

RESOLUTION 2025 - 6
OF THE TOWN OF GRIFFITH REDEVELOPMENT COMMISSION

**A RESOLUTION AUTHORIZING THE EXECUTION OF A PURCHASE AGREEMENT
FOR THE REACQUISITION OF CERTAIN REAL PROPERTY**

WHEREAS, The Town of Griffith Redevelopment Commission (the "Commission") is desirous of purchasing from Quik Scripts of Northwest Indiana, LLC ("Quik Scripts") real estate with an address of 245 North Broad St., Griffith, Indiana ("Real Estate") and a legal description of:

THE WEST 100.55 FEET OF LOTS 45, 46, 47 & 48, BLOCK 3 IN
MANUFACTURER'S ADDITION, TO THE TOWN OF
GRIFFITH, LAKE COUNTY, INDIANA, AS SHOWN ON THE
PLAT THEREOF LOCATED IN PLAT BOOK 2, PAGE 59 IN THE
OFFICE OF THE LAKE COUNTY RECORDER.

and

WHEREAS Indiana Code 36-7-14-12.2 provides that the Commission may acquire, hold, use, sell, exchange, lease, rent, or otherwise dispose of property for the purposes set forth and described in I.C. 36-7-14; and

WHEREAS the Town previously conveyed the Real Estate to Quik Scripts pursuant to a certain purchase agreement executed on June 8, 2016 (the "Original Agreement") which required Quik Scripts to redevelopment the Real Estate within a certain timeframe set forth in the Original Agreement; and

WHEREAS, Quik Scripts has failed to fulfill the redevelopment obligations specified in the Original Agreement; and

WHEREAS the Commission reserved the right to purchase the Real Estate back from Quik Scripts for the original purchase price of Forty-Five Thousand and 00/100 Dollars (\$45,000) in the event the redevelopment was not completed as originally agreed upon; and

WHEREAS, Quik Scripts has agreed to sell the Real Estate back to the Town pursuant to the terms and conditions set forth in the Original Agreements; and

NOW, THEREFORE, BE RESOLVED by the Town of Griffith Redevelopment Commission as follows:

1. **Reacquisition of Real Estate.** The Commission hereby determines that it is in the best interest of the Town of Griffith to acquire Real Estate from Quik Scripts for Forty-Five Thousand and 00/100 Dollars (\$45,000) and upon such other considerations as set out in the purchase agreement.
2. **Authorization to Execute Purchase Agreement.** The Commission hereby authorizes the Commission President Lawrence Ballah to execute, on behalf of the Town of Griffith, a Purchase Agreement with Quik Scripts for the reacquisition of the Real

Estate, substantially in the form attached hereto as Exhibit A, with such changes as the President shall approve. President Lawrence Ballah is hereby authorized and directed to negotiate the terms of the purchase of the Property (consistent with the terms of this Resolution) and to execute and deliver appropriate instruments, documents, certificates and agreements in the name of and on behalf of the Town in connection with the transaction set forth in this Resolution and to take any and all action he deems necessary or appropriate regarding such transaction. Any and all documents executed by the President in connection with the purchase contemplated by this Resolution shall be, and hereby are, ratified and approved.

3. **Further Actions.** Appropriate town officials are hereby authorized and directed to take all actions and execute all the documents necessary to consummate the purchase of the Real Estate, including but not limited to closing documents and any required filings.

**PASSED AND ADOPTED BY THE TOWN OF GRIFFITH REDEVLEOPMENT
COMMISSION THIS 22 DAY OF April, 2025.**


TOWN OF GRIFFITH REDEVELOPMENT COMMISSON

President



Vice President

Secretary



Member

Member