

**RESOLUTION NO. 2022-10**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GRIFFITH, INDIANA,  
APPROVING VARIOUS MATTERS IN CONNECTION WITH THE LEASE OF A  
TOWN HALL/PUBLIC SAFETY FACILITIES PROJECT IN THE TOWN**

WHEREAS, the Town Council (the "Council") of the Town of Griffith, Indiana (the "Town"), has given consideration to the financing and refinancing of all or a portion of the costs of the design, construction, and equipping of a town hall/public safety facilities project (the "Project") in the Town; and

WHEREAS, the Council, by a resolution heretofore adopted at a meeting of the Council, preliminarily determined that a need exists for the Project and to enter into a lease for the purpose of providing funding to complete the Project, and the Council subsequently caused to be published a notice of such preliminary determination as required by Indiana Code 6-1.1-20-3.1, and the Lake County Board of Elections and Registration has certified that no petitions were submitted requesting the application of a petition and remonstrance process; and

WHEREAS, a petition, certified by the Lake County Auditor, has been filed with the Council by more than fifty (50) owners of taxable real property in the Town (the "Certified Petition") requesting that the Town enter into negotiations to secure a lease whereby the Project can be built and leased to the Town; and

WHEREAS, the total cost of the Project, including, but not limited to, all or any portion of the costs of the construction of improvements, architects' and engineers' fees, consultants' services, legal and financing expenses, certain expenses of operation of a nonprofit building corporation (the "Building Corporation") during construction, interest during construction and repayment of any funds advanced by the Town to meet preliminary expenses necessary to be paid prior to the issuance of bonds by the Building Corporation, is not greater than Eleven Million Seven Hundred Fifty-Five Thousand Dollars (\$11,755,000); and

WHEREAS, the Council finds that it is in the best interests of the Town and its citizens for the purpose of financing all or any portion of the Project for the Town to enter into negotiations with the Building Corporation to enter into a lease with the Building Corporation, as lessor, of the Project, for the purpose of financing all or any portion of the Project, in order to better serve the residents of the Town; and

WHEREAS, there has been prepared and submitted to the members of the Council a proposed form of Lease and related addenda (the "Lease") by and between the Building Corporation, as lessor, and the Town, as lease, for the lease of all or any portion of the Project and the real estate upon which the Project is to be located (the "Premises"); and

WHEREAS, there has been presented to the Council at this meeting preliminary drawings, specifications and cost estimates for the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF GRIFFITH, INDIANA, as follows:

1. The Council hereby determines on behalf of the Town that the Town shall finance the Project by entering into the Lease with the Building Corporation, in substantially the form of Lease presented to the Council.

2. The terms and conditions of the proposed form of the Lease and the preliminary plans, drawings, specifications and estimates of the Project are approved and agreed to as the basis for a hearing as required by law, and such hearing shall be held by this Council upon the necessity for the execution of the Lease and whether the lease rentals provided therein are fair and reasonable rentals for all or any portion of the Project prior to the final determination of such questions so that this Council may determine whether to execute the Lease as now written or as modified hereafter by agreement of the parties prior to execution, and the President of the Council is hereby authorized to cause said hearing to be conducted at a special meeting of the Council to be held on April 5, 2022, at 7:00 p.m., local time, at the Town Hall at 111 N. Broad St, Griffith, Indiana, or at such other date, time and location as determined by the President of this Council.

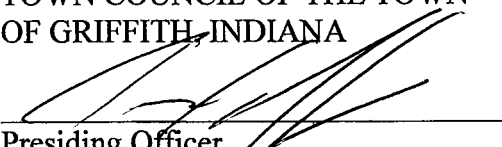
3. The President of the Town Council is authorized to appoint two (2) real estate appraisers to determine the fair market value of the Premises. The Town is hereby authorized to sell the Premises to the Building Corporation for a price not less than the amount fixed by the Appraisers as the fair market value of the Premises (the "Purchase Price"). Following the issuance of bonds by the Building Corporation and upon receipt of cash in an amount not less than the amount of the Purchase Price, the President of the Town Council is authorized and directed, in the name of the Town, to execute and deliver a deed conveying title to all or a portion of the Premises to the Building Corporation.

4. Any officer of the Town shall be, and hereby is, authorized, empowered and directed, on behalf of the Town to publish notice of said public hearing and to take any other action as such officer deems necessary or desirable to effectuate the foregoing resolutions, and any such publication or other actions heretofore made or taken shall be, and hereby are, ratified and approved.

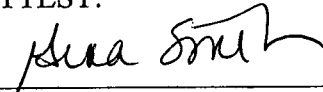
5. This Resolution shall be in full force and effect from and after its passage and adoption by the Council.

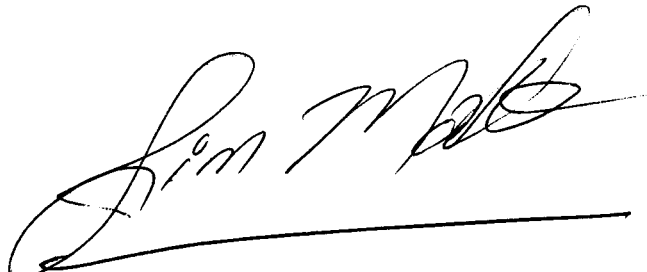
ALL OF WHICH IS PASSED AND ADOPTED THIS 1ST DAY OF MARCH, 2022, BY THE TOWN COUNCIL OF THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA.

TOWN COUNCIL OF THE TOWN  
OF GRIFFITH, INDIANA

  
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Presiding Officer

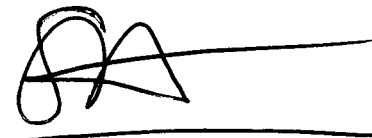
ATTEST:

  
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Clerk-Treasurer

  
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