

RESOLUTION NO. 2026-8__

TOWN OF GRIFFITH REDEVELOPMENT COMMISSION

A RESOLUTION AUTHORIZING PRIVATE NEGOTIATION AND ACCEPTANCE OF OFFERS FOR THE SALE OR LEASE OF REAL PROPERTY PREVIOUSLY OFFERED FOR PUBLIC SALE OR LEASE LOCATED ON MAIN STREET (COMMONLY KNOWN AS 207 WEST MAIN STREET AND ADJACENT PARCELS, FORMERLY ANDY'S AUTO BODY AND RELATED TOWN-OWNED LOTS), WHERE NO OFFERS WERE RECEIVED

WHEREAS, the Town of Griffith Redevelopment Commission (the "Commission") is a redevelopment commission duly organized and existing under the provisions of Indiana Code § 36-7-14 *et seq.*; and

WHEREAS, the Commission previously acquired or received title to certain real property located in the Town of Griffith, Lake County, Indiana, commonly known as 207 West Main Street (formerly Andy's Auto Body) together with adjacent parcels previously owned by the Town of Griffith and transferred to the Commission for redevelopment purposes (collectively, the "Property"); and

WHEREAS, pursuant to Indiana Code § 36-7-14-22, the Commission caused two independent appraisals of the Property to be obtained, prepared an offering sheet setting forth the parcels and offering prices (not less than the average of the appraisals), published notice in accordance with IC 5-3-1, and conducted a public offering of the Property; and

WHEREAS, at the time fixed in the published notice, the Commission opened and considered any written offers received for the purchase or lease of the Property in accordance with IC 36-7-14-22(e)-(g), and no written offers were received; and

WHEREAS, after the opening and consideration of written offers (none having been received), IC 36-7-14-22(h) authorizes the Commission to dispose of the remainder of the available real property either at public sale or by private negotiation carried on by the Commission, its regular employees, or real estate experts employed for that purpose; and

WHEREAS, for a period of thirty (30) days after the opening of the written offers, no sale or lease may be made at a price or rental less than that shown on the offering sheet (except as otherwise permitted by statute for bulk sales with immediate improvement), but after that period the Commission may adjust the offering prices in the manner the Commission considers necessary to further the redevelopment plan; and

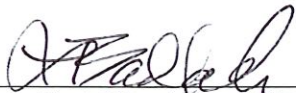
WHEREAS, the Commission finds that the public offering process has been completed, that no offers were received, that the thirty (30) day period following the opening of offers has elapsed (or will elapse prior to any conveyance below the original offering sheet price), and that it is in the best interests of the Town of Griffith and consistent with the Commission's redevelopment plan to authorize private negotiation and the acceptance of offers for the Property on terms the Commission determines will further the redevelopment of the area and best serve the interest of the community;

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

1. The Commission hereby authorizes the disposal of the Property by private negotiation pursuant to Indiana Code § 36-7-14-22(h), carried on by the Commission, its regular employees, officers, legal counsel, or real estate experts employed for that purpose.
2. After the expiration of the thirty (30) day period following the opening of written offers (or sooner if an offer meets or exceeds the offering sheet price or qualifies under the statutory exception for bulk sales with immediate improvement), the Commission may adjust the offering prices in the manner it considers necessary to further the redevelopment plan.
3. The President, Vice President, or other designated officer of the Commission, together with the Secretary (or any two authorized officers), are hereby authorized and directed to negotiate, consider, and recommend to the Commission for final approval any offer, purchase agreement, land sale contract, lease, or other conveyance of the Property, and upon Commission approval of specific terms, to execute and deliver all deeds, leases, land sale contracts, or other instruments of conveyance in the name of the "Town of Griffith, Department of Redevelopment," in the form and on the terms approved by the Commission, consistent with IC 36-7-14-22(i).
4. Any conveyance shall be subject to such terms, conditions, restrictions, and requirements as the Commission may determine are necessary or desirable to further the redevelopment plan, including but not limited to development obligations, timelines, use restrictions, repurchase rights, or security instruments.
5. This Resolution shall be in full force and effect from and after its adoption by the Commission.

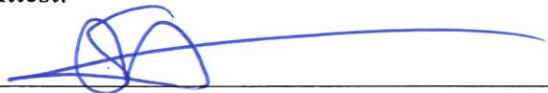
Adopted this 25 day of August, 2026.

TOWN OF GRIFFITH REDEVELOPMENT COMMISSION



President / Presiding Officer

Attest:



Secretary