

Board of Commissioners of Montgomery County, Indiana

Resolution No. 2013 - 3

A RESOLUTION OF PRELIMINARY DETERMINATION THAT CERTAIN PARCELS OF LAND IN MONTGOMERY COUNTY ARE IN NEED OF REPAIR AND MAINTENANCE, SCHEDULING A PUBLIC HEARING ON THE TRANSFER OF SUCH PARCELS TO A PERSON OR ENTITY CAPABLE OF REPAIRING AND MAINTAINING SUCH PARCELS, AND INVITING PROPOSALS FOR THE REPAIR AND MATENANCE OF SUCH PARCELS

WHEREAS, three (3) parcels of land, collectively known to be the site of the former County Hospital, have been offered for tax sale under I.C. 6-1.1-24 because of delinquent and unpaid property taxes, interest and penalties. These parcels ("Parcels") are identified by parcel numbers in the attached and incorporated Exhibit "A"; and

WHEREAS, the Parcels have been offered for sale at least two consecutive tax sales, then offered for sale at least two consecutive Commissioners Tax Certificate sales in November 2012 and March 2013, and no bids have been received on any of the Parcels that is equal to or exceeds the minimum sales price as defined in Indiana Code §6-1.1-24-5(e); and

WHEREAS, under Indiana Code §6-1.1-24-6(a) the Board of Commissioners of Montgomery County ("Commissioners"), as county executive, acquired liens on the Parcels in the amount of the minimum sales price because the Parcels did not sell at the tax sales; and

WHEREAS, the Montgomery County Auditor has issued tax sale certificates on the Parcels to the Commissioners dated the day the Commissioners acquired the liens, as specified in Indiana Code §6-1.1-24-6(b); and

WHEREAS, Indiana Code §6-1.1-24-6.9 provides that the county executive may transfer property for which they acquire a tax certificate to a person able to satisfactorily repair and maintain the property, if repair and maintenance of the property are in the public interest, and

WHEREAS, the Parcels and improvements thereon are in a state of substantial deterioration and disrepair, leaving the site in a condition which presents a public health and safety hazard, an attractive nuisance for mischief and crime, and thereby causes an adverse effect on property values to adjacent and surrounding properties; and

WHEREAS, the Commissioners find that it is in the public interest to transfer the Parcels to a person able to satisfactorily repair and maintain the property.

IT IS, THEREFORE, RESOLVED BY THE BOARD OF COMMISSIONERS OF MONTGOMERY COUNTY that it is in the public interest to transfer the Parcels, as described in the attached Exhibit "A", to a person or entity able to satisfactorily repair and maintain the property.

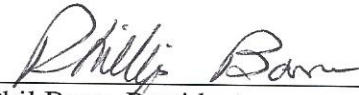
IT IS FURTHER RESOLVED that pursuant to Indiana Code §6-1.1-24-6.9, the Commissioners will conduct a public hearing at Room 103 of the Montgomery County Courthouse, located at 100 East Main Street, Crawfordsville, Indiana, on 5 August 2013, at 1:00 a.m./p.m. in order to consider whether to transfer the Parcels to a person or entity for the purpose of repair and maintenance, to consider under what conditions such a transfer should be made, to determine to whom such a transfer of the Parcels should be made, and to hear any objections to such a transfer.

IT IS FURTHER RESOLVED that any persons or entities who wish to be considered for such a transfer must submit to the Commissioner prior to the public hearing a written proposal which outlines in detail how they would repair and maintain the Parcels, how they will finance such repairs and maintenance, what experience and expertise they have in performing such repair and maintenance, and other facts which will assist the Commissioners in making a determination regarding the transfer, all consistent with the requirements of Indiana Code §6-1.1-24-6.9.

IT IS FURTHER RESOLVED that after said public hearing, the Commissioners will make a final determination on ^{19 9 A.M.} ~~12~~ August 2013 whether to transfer the property to a person or entity capable of repairing and maintaining the Parcels, under what conditions such a transfer should be made, and to whom such a transfer should be made.

IT IS FURTHER RESOLVED that the County Auditor will cause notice of this public hearing to be published in accordance with Indiana law and delivered to the owner of the parcels and to the Mayor of the City of Crawfordsville.

This resolution is hereby passed and adopted at a regular meeting of the Board of Commissioners 22 July 2013.


Phil Bane, President


Terry Hockersmith, Vice President


Jim Fulwider, Member

Attest:


Michelle Cash, Auditor

Exhibit A

1. Parcel ID 54-07-32-331-026.001-030; PT Lot 34 & Lots 35,36,37
Whitlock Place
2. Parcel ID 54-07-32-331-026.002-030; PT Lots 19, 20 & Lots 18, 32, 33 &
PT EH Lot 34 Whitlock Place
3. Parcel ID 54-07-32-331-026.000-030; Lots 15, 16, 17 Whitlock Place