

7-5, 2022

RESOLUTION NO. 2022-013

**A RESOLUTION OF THE DELAWARE COUNTY, INDIANA BOARD OF COMMISSIONERS MAKING A FINAL DETERMINATION TO ASSIGN A TAX SALE DEED TO A NONPROFIT ENTITY PURSUANT TO IND. CODE § 6-1.1-24-6.7(B)(1)**

*WHEREAS*, Ind. Code § 6-1.1-24-6.7 sets out the procedures the Board of Commissioners may utilize to assign a tax sale certificate to a nonprofit entity; and

*WHEREAS*, the tax sale certificate the Board of Commissioners desires to assign to a nonprofit entity for use for the public good is identified in Resolution 2022-012; and

*WHEREAS*, the Board of Commissioners accepted written applications from eligible nonprofit entities and, on July 5, 2022, conducted a public hearing to consider all applications and hear any opposition to a proposed assignment of the identified tax sale certificate; and

*WHEREAS*, having considered the submitted applications and public comments presented at the public hearing, the Board of Commissioners now desires to make a final determination on the assignment of the identified tax sale certificate.

*IT IS THEREFORE RESOLVED BY THE BOARD OF COMMISSIONERS OF DELAWARE COUNTY, INDIANA THAT:*

**SECTION 1.** Having received and considered the applications from nonprofit entities, copies of which are attached hereto, the Board of Commissioners issues the final determination described in Exhibit A, attached hereto, regarding the proposed assignment to nonprofit entities of the tax sale deed identified in Resolution 2022-012.

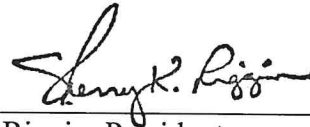
**SECTION 2.** The assignment of the identified deeds shall be completed according to the specific terms and conditions described in the Commissioners' final determination for the tax sale certificate.

**SECTION 3.** If the assignee nonprofit entity fails to comply with the terms and conditions of the Commissioners' final determination, the tax sale certificate shall revert to Delaware County to be retained or disposed of by the Board of Commissioners.

**SECTION 4.** The President of the Board of Commissioners is hereby authorized to execute all documents necessary to carry out the terms of this Resolution.

PASSED AND ADOPTED ON THIS, THE 5 DAY OF JULY, 2022  
BY THE DELAWARE COUNTY, INDIANA BOARD OF COMMISSIONERS.

DELAWARE COUNTY, INDIANA  
BOARD OF COMMISSIONERS



Sherry Riggins, President

Shannon Henry, Commissioner



James King, Commissioner

ATTEST:



Steven Craycraft, Auditor  
Delaware County, Indiana

**Exhibit A**

**EAST CENTRAL INDIANA REGIONAL PLANNING DISTRICT (ECIPD)**

**PROPERTY #1**

Parcel No.: 18-11-27-376-001.000-003

Common Address: 4701 South Walnut Street  
Muncie, Indiana 47302

Legal Description: A part of the Southwest Quarter of Section 27, Township 20 North, Range 10 East, Delaware County, Indiana, being a part of that property as described in a deed to Duncan and recorded as Instrument Number 2002-4126 in the Office of the Recorder of Delaware County, Indiana, being more particularly described as follows:

Beginning at the Southwest corner of the Southwest Quarter of said Section 27; running thence East on the South line of said Southwest Quarter a distance of 1,538.5 feet; thence North (measured at right angles to the said South line of the Southwest Quarter) a distance of 179.3 feet to a point in the centerline of State Highway Numbered 3; thence Northwesterly on and along the centerline of said State Road Number 3, a distance of 64.15 feet to the Northeast corner of property as described in a deed to Duncan and recorded as Instrument Number 2010R17170, also being the Point of Beginning; thence continuing Northwesterly along said centerline a distance of 463.75 feet to the North line of said Instrument Number 2002-4126; thence West with an interior angle of 109 Degrees 11 minutes along the North line thereof a distance of 231.3 feet; thence South with an interior angle of 88 degrees 58 minutes along the West line thereof a distance of 489.1 feet; thence East with an interior angle of 92 Degrees 25 minutes along the South line thereof a distance of 199.20 feet to the West line of said Instrument Number 2010R17170; thence North along the West line thereof a distance of 100.98 feet; thence East along the North line thereof a distance of 44.63 feet; thence Southeasterly along the Northeasterly line thereof a distance of 135.39 feet to the Point of Beginning, containing 3.2 acres, more or less.

**PROPERTY #2**

Parcel No.: 18-11-27-302-006.000-003

Common Address: 4324 South Madison Street  
Muncie, Indiana 47302

Legal Description: Real estate in Delaware County, Indiana, to wit: A part of the Northwest quarter of the Southwest quarter of Section Twenty-seven (27), Township Twenty (20) North, Range Ten (10) East, more particularly described as follows, to wit: Beginning at a point which point is established as follows. Beginning at the point of intersection of the South line of said Northwest quarter of the Southwest quarter with the center line of Old State Road No. 3 and running thence North Ninety degrees zero minutes West (N.90°00'W.) on said South line Three hundred (300.0') feet; thence running North Nineteen degrees twenty-four minutes West (N.19°24'W.) and parallel with the center line of said Old State Road No. 3. Three hundred sixty-two and ninety-five hundredths (362.95') feet to the point of beginning of the Tract thereafter described; thence continuing North Nineteen degrees twenty-four minutes West (N.19°24'W.) and parallel with the center line of Old State Road No. 3 Eleven and sixty-five hundredths (11.65') feet; thence running North Seventy degrees thirty-six minutes East (N.70°36'E.) One hundred thirty-four and seventy-seven hundredths (134.77') feet; thence running North fifty-five degrees three minutes West (N.55°03'W.) Two hundred sixty and seven tenths (260.70') feet to the South edge of the North twenty (20.00') foot Concrete slab on Old State Road No. 67; thence on a curve to the Right with a radius of Fourteen hundred thirty-two and six tenths (1432.60') feet subtended by a long chord Two hundred thirty-eight and sixty-three hundredths (238.63') feet said chord having a bearing of South Thirty-four degrees thirteen minutes fifty-five seconds West (S.34°13'55"W.); thence running South Twenty-five degrees one minute East (S.25°01'E.) One hundred sixty-seven and one tenth (167.10') feet; thence running North Forty-six degrees fifty-seven minutes East (N.46°57'E.) Two hundred ten and three tenths (210.30') feet to the point of beginning, containing 1.235 acres, more or less.

**PROPERTY #3**

Parcel No.: 18-11-16-358-022.000-003

Common Address: 1400 West Memorial Drive  
Muncie, Indiana 47302

Legal Description: Lot number 5 in Block number 2 in John J. Perkins Addition to the City of Muncie, Indiana.

**PROPERTY #4**

Parcel No.: 18-11-20-427-003.000-003

Common Address: 2724 South Hoyt Avenue  
Muncie, Indiana 47302

Legal Description: Part of the Northeast quarter of the Southeast quarter of Section Twenty (20), Township Twenty (20) North, Range Ten (10) East, described as follows: Commencing at a point in the center line of Middletown Pike five hundred seventy and one-tenth (570.10) feet Southwest of the intersection of the center line of the Middletown Pike and the center line of Cowan Road; thence Easterly at right angles to the center line of said Middletown Pike three hundred ninety-one (391) feet; thence Northerly at right angles to the last described line one hundred eleven and four-tenths (111.40) feet; thence Westerly at right angles to the last described line three hundred ninety-one (391) feet to the center line of Middletown Pike, thence Southwesterly along the center line of Middletown Pike, one hundred eleven and four-tenths (111.40) feet to the place of beginning, estimated to contain one (1) acre, more or less.

**PROPERTY #5:**

Parcel ID: 18-11-23-178-001.000-003  
18-11-23-178-002.000-003  
18-11-23-178-003.000-003

Common Address: 2600 Block S. Mock St. (all 3 lots)  
MUNCIE, IN 47302

Legal Description: Lots 2, 3 and 4 in Gibson's 1<sup>st</sup> addition to the City of Muncie, IN.

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**MUNCIE MISSION, MINISTRIES, INC.**

**PROPERTY #6:**

Parcel ID: 18-11-16-438-019.000-003

Common Address: 1431 S. FRANKLIN ST  
MUNCIE, IN 47302

Legal Description: The East Eighty (80) feet of Lot Number Twenty-three (23) in E. C. Anthony's First Addition to Muncietown, now the City of Muncie, Indiana.

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**MUNCIE ARTS and CULTURE COUNCIL, INC.**

**PROPERTY #7:**

Parcel ID: 18-11-09-461-014.000-003

Common Address: 610 W. JACKSON ST.  
MUNCIE, IN 47305

Legal Description: Lot 7, a part of Lot 6 and a part of the vacated 10 foot wide alley running north and south lying between said Lots 6 and 7, all in Block 18, of Jackson's Donation to Muncietown, now City of Muncie as shown in the records of Delaware County, Indiana, described as follows: Beginning at a 5/8 inch rebar on the center of a vacated 10 foot wide alley 5.00 feet West of the Southwest corner of Lot 7, Block 18 of Jackson's Donation to Muncietown, now City of Muncie; thence North 100.00 feet along the center of said alley to a nail; thence West 15.96 feet parallel with the south line of Lot 6 in said Block 18 to a nail; thence Northwesterly 35.46 feet to a nail on the North Line of said Lot 6; thence East 108.82 feet to a 5/8 inch rebar at the Northeast corner of said Lot; thence South 125.00 feet to a 5/8 rebar at the Southeast corner of said Lot 7; thence West 67.82 feet to the point of beginning.