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02-37

SPONSOR: MCKINLEY NUTALL & JAMES DOWLING

RESOLUTION NO RO4  
FINAL ECONOMIC REVITALIZATION AREA RESOLUTION

INLAND COMMERCIAL PROPERTY MANAGEMENT, INC./OWNER  
FOOD 4 LESS/TENANT  
1724 165<sup>TH</sup> STREET  
HAMMOND, IN 46320

(8) YEAR TAX ABATEMENT REQUEST FOR REAL ESTATE

ORIGINAL

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WHEREAS, the Hammond Common Council previously designated this particular real estate as an Economic Revitalization Area within the City of Hammond and granted tax abatement for said development; and

WHEREAS, said tax abatement and Economic Revitalization Area designation were rescinded when the property was no longer used for the purpose for which the abatement was granted; and

WHEREAS, the City has another entity which is desirous of using the property, getting the remaining years of the tax abatement reinstated, and having the property redesignated as an Economic Revitalization Area; and

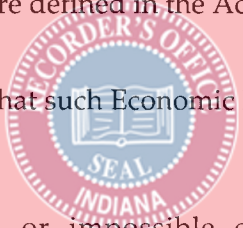
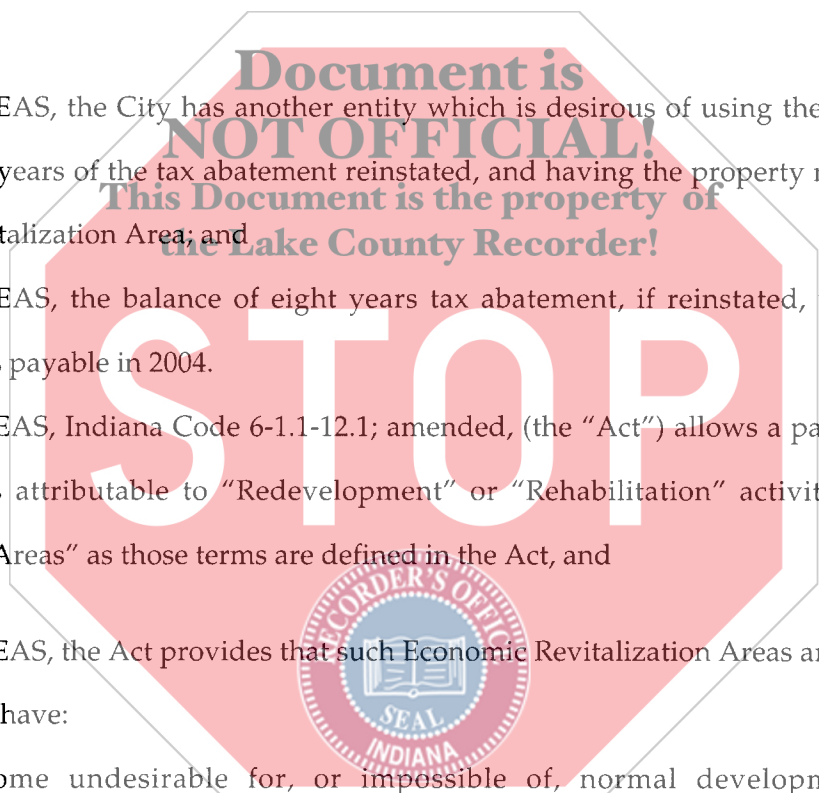
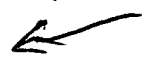
WHEREAS, the balance of eight years tax abatement, if reinstated, would commence with 2003 taxes payable in 2004.

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 that such Economic Revitalization Areas are areas within the City which have:

"...become undesirable for, or impossible of, normal development, and occupancy because of a 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 or use of property", and

Mait to:  
MAYOR'S OFFICE OF ECONOMIC DEVELOPMENT  
649 CONKEY STREET  
HAMMOND, IN 46324  
ATTN: CYNTHIA RANGEL



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M.V.  
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RESOLUTION NO   R04    
FINAL ECONOMIC REVITALIZATION AREA RESOLUTION

INLAND COMMERCIAL PROPERTY MANAGEMENT, INC./OWNER  
FOOD 4 LESS/TENANT  
1724 165<sup>TH</sup> STREET  
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WHEREAS, the Act empowers the Common Council of the City of Hammond to designate Economic Revitalization Areas within the City of Hammond by following a procedure involving adoption of a Preliminary Resolution, provision of a public notice, conducting a public hearing and confirmation of the Final Resolution, and

WHEREAS, Inland Commercial Property Management, Inc., is the owner of the real estate located in the City of Hammond, Lake County, Indiana, on Exhibit A, attached hereto and made a part hereof, which is hereinafter referred to as the Real Estate;

WHEREAS, INLAND COMMERCIAL PROPERTY MANAGEMENT, INC. is desirous of having the Real Estate designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the following activities (hereinafter referred to as the "Project") on the Real Estate:

**Renovation of previously occupied grocery store building  
for use as new Food 4 Less store.**

WHEREAS, the Common Council has considered the following objectives in making a decision about Economic Revitalization designation, in addition to the extent, employment will be increased:

Effective utilization of vacant urban land; stabilization and conservation of neighborhood; rehabilitation and replacement of obsolete and deteriorated structures; improvements in the physical appearance of the City of Hammond; efficient utilization of energy; and avoidance of environmental harm; and

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FINAL ECONOMIC REVITALIZATION AREA RESOLUTION

INLAND COMMERCIAL PROPERTY MANAGEMENT, INC./OWNER  
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HAMMOND, IN 46320

(8) YEAR TAX ABATEMENT REQUEST FOR REAL ESTATE

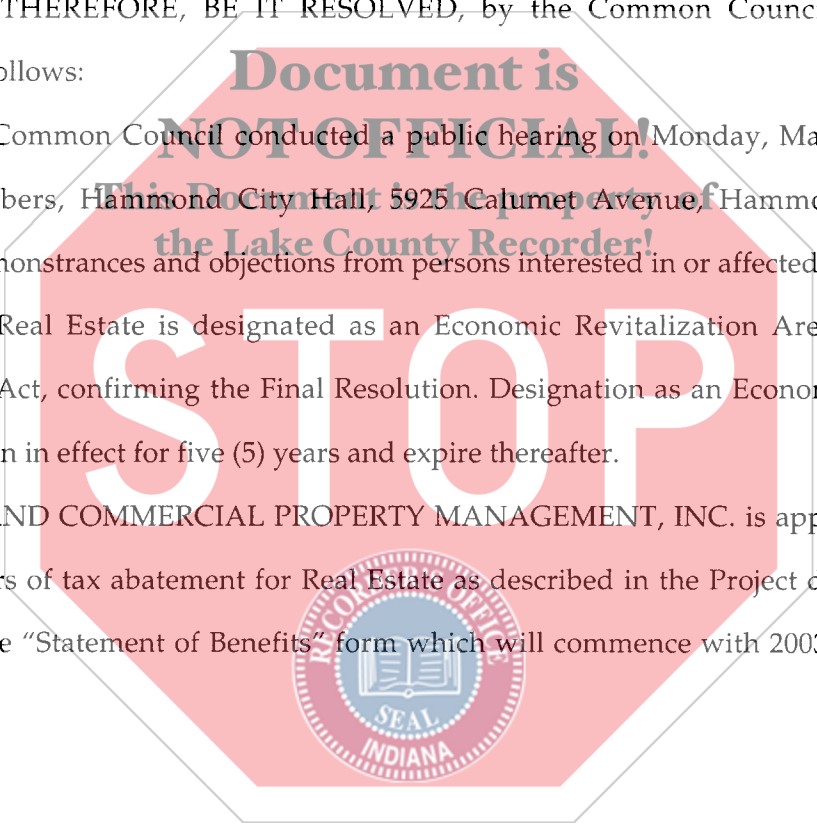
WHEREAS, it appears the Project will increase the property tax base through the renovation and reuse of an existing structure as that term is defined in the Act, the creation of 105 jobs in the City of Hammond, and that the Project will meet the City's development objectives, and

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

1. The Common Council conducted a public hearing on Monday, May 13, 2002, in the Council Chambers, Hammond City Hall, 5925 Calumet Avenue, Hammond, Indiana, for receiving of remonstrances and objections from persons interested in or affected by the Project.

2. The Real Estate is designated as an Economic Revitalization Area as that term is defined in the Act, confirming the Final Resolution. Designation as an Economic Revitalization Area will remain in effect for five (5) years and expire thereafter.

3. INLAND COMMERCIAL PROPERTY MANAGEMENT, INC. is approved for EIGHT YEARS (8) years of tax abatement for Real Estate as described in the Project description and as contained in the "Statement of Benefits" form which will commence with 2003 taxes payable in 2004.



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Robert A. Markovich

Robert A. Markovich, President  
Common Council

ATTEST:

Robert J. Golec

Robert J. Golec, City Clerk

PRESENTED BY ME, the undersigned City Clerk of the City of Hammond to the Mayor  
of said City for his approval on the 11<sup>th</sup> day of June, 2002.

**This Document is the property of  
the Lake County Recorder!**

Robert J. Golec

Robert J. Golec, City Clerk

The foregoing Resolution No. R04 consisting of four (4) typewritten pages, including this  
page was approved by the Mayor on the 11<sup>th</sup> day of June, 2002.

Duane W. Dedelow, Jr.  
Duane W. Dedelow, Jr., Mayor  
City of Hammond, Indiana

APPROVED by the Common Council on the 10<sup>th</sup> day of June, 2002,  
and approved by the Mayor on the 11<sup>th</sup> day of June, 2002.

Robert J. Golec

Robert J. Golec, City Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION**

Lot 1 of the Replat of Rubloff Subdivision, An addition to the City of Hammond as recorded in the Lake County Recorders Office in Book 83, Page 79.

Key# 35-422-1

