

The Board met in due form with the following members present: Michael Repay Jerry Tippy and Kyle W. Allen, Sr. They passed the following orders, to wit:

The Pledge was given followed by a Moment of Silence.

A courtesy copy of the agenda and notice of this meeting was emailed by Rose Koliboski/Heather Rodziewicz to NWI Times and Chicago-Tribune Newspapers on the 3<sup>rd</sup> day of February, 2025 at about 9:00 a.m.

A copy of the meeting notice and agenda was posted at the entrance of the Commissioner’s courtroom on the 3<sup>rd</sup> day of February, 2025 at about 9:00 a.m.

Public Virtual Conference: WebEx Meeting ID: 263 1801 7769 Password: commissioners

Order #1 Agenda #1

In the Matter of Open Of Meeting

Allen made a motion, seconded by Tippy, to approve the Agenda. Motion carried 3-0.

Order #2 Agenda #2.1

In the Matter of Action On Commissioners’ Items: 2.1 Public Hearing for the Assignment of Commissioner Owned Tax Sale Certificates to Exempt Nonprofit Organizations.

Comes now, Attorney Fech, before the Board of Commissioners, on item 2.1, Public Hearing for the Assignment of Commissioner Owned Tax Sale Certificates to Exempt Nonprofit Organizations, stated this Ad was required to run one time, we do have verification(proof of publication) that the Notice of Public Hearing was run once, January 23, 2025, Fech continued, stated, there are some modifications to the donation request, some of the parcels are no longer available or being donated to governmental units, so the first one, asked the Board to make a motion to open the Public Hearing on the Donations to Nonprofit Organizations.

Allen made a motion to open the Public Hearing for agenda item 2.1 Assignment of Commissioner Owned Tax Sale Certificates to Exempt and qualified Nonprofit Organizations, Tippy seconded the motion, motion carried with 3 yes 0 no, President Repay, started the Public Hearing, Attorney Fech, spoke to the Board, stated, “as a part of the Pubic Hearing, I would just indicate that the request made by Household of Israel Tabernacle, those parcels are not available and will not be donated, in addition, item four (4) to the Blind Social Center, the first three parcels that they requested, that were advertised, will be donated to the Blind Social Center, the remaining parcels that have been requested are going to be as apart of the donation to the Lake County Parks Department”, now the Public Hearing is open, President Repay, asked if there’s anyone present wishing to speak on the topic, they may come forward, President Repay stated to Attorney Fech, “as you stated, they were also required, correct, to have, in writing, their specific requests, of us, and after this Public Hearing takes place, we’ll take action on those” Fech replied, “that’s apart of the Resolution as well”, President Repay, asked for a second time if there’s people wishing to speak on the topic may come forward.....asked for a third time anyone wishing to speak.....hearing none.....President Repay called for a motion to close the Public Hearing, Allen made a motion to close the Public Hearing, Tippy seconded the motion. Motion carried 3-0, the Public portion of the meeting is closed.

Order #3 Agenda #2.2

In the Matter of Action On Commissioners’ Items: 2.2 Resolution for the 2025 Sale of Commissioner-Owned Tax Sale Certificates.

Comes now, Attorney Fech, before the Board of Commissioners, on item 2.2, Resolution for the 2025 Sale of Commissioner-Owned Tax Sale Certificates, in addition to the approval of the donations to the exempt not-for-profits as well as to the governmental units who have made requests, asked if the Board would make a motion to approve that Resolution.

Allen made a motion, seconded by Tippy, to approve the Resolution, Resolution No. 2025-01, Resolution for the 2025 Sale of Commissioner-Owned Tax Sale Certificates. (Exhibit A-C “see file” 2025 Tax Sale) Motion carried 3-0.

**RESOLUTION No. 2025-01  
Resolution for the 2025 Sale of  
Commissioner-Owned Tax Sale Certificates**

**WHEREAS**, the Commissioners own various certificates which they want to offer for sale in accordance with IC 6-1.1-24-6.1; and

**WHEREAS**, the Board of Commissioners must by resolution identify the tax sale certificates to be sold, authorize the sale dates, authorize the publication of the sale and establish a minimum bid;

The Board of Commissioners hereby resolves as follows:

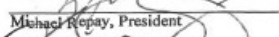
1. Attached hereto as **Exhibit “A”** are the tax sale certificates for the properties being offered for the first time that the Board of Commissioners intend to sell;
2. Attached as **Exhibit “B”** are the tax sale certificates for the properties being offered for sale a second or more time that the Board of Commissioners intend to sell;
3. No certificate will be removed from the approved sale in **Exhibit “A”** or **Exhibit “B”** under any circumstance;
4. The Board of Commissioners will hold their **ONLY** tax certificate sale via an online auction sale starting at 9:00 AM CST **May 5, 2025** and stopping at 5:00 p.m. that day. If the auctioneer has not gone through the property list at least once, then the auction will carry over to **Tuesday May 6, 2025** starting at 8:30 a.m. on CST and ending at 5:00 p.m. on that date. If the auctioneer has not gone through the property list at least once, then the auction will carry over to **Wednesday May 7, 2025** starting at 8:30 a.m. on CST and ending at 5:00 p.m. on that date. If necessary because the auctioneer still has not gone through the list of properties at least once, then the auction will carry over to **Thursday May 8, 2025** starting at 8:30 a.m. on CST and ending at 5:00 PM.
5. The sale will be conducted by Onyx Electronics, Inc. who will be responsible for insuring that the proper advertisements are prepared and submitted to the proper news media in a timely fashion;
6. The minimum bid for a single certificate shall be five hundred (\$500.00) dollars;
7. There shall be a five hundred-dollar (\$500.00) registration fee and a one hundred dollar (\$100.00) NON-REFUNDABLE paddle fee payable at time of registration. The \$100.00 paddle fee is non-refundable, no exceptions;


Order #3 Agenda #2.2


- 8. The rules adopted by Lake County for the conduct of such sales shall apply;
- 9. Bidders will be allowed to register ONLINE starting on TUESDAY, FEBRUARY 4, 2025 at 8:30 AM C.D.S.T. and running 24 hours a day through FRIDAY, FEBRUARY 21, 2025 up until 4:30 PM C.D.S.T. The website for online registration and payment is <https://www.onyxelectronics.com>. Any questions or concerns regarding online registration should be directed to Don Guernsey via email at [dononyx@yahoo.com](mailto:dononyx@yahoo.com). After review and assuming the registration is approved, the bidder will receive their bidder packet and instructions for participating in the auction via the email address the bidder provided during online registration;
- 10. Bidders will also be allowed to register IN PERSON starting on TUESDAY, FEBRUARY 4, 2025 running through FRIDAY, FEBRUARY 21, 2025. In person registration will be from 9:30 AM C.D.S.T. to 3:00 PM C.D.S.T. on those dates at The Lake County Auditor's Office, Tax Sale Department, Building A - 2<sup>nd</sup> Floor, 2293 N Main Street, Crown Point, In 46307. Any person registering in person MUST have a cashier check or money order with them at the time of registration. After review and assuming the registration is approved, the bidder will receive their bidder packet and instructions for participating in the auction via the email address the bidder provided during their in person registration.
- 11. That attached as Exhibit "C" is the list of those tax sale certificates being donated to municipalities or other governmental units.
- 12. The notice by statute to be published in the newspaper is attached as Exhibit "D" and is approved.
- 13. That Resolution is in compliance with IC 6-1.1-24.
- 14. That Onyx Electronics, Inc. shall follow the current law on publication of properties that have been on the sale at least one previous time;

Resolved that the Board of Commissioners of Lake County, Indiana hereby adopt the provisions in this Resolution.

ADOPTED THIS 3<sup>rd</sup> DAY OF FEBRUARY, 2025.  
BOARD OF COMMISSIONERS

  
Michael Repay, President

  
Kyle W. Allen Sr.

  
Jerry Tippy

AUDITOR:  
  
Peggy Katona

Order #4 Agenda #3

In the Matter of Comments – Members of the Public.

Comes now, Jackie Sloan, with public comment, spoke on the topic of the Lake County Health Department Board, expressed concern of the Board Members knowing the responsibilities, gave an example of the Hammond Executive can make a suggestion of three people from the category list and stated he does not meeting that list, continued commented on the Board itself having a responsibility to provide the appointing authority a list of five individuals where there is a vacancy, at least three of whom must have professional experience in specified areas, Ms. Sloan continued with comments, Commissioner Tippy alerted Ms. Sloan a full Board was appointed this month in a public meeting and it's all available by the public, and in terms of qualifications, Attorney Fech, has reviewed all of the qualifications and if you have some detail questions about qualifications, I would request that you meet with Attorney Fech(present), Ms. Sloan agreed to do so. Ms. Sloan continued to speak with public comments related to the Health Board.

The next Board of Commissioners Regular Meeting will be held on Wednesday, February 19, 2025 at 10:00 A.M.

There being no further business before the Board at this time, Allen made a motion, seconded by Tippy, to adjourn.

The following officials were Present:  
Attorney Matthew Fech

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MICHAEL REPAY, PRESIDENT

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KYLE ALLEN Sr., COMMISSIONER

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JERRY TIPPY, COMMISSIONER

ATTEST:

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PEGGY H. KATONA, LAKE COUNTY AUDITOR