

**CITY OF HOBART BOARD OF PUBLIC WORKS AND SAFETY
Resolution No. 2019- 06**

**A Resolution Appointing Appraisers of Certain Real Estate for
Potential Purchase by the City**

WHEREAS, the Board of Public Works and Safety (“Board”) of the City of Hobart, Indiana (“City”) has been informed that the Common Council of the City adopted Resolution No. 2019-09 on 4/3/, 2019 declaring its interest in purchasing and authorizing appraisals for such potential purchase of a parcel of real estate consisting of an undeveloped lot at the Northwest corner of Arizona Street and 61st Avenue in Hobart comprising approximately 3.73 acres for use as part of a future Arizona Street roundabout and inclusion in a future mixed use development in combination with the City’s approximate 60 acres to the west, parcel I.D. No. 45-12-01-451-006.000-018; and

WHEREAS, the Board is the purchasing agency for the City pursuant to §31.004(A) of the Municipal Code of the City of Hobart enacted pursuant to the authority of I.C. §5-22-4-5(a); and

WHEREAS, the Board, as the City’s purchasing agency, has the duty to appoint appraisers to determine a potential purchase price by the City under I.C. §36-1-10.5-1, *et seq.*; and

WHEREAS, pursuant to I.C. §36-1-10.5-4, the Board shall appoint two (2) appraisers who must be (1) professionally engaged in making appraisals and (2) licensed in the State of Indiana under I.C. 25-34.1; and

WHEREAS, the Department of Development has assisted the Board in obtaining proposals from qualified appraisers and has submitted same to the Board; and

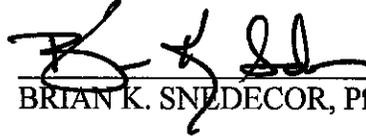
WHEREAS, the Board now desires to appoint appraisers in this matter and to spread such appointments upon the public record.

THEREFORE, BE IT RESOLVED by the BOARD OF PUBLIC WORKS AND SAFETY of the CITY OF HOBART, INDIANA that:

The Board now appoints Thomas S. Bochnowski of Bochnowski Appraisal Company, 8152 Kennedy Avenue, Highland, Indiana 46322, and Jeffrey R. Vale of Vale Appraisal Group of Milo F. Vale & Co, Inc., 404 East 86th Avenue, Merrillville, Indiana 46410 as appraisers each to determine the fair market value of the above-identified property in accordance with their respective written proposals.

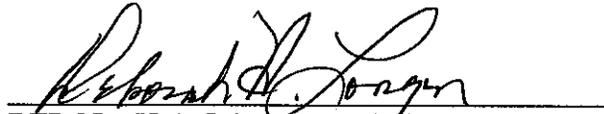
The Board further authorizes the City Executive to execute the contracts for said appraisals and issue notice to the appraisers to proceed.

ALL OF WHICH is adopted as the Resolution of the Board of Public Works and Safety of the City of Hobart, Indiana on this 17th day of April, 2019.



BRIAN K. SNEDECOR, Presiding Officer

ATTEST:



DEBORAH A. LONGER, Clerk-Treasurer

COMMON COUNCIL OF THE CITY OF HOBART, INDIANA
Resolution No. 2019- 09

A Resolution Declaring the City's Interest in Purchasing a Certain Parcel of Real Estate in the City and Authorizing the Appointment of Appraisers

WHEREAS, the Common Council ("Council") of the City of Hobart ("City") has been informed by the City Executive of the City's interest in the potential purchase of a corner lot in Hobart at the Northwest corner of Arizona Street and 61st Avenue comprising approximately 3.73 acres for use as part of a future Arizona Street roundabout and inclusion in a future mixed use development in combination with the City's approximate 60 acres to the west, parcel I.D. No. 45-12-01-451-006.000-018; and

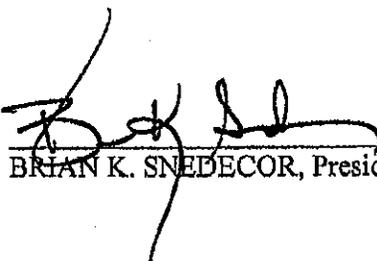
WHEREAS, before such purchase may advance, the Council is required by I.C. §36-1-10.5-4 to declare the City's interest in acquiring the subject parcel and to authorize the City Board of Public Works and Safety to appoint two appraisers. As the City's purchasing agency, the Board may then purchase the property for no more than the average of the two appraisal values (I.C. §36-1-10.5-5); and

WHEREAS, the Council desires to authorize said potential purchase as a valuable addition to the City's road right-of-way and mixed use development and desires to spread its action upon the public record through this Resolution.

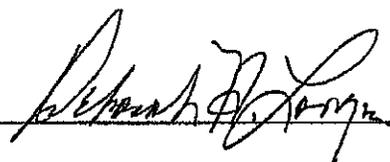
IT IS, THEREFORE, RESOLVED by the Common Council of the City of Hobart, Indiana:

That the Council is interested in acquiring the above-described parcel of real estate for the purpose stated above and authorizes the Board of Public Works and Safety to appoint two (2) licensed and qualified real estate appraisers to appraise said property in the manner required by law, and that said Board proceed to acquire the property in accordance with the average of the two appraisal values.

PASSED and ADOPTED by the Common Council of the City of Hobart, Indiana on this 3rd day of April, 2019.



BRIAN K. SNEDECOR, Presiding Officer

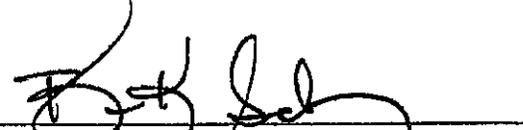
ATTEST: 

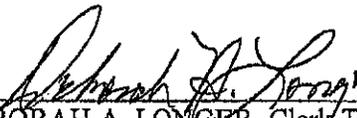
DEBORAH A. LONGER, Clerk-Treasurer

PRESENTED BY ME to the Mayor of the City of Hobart, Indiana, for his approval and signature this 3rd day of April, 2019 at 7:30 o'clock P. M.


DEBORAH A. LONGER, Clerk-Treasurer

APPROVED and SIGNED by me, the Mayor of the City of Hobart, this 3rd day of April, 2019.


BRIAN K. SNEDECOR, Mayor

ATTEST: 
DEBORAH A. LONGER, Clerk-Treasurer

Parcel Identification Information

Parcel Number: [REDACTED] **Property Class:** 589 Other Residential Structures
TaxID: [REDACTED] **Township:** HOBART TOWNSHIP
Property Address: 4010 E 61ST AVE **Taxing District:** Hobart Corp - Hobart Twp - Hobart City Sch
 HOBART IN 46342 **School Corp.:** HOBART SCHOOL CORP
Neighborhood Name: Neighborhood- 2788
Neighborhood Number / Factor: 2788-018 / 1.13
Legal Description:
 Pt. S.1/2 S.1 T.35 R.8 (347.18x475.17x347.7x457.48ft) 3.73Ac

Neighborhood Amenities

Site Description:	Improving	Declining	Blighted	Static	
	N	N	N	Y	
Public Utilities:	Water	Sewer	Gas	Electricity	All Utilities
	N	N	N	N	N
Topography:	Flat	High	Low	Rolling	Swampy
	N	N	N	N	N
Streets:	Sidewalk	Alley	Paved	Unpaved	Proposed
	N	N	N	N	N

Owner / Transfer History

CURRENT OWNER	TRANSFER HISTORY
Pastor, Frank A	01/16/2014 Pastor, Frank A
910 W 7th PL	01/01/1900 Lute, Wayne & Donna
Hobart IN 46342	h&w

Sales Information

Sale Date Sale Price

Valuation History

Assessment Year	Reason	Total Land	Cap 1 Land	Cap 2 Land	Cap 2 Ag Land	Cap 2 LTC Land	Cap 3 Land	Total Improv.	Cap 1 Improv.	Cap 2 Improv.	Cap 2 LTC Improv.	Cap 3 Improv.	Total Value
2018	Annual Adjustment	13300	0	0	0	0	13300	900	0	0	0	900	14200
2017	Annual Adjustment	13300	0	0	0	0	13300	900	0	0	0	900	14200
2016	Annual Adjustment	13300	0	0	0	0	13300	0	0	0	0	0	13300
2015	Annual Trending	13300	0	0	0	0	13300	0	0	0	0	0	13300
2014	Annual Trending	13300	0	0	0	0	13300	0	0	0	0	0	13300

Land Record Information

Total Parcel Acreage: [REDACTED]
Land Type: 91
Size: 3.7300