

**CITY OF HOBART, INDIANA  
JOINT RESOLUTION OF THE:**

**BOARD OF PUBLIC WORKS & SAFETY (BOW) RESOLUTION NO. 2020-06**

**And**

**REDEVELOPMENT COMMISSION (RDC) RESOLUTION No. 2020-09**

**A Resolution Authorizing the Transfer from the Board of Public Works and Safety of a 59.5 Acre Parcel of Real Estate Located at the Northwest Corner of 61<sup>st</sup> Avenue and Arizona Street to the Redevelopment Commission for the Purpose of Marketing and Sale of the Site for Use as a Residential Development**

WHEREAS, the Board of Public Works & Safety (“BOW”) of the City of Hobart (“City”) is the owner of a 59.5-acre parcel of real estate, referred to herein as the “subject property” the legal description of which is attached hereto as Exhibit “A,” said property being located at the Northwest corner of 61<sup>st</sup> Avenue and Arizona Street with approximately 47.5 developable acres, and approximately 12 acres located in a flood plain; and

WHEREAS, the BOW has determined that the City of Hobart Redevelopment Commission (“RDC”) is best situated to market the subject property for purchase by one or more developers and to identify the best qualified developer, developers and/or builders for the purpose of its use as a residential development within the City, taking advantage of the RDC’s experience and knowledge of the City’s economic development and housing needs; and

WHEREAS, the City, through the BOW, agrees to transfer title of the subject property to the RDC by warranty deed for this purpose; and

WHEREAS, the RDC has currently initiated the Request for Proposal process (RFP) pursuant to I.C. §36-7-14-1, *et seq.* to market and sell the subject property by identifying potential developers and builders best suited to expand the diversity of housing stock within the City and negotiate a sale of the property for that purpose; and

WHEREAS, the conveyance of the subject property by the BOW from the City to the RDC is freely done and is necessary to commence negotiations with potential developers and/or builders for the sale of the property; and

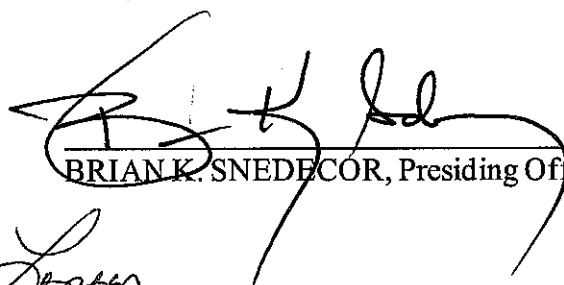
WHEREAS, upon the sale of the subject property and transfer of title to the developers and/or builders identified by the RDC for the purposes of a residential development, the RDC shall transfer all proceeds from the sale of the subject property to the BOW, less customary costs and expenses of conveyance and closing.

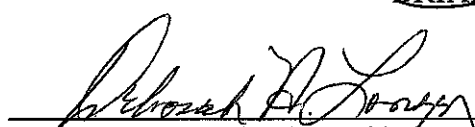
THEREFORE, IT IS RESOLVED, by the Board of Public Works and Safety and the Redevelopment Commission of the City of Hobart, Indiana, that:

1. The BOW shall convey the above-described real estate to the City of Hobart Redevelopment Commission by warranty deed upon the adoption of this Resolution.
2. That the Redevelopment Commission shall market the above-described real estate to developers and/or builders that are best suited to meet the economic development and housing needs of the City.
3. That the conveyance of the above-described real estate from the City of Hobart to the Redevelopment Commission, as evidenced by the Warranty Deed which is attached hereto, is hereby approved and accepted.
4. That all proceeds from the sale of the subject property to the identified developers and/or builders shall be paid to the Redevelopment Commission and upon receipt thereof be transferred to the BOW as the subject property has been freely transferred to the Redevelopment

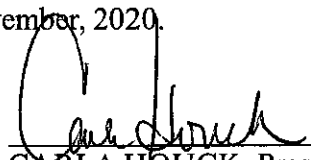
Commission for the exclusive purpose of its marketing and sale to those purchasers best suited to enhance the economic development and housing priorities of the City.

ALL OF WHICH IS ADOPTED as the Resolution of the City of Hobart Board of Public Works & Safety on this 18<sup>th</sup> day of November, 2020.

  
BRIAN K. SNEDECOR, Presiding Officer:

ATTEST:   
DEBORAH A. LONGER, Clerk-Treasurer

ALL OF WHICH IS ADOPTED AND APPROVED by the Hobart Redevelopment Commission on this 16<sup>th</sup> day of November, 2020.

  
CARLA HOUCK, President

ATTEST:   
MARSHA PLESAC, Secretary



**Land Description – City of Hobart Land North of 61<sup>st</sup> Ave and West of Arizona Street**

Part the South 1/2 Section 1, Township 35 North, Range 8 West of the 2nd P.M. in Lake County, Indiana, described as follows: Commencing at the Southeast corner of the SW 1/4 of said Section 1; thence South 90°00'00" West along the South line of said Section 1 a distance of 161.43 feet to the point of beginning of this described parcel; thence continuing North 90°00'00" West 1158.42 feet to the Southwest corner of the East 1/2, SW 1/4 of said Section 1; thence North 00°11'48" East along the West line of the SE 1/4, SW 1/4 1341.45 feet to the Northwest corner of the SE 1/4, SW 1/4 of said Section 1; thence North 00°12'22" East along the West line of the NE 1/4, SW 1/4 a distance of 844.55 feet to the Southwest corner of the North 15 acres of the NE 1/4, SW 1/4 of said Section 1; thence North 87°32'05" East along the South line of the North 15 acres, a distance of 1151.84 feet to a point on a line bearing North 00°00'00" East from the point of beginning; thence South 00°00'00" East, 1518.46 feet; thence South 87°05'00" East, 490.83 feet to the center line of Arizona Street; thence South 02°55'00" East along the center line of Arizona Street 295.30 feet; thence North 90°00'00" West, 475.17 feet; thence South 00°00'00" East, 397.18 feet to the point of beginning, containing 62.005 acres more or less, excepting therefrom that part lying East of the winding centerline of Deep River.

**Excepting therefrom**

Part of the SW 1/4 of Section 1, Township 35 North, Range 8 West of the 2nd P.M. in Lake County, Indiana, described as commencing at a point on the South line of said Section 1 and 161.43 feet West of the Southeast corner of said SW 1/4; thence North 00°00'00" East, 717.08 feet to the point of beginning of this described parcel; thence North 87°05'00" West, 316.20 feet; thence North 06°13'31" East, 150.55 feet; thence North 34°21'26" East, 412.24 feet; thence South 86°38'51" East, 66.94 feet; thence South 00°00'00" East, 502.15 feet to the point of beginning, containing 2.543 acres, more or less;

**Also Excepting**

The East 40.00 feet from the Northernmost boundary to the Southernmost boundary adjacent to Arizona Street, a distance of approximately 295.30 feet; and the South 50.00 feet from the Easternmost boundary to the Westernmost boundary adjacent to 61<sup>st</sup> Avenue, a distance of approximately 1158.28 feet; both parcels to be dedicated to the City of Hobart for roadway and right-of-way purposes;

**Also Excepting**

A tract of land being the North 1039.59 feet of the West 60 feet of the following parent parcel. Said parent parcel being described as part of the South 1/2 Section 1, Township 35 North, Range 8 West of the 2nd P.M. in Lake County, Indiana, described as follows: Commencing at the Southeast corner of the SW 1/4 of said Section 1; thence South 90°00'00" West along the South line of said Section 1 a distance of 161.43 feet to the point of beginning of this described parcel; thence continuing North 90°00'00" West 1158.42 feet to the Southwest corner of the East 1/2, SW 1/4 of said Section 1; thence North 00°11'48" East along the West line of the SE 1/4, SW 1/4 1341.45 feet to the Northwest corner of the SE 1/4, SW 1/4 of said Section 1; thence North 00°12'22" East along the West line of the NE 1/4, SW 1/4 a distance of 844.55 feet to the Southwest corner of the North 15 acres of the NE 1/4, SW 1/4 of said Section 1; thence North 87°32'05" East along the South line of the North 15 acres, a distance of 1151.84 feet to a point on a line bearing North 00°00'00" East from the point of beginning; thence South 00°00'00" East, 1518.46 feet; thence South 87°05'00" East, 490.83 feet to the center line of Arizona

Street; thence South 02°55'00" East along the center line of Arizona Street 295.30 feet; thence North 90°00'00" West, 475.17 feet; thence South 00°00'00" East, 397.18 feet to the point of beginning, containing 62.005 acres more or less. Said tract of land contains 1.432 acres more or less.

Also Excepting

A part of the South Half of Section 1, Township 35 North, Range 8 West of the 2<sup>nd</sup> Principal Meridian in Lake County, Indiana, as depicted on a Plat of Survey by Krull & Son, dated March 10, 2008, recorded in Book 19, Page 12 in the Office of the Recorder of Lake County, Indiana, being more particularly described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of said Section 1; thence South 90°00'00" West along the South Line of said Section 1 a distance of 161.43 feet; thence North 00°00'00" West 50.00 feet to the proposed north right-of-way line of 61<sup>st</sup> Avenue and a point on the east line of an easement granted to GTE by Document No. 91053712 as recorded in said Recorder's Office, and the Point of Beginning of the herein described tract; thence North 90°00'00" West along said proposed north right-of-way line 60.00 feet; thence North 00°00'00" West 75.00 feet; thence North 90°00'00" East 60.00 feet; thence South 00°00'00" East 75.00 feet to the Point of Beginning, containing 4,500 square feet, more or less.

**Mail Tax Bills To:**

(Real Estate Tax Exempt)  
Deborah A. Longer  
City of Hobart Clerk-Treasurer  
414 Main Street  
Hobart, Indiana 46342

**Return To:**

Heather A. McCarthy  
Hobart City Attorney  
705 East 4<sup>th</sup> Street  
Hobart, Indiana 46342

**AMENDED WARRANTY DEED**

THIS INDENTURE WITNESSETH THAT:

WHEREAS a former deed was executed in which a mutual mistake was made and recorded in the minutes of the public record of the City of Hobart Board of Public Works and Safety, County of Lake, State of Indiana, on November 18, 2020 in which said conveyance erroneously described 61<sup>st</sup> Avenue as a right-of-way and referred to an easement located on the SE corner of the property; and whereas, to prevent difficulties hereafter, it is appropriate to correct the record in this regard as follows:

THE CITY OF HOBART, INDIANA, a municipal corporation, of Lake County in the State of Indiana (Grantor),

conveys and warrants to:

REDEVELOPMENT COMMISSION OF THE CITY OF HOBART, INDIANA, a political subdivision, of Lake County in the State of Indiana (Grantee),

for the sum of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following real estate in Lake County, State of Indiana, to wit:

Part the South 1/2 Section 1, Township 35 North, Range 8 West of the 2nd P.M. in Lake County, Indiana, described as follows: Commencing at the Southeast corner of the SW 1/4 of said Section 1; thence South 90°00'00" West along the South line of said Section 1 a distance of 161.43 feet to the point of beginning of this described parcel; thence continuing North 90°00'00" West 1158.42 feet to the Southwest corner of the East 1/2, SW 1/4 of said Section 1; thence North 00°11'48" East along the West line of the SE 1/4, SW 1/4 1341.45 feet to the Northwest corner of the SE 1/4, SW 1/4 of said Section 1; thence North 00°12'22" East along the West line of the NE 1/4, SW 1/4 a distance of 844.55 feet to the Southwest corner of the North 15 acres of the NE 1/4, SW 1/4 of said Section 1; thence North 87°32'05" East along the South line of the North 15

acres, a distance of 1151.84 feet to a point on a line bearing North 00°00'00" East from the point of beginning; thence South 00°00'00" East, 1518.46 feet; thence South 87°05'00" East, 490.83 feet to the center line of Arizona Street; thence South 02°55'00" East along the center line of Arizona Street 295.30 feet; thence North 90°00'00" West, 475.17 feet; thence South 00°00'00" East, 397.18 feet to the point of beginning, containing 62.005 acres more or less, excepting therefrom that part lying East of the winding centerline of Deep River.

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Land Description: City of Hobart Land North of 61st Ave and West of Arizona Street

Address of the Grantee: 414 Main Street, Hobart, Indiana 46342

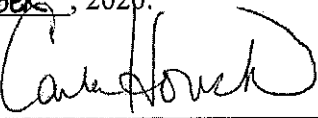
This conveyance is subject to easements, highways, rights of way, ditches, and drains, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed on this 2nd day of, ~~November~~, 2020.  
December

THE CITY OF HOBART, INDIANA, a political subdivision (Grantor)

BY:   
BRIAN K. SNEDECOR, Presiding Officer  
City of Hobart Board of Public Works and Safety

ACCEPTED by the REDEVELOPMENT COMMISSION OF THE CITY OF HOBART, INDIANA on this 21<sup>st</sup> day of DECEMBER, 2020.

BY:   
CARLA HOUCK, President

ATTEST:   
DEBORAH A. LONGER, Clerk-Treasurer



STATE OF INDIANA )  
 ) ss:  
LAKE COUNTY )

BEFORE ME, a duly appointed Notary Public in and for said county and state, appeared BRIAN K. SNEDECOR, Mayor and the Presiding Officer of the Board of Works and Public Safety of the City of Hobart, Grantor in the above instrument and a person known to me, who acknowledged execution of same in said capacity on behalf of said Grantee, as his free and voluntary act for the uses and purposes stated therein.

IN WITNESS WHEREOF, I have affixed my signature and official seal on this 2nd day of December, 2020.

Cheryl Ann Govert  
Notary Public

Name Printed: Cheryl Ann Govert

County of Residence: Lake

My Commission Expires: 2/25/2023



SEAL  
Cheryl Ann Govert  
NOTARY PUBLIC  
Lake County, State of Indiana  
Commission Number: 664599  
My Commission Expires February 25, 2023

STATE OF INDIANA )  
 ) ss:  
LAKE COUNTY )

BEFORE ME, a duly appointed Notary Public in and for said county and state, appeared CARLA HOUCK, President of the Hobart Redevelopment Commissioner, Grantee in the above instrument and persons known to me, who acknowledged execution of same in said capacities on behalf of said Grantee, as her free and voluntary acts for the uses and purposes stated therein.

IN WITNESS WHEREOF, I have affixed my signature and official seal on this 21<sup>st</sup> day of December, 2020.

Caithin Ruth Wright  
Notary Public

Name Printed: Caithin Ruth Wright

County of Residence: Lake

My Commission Expires: July 31, 2027



Caithin Ruth Wright  
NOTARY PUBLIC  
Lake County, State of Indiana  
Commission Number: NP0721594  
My Commission Expires July 31, 2027

STATE OF INDIANA )  
 ) ss:  
LAKE COUNTY )

BEFORE ME, a Notary Public in and for said County and State, appeared DEBORAH A. LONGER, City Of Hobart Clerk-Treasurer, the above-named WITNESS to the foregoing instrument, who, being duly sworn by me, did depose and say that she knows Grantor and Grantee to be the individual(s) described herein and who executed the foregoing instrument; that said WITNESS was present and saw said MAYOR BRIAN K. SNEDECOR and CARLA HOUCK, Execute the same; and that said WITNESSES at the same time subscribed her name as a witness thereto.

IN WITNESS WHEREOF, I have affixed my signature and official seal on this 21<sup>st</sup> day of December, 2020.

Caillin Ruth Wright  
Notary Public

Name Printed: Caillin Ruth Wright

County of Residence: Lake

My Commission Expires: July 31, 2027



**Caillin Ruth Wright**  
**NOTARY PUBLIC**  
Lake County, State of Indiana  
Commission Number: NP0721594  
My Commission Expires July 31, 2027

I affirm under the penalty for perjury that I have taken reasonable care to redact each Social Security number in this document unless required by law. Heather A. McCarthy

*This Instrument prepared by HEATHER A. McCARTHY, Hobart City Attorney,  
705 E. 4<sup>TH</sup> Street, Hobart, Indiana 46342*