

RESOLUTION NO. 2015-12

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF HOBART, INDIANA,
DESIGNATING A CERTAIN AREA WITHIN THE CITY AS AN
ECONOMIC REVITALIZATION AREA FOR PURPOSES OF REAL PROPERTY TAX ABATEMENT

WHEREAS, a petition for real property tax abatement has been filed with the City of Hobart for consideration by the Common Council of the City of Hobart, said petition requesting that the area commonly described as Lake Park Senior Apartments, LP
111 West 10th Street, Hobart, IN which is more particularly described in Exhibit "A" attached, be designated as an Economic Revitalization Area under the provisions of Indiana Code 6-1.1-12.1-1 et seq.; and

WHEREAS, the Act provides that such Economic Revitalization Areas are areas within the City which have:

"become undesirable for, or impossible of, normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property," I.C. 6-1.1-12.1-1(a), and

WHEREAS, Lake Park Senior Apartments, LP, has a vested property interest in the real estate commonly known as: 111 West 10th Street, Hobart, IN, and

WHEREAS, Lake Park Senior Apartments, LP, has requested that the real estate be designated as an Economic Revitalization Area for the purpose of achieving real property tax abatement in connection with the following project on the real estate:

PROJECT: Senior (Age 55+) rental apartments - 99 units; 56 are in a 3 story building & rest are 1 story villas with attached garages
88 units to be restricted to low mod income

WHEREAS, the Common Council of the City of Hobart has concluded an investigation and has prepared a report with information sufficient for the Common Council to determine that the area qualifies as an Economic Revitalization Area under Indiana Code 6-1.1-12.1-1 et seq. Further, the Common Council has access to maps and plats showing the boundaries and such other information regarding the area in question as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Hobart, as follows:

Section 1: The Common Council of the City of Hobart hereby determines and finds that the petition for real property tax abatement and the Statement of Benefits Form (see Exhibit "B" attached hereto) completed by the petitioner meets the requirements of Indiana Code 6-1.1-12.1-1 et seq. and qualifies for tax abatement.

Section 2: The Common Council of the City of Hobart hereby determines and finds the following:

- a. That the estimate of the value of the development is reasonable for projects of this nature.
- b. That the estimate of the number of individuals who will employed or whose employment will be retained can reasonably be expected to result from the proposed described redevelopment or rehabilitation.
- c. That the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be expected to result from the proposed described redevelopment or rehabilitation.
- d. That the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.
- e. That the totality of benefits is sufficient to justify the deduction, all of which satisfy the requirements of Indiana Code 6-1.1-12.1-3 and can be reasonable expected to result from the rehabilitation or redevelopment.

Section 3: The Common Council of the City of Hobart hereby determines and finds that the proposed development can be reasonably expected to yield the benefits identified in the Statement of Benefits, "Exhibit B" attached, such form prescribed by the State Board of Tax Commissioners, and is sufficient to justify the deduction granted under IC 6-1.1-12.1-4 and/or IC 6-1.1-12.1-4.5 of the Indiana Code.

Section 4: The Common Council of the City of Hobart hereby designates the area herein described as an Economic Revitalization Area for the purpose of real property tax abatement.

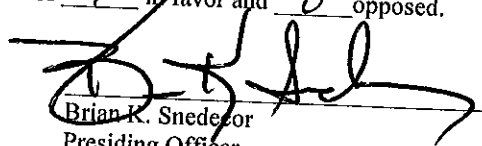
Section 5: The Common Council of the City of Hobart determines that such designation is for real property tax abatement for projects to be initiated within twelve (12) months from the date of the adoption of a resolution confirming this resolution, by the Common Council and completed within twenty four (24) months from the date of this adoption.

Section 6: The Common Council of the City of Hobart hereby determines that the property owner is qualified for and is granted property tax deduction for a period of ten (10) years for the real property.

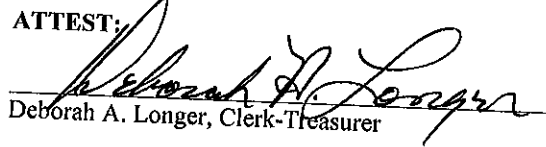
Section 7: The Common Council of the City of Hobart directs the Clerk to cause notice of the adoption and substance of this Resolution for real property tax abatement to be published in accordance with IC 5-3-1, as amended, said publication providing notice of the public hearing before the Common Council on the proposed confirmation of said declaration and to file a copy of this resolution with the County Assessor, and to file the information required by Indiana Code 6-1.1-12.1-2.5(c) with the officers of each taxing unit that has authority to levy property taxes in the geographic area where the Economic Revitalization Area is located.

Section 8: This resolution shall be in full force and effect from and after its adoption by the Common Council.

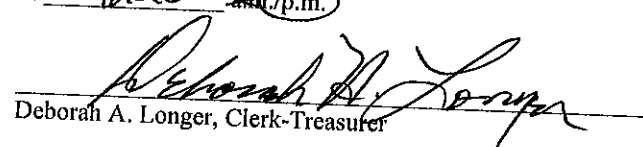
PASSED AND ADOPTED by the Common Council of the City of Hobart, Lake County, Indiana on the 16th day of September, 2015, by a vote of 7 in favor and 0 opposed.


Brian K. Snedecor
Presiding Officer

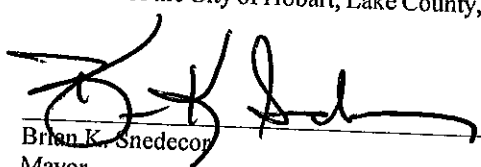
ATTEST:


Deborah A. Longer, Clerk-Treasurer

PRESENTED by me to Mayor of the City of Hobart, Indiana, on the 16th day of September, 2015 at 6:25 am/p.m.


Deborah A. Longer, Clerk-Treasurer

APPROVED, SIGNED AND RETURNED by me to the Common Council of the City of Hobart, Lake County, Indiana this 16th day of September, 2015.


Brian K. Snedecor
Mayor

ATTEST:

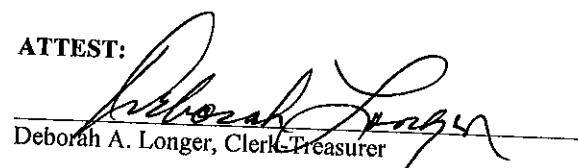

Deborah A. Longer, Clerk-Treasurer

Exhibit A
Legal Description

Parcel 1: Part East 1/2 of the Northeast 1/4, Section 6, Township 35 North, Range 7 West of the 2nd PM more particularly described as follows: Beginning at a point on the North line of said Section 6 and 252.5 feet West of the Northeast corner thereof; thence West along the North line of said Section 6, a distance of 409.13 feet, more or less to a point 662.5 feet East of the West line of the East 1/2, Northeast 1/4 of said Section 6; thence South parallel to the West line of the East 1/2, Northeast 1/4 of said Section 6, a distance of 495 feet; thence East parallel to the North line of said Section 6, a distance of 408.05 feet more or less to a point 252.5 feet West of the East line of said Section 6; thence North parallel to the East line of said Section 6, a distance of 495 feet to the point of beginning, Lake County, Indiana.

Parcel 2: Part East 1/2 of the Northeast 1/4, Section 6, Township 35 North, Range 7 West of the 2nd PM, more particularly described as follows: Beginning at the Northeast corner of said Section 6; thence West along the North line of said Section 6, a distance of 252.5 feet; thence South parallel to the East line of the East 1/2, Northeast 1/4 of said Section 6, a distance of 495 feet; thence East parallel to the North line of said Section 6 a distance of 92.5 feet; thence North parallel to the East line of said Section 6, a distance of 100 feet; thence East parallel to the North line of said Section 6, a distance of 160 feet to the East line of said Section 6; thence North along the East line of said Section 6, a distance of 395 feet to the point of beginning Lake County, Indiana.

Parcel 3: Part East 1/2 of the Northeast 1/4, Section 6, Township 35 North, Range 7 West of the 2nd PM, described as follows: Beginning at a point on the East line of said Section 6 and 495 feet Southerly of the Northeast corner thereof; thence North 90 degrees 00 minutes 00 seconds West and parallel to the North line of said Section 6 a distance of 472.29 feet; thence South 01 degrees 17 minutes 00 seconds East and parallel to the East line of said Section 6, a distance of 45.00 feet; thence South 67 degrees 16 minutes 00 seconds East, a distance of 516.92 feet more or less to the East line of said Section 6; thence North 01 degree 17 minutes 00 seconds West along the East line of said Section 6, a distance of 244.81 feet to the point of beginning, Lake County, Indiana.

EX 'B'



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R5 / 12-13)
Prescribed by the Department of Local Government Finance

20__ PAY 20__
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer Lake Park Senior Apartments, LP		
Address of taxpayer (number and street, city, state, and ZIP code) 10711 America Way, Suite 200, Fishers, IN 46038		
Name of contact person Jeff Ryan	Telephone number (317) 815-5929	E-mail address Jeff@RealAmericaLLC.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body City of Hobart	Resolution number
Location of property 111 West 10th Street, Hobart, IN 46342	County Lake
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Demolition of the existing building and new construction of a multi-story apartment building and 1-story senior villas with related amenities and infrastructure for low and moderate income seniors. See attached for more detail.	DLGF taxing district number 18 (27)
	Estimated start date (month, day, year) 08/01/2016
	Estimated completion date (month, day, year) 10/01/2016

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	\$0.00	0.00 100	\$0.00 \$4,400,000	2.00	\$96,800.00

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	250,000.00	\$ 967,600
Plus estimated values of proposed project	9,160,000.00	
Less values of any property being replaced	250,000.00	\$ 967,600
Net estimated values upon completion of project	9,160,000.00	

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) 0.00	Estimated hazardous waste converted (pounds) 0.00
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Other benefits
Creation of housing affordable to low and moderate income seniors age 55+.

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative 	Date signed (month, day, year) 09/02/2015
Printed name of authorized representative Jeffrey A. Ryan	Title Vice President of Development

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____.

B. The type of deduction that is allowed in the designated area is limited to:
 1. Redevelopment or rehabilitation of real estate improvements Yes No
 2. Residentially distressed areas Yes No

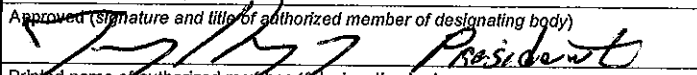
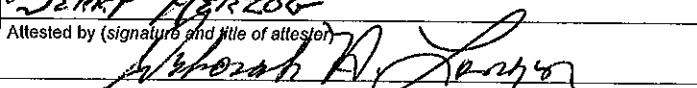
C. The amount of the deduction applicable is limited to \$ _____.

D. Other limitations or conditions (specify) 10 year traditional abatement deduction schedule

E. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
 Yes No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)  President	Telephone number 619 942-1940	Date signed (month, day, year) 9/16/2015
Printed name of authorized member of designating body JERRY HERZOG	Name of designating body Common Council	
Attested by (signature and title of attester)  Deborah A. Lodge	Printed name of attester DEBORAH A. LODGE	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

APPLICATION FOR TAX ABATEMENT – COMMON COUNCIL

Form CCAP revised 2/23/06

PETITIONER'S NAME: RealAmerica Development, LLC PHONE: 317-815-5929

ADDRESS: 10711 America Way, Suite 200 FAX: 317-815-5930

CITY, STATE, ZIP CODE: Fishers, IN 46038

COMMON LOCATION OF PROPERTY: 111 West 10th Street, Hobart, IN 46342
(Also attach legal description to this application form)

DESCRIPTION OF PROJECT: Demolition of existing building and new construction of
apartments for low and moderate income seniors. See attached for more detail.

ARE ANY PROPOSED BUILDINGS MANUFACTURED OFF SITE? No WHERE? _____

NUMBER OF UNITS: 99 senior apartments

PROPOSED STARTING DATE FOR BUILDING CONSTRUCTION: July 2016
(Must be within 12 months of approval date of confirmatory resolution)

PROPOSED COMPLETION DATE OF FIRST BUILDING UNIT: August 2017

WHAT HOBART BUSINESSES WILL BE INVOLVED IN THE PROJECT: To be determined. RealAmerica
Construction, LLC will bid out all subcontracts

HOW MANY JOBS WILL THE PROJECT RETAIN AND/OR CREATE? 2 permanent jobs

(One property manager and 1 maintenance tech) & approximately 100 construction jobs

PROJECTED PAYROLL FOR ABOVE JOBS CREATED AND/OR RETAINED: \$96,800 for the permanent jobs

\$4,400,000 for labor costs (construction jobs)

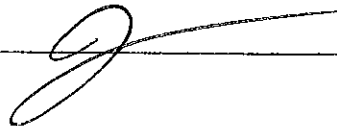
WILL THE COMMON CONSTRUCTION WAGE FOR HOBART, INDIANA BE PAID FOR CONSTRUCTION SERVICES? N/A WILL CONSTRUCTION OF THIS PROJECT BE COMPLETED BY CONTRACTORS WHO PAY THE COMMON CONSTRUCTION WAGE FOR HOBART, INDIANA? N/A

WINDOW OF OPPORTUNITY PERIOD REQUESTED: 1 Year

TAX ABATEMENT PERIOD OF DEDUCTION REQUESTED: 10 Years

I affirm that the information contained in this application is true to the best of my knowledge. I agree to update this information if changes occur. I understand that the intent is to encourage the use of Hobart businesses and residents in the project. I agree to adhere to the City's requirements for annual written reports on the project. I agree to adhere to all City code requirements. I agree to adhere to the policies and regulations associated with the City's tax abatement program. I have paid the required application fee and public and posted notice fees.

SIGNATURE OF PETITIONER: _____



DATE: September 2, 2015



10711 America Way
Suite 200
Fishers, IN 46038
317.815.5929
Fax 317.815.5930

Denarie A. Kane
Director of Development
City of Hobart
414 Main Street
Hobart, IN 46342

September 2, 2015

RE: Real Property Tax Abatement Request
111 West 10th Street

Dear Ms. Kane,

Please find attached our property tax abatement request for our proposed Lake Park Senior Apartments. We plan to raze the existing building at 111 West 10th Street to make way for a new, modern apartment community. The 99 total apartments will be a mix of one and two bedroom homes. We plan to have one 3-story building on the northeast side of the property fronting 10th Street with a total of 56 apartments (32 one-bedroom and 24 two-bedroom). The amenities within this building will include management and maintenance offices, a common room with kitchenette for social gatherings and presentations, and a dog grooming station just inside from the bark park. Raised bed gardens will be near the building. We also plan to have 1-story villas with attached garages on the south and west sides of the property. The villas will have 21 one-bedroom units and 22 two-bedroom units. All homes will have washers and dryers and be very energy efficient with an Emerald rating of the National Green Building Standard for low energy usage and low utility bills.

During construction, we estimate approximately 100 jobs. We will specifically solicit bids from local Hobart subcontractors. Total construction costs are estimated at \$9,160,000.

Eighty eight of the apartments will be restricted to low and moderate income seniors (55+) and be primarily financed with Rental Housing Tax Credits from the Indiana Housing and Community Development Authority. The other 11 senior apartments will be rented at market rate. We plan to apply for the tax credit on November 2. Awards will be announced on February 25, 2016 with construction starting in summer 2016.

If you have any questions regarding our project or tax abatement application please don't hesitate to contact me.

Sincerely,

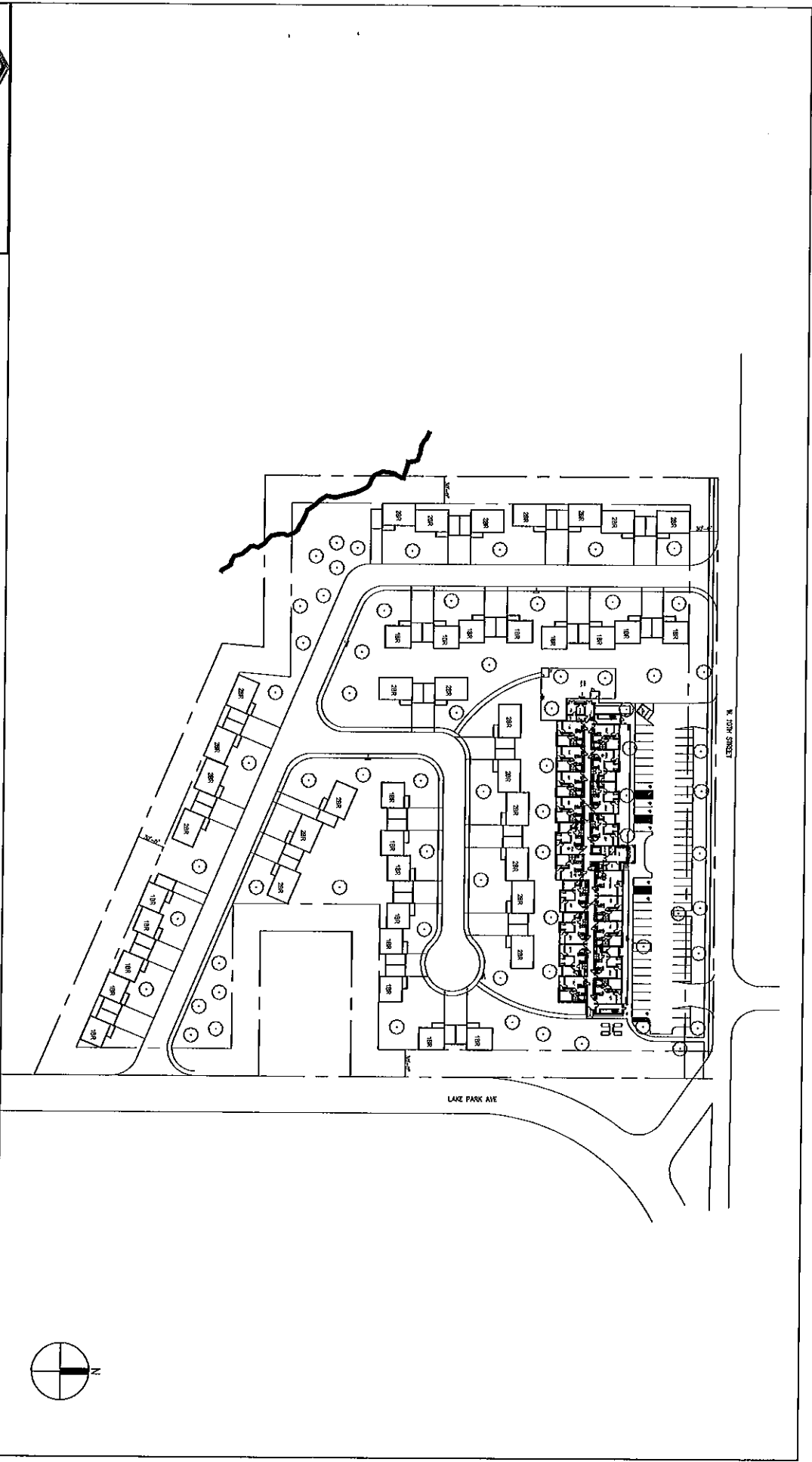
Jeffrey A. Ryan
Vice President of Development

www.RealAmericaLLC.com





Development, Management & Design
 10711 AMERICA WAY FISHERS, INDIANA 46038
 Telephone 317-815-5929 Facsimile 317-815-5930
 www.REALAMERICALLC.com



PROJECT LAKE PARK SENIOR PROJECT NO. 13003000
 PROPOSED SITE PLAN

ADDITIONAL PROPOSAL REQUEST ASL SCALE 1" = 100'-0"
 DATE SEPTEMBER 2, 2015 DRAWN BY SJP SHEET NO. 1 OF 1

Map of Property Location

Parcel Numbers

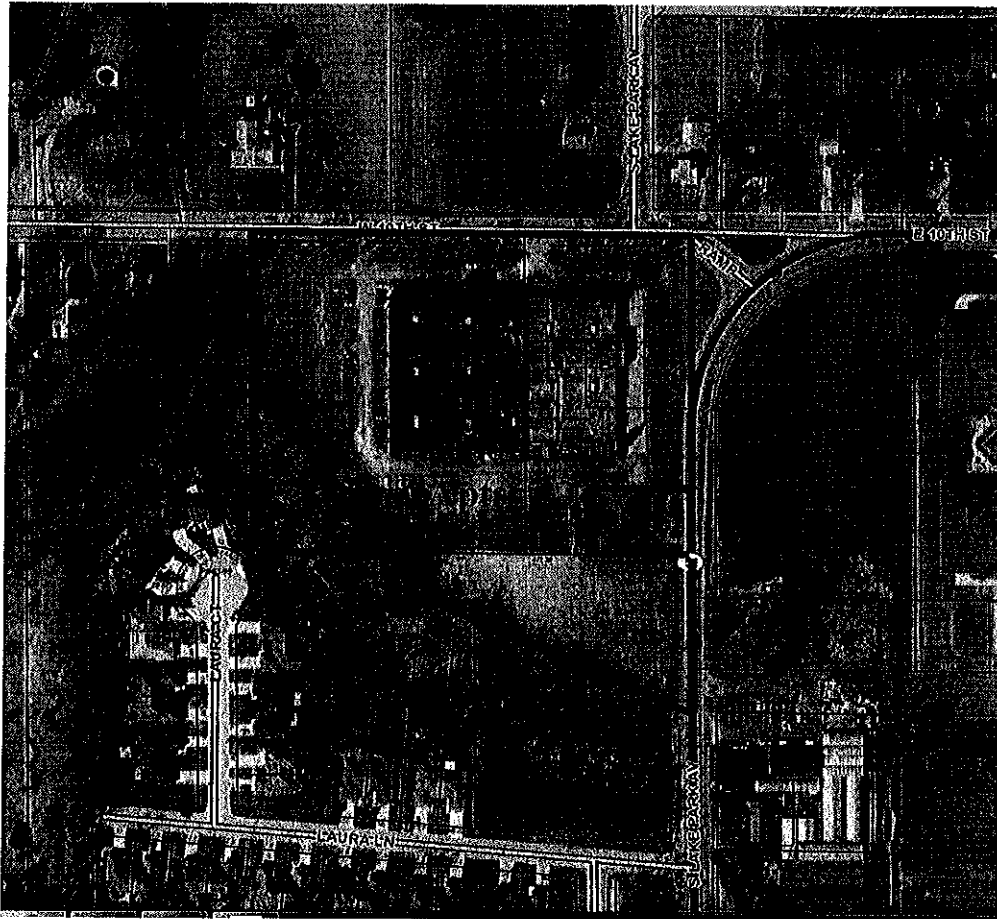
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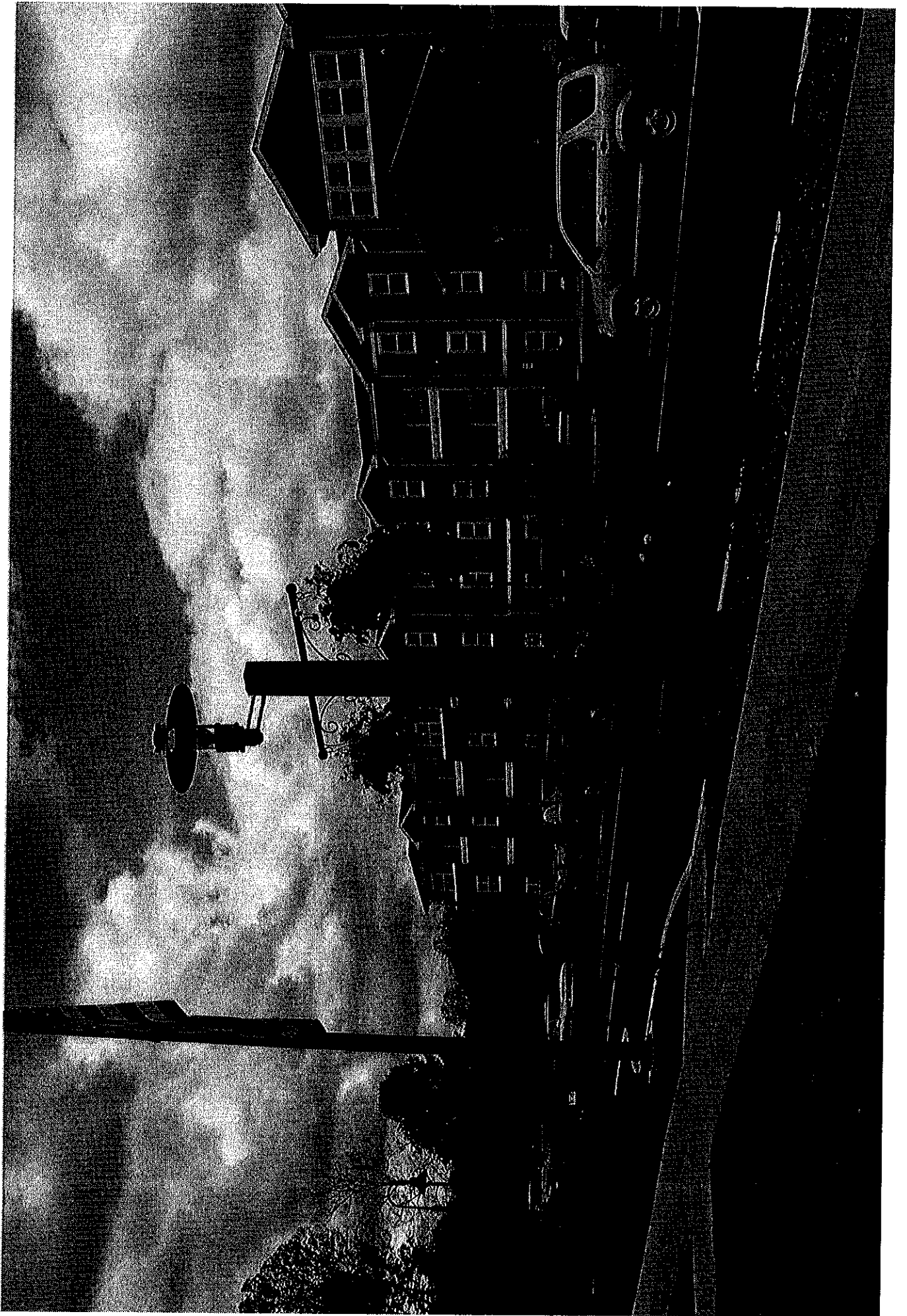
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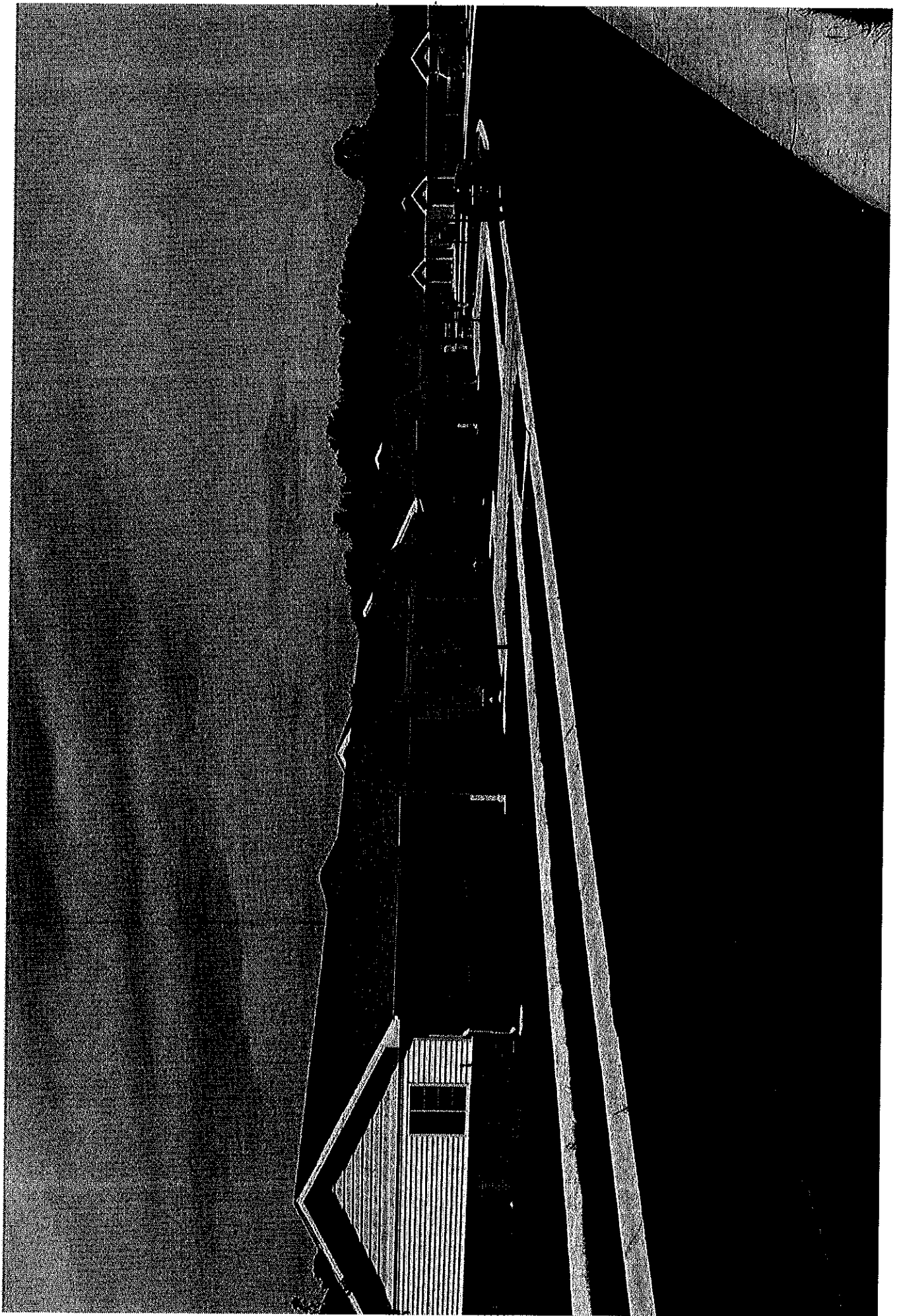
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CITY OF HOBART

AGENDA ITEM REQUEST FORM

(PLEASE PRINT)

MEETING DATE: 9/16/15

____ BOARD OF PUBLIC WORKS (4:00 P.M.)

COMMON COUNCIL (6:00 P.M.)

Resolution 2015 - 12 Declaratory Resolution
Lake Park Senior Apartments LP

ITEM TO BE ADDED TO AGENDA: 111 West 10th Street

BRIEF DESCRIPTION OF REQUEST FOR CONSIDERATION: _____

- AV of completed project still pending; discussion between Hobart Tax Assessor & Developer
- Site plan subject yet to Plan Commission's approval; if changed after consultation on 9/13, Jeff Ryan will distribute revised site plan at 9/16 Council meeting
- Financial Impact & Service Impact analyses will be provided at a future time but before 10/21 final abatement approval date

SUPPORTING DOCUMENTATION ATTACHED: _____

REQUEST SUBMITTED BY: Danae Kane

ADDRESS (DEPARTMENT): _____

PHONE NUMBER (EXT.): _____

DATE SUBMITTED: 9/3/15