

**CITY OF HOBART, INDIANA**  
**SANITARY DISTRICT BOARD OF COMMISSIONERS**  
**AND STORM WATER MANAGEMENT BOARD OF DIRECTORS**

Joint Resolution No. 2022- 01

**A Resolution Approving and Authorizing the Execution of a Predevelopment Agreement  
between the City of Hobart, Hobart Sanitary District, Hobart Storm Water  
Management Department, and the City of Hobart Redevelopment Commission,  
and Becknell Industrial, LLC**

WHEREAS, the property ("Property") that is the subject of the contemplated development (the "Development") described in the Predevelopment Agreement (the "Agreement") with Becknell Industrial, LLC ("Becknell") lacks sanitary sewer system service that would be adequate for the Development;

WHEREAS, the Board of Commissioners of the City of Hobart ("City") Sanitary District, which is comprised of persons who are also members of the City's Department of Storm Water Management Board of Directors (collectively, the "Board"), has engaged in negotiations with Becknell as to the extension of its sanitary sewer system service to a location that can serve the Property for a warehouse/distribution center use;

WHEREAS, the City of Hobart Redevelopment Commission ("Commission"), governing body of the City's Department of Redevelopment ("Department") has previously designated and declared an area in the City known as the 61st Avenue and SR 51 Economic Development Area (the "Area") as an economic development area pursuant to the Act, designating the Area as an allocation area pursuant to Section 39 of the Act (the "Allocation Area"), and approving an economic development plan for Area (the "Plan"), as amended;

WHEREAS, the Property is within the Area, and the Commission has found that the Development would be a worthy contribution to the redevelopment and development of the Area and that it would spur further economic development and redevelopment and prevent or eliminate blight;

WHEREAS, the contemplated Development would improve the economic well-being of the Area and the City by enhancing the assessed value of the Property, attracting additional development in the Area, and creating hundreds of construction jobs and hundreds of permanent, full-time jobs;

WHEREAS, the improvements to the sanitary sewer system contemplated in the Agreement are necessary to the Development and would be beneficial to the Area and the City, including for purposes of future development;

WHEREAS, the improvements to the water system contemplated in the Agreement are complementary to the contemplated improvements to the sanitary sewer system, and the water system improvements will be paid for by the developer (with the possible exception of certain

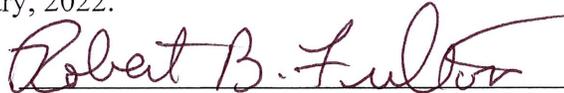
potential costs related to crossing sewer and water mains under certain pipelines under or near 61<sup>st</sup> Avenue); and

WHEREAS, the Board now desires to approve and adopt the Agreement and to authorize its execution by the President and Secretary of the Board, such approval to become effective immediately.

NOW, THEREFORE, BE IT RESOLVED by the joint Hobart Sanitary District Board of Commissioners and Hobart Storm Water Management Board of Directors, as follows:

1. The Agreement with Becknell Industrial, LLC, attached hereto as Exhibit A, is hereby approved and adopted.
2. The President and Secretary of the Board are authorized to execute and to attest to the execution of the Agreement.

ADOPTED on the 8<sup>th</sup> day of February, 2022.

  
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ROBERT B. FULTON, President

ATTEST:

  
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PHILLIP E. GRALIK, P.E., Secretary