ordinance has been established in order to comply with guidelines set forth in the tax abatement ordinance #7292 which provides for the approval of all Statement of Benefit in an existing Economic Revitalization Area, by ordinance.

WHEREAS, Indiana Code 6-1.1-12.1, amended, (the "Act") allows a partial abatement of property taxes attributable to "Redevelopment" or "Rehabilitation" activities in Economic Revitalization Areas as those terms are defined in the Act, and

WHEREAS, the Act provides such Economic Revitalization Area are areas within the City which have:

"...become undesirable for, or impossible of, normal development and occupancy because of lack of development; cessation of growth, deterioration of improvements or character of occupancy; age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property", and

WHEREAS, the hearing relative to the adoption of this ordinance will be held, at which evidence and testimony will be considered by the Common Council:

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

1. The Real Estate has been designated as an Economic Revitalization Area as that term is defined in the Act. Third and final passage of this ordinance will confirm the approval of the Statement of Benefits and the term defined on the Statement of Benefits will remain in effect for two (2) years beyond the date of real property reassessment.

2. Chapman Service Laundry Corp. &/OR Greenleaf Realty Corp. is approved for ten (10) years of tax abatement for real property as designated in the Project description as contained in the "Statement of Benefits" form.

FILED

JUN 17 1992

Anna N. Anton
AUDITOR LAKE COUNTY

00918

Handwritten signature/initials

ORDINANCE NO. 7460

ADOPTED this 24th day of February, 1992...

Robert J. Golec
ROBERT J. GOLEC, PRESIDENT
COMMON COUNCIL

ATTEST:

Gerald Bobos
GERALD BOBOS, CITY CLERK

Presented by me to the Mayor of Hammond, Indiana this 25th day of February, 1992.



Gerald Bobos
GERALD BOBOS, CITY CLERK

Adopted and signed by me this 28 day of FEBRUARY, 1992

Thomas M. McDermott
THOMAS M. McDERMOTT, MAYOR
CITY OF HAMMOND, INDIANA

ATTEST:

Gerald Bobos
GERALD BOBOS, CITY CLERK

Adopted by the Common Council of the City of Hammond, Indiana on the 24th day of February, 1992 and approved by the Mayor on the 28 day of February, 1992

Gerald Bobos
GERALD BOBOS, CITY CLERK

Exhibit A

LEGAL DESCRIPTION

PT. NE NE & PT. SE NE S. 6 T. 36 R. 9 PAR. 1 1.376 AC. PAR. 2 1, 125 AC. (PT.
NE NE) BET. SUMMER ST. & N.Y.C. R.R. 208.52 X 316.93 X 25.44 X 470.54 X
200 FT. S. 6 T. 36 R. 9 1.63 AC.; STANDARD ADD. L. 95, L. 96, L. 97, L. 98,
COMMONLY KNOWN AS 1475 SUMMER STREET.

KEY 36-144-40, 41, 42

37-14-4 & 22



940

RECORDED
INDEXED



STATEMENT OF BENEFITS

STATE BOARD OF TAX COMMISSIONERS

OKG

State Form 27167 (R 2-1-89)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1989).

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing required to designate an economic revitalization area, or BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a Statement of Benefits.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted prior to the public hearing required under (I.C. 6-1.1-12.1-2.5(c)). Otherwise, the Statement of Benefits must be submitted for the designating body's approval prior to the installation of the new manufacturing equipment or prior to redevelopment or rehabilitation of real property.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

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This document is the property of the Lake County Recorder!

Name of Designating Body: COMMON COUNCIL CITY OF HAMMOND County: LAKE

Name of Taxpayer: CHAPMAN SERVICE LAUNDRY CORP. &/OR GREENLEAF REALTY CORP.

Address of Taxpayer (Street, city, county): 1475 Summer Street Hammond, Indiana ZIP Code: 46320

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above: Taxing District: Hammond

Cost, description and date of real property improvements and / or estimated installation of new manufacturing equipment to be acquired:
Demolition of an obsolescent structure and construction of a new building, approximately 12,845 square feet.

Estimated Starting Date: SPRING '92 Estimated Completion Date: SUMMER '92

(Attach additional sheets if needed)

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
106	\$1,500,000	106	\$1,500,000	10	\$125,000

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values:				
Plus estimated values of proposed project:	200,000	66,620		
Less: Values of any property being replaced				
Net estimated values upon completion of project:		121,680		

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

Total Amount of Personal Property Tax Savings:	
Total Amount of Real Estate Tax Savings over 3 year Abatement:	27,588.60
Total Amount of Real Estate Tax Savings over 6 year Abatement:	49,119
Total Amount of Real Estate Tax Savings over 10 year Abatement:	68,481.00

I hereby certify that the representations on this statement are true.

Signatures of Authorized Representative:

Date of Signature:

Telephone Number:

FOR USE OF DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

A) The designated area has been limited to a period of time not to exceed _____ calendar years. (See Below).

B) The type of deduction that is allowed in the designated area is limited to:

- 1) Redevelopment or rehabilitation of real estate improvements.
- 2) Installation of new manufacturing equipment
- 3) Residentially distressed areas.

Yes No
 Yes No
 No

C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$_____ cost with an assessed value of \$_____.

D) The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$_____ cost with an assessed value of \$_____.

E) Other limitations or conditions: (specify) _____

Also, we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

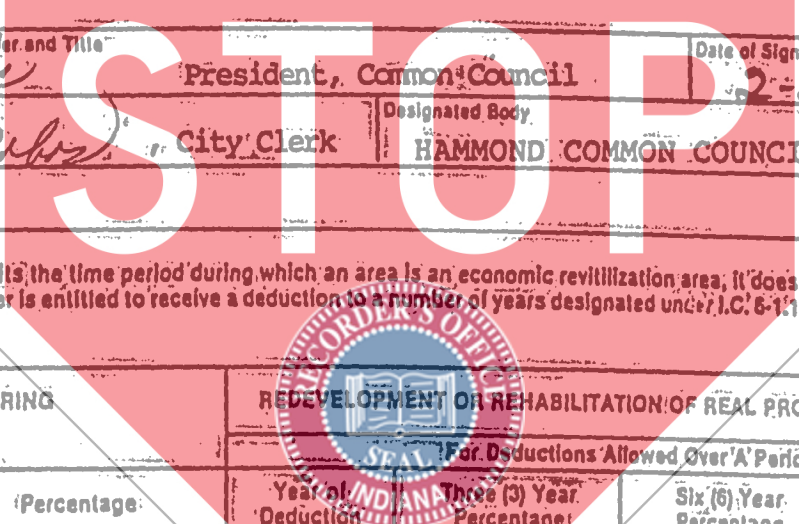
Document is NOT OFFICIAL!
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Approved Signature of Authorized Member and Title: <i>Robert J. Stike</i> President, Common Council	Date of Signature: 2-24-92
Witnessed By: <i>Lewell Baber</i> City Clerk	Designated Body: HAMMOND COMMON COUNCIL

If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5. Namely:

Year of Deduction	Percentage	REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
		Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

92 APR 5 AM 11:31



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BOOK 1110 PAGE 430
WARRANTY DEED

THIS INDENTURE WITNESSETH, That CHAPMAN LAND AND BUILDING CORPORATION, an Indiana corporation, of Lake County, in the state of Indiana,

Convey and Warrant to

GREENLEAF REALTY CORP., an Indiana corporation,

of Lake County, in the state of Indiana, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Lake County, in the State of Indiana, to-wit:

Parcel 1:

A part of the Northwest quarter of the Northeast quarter and a part of the Southeast quarter of the Northeast quarter of Section 6, Township 36 North, Range 9 West of the 2nd P. M., more particularly described as follows: Beginning at the intersection of the Northeast line of Summer Street and the South line of the Northeast quarter of the Section 6, thence North 55 degrees 35 minutes West on said Northeasterly line of Summer Street 20 feet; thence North 34 degrees 25 minutes East at right angles with said Summer Street 208.33 feet; thence North 1 degree 13 minutes East parallel with East line of said Section 6, a distance of 317.68 feet to the South- orly line of lands of the Chicago Indiana & Southern Railway Company, now the New York Central Railroad Company; thence South 62 degrees 34 minutes East on said line a distance of 139.33 feet; thence South 1 degree 13 minutes West parallel with East line of said Section 6 a distance of 247.74 feet; thence South 34 degrees 25 minutes West 288.3 feet to Northeasterly line of Summer Street; thence North 55 degrees 35 minutes West on said line 80.02 feet to the place of beginning, also,

Parcel 2:

A part of the East half of the Northeast quarter of Section 6, Township 36 North, Range 9 West of the 2nd P. M., more particularly described as follows: Beginning at a point on the South line of the Northeast quarter of the Northeast quarter of said Section 6, which is 97.34 feet East of the point of intersection of the Northeastly line of Summer Street and the South line of the Northeast quarter of the Northeast quarter of said Section 6, running thence North 34 degrees 25 minutes East a distance of 228.35 feet; thence North 1 degree 13 minutes East, a distance of 247.74 feet to the Southerly line of lands of the Chicago, Indiana & Southern Railway Company (now the New York Central Railroad Company); thence South 62 degrees 34 minutes East along said line a distance of 210.47 feet; thence South 34 degrees 25 minutes West a distance of 417.95 feet to a point on the North- easterly line of Lot 96 of the Standard Addition to Hammond; thence Northwesterly along the North-

STATE OF INDIANA | SS.NO.
LAKE COUNTY | RECORD
FILED FOR RECORD

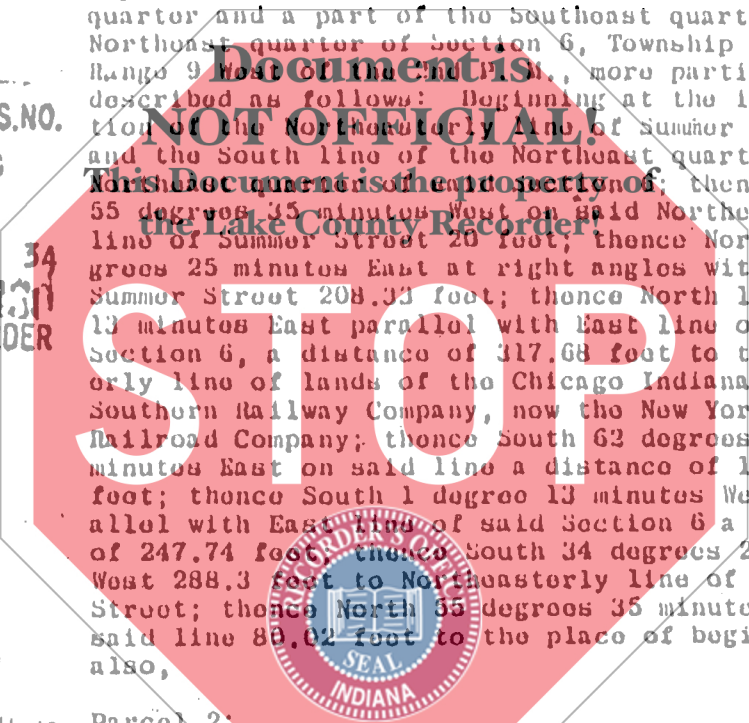
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BOOK 1110 PAGE 430
RAY BUTZ, RECORDER

36-144-40,41,42
37-14-4+22

DULY ENTERED
FOR TAXATION

MAR 31 1959

Arthur S. Knapp
AUDITOR LAKE COUNTY



easterly line of said Lot 96 a distance of 13.53 feet to a point on the South line of the Northeast quarter of the Northeast quarter of said Section 6; thence West on said South line of the Northeast quarter of the Northeast quarter a distance of 72.57 feet to the place of beginning, also,

Parcel 3:

Lots Numbered Ninety-six (96), Ninety-seven (97) and the Southeasterly 39.69 feet of Lot No. Ninety-eight (98), as marked and laid down on the recorded plat of Standard Addition to the City of Hammond, in Lake County, Indiana, as the same appears of record in Plat Book 6, page 41 in the Recorder's Office of Lake County, Indiana, also,

Parcel 4:

Lot No. Ninety-five (95), except a strip of land off the Easterly side of said Lot 95 being 13.57 feet wide on Northerly line of Summer Street and 18.93 feet wide on the Southerly line of the alley North of Summer Street, as marked and laid down on the recorded plat of Standard Addition to the City of Hammond, in Lake County, Indiana, as the same appears of record in Plat Book 6, page 41 in the Recorder's Office of Lake County, Indiana, also,

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Parcel 5:

That part of the Northeast quarter of Section 6, Township 36 North, Range 9 West of the 2nd P. M., described as commencing at a point on the Northeasterly line of Summer Street, which is North 55 degrees 35 minutes West 20 feet from the intersection of the Northeasterly line of Summer Street and the South line of the Northeast quarter of the Northeast quarter of said Section; thence North 34 degrees and 7 minutes East 208.52 feet; thence North 1 degree 9 minutes and 30 seconds East 316.93 feet to a point on the Southwesterly line of the lands of the New York Central Railroad which is 519.42 feet North 57 degrees and 34 minutes East from the intersection of said Railroad property with the East line of said Section; thence North 62 degrees, 34 minutes West along the Southwesterly line of the lands of said Railroad Company 25.44 feet; thence South 34 degrees, 25 minutes West a distance of 470.54 feet, more or less, to a point which is 200 feet Northwest of the place of beginning, on the North line of Summer Street; thence Southeast along the North line of Summer Street to the place of beginning, in the City of Hammond, in Lake County, Indiana,

all in the City of Hammond, Lake County, Indiana.

This conveyance is subject to:

1. Taxes for the year 1959 payable in 1960 and thereafter.
2. Roads, highways, streets and alleys.
3. Easements and Railroad rights of way.
4. Zoning ordinances.

