

RESOLUTION NUMBER: 2024-7

LAPORTE COUNTY BOARD OF COMMISSIONERS AUTHORIZING EMINENT
DOMAIN PROCEEDINGS

WHEREAS, pursuant to IC 36-1-4-5, *et al.*, the Board of Commissioners possesses the authority to acquire, by eminent domain or other means, and own interests in real and personal property on behalf of LaPorte County and the LaPorte County Redevelopment Commission ("RDC");

WHEREAS, pursuant to IC 36-7-14-15, *et al.*, the RDC possesses the authority to adopt economic development plans for the benefit and utility of the public, including plans for constructing a right-of-way that would facilitate transportation and shipping within economic development areas and promote economic growth within the county;

WHEREAS, the RDC has identified .344 acres, a portion of parcel number 461131376008000066 E Hupp Rd La Porte, IN, 46350 74-11-31-376-008 PCE AT S 1/4 CORNER S31 T36 R2 1.255 AC, further described in Attachment 1 (the "Property");

WHEREAS, the RDC has proposed construction of a right-of-way over, across, and through portions of the Property, connecting the economic development area Kingsbury Industrial Park ("KIP") by rail to existing freight rail lines in the immediate vicinity (the "KIP Rail Connection Plan");

WHEREAS, the objective of the KIP Rail Connection Plan is to provide current and prospective LaPorte County residents, business owners, and taxpayers greater access to regional and national economic opportunities by connecting KIP by rail to existing freight rail lines in the immediate vicinity upon which to ship and receive goods;

WHEREAS, the Board of Commissioners has determined the objective of the KIP Rail Connection Plan to have substantial public utility and benefit for LaPorte County, Indiana, pursuant to *inter alia* IC 36-7-14-2, and in furtherance of the economic development plan for KIP and LaPorte County as a whole, as set forth by the RDC in cooperation with the Board of Commissioners;


WHEREAS, pursuant to IC 36-7-14-19, IC 36-7-14-12.2, *et al.*, the RDC may expend funds of the special taxing district to acquire the real property interests necessary to pursue the KIP Rail Connection Plan; and

WHEREAS, the RDC may acquire the real property interests necessary to pursue the KIP Rail Connection Plan through eminent domain proceedings, provided the Board of Commissioners authorizes the county attorney to do so on behalf of the RDC;

NOW, THEREFORE, BE IT RESOLVED that the LaPorte County Board of Commissioners hereby authorizes the RDC and the county attorney to negotiate for the acquisition of the real property interests necessary to pursue the KIP Rail Connection Plan, and authorizes the County Attorney to institute eminent domain proceedings against Plant Life Soils Inc

ORIGINAL

This 18th day of December 2024.


Connie Gramarossa, President

Attest:


Timothy Stabosz, Auditor

ORIGINAL

ATTACHMENT 1

LaPorte County, IN

Property Record Card

[2024 Property Record Card \(PDF\)](#)

Summary

Parcel ID 461131376008000066
 Bill ID 46-11-31-376-008.000-066
 Reference # 461131376008.000066
 Property Address E Hupp Rd
 LA Porte, IN, 46350
 Brief Legal Description 74-11-31-376-008 PCE AT S 1/4 CORNER S31 T36 R2 1.255 AC
 (Note: Not to be used on legal documents)
 Instrument Nbr N/A
 Doc Nbr N/A
 Class INDUSTRIAL VACANT LAND
 Tax District Washington Township
 Tax Rate Code 977910 - ADV TAX RATE
 Mortgage Co N/A
 Last Change Date

Owners

Deeded Owner
[Plant Life Soils Inc](#)
 PO Box 777
 Le Claire, IA 52753

Taxing District

County: LaPorte
 Township: WASHINGTON TOWNSHIP
 State District: 066 WASHINGTON TOWNSHIP
 Local District: 074
 School Corp: LAPORTE COMMUNITY

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Undeveloped Unusable C/I Land		0	0	1.2550	\$4,000.00	\$4,000.00	\$5,020.00	0%	\$5,020.00

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
11/13/2000	Plant Life Soils Inc			\$11.00
	HALFWASSEN GROUP LLC			\$0.00

Valuation

Assessment Year	2024	2023	2023 (2)	2022	2021
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/10/2024	7/1/2023	4/1/2023	4/2/2022	3/14/2021
Land	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000

Tax History

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$47.62	\$48.00	\$48.33	\$47.55
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$47.62	\$48.00	\$49.99	\$47.55

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$360.00	\$360.00	\$360.00	\$360.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$455.24	\$456.00	\$458.32	\$455.10
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$455.24)	(\$456.00)	(\$458.32)	(\$455.10)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	3750275	5/10/2024	\$455.24
2022 Pay 2023	3630785	5/10/2023	\$228.00
2022 Pay 2023	3630786	5/10/2023	\$228.00
2021 Pay 2022	3538708	10/21/2022	\$1.66
2021 Pay 2022	3497451	5/5/2022	\$456.66
2020 Pay 2021	3362443	5/4/2021	\$455.10
2019 Pay 2020	3260177	5/5/2020	\$94.88

Map



No data available for the following modules: Summary (personal property), Owner (personal property), Residential Dwellings, Commercial Buildings, Improvements, Transfers, Assessed/Exemptions/Deductions (personal property), Exemptions, Photos, Sketches, Billing Information (personal property), Payments (personal property).

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Contact Us

Developed by
 SCHNEIDER
 GEOSPATIAL

DESCRIPTION OF RAILROAD RIGHT-OF-WAY FOR
PLANT LIFE SOILS, INC.

A parcel of land situated in the South Half of Section 31, Township 36 North, Range 2 West, Washington Township, LaPorte County, Indiana, and being more particularly described as follows:

Commencing at the Southeast Corner of Section 31, Township 36 North, Range 2 West, Washington Township, LaPorte County, Indiana;

- Thence: S 88° 23' 29" W, along the South Line of the Southeast Quarter of said Section 31, a distance of 2588.22';
- Thence: N 02° 15' 20" W, along the West Line of a Parcel containing 1.255 Acres, and recorded as Document No. 2000-20548, a distance of 35.25' for the point of beginning;
- Thence: N 02° 15' 20" E, continuing along said West Line, a distance of 50.00';
- Thence: N 88° 00' 29" E, a distance of 51.47' to the point of curvature, of a curve to the left;
- Thence: Northeasterly, along said curve, an arc distance of 201.72' to the point of tangency of said curve; The long chord of said arc bears N 80° 11' 16" E, a distance of 201.09'; Said curve also has a radius of 738.94' and a central angle of 15° 38' 26";
- Thence: N 72° 22' 03" E, a distance of 46.72' to the East Line of said Parcel, recorded as Document No. 2000-20548;
- Thence: S 01° 46' 06" E, along said East Line, a distance of 51.98';
- Thence: S 72° 22' 03" W, a distance of 32.51' to the point of curvature, of a curve to the right;
- Thence: Southeasterly, along said curve, an arc distance of 215.36' to the point of tangency of said curve; The long chord of said arc bears S 80° 11' 16" W, a distance of 214.70'; Said curve also has a radius of 788.94' and a central angle of 15° 38' 26";
- Thence: S 88° 00' 29" W, a distance of 51.24' to the point of beginning;

Containing 0.344 Acres, and subject to all legal easements.

KEIL AND ASSOCIATES, INC.
LAND SURVEYORS
2340 N. US HWY 35
LAPORTE, IN 46350
PHONE: (219) 362-3541
CELL: (219) 363-3541
EMAIL: JIM@KEILANDASSOC.COM
Monday, November 21, 2022

S 01°09'35" E

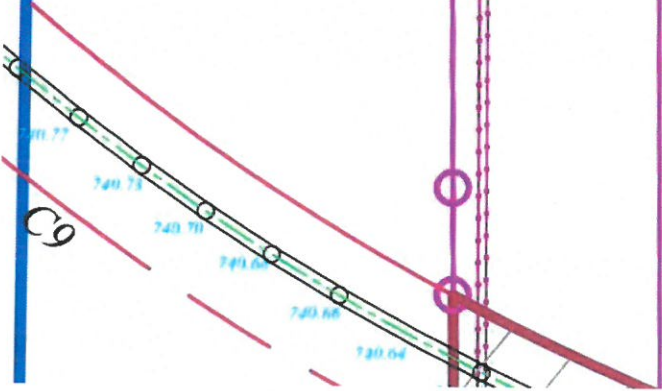
840.00'

Fence Line

740.71'

N 01°09'35" W

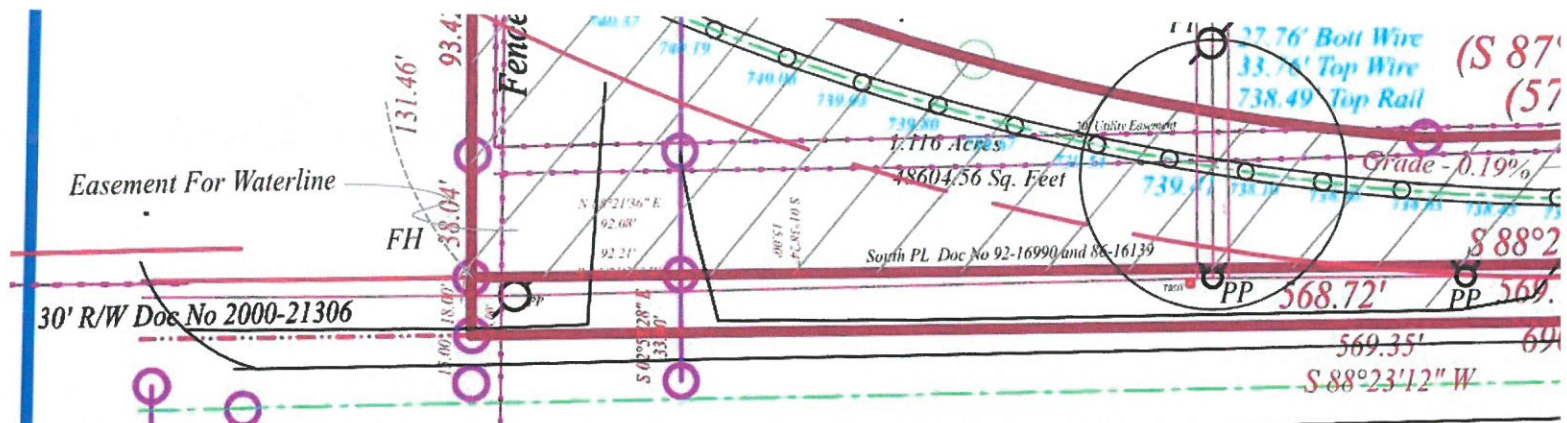
CHEERS PI



WA

S 88°





30' R/W Doc No 2000-21306

Easement For Waterline

FH

Fence

South PL Doc No 92-16990 and 86-16139

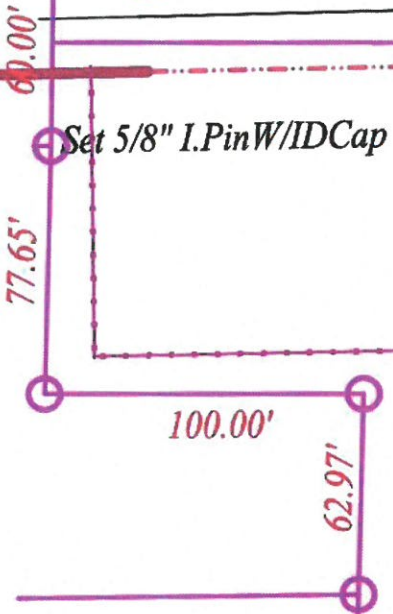
1.116 Acres
48604.56 Sq. Feet

27.76' Bolt Wire
33.75' Top Wire
738.49' Top Rail
(S 87° (57

Grade - 0.19%

PP 568.72' PP 569.72'

S 88°23'12" W



Set 5/8" I. Pin W/ID Cap

N 88°23'34" E
3785.24'

6426.0

16.02'

473.46'

U.S. ARMY RESERVE
 PARCEL NO 5
 9.251 ACRES
 402940.353 SQ.
 MFB# 23103-306
 9.251 ACRES
 402940.353 SQ.

MFR# 2003-300

