

**MINUTES OF THE REGULAR MEETING  
COMMON COUNCIL OF THE CITY OF HOBART  
LAKE COUNTY, INDIANA  
July 5, 2023**

**Call to Order:** Mayor Snedecor called the meeting to order at 6:03 p.m. with the Pledge of Allegiance, and moment of silence. The meeting was held with the building open to the public. The call-in number for the zoom connection was available and listed on the agenda and the website.

**Roll Call:** The following members were present in person: Mr. Kopil, Mr. Huddlestun, Mr. Brooks, Mr. Vinzant, Mr. Wells, Mr. Claussen and Mr. Waldrop. Also present: Clerk-Treasurer Longer and City Attorney McCarthy.

**Reading of the Minutes:** Motion by Mr. Kopil, seconded by Mr. Vinzant, to approve the minutes of the Regular Meeting of June 21, 2023 as presented. All aye, motion carried. (7-0)

**Correspondence:** Mayor Snedecor reported the passing of Retired K-9 "Scout" earlier this morning and thanked him and his partner Simon Gresser for the many years of service as a K-9 for the Hobart Police Dept. both in the School City of Hobart and the community as a whole.

Mr. Snedecor thanked the Chamber of Commerce and the various City Departments for a great 4<sup>th</sup> of July Celebration. He noted many of the Department Heads helped with the clean-up of Festival Park this morning.

**Committee Reports:** There were no committee reports.

**Department Reports:** There were no Department reports.

**Approval of Agenda:** Motion by Mr. Vinzant, seconded by Mr. Brooks, to approve the agenda as presented. All aye, motion carried. (7-0)

**Unfinished Business:**

**Ordinance 2023-11 (2<sup>nd</sup> Reading):** An Ordinance of the Common Council of the City of Hobart, Indiana, Authorizing the Issuance of General Obligation Notes in one or more series to evidence a Loan or Loans from the State of Indiana from the Counter-Cyclical Revenue and Economic Stabilization Fund pursuant to Indiana Code 6-1.1-22.1 for the purpose of providing funds to be applied to Refunding certain Bonds of the City and the City of Hobart Redevelopment District and offsetting property tax revenue shortfalls incurred and to be incurred by the City: The Ordinance was read. Motion by Mr. Vinzant, seconded by Mr. Wells, to continue this item until the July 19, 2023 Council meeting. Roll Call Vote taken. All aye, motion carried. (7-0)

**Public Hearing: Ordinance 2023-12 (2<sup>nd</sup> Reading):** An Ordinance of the Common Council of the City of Hobart, Indiana, Appropriating the Proceeds derived from the sale of General Obligation Notes of the City and all matters related thereto: The Ordinance was read. Mr. Snedecor opened the public hearing and called three times for comments from the public in person or telephonically and there was no response. Motion by Mr. Waldrop, seconded by Mr. Kopil, to leave open and continue the public hearing until the July 19, 2023 Council meeting. Roll Call Vote taken. All aye, motion carried. (7-0)

**Public Hearing: Resolution 2023-07:** A Resolution Confirming Resolution 2023-06 Designating a Certain Area within the City as an Economic Revitalization Area for purposes of Real and Personal

Property Tax Abatements: re: 2201 Northwind Parkway, Lineage Logistics LLC: The Resolution was read. Bridgette Green, representing Lineage Logistics LLC, provided a brief presentation as to the project and the company's presence in the City. She noted this is a \$130 Million expansion which will employ 90 additional employees to expand the cold storage unit with high energy efficiency. Larry Long, the design-builder from Indianapolis, requested a waiver from the Responsible Bidder Ordinance as he noted the subcontractors are specialized in construction of this type and if not waived, the procurement process would need to be re-done, possibly forcing delays in the construction.

The Public Hearing was opened. Randy Palmateer, representing the NWI Building Trades Council, stated they support the project but also supports the City's Responsible Bidder Ordinance and offered to work with the developer to use local labor for the construction. There being no other public comments offered, the public hearing was closed.

Director of Development Beth Jacobson stated that the Confirming Resolution 2023-07 does not contain any language regarding a waiver, nor does the proposed Development Agreement (Res. 2023-11) since the developer only requested the waiver within the past week. She noted if the Council is considering the waiver, these items should be tabled as the paperwork will need to be revised. General discussion followed by the Council including questioning the lateness of the request for a waiver and the lack of information as to the amount of local labor proposed to be used and the specific need of "specialized" labor that this area may not be able to provide, reminding the developer that the Responsible Bidder Ordinance has been part of the City's policy for a number of years and issues with it should have been included with the discussions of incentives the tax abatement could provide.

Motion by Mr. Vinzant, seconded by Mr. Kopil, to approve Resolution 2023-07 as presented. Roll Call Vote taken. All aye, motion carried. (7-0)

**New Business:**

Resolution 2023-11: A Resolution to Approve and Authorize the Execution of a Development Agreement between the City of Hobart and Lineage Logistics, LLC.: The Resolution was read. Motion by Mr. Vinzant, seconded by Mr. Brooks to approve Resolution 2023-11 as presented. Roll Call Vote taken. All aye, motion carried. (7-0)

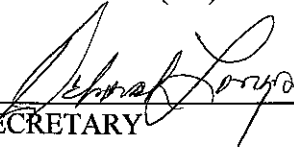
Resolution 2023-09: A Resolution to Petition to Appeal for an Increase above the Maximum Levy The Resolution was read. Clerk-Treasurer Longer stated this covers the tax shortfall from 2022 due to errors and refunds and provided a draft calculation of just under \$3.8 million that the City could request that would be applied to the 2024 budget year. Motion by Mr. Huddlestun, seconded by Mr. Wells, to approve Resolution 2023-09 as presented. Roll Call Vote taken. All aye, motion carried. (7-0)

**Announcements:** Mr. Vinzant stated that Greek Fest at St. Constantine is scheduled for this weekend, Friday through Sunday with drive-through food pick-up available.

The Council thanked the City Police, Fire and Public Works Departments for their participation over the 4<sup>th</sup> of July festivities.

Mr. Snedecor asked if anyone would like to address the Council and there was no response.

**Adjournment:** Motion by Mr. Claussen, seconded by Mr. Vinzant, to adjourn the meeting. All aye, motion carried. (7-0) The meeting adjourned at 6:48 p.m.

  
SECRETARY

  
PRESIDING OFFICER