

COMMON COUNCIL OF THE CITY OF HOBART, INDIANA

RESOLUTION NO. 2024-04

**A RESOLUTION OF THE
COMMON COUNCIL OF THE CITY OF HOBART, INDIANA,
APPROVING AN ORDER OF THE CITY OF HOBART PLAN
COMMISSION APPROVING A RESOLUTION OF THE CITY OF HOBART
REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY
RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN FOR THE
US 30 AND 69TH AVENUE ECONOMIC DEVELOPMENT AREA**

WHEREAS, the City of Hobart Redevelopment Commission (the “Commission”), governing body of the City of Hobart (the “City”) Department of Redevelopment (the “Department”) and the Redevelopment District of the City of Hobart, Indiana (the “Redevelopment District”), exists and operates under the provisions of Indiana Code 36-7-14, as amended from time to time (the “Act”); and

WHEREAS, the Commission on March 18, 2024, approved and adopted its Resolution No. 2024-01 entitled “Resolution of the City of Hobart Redevelopment Commission Approving Amendments to the Declaratory Resolution and the Economic Development Plan for the US 30 and 69th Avenue Economic Development Area” (the “Amending Declaratory Resolution”); and

WHEREAS, the Amending Declaratory Resolution approved amendments to the Declaratory Resolution previously adopted by the Redevelopment Commission and the Economic Development Plan (the “Plan”) previously approved by the Redevelopment Commission in connection with establishment of the US 30 and 69th Avenue Economic Development Area and designation of the related Allocation Area (the “Allocation Area”) to remove the parcels described at Exhibit A of the Amending Declaratory Resolution from the Allocation Area (collectively, the “2024 Amendment”); and

WHEREAS, on April 4, 2024, the City of Hobart Plan Commission (the “Plan Commission”) adopted and approved Resolution No. 2024-01, a copy of which is attached hereto as Exhibit A, determining that the Amending Declaratory Resolution and the amendments described therein, conform to the plan of development of the City, and designated such resolution as the written order of the Plan Commission approving the Amending Declaratory Resolution and the amendments described therein, as required by Section 16 of the Act (the “Plan Commission Order”); and

WHEREAS, Section 16 of the Act prohibits the Commission from proceeding until the Plan Commission Order is approved by the legislative body of the City; and

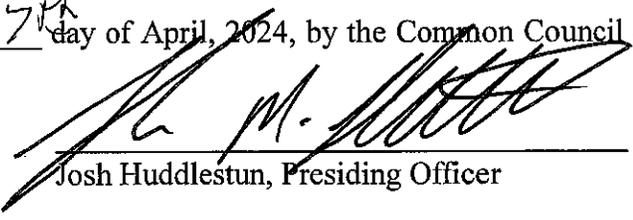
WHEREAS, the Common Council of the City (the “Common Council”) is the legislative body of the City and now desires to approve the Plan Commission Order in order to permit the Commission to continue to proceed with the redevelopment and economic development;

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

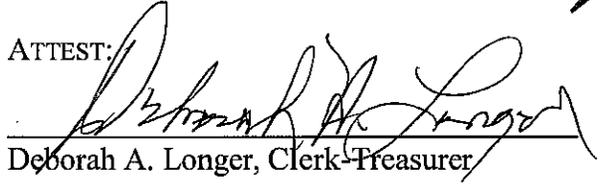
Section 1. The Plan Commission Order is hereby approved, ratified and confirmed in all respects.

Section 2. This Resolution shall be in full force and effect from and after its adoption by the Common Council and approval by the Mayor.

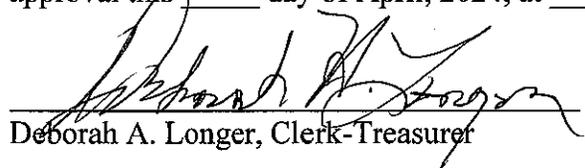
PASSED AND ADOPTED on this 17th day of April, 2024, by the Common Council of the City of Hobart, Indiana.


Josh Huddlestun, Presiding Officer

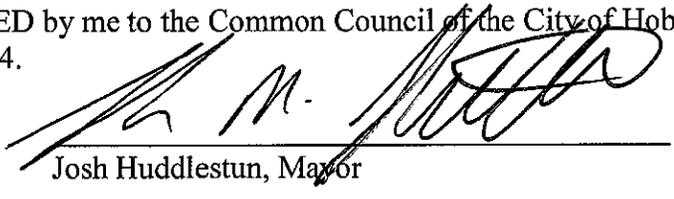
ATTEST:


Deborah A. Longer, Clerk-Treasurer

PRESENTED by me, the Clerk-Treasurer of the City of Hobart, Indiana, to the Mayor for his approval this _____ day of April, 2024, at 6:32 ~~a.m.~~/p.m.


Deborah A. Longer, Clerk-Treasurer

APPROVED, SIGNED AND RETURNED by me to the Common Council of the City of Hobart, Indiana, this 17th day of April, 2024.


Josh Huddlestun, Mayor

ATTEST:

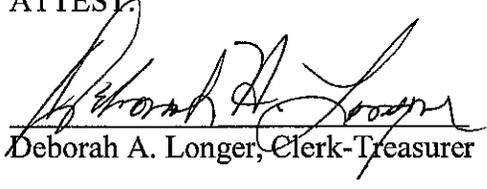

Deborah A. Longer, Clerk-Treasurer

EXHIBIT A

Plan Commission Order

(See attached)

PLAN COMMISSION OF THE CITY OF HOBART, INDIANA

RESOLUTION NO. 2024-01

**RESOLUTION OF THE CITY OF HOBART PLAN COMMISSION
APPROVING A RESOLUTION OF THE CITY OF HOBART
REDEVELOPMENT COMMISSION APPROVING AMENDMENTS TO
THE DECLARATORY RESOLUTION AND THE ECONOMIC
DEVELOPMENT PLAN FOR THE US 30 AND 69TH AVENUE
ECONOMIC DEVELOPMENT AREA**

WHEREAS, the City of Hobart Plan Commission (the "Plan Commission"), is the body charged with the duty of developing a general plan of development for the City of Hobart, Indiana (the "City"); and

WHEREAS, the City of Hobart Redevelopment Commission (the "Redevelopment Commission"), the governing body of the City of Hobart Department of Redevelopment, pursuant to Indiana Code 36-7-14, as amended from time to time (the "Act"), on March 18, 2024, approved and adopted its Resolution No. 2024-01 entitled "Resolution of the City of Hobart Redevelopment Commission Approving Amendments to the Declaratory Resolution and the Economic Development Plan for the US 30 and 69th Avenue Economic Development Area" (the "Amending Declaratory Resolution"); and

WHEREAS, the Amending Declaratory Resolution approved amendments to the Declaratory Resolution previously adopted by the Redevelopment Commission and the Economic Development Plan (the "Plan") previously approved by the Redevelopment Commission in connection with establishment of the US 30 and 69th Avenue Economic Development Area and designation of the related Allocation Area (the "Allocation Area") to remove the parcels described at Exhibit A of the Amending Declaratory Resolution from the Allocation Area (collectively, the "2024 Amendment"); and

WHEREAS, the Redevelopment Commission has submitted the Amending Declaratory Resolution (which Resolution is attached hereto as Exhibit A, and made a part hereof) to the Plan Commission for approval pursuant to the provisions of the Act; and

WHEREAS, the Plan Commission has reviewed the Amending Declaratory Resolution and the 2024 Amendment described in the Amending Declaratory Resolution and has determined that they conform to the plan of development for the City, and now desires to approve the Amending Declaratory Resolution and the 2024 Amendment described therein and, pursuant to Section 16 of the Act, the Plan Commission desires to issue its written order approving the Amending Declaratory Resolution and the 2024 Amendment described therein;

NOW, THEREFORE, BE IT RESOLVED by the City of Hobart Plan Commission as follows:

1. Pursuant to Section 16 of the Act, the Plan Commission hereby finds and determines that the Amending Declaratory Resolution and the 2024 Amendment described in the Amending Declaratory Resolution conform to the plan of the development of the City.

2. The Amending Declaratory Resolution and the 2024 Amendment described in the Amending Declaratory Resolution are in all respects approved.

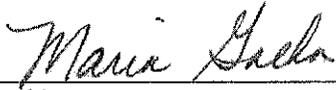
3. This Resolution shall constitute the Plan Commission's written order approving the Amending Declaratory Resolution and the 2024 Amendment described in the Amending Declaratory Resolution pursuant to Section 16 of the Act.

4. The Secretary of the Plan Commission is hereby directed to file copies of the Amending Declaratory Resolution with the minutes of this public meeting.

5. This Resolution shall be in full force and effect after its adoption by the Plan Commission.

PASSED, ISSUED AND APPROVED by the City of Hobart Plan Commission this 4th day of April, 2024.

CITY OF HOBART PLAN COMMISSION



President

ATTEST:



Secretary

REDEVELOPMENT COMMISSION OF THE CITY OF HOBART

RESOLUTION NO. 2024-01

**RESOLUTION OF THE CITY OF HOBART REDEVELOPMENT COMMISSION
APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND THE
ECONOMIC DEVELOPMENT PLAN FOR THE US 30 AND 69TH AVENUE
ECONOMIC DEVELOPMENT AREA**

WHEREAS, the City of Hobart Redevelopment Commission (the "Commission"), the governing body of the City of Hobart, Indiana, Department of Redevelopment (the "Department") exists and operates under the provisions of Indiana Code 36-7-14, as amended from time to time (the "Act"); and

WHEREAS, the Commission has heretofore adopted a declaratory resolution (as subsequently confirmed and amended from time to time, the "Declaratory Resolution") designating an area known as the US 30 and 69th Avenue 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 "Original Plan"); and

WHEREAS, pursuant to Sections 15-17.5 of the Act, the Commission desires to amend the Declaratory Resolution and the Original Plan to remove the parcels described at Exhibit A attached hereto from the Allocation Area (collectively, the "2024 Amendment"); and

WHEREAS, the Commission has caused to be prepared maps and plats showing the boundaries of the Area, the location of various parcels of property, streets, alleys, and other features affecting the replatting, replanning, rezoning, redevelopment or economic development of the Area and the parts of the Area that are to be devoted to public ways, sewerage and other public purposes under the Original Plan, as proposed to be amended by the 2024 Amendment; and

WHEREAS, Sections 41 and 43 of the Act have been created to permit the creation of "economic development areas" and to provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 15-17.5, 41, and 43 of the Act to the 2024 Amendment; and

WHEREAS, the proposed 2024 Amendment and supporting data were reviewed and considered at this meeting;

NOW, THEREFORE, BE IT RESOLVED by the City of Hobart Redevelopment Commission, as follows:

1. The Commission hereby finds that it will be of public utility and benefit to adopt the 2024 Amendment, and that the public health and welfare will be benefited by the 2024 Amendment. The Commission further finds and determines that the 2024 Amendment is reasonable and appropriate when considered in relation to the Declaratory Resolution and the

Original Plan and the purposes of the Act, and that the Declaratory Resolution and the Original Plan, as amended by the 2024 Amendment, conforms to the comprehensive plan for the City. The Commission hereby reconfirms the findings and determinations set forth in the Declaratory Resolution and the Original Plan with respect to the remainder of the Area.

2. The parcels described at Exhibit A attached hereto are hereby removed from the Allocation Area and the 2024 Amendment is hereby approved in all respects. The base assessed value of the Allocation Area shall be adjusted to reflect the removal of such parcels from the Allocation Area. The boundaries of the Economic Development Area and except as set forth herein, the Allocation Area, will remain unchanged by the adoption of the 2024 Amendment.

3. The Original Plan is hereby amended by adding the amendment to the Original Plan described at Exhibit B hereto which includes the list of parcels removed from the Allocation Area and a revised legal description and map for the Allocation Area as amended by the 2024 Amendment. Such amendment is hereby approved.

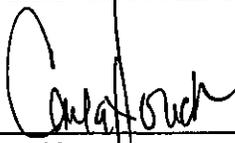
4. Any member of the Commission is hereby authorized to take such actions as are necessary to implement the purposes of this resolution, and any such action taken prior to the date hereof is hereby ratified and approved.

5. This Resolution, together with any supporting data, shall be submitted to the City of Hobart Plan Commission (the "Plan Commission") and the Common Council of the City of Hobart (the "Common Council") as provided in the Act, and if approved by the Plan Commission and the Common Council shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

6. This resolution shall take effect immediately upon its adoption by the Commission.

Adopted this 18th day of March, 2024.

CITY OF HOBART
REDEVELOPMENT COMMISSION



President

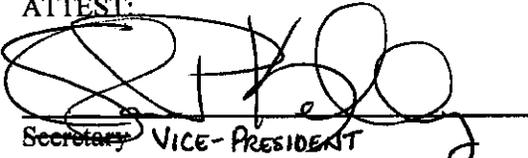
ATTEST:

Secretary VICE-PRESIDENT

EXHIBIT A

Description of parcels to be removed from the Allocation Area

The following parcels set forth below shall be removed from the Allocation Area:

45-12-23-401-005.000-046	Dayton Hudson Corp
45-12-23-301-010.000-046	Adcor Realty Corporation
45-12-23-200-007.000-046	Crossing At Hobart LLC
45-12-23-200-008.000-046	Crossings At Hobart LLC
45-12-24-276-001.000-046	US 31 PROPERTIES, LLC
45-12-23-426-007.000-046	HD Development of Maryland, Inc.
45-12-23-426-013.000-046	Kainan Investment Groups Inc
45-12-23-100-011.000-046	Crossing Of Hobart LLC
45-12-23-200-005.000-046	Crossings At Hobart LLC
45-12-23-426-001.000-046	Southlake Plaza LLC
45-12-24-151-016.000-046	Avalon Manor Inc
45-12-24-402-001.000-046	Kt Clay LLC
45-12-24-179-006.000-046	Lincoln Highway LLC
45-12-24-402-002.000-046	KT Clay, LLC
45-13-19-151-009.000-046	Ralls, Randy & Reittinger John T / C
45-12-23-451-002.000-046	Mal-Tur Properties
45-13-19-151-012.000-046	Randolph Investments LLC
45-12-24-276-004.000-046	Lake County Trust Co Tr 3874
45-12-23-301-011.000-046	Southlake Indiana LLC
45-12-24-151-011.000-046	Kruger Properties, Inc
45-12-23-200-011.000-046	ZOLDAN FAMILY OHIO LIMITED PARTNERSHIP
45-12-24-151-013.000-046	Alani I LLC
45-12-24-179-002.000-046	O'Connor, Thomas
45-12-23-477-002.000-046	Lake County Trust Company as Trustee aka Trust No.5345
45-12-24-151-008.000-046	Robinson, Terry & Elizabeth h&w
45-12-23-426-003.000-046	Vereit Real Estate LP
45-12-24-326-002.000-046	C Sams & L Sams LLC
45-12-24-401-006.000-046	Wkpt Limited Liability Co
45-12-24-302-001.000-046	Merrillville Partners Ltd Prtshp
45-13-19-151-013.000-046	Randolph Investments LLC
45-12-24-302-002.000-046	Merrillville Partnership
45-12-23-426-009.000-046	Kainan Investments Groups, Inc.
45-12-23-100-017.000-046	SRL Hobart LLC
45-12-23-401-009.000-046	Merrillville MMA LLC
45-12-23-100-009.000-046	Crossing At Hobart LLC
45-12-24-328-011.000-046	North Star Trust Company #2995
45-12-23-426-012.000-046	Kainan Investments Groups, Inc.
45-12-24-328-001.000-046	FCA Bradley/Merrillville, LLC
45-12-23-100-012.000-046	Northern Indiana Public Service Co
45-12-23-401-010.000-046	City of Hobart

45-12-23-426-005.000-046 Southlake Plaza LLC
 45-12-24-328-020.000-046 Standard Lumber Company of St John Inc
 45-12-24-180-003.000-046 Lincoln Highway, LLC
 45-12-24-402-009.000-046 Kt Llc
 45-12-24-253-004.000-046 G3 Managment Heartland LLC
 45-12-24-302-005.000-046 Pulse Technology Properties I LLC
 45-12-23-401-006.000-046 Real Estate Management Co
 45-12-23-100-010.000-046 2020 US HWY 30 Hobart LLC
 45-12-23-200-010.000-046 Sam's Real Estate Business Trust
 45-12-23-200-010.000-046 Sam's Real Estate Business Trust
 45-12-23-426-015.000-046 Fingerprint Properties LLC
 45-12-23-426-015.000-046 Fingerprint Properties LLC
 45-12-23-401-011.000-046 Southlake Indiana LLC
 45-12-23-326-004.000-046 TF Merrillville IN LLC
 45-12-24-251-003.000-046 LINCOLN HIGHWAY LLC
 45-12-23-401-002.000-046 Southlake Indiana LLC
 45-12-24-151-009.000-046 SPEEDWAY SUPERAMERICA LLC
 45-12-23-301-001.000-046 Southlake Indiana LLC
 45-12-24-426-018.000-046 Indiana Management Company, LLC
 45-12-23-200-009.000-046 Crossings At Hobart LLC
 45-12-24-179-001.000-046 Lake County Trust Company Tr #6030
 45-12-23-326-002.000-046 Southlake Indiana LLC
 45-12-24-176-002.000-046 Ajt Properties Llc
 45-12-23-401-012.000-046 Southlake Indiana LLC
 45-12-24-179-004.000-046 Yoder, Ray Jr
 45-12-23-326-003.000-046 1995 Southlake LLC
 45-12-24-401-004.000-046 Wkpt Limited Liability Co
 45-12-24-252-001.000-046 Kentland Bank
 45-12-24-253-003.000-046 G3 Managment Heartland LLC
 45-12-23-301-002.000-046 Southlake Indiana LLC
 45-12-23-426-006.000-046 Northern Indiana Public Service Company
 45-12-23-100-016.000-046 Luke Land, LLC
 45-12-24-401-001.000-046 Wkpt Limited Liability Co
 45-12-24-178-001.000-046 Zacek Enterprises LLC
 45-12-24-178-002.000-046 Schafer, Timothy S & Francis
 45-12-24-252-002.000-046 Kentland Bank
 45-12-23-100-005.000-046 Northern Indiana Public Service Co
 45-12-23-301-004.000-046 Star-West Southlake Water Tower LLC
 45-12-23-401-003.000-046 Northern Indiana Public Service Co
 45-12-23-426-004.000-046 Northern Indiana Public Service Company
 45-12-23-301-009.000-046 Southlake Indiana LLC
 45-12-24-253-002.000-046 Kentland Bank
 45-12-23-301-007.000-046 Northern Indiana Public Service Co
 45-12-24-327-005.000-046 Southlake Properties LLC
 45-12-23-301-006.000-046 Southlake Indiana LLC
 45-12-23-376-001.000-046 Southlake Indiana LLC

45-12-24-253-001.000-046 Kentland Bank
 45-12-23-376-002.000-046 Southlake Indiana LLC
 45-12-24-401-005.000-046 Wkpt Limited Liability Co
 45-12-24-402-010.000-046 James Thomas Tr Trust 1
 45-12-24-402-007.000-046 BT Realty LLC
 45-12-24-176-006.000-046 Petrovski, Nick
 45-12-24-401-002.000-046 Wkpt Limited Liability Co
 45-12-23-426-014.000-046 Kainan Investment Groups Inc
 45-12-24-401-003.000-046 Wkpt Limited Liability Co
 45-12-24-302-006.000-046 S R Real Estate LLC
 45-12-23-326-001.000-046 Southlake Indiana LLC
 45-12-23-401-004.000-046 Northern Indiana Public Service Company
 45-12-24-402-011.000-046 James Thomas Tr Trust 1
 45-13-19-151-005.000-046 Rich, George R & Mary
 45-12-23-476-002.000-046 Lake County Trust Company Trs of Tr 5345 dtd 06/19/02
 45-12-24-301-001.000-046 Merrillville Partners Ltd Prtshp
 45-12-24-177-001.000-046 Stath Properties LLC
 45-12-24-351-001.000-046 Northern Indiana Public Service Co
 45-12-23-451-001.000-046 Jimmy LLC
 45-12-24-328-017.000-046 SG & DM Properties LLC
 45-12-23-401-007.000-046 Northern Indiana Public Service Company
 45-12-24-328-018.000-046 SG & DM Properties LLC
 45-12-23-301-003.000-046 Southlake Indiana LLC
 45-12-23-301-005.000-046 Southlake Indiana LLC
 45-12-23-351-001.000-046 Northern Indiana Public Services Company LLC
 45-12-24-328-005.000-046 Bernath Leasing Inc
 45-12-24-402-008.000-046 Sohacki, Steven D & Bernice
 45-12-23-426-016.000-046 TradeWinds Services Inc
 45-12-23-451-003.000-046 Trustees of the International Union of Painters, and Allied Trades,
 AFL-CIO,CLC, Dist#91
 45-12-23-477-003.000-046 Plumbers Local #210(must file non/profit)
 45-12-24-151-018.000-046 Hobart, City of
 45-12-24-151-007.000-046 Lees, Robert Lynn & Phyllis J Lees Co Trs under the Joint Revoc
 Matrimonial Tr Agree dtd 10/24/11 (Phyllis J Lees R/L)
 45-12-24-151-005.000-046 Remkus, David S
 45-12-24-151-003.000-046 Ficaro, Thomas J & Richard Ficaro J/T R/S
 45-12-24-151-002.000-046 Adams, Thomas D & Barbara A
 45-12-24-151-015.000-046 Lake County, Indiana Board of Commissioners
 45-12-24-176-008.000-046 Bell Tower North Inc
 45-12-24-176-009.000-046 Bell Tower Inc
 45-12-24-276-003.000-046 Lake County Trust Co Tr 3874
 45-13-19-151-006.000-046 Kirk, Jerry, Ursula Kirk & Robert Kirk J/T R/S
 45-13-19-151-007.000-046 Johnson, Dean P & Beverly
 45-13-19-151-008.000-046 Kiki, LLC
 45-12-24-326-001.000-046 First United Pentecostal Church of Hobart Inc
 45-12-24-328-002.000-046 8195 Utah LLC

45-12-23-301-008.000-046 Southlake Indiana LLC
45-12-24-151-006.000-046 Taylor, Bill C & Elizabeth F h&w
45-12-24-151-004.000-046 Remkus, David S
45-12-24-151-014.000-046 Avalon Manor, Inc.
45-12-23-401-008.000-046 Northern Indiana Public Service Company
45-12-24-177-002.000-046 Stath Properties LLC
45-12-24-151-001.000-046 Maldonado, Andres & Elizabeth Varela h&w
45-12-24-402-004.000-046 Wolf, Anton & Carol A H & W
45-12-23-476-001.000-046 Lake County Trust Company Trs of Tr 5345 dtd 06/19/02
45-12-23-426-002.000-046 LI Portfolio Holdings LLC
45-12-24-176-003.000-046 Lake Street Property Management LLC
45-12-24-179-003.000-046 Chas, Jeff & Leslie Chas h&w
45-12-24-179-005.000-046 Skillman Corporation (The)
45-12-23-200-006.000-046 Crossing Of Hobart LLC
45-12-23-100-006.000-046 Acadia Merrillville Realty

EXHIBIT B

Amendment to Original Plan

The Original Plan is hereby amended by removing the following parcels set forth below and depicted on the map attached hereto from the Allocation Area, effective as of the assessment date of January 1, 2024.

45-12-23-401-005.000-046	Dayton Hudson Corp
45-12-23-301-010.000-046	Adcor Realty Corporation
45-12-23-200-007.000-046	Crossing At Hobart LLC
45-12-23-200-008.000-046	Crossings At Hobart LLC
45-12-24-276-001.000-046	US 31 PROPERTIES, LLC
45-12-23-426-007.000-046	HD Development of Maryland, Inc.
45-12-23-426-013.000-046	Kainan Investment Groups Inc
45-12-23-100-011.000-046	Crossing Of Hobart LLC
45-12-23-200-005.000-046	Crossings At Hobart LLC
45-12-23-426-001.000-046	Southlake Plaza LLC
45-12-24-151-016.000-046	Avalon Manor Inc
45-12-24-402-001.000-046	Kt Clay LLC
45-12-24-179-006.000-046	Lincoln Highway LLC
45-12-24-402-002.000-046	KT Clay, LLC
45-13-19-151-009.000-046	Ralls, Randy & Reittinger John T / C
45-12-23-451-002.000-046	Mal-Tur Properties
45-13-19-151-012.000-046	Randolph Investments LLC
45-12-24-276-004.000-046	Lake County Trust Co Tr 3874
45-12-23-301-011.000-046	Southlake Indiana LLC
45-12-24-151-011.000-046	Kruger Properties, Inc
45-12-23-200-011.000-046	ZOLDAN FAMILY OHIO LIMITED PARTNERSHIP
45-12-24-151-013.000-046	Alani I LLC
45-12-24-179-002.000-046	O'Connor, Thomas
45-12-23-477-002.000-046	Lake County Trust Company as Trustee aka Trust No.5345
45-12-24-151-008.000-046	Robinson, Terry & Elizabeth h&w
45-12-23-426-003.000-046	Vereit Real Estate LP
45-12-24-326-002.000-046	C Sams & L Sams LLC
45-12-24-401-006.000-046	Wkpt Limited Liability Co
45-12-24-302-001.000-046	Merrillville Partners Ltd Prtshp
45-13-19-151-013.000-046	Randolph Investments LLC
45-12-24-302-002.000-046	Merrillville Partnership
45-12-23-426-009.000-046	Kainan Investments Groups, Inc.
45-12-23-100-017.000-046	SRL Hobart LLC
45-12-23-401-009.000-046	Merrillville MMA LLC
45-12-23-100-009.000-046	Crossing At Hobart LLC
45-12-24-328-011.000-046	North Star Trust Company #2995
45-12-23-426-012.000-046	Kainan Investments Groups, Inc.
45-12-24-328-001.000-046	FCA Bradley/Merrillville, LLC

45-12-23-100-012.000-046 Northern Indiana Public Service Co
 45-12-23-401-010.000-046 City of Hobart
 45-12-23-426-005.000-046 Southlake Plaza LLC
 45-12-24-328-020.000-046 Standard Lumber Company of St John Inc
 45-12-24-180-003.000-046 Lincoln Highway, LLC
 45-12-24-402-009.000-046 Kt Llc
 45-12-24-253-004.000-046 G3 Managment Heartland LLC
 45-12-24-302-005.000-046 Pulse Technology Properties I LLC
 45-12-23-401-006.000-046 Real Estate Management Co
 45-12-23-100-010.000-046 2020 US HWY 30 Hobart LLC
 45-12-23-200-010.000-046 Sam's Real Estate Business Trust
 45-12-23-200-010.000-046 Sam's Real Estate Business Trust
 45-12-23-426-015.000-046 Fingerprint Properties LLC
 45-12-23-426-015.000-046 Fingerprint Properties LLC
 45-12-23-401-011.000-046 Southlake Indiana LLC
 45-12-23-326-004.000-046 TF Merrillville IN LLC
 45-12-24-251-003.000-046 LINCOLN HIGHWAY LLC
 45-12-23-401-002.000-046 Southlake Indiana LLC
 45-12-24-151-009.000-046 SPEEDWAY SUPERAMERICA LLC
 45-12-23-301-001.000-046 Southlake Indiana LLC
 45-12-24-426-018.000-046 Indiana Management Company, LLC
 45-12-23-200-009.000-046 Crossings At Hobart LLC
 45-12-24-179-001.000-046 Lake County Trust Company Tr #6030
 45-12-23-326-002.000-046 Southlake Indiana LLC
 45-12-24-176-002.000-046 Ajt Properties Llc
 45-12-23-401-012.000-046 Southlake Indiana LLC
 45-12-24-179-004.000-046 Yoder, Ray Jr
 45-12-23-326-003.000-046 1995 Southlake LLC
 45-12-24-401-004.000-046 Wkpt Limited Liability Co
 45-12-24-252-001.000-046 Kentland Bank
 45-12-24-253-003.000-046 G3 Managment Heartland LLC
 45-12-23-301-002.000-046 Southlake Indiana LLC
 45-12-23-426-006.000-046 Northern Indiana Public Service Company
 45-12-23-100-016.000-046 Luke Land, LLC
 45-12-24-401-001.000-046 Wkpt Limited Liability Co
 45-12-24-178-001.000-046 Zacek Enterprises LLC
 45-12-24-178-002.000-046 Schafer, Timothy S & Francis
 45-12-24-252-002.000-046 Kentland Bank
 45-12-23-100-005.000-046 Northern Indiana Public Service Co
 45-12-23-301-004.000-046 Star-West Southlake Water Tower LLC
 45-12-23-401-003.000-046 Northern Indiana Public Service Co
 45-12-23-426-004.000-046 Northern Indiana Public Service Company
 45-12-23-301-009.000-046 Southlake Indiana LLC
 45-12-24-253-002.000-046 Kentland Bank
 45-12-23-301-007.000-046 Northern Indiana Public Service Co
 45-12-24-327-005.000-046 Southlake Properties LLC

45-12-23-301-006.000-046 Southlake Indiana LLC
 45-12-23-376-001.000-046 Southlake Indiana LLC
 45-12-24-253-001.000-046 Kentland Bank
 45-12-23-376-002.000-046 Southlake Indiana LLC
 45-12-24-401-005.000-046 Wkpt Limited Liability Co
 45-12-24-402-010.000-046 James Thomas Tr Trust 1
 45-12-24-402-007.000-046 BT Realty LLC
 45-12-24-176-006.000-046 Petrovski, Nick
 45-12-24-401-002.000-046 Wkpt Limited Liability Co
 45-12-23-426-014.000-046 Kainan Investment Groups Inc
 45-12-24-401-003.000-046 Wkpt Limited Liability Co
 45-12-24-302-006.000-046 S R Real Estate LLC
 45-12-23-326-001.000-046 Southlake Indiana LLC
 45-12-23-401-004.000-046 Northern Indiana Public Service Company
 45-12-24-402-011.000-046 James Thomas Tr Trust 1
 45-13-19-151-005.000-046 Rich, George R & Mary
 45-12-23-476-002.000-046 Lake County Trust Company Trs of Tr 5345 dtd 06/19/02
 45-12-24-301-001.000-046 Merrillville Partners Ltd Prtshp
 45-12-24-177-001.000-046 Stath Properties LLC
 45-12-24-351-001.000-046 Northern Indiana Public Service Co
 45-12-23-451-001.000-046 Jimmy LLC
 45-12-24-328-017.000-046 SG & DM Properties LLC
 45-12-23-401-007.000-046 Northern Indiana Public Service Company
 45-12-24-328-018.000-046 SG & DM Properties LLC
 45-12-23-301-003.000-046 Southlake Indiana LLC
 45-12-23-301-005.000-046 Southlake Indiana LLC
 45-12-23-351-001.000-046 Northern Indiana Public Services Company LLC
 45-12-24-328-005.000-046 Bernath Leasing Inc
 45-12-24-402-008.000-046 Sohacki, Steven D & Bernice
 45-12-23-426-016.000-046 TradeWinds Services Inc
 45-12-23-451-003.000-046 Trustees of the International Union of Painters, and Allied Trades,
 AFL-CIO,CLC, Dist#91
 45-12-23-477-003.000-046 Plumbers Local #210(must file non/profit)
 45-12-24-151-018.000-046 Hobart, City of
 45-12-24-151-007.000-046 Lees, Robert Lynn & Phyllis J Lees Co Trs under the Joint Revoc
 Matrimonial Tr Agree dtd 10/24/11 (Phyllis J Lees R/L)
 45-12-24-151-005.000-046 Remkus, David S
 45-12-24-151-003.000-046 Ficaro, Thomas J & Richard Ficaro J/T R/S
 45-12-24-151-002.000-046 Adams, Thomas D & Barbara A
 45-12-24-151-015.000-046 Lake County, Indiana Board of Commissioners
 45-12-24-176-008.000-046 Bell Tower North Inc
 45-12-24-176-009.000-046 Bell Tower Inc
 45-12-24-276-003.000-046 Lake County Trust Co Tr 3874
 45-13-19-151-006.000-046 Kirk, Jerry, Ursula Kirk & Robert Kirk J/T R/S
 45-13-19-151-007.000-046 Johnson, Dean P & Beverly
 45-13-19-151-008.000-046 Kiki, LLC

45-12-24-326-001.000-046	First United Pentecostal Church of Hobart Inc
45-12-24-328-002.000-046	8195 Utah LLC
45-12-23-301-008.000-046	Southlake Indiana LLC
45-12-24-151-006.000-046	Taylor, Bill C & Elizabeth F h&w
45-12-24-151-004.000-046	Remkus, David S
45-12-24-151-014.000-046	Avalon Manor, Inc.
45-12-23-401-008.000-046	Northern Indiana Public Service Company
45-12-24-177-002.000-046	Stath Properties LLC
45-12-24-151-001.000-046	Maldonado, Andres & Elizabeth Varela h&w
45-12-24-402-004.000-046	Wolf, Anton & Carol A H & W
45-12-23-476-001.000-046	Lake County Trust Company Trs of Tr 5345 dtd 06/19/02
45-12-23-426-002.000-046	LI Portfolio Holdings LLC
45-12-24-176-003.000-046	Lake Street Property Management LLC
45-12-24-179-003.000-046	Chas, Jeff & Leslie Chas h&w
45-12-24-179-005.000-046	Skillman Corporation (The)
45-12-23-200-006.000-046	Crossing Of Hobart LLC
45-12-23-100-006.000-046	Acadia Merrillville Realty

Following removal of the parcels listed above, the legal description of the Allocation Area shall be as set forth below and as depicted on the map attached hereto (the boundaries of the Economic Development Area remain unchanged as a result of this amendment).

Legal Description

U.S. 30 and 69th Ave. Economic Development Area

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 1/2, SOUTHWEST 1/4 SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN AND THE CENTER LINE OF 73RD AVENUE/OLD LINCOLN HIGHWAY; THENCE NORTHWESTERLY ALONG SAID CENTER LINE TO THE NORTHWEST CORNER OF CALUMET ORTHOPEDIC ADDITION AS RECORDED IN PLAT BOOK 82, PAGE 32 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE WESTERN BOUNDARY LINES OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTHERLY 617.26 FEET, MORE OR LESS, TO THE NORTH LINE OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN; THENCE WESTERLY ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID SECTION 19, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 13 TO THE CENTER LINE OF 73RD AVENUE/OLD LINCOLN HIGHWAY; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE TO THE EAST LINE OF THE WEST 1/4 OF SAID SECTION 13; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID SECTION 13, SAID POINT ALSO LYING ON THE EAST LINE OF THE NORTHWEST 1/4, NORTHWEST 1/4 SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN; THENCE

SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTH 1/2, NORTHWEST 1/4 OF SAID SECTION 24; THENCE WESTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF SAID SECTION 24; THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID SECTION 24, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 14 TO THE SOUTHWEST CORNER OF LOT 29, LINCOLNWAY FARMS, INC., "GREEN ACRES DEVELOPMENT", BLOCK 6, AS RECORDED IN PLAT BOOK 23, PAGE 14, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTHERLY TO THE NORTHWEST CORNER OF LOT 14 OF SAID SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 14 AND THE NORTH LINE EXTENDED TO THE EAST LINE OF SAID SECTION 14; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF SAID SECTION 14, SAID LINE ALSO BEING THE SOUTH LINE OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO THE SOUTH RIGHT OF WAY LINE OF THE GRAND TRUNK RAILWAY; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST LINE OF THE CITY OF HOBART CORPORATE LIMIT, SAID POINT ALSO LYING THE WEST LINE OF SAID SECTION 11 AND THE EAST LINE OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN; THENCE SOUTH ALONG SAID WEST LINE OF THE CITY OF HOBART CORPORATE LIMIT TO THE NORTH LINE OF LAND ANNEXED BY THE CITY OF HOBART AS DESCRIBED IN DOCUMENT #2001-069323, AS RECORDED AUGUST 29, 2001; THENCE WEST ALONG SAID NORTH LINE OF SAID LAND ANNEXED TO THE NORTHWEST CORNER OF SAID LAND ANNEXED; THENCE SOUTHERLY ALONG THE WESTERN BOUNDARY LINES OF SAID LAND ANNEXED (ALL WESTERN BOUNDARY LINES BEING THE CENTER LINE OF MISSISSIPPI STREET PER SAID DOCUMENT) TO A POINT ON THE EAST LINE OF SECTION 22, TOWNSHIP 35 NORTH, RANGE WEST OF THE 2ND PRINCIPAL MERIDIAN, SAID POINT ALSO LYING ON THE WEST LINE OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 OF THE SECOND PRINCIPAL MERIDIAN; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 23 TO THE EXTENDED SOUTHWEST BOUNDARY LINE OF SILVERSTONE CROSSING, PHASE ONE AS RECORDED IN PLAT BOOK 103, PAGE 78, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTHEASTERLY ALONG SAID EXTENDED BOUNDARY LINE AND SOUTHEASTERLY 1823.44 FEET ALONG THE SOUTHWEST BOUNDARY LINE OF SAID SUBDIVISION; THENCE NORTHEASTERLY 20 FEET AND EAST ALONG SAID SUBDIVISION BOUNDARY LINES TO THE SOUTHWEST CORNER OF VETERANS SUBDIVISION AS RECORDED IN PLAT BOOK 112, PAGE 90, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE EAST AND NORTH ALONG THE BOUNDARY LINES OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF SAID SUBDIVISION, SAID POINT ALSO BEING THE SOUTH LINE OF THE NORTH 1/2, NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID SOUTH LINE TO THE

SOUTHEAST CORNER OF SAID NORTH 1/2, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTH 1/2, NORTHWEST 1/4 SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 1/2 TO THE SOUTHEAST CORNER OF SAID NORTH 1/2; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24 TO THE NORTHWEST CORNER OF UNDERWOOD PLAZA AS RECORDED IN PLAT BOOK 103, PAGE 39, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION BOUNDARY TO THE NORTHWEST CORNER OF HOBART MINI STORAGE DEPOT AS RECORDED IN PLAT BOOK 97, PAGE 98, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH, EAST, SOUTH, EAST AND NORTH ALONG THE BOUNDARY LINES OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE EAST TO THE NORTHWEST CORNER OF FLIKKEMA EAST AS RECORDED IN PLAT BOOK 94, PAGE 65, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH, EAST AND NORTH ALONG THE BOUNDARY LINES OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE CONTINUING EAST ALONG THE EXTENDED NORTH LINE OF SAID SUBDIVISION TO THE EAST LINE OF SAID SECTION 24; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF EBBERTS ESTATE AS RECORDED IN PLAT BOOK 117, PAGE 09, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE WESTERLY AND SOUTHERLY ALONG THE BOUNDARY LINES OF SAID SUBDIVISION AND CONTINUING SOUTH ALONG THE EXTENDED EAST BOUNDARY LINE OF SAID SUBDIVISION TO THE NORTH RIGHT OF WAY LINE OF U.S HIGHWAY #30; THENCE EAST ALONG SAID RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF KIKI SUBDIVISION AS RECORDED IN PLAT BOOK 103, PAGE 41, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH ALONG SAID SUBDIVISION BOUNDARY TO THE NORTH LINE OF THE SOUTH 1/2, SOUTHWEST 1/4, NORTHWEST 1/4 SECTION 19, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID SOUTH 1/2; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID NORTHWEST 1/4 SECTION 19; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 19, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 TO A POINT LYING 300 FEET EAST OF THE WEST LINE OF THE EAST 1/2, NORTHWEST 1/4 OF SAID SOUTHEAST 1/4; THENCE SOUTH 140 FEET+/- TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN DOCUMENT NUMBER 2013-000428 AS RECORDED JANUARY 3, 2013 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, COMMONLY KNOWN AS 4259 EAST U.S. HIGHWAY #30, BEING THE EAST 100 FEET OF THE WEST 400 OF THE NORTH 480 FEET OF SAID EAST 1/2 LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY #30, ALSO KNOWN AS PART OF LOT 1, CLAYMOOR PARK AS RECORDED IN PLAT BOOK 51, PAGE 22, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH, EAST AND NORTH ALONG THE BOUNDARY OF SAID PARCEL TO THE

NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF A FRONTAGE ROAD, THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 2, CLAY PARKWAY, PHASE 3, AS RECORDED IN PLAT BOOK 110, PAGE 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH, WEST, SOUTH AND EAST ALONG THE BOUNDARY LINES OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO BEING ON THE WEST LINE OF LOT 1, CLAY PARKWAY PHASE 2, AS RECORDED IN PLAT BOOK 109, PAGE 09, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WESTERLY 184.51 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF KIMBERLING SUBDIVISION AS RECORDED IN PLAT BOOK 36, PAGE 27, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID CORNER ALSO BEING A POINT ON THE EAST BOUNDARY OF CLAYMOOR PARK AS RECORDED IN PLAT BOOK 51, PAGE 21, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH, WEST, AND SOUTHWESTERLY ALONG THE BOUNDARY LINES OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF SOUTH LAKE INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 114, PAGE 74, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH AND WEST ALONG THE BOUNDARY LINES OF SAID SUBDIVISION TO THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT ALSO LYING ON THE EAST LINE OF LOT 3, K.T.L. ADDITION REPLAT AS RECORDED IN PLAT BOOK 107, PAGE 22, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH, WEST, SOUTH, WEST AND SOUTH ALONG THE BOUNDARY LINES OF SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE WEST 106 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A PARCEL COMMONLY KNOWN AS 3737 EAST 82RD COURT AS DESCRIBED AS PARCEL 1 IN DOCUMENT NUMBER 2021-004552, AS RECORDED JANUARY 15, 2021 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL 230 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE WEST TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTH TO INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 82ND COURT AND THE EAST RIGHT OF WAY LINE OF UTAH STREET; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF UTAH STREET TO THE NORTH LINE OF UTAH BUSINESS CENTER AS RECORDED IN PLAT BOOK 114, PAGE 13, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE EAST TO THE NORTHEAST CORNER OF SAID SUBDIVISION, SAID POINT ALSO LYING ON THE WEST BOUNDARY LINE OF K.T.L. ADDITION REPLAT AS RECORDED IN PLAT BOOK 107, PAGE 22, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH ALONG SAID WEST BOUNDARY LINE TO THE SOUTHWEST CORNER OF FIRST AMENDMENT TO THE PLANNED UNIT DEVELOPMENT SARKISIAN HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 87, PAGE 51, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE EAST, NORTH AND WEST ALONG SAID SUBDIVISION BOUNDARY TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH

ALONG THE WEST BOUNDARY OF SAID SUBDIVISION 280 FEET TO THE NORTHEAST CORNER OF A PARCEL COMMONLY KNOW AS 8195 UTAH STREET AS DESCRIBED IN DOCUMENT NUMBER 2019-076052 RECORDED NOVEMBER 5, 2019 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA; THENCE WEST ALONG THE NORTH BOUNDARY OF SAID PARCEL TO THE EAST RIGHT OF WAY LINE OF UTAH STREET; THENCE WEST TO THE WEST RIGHT OF WAY LINE OF UTAH STREET; THENCE SOUTH ALONG SAID RIGHT OF WAY TO A POINT 190 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF 82ND COURT, SAID POINT BEING THE NORTHEAST CORNER OF A PARCEL COMMONLY KNOWN AS 8250 UTAH STREET AS DESCRIBED IN DOCUMENT NUMBER 2021-544541 AS RECORDED DECEMBER 28, 2021 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL 217.68 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL 190 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE SOUTH TO THE NORTHWEST CORNER OF A PARCEL COMMONLY KNOWN AS 3643 EAST 82ND COURT AS DESCRIBED IN DOCUMENT NUMBER 2022-016015 AS RECORDED MAY 20, 2022 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL TO THE NORTH BOUNDARY LINE OF STRI-KIL ACRES, UNIT 2 AS RECORDED IN PLAT BOOK 41, PAGE 142, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE WEST AND SOUTH ALONG THE BOUNDARY LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH ALONG THE WEST BOUNDARY LINE EXTENDED OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF FIRST AMENDMENT TO KIRK'S ADDITION AS RECORDED IN PLAT BOOK 89, PAGE 60, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTHWESTERLY ALONG THE NORTH BOUNDARY LINE OF SAID SUBDIVISION AND ALONG THE NORTH BOUNDARY LINE OF KIRK'S ADDITION AS RECORDED IN PLAT BOOK 89, PAGE 60, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND ALONG THE NORTH BOUNDARY LINE OF C & O INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 45, PAGE 28, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA TO THE EAST LINE OF SECTION 23, TOWNSHIP 35, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF STANDARD INDUSTRIAL PARK UNIT 1 AS RECORDED IN PLAT BOOK 39, PAGE 33, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE WEST ALONG THE NORTH BOUNDARY LINE OF SAID UNIT 1 TO THE NORTHEAST CORNER OF STANDARD INDUSTRIAL PARK UNIT 2 AS RECORDED IN PLAT BOOK 40, PAGE 75, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE WEST ALONG THE NORTH BOUNDARY LINE OF SAID UNIT 2 TO THE WEST LINE OF THE EAST 1/2 OF LOT 1 OF SAID UNIT 2; THENCE SOUTH ALONG SAID WEST LINE AND ALONG SAID WEST LINE EXTENDED TO THE SOUTH RIGHT OF WAY LINE OF EAST 83RD PLACE; THENCE EAST ALONG SAID RIGHT OF WAY LINE TO THE EAST BOUNDARY LINE OF SAID UNIT 2; THENCE SOUTH ALONG SAID EAST BOUNDARY LINE TO THE SOUTHEAST CORNER OF SAID UNIT 2; THENCE WEST ALONG THE SOUTH BOUNDARY LINE OF SAID UNIT 2 AND ALONG THE SOUTH BOUNDARY LINE OF LOT 4, STANDARD

INDUSTRIAL PARK, UNIT 3 AS RECORDED IN PLAT BOOK 42, PAGE 62, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA TO THE SOUTHEAST CORNER OF LOT 3 OF SAID UNIT 3; THENCE NORTH, WEST AND SOUTH ALONG THE BOUNDARY LINES OF SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE WEST TO THE EAST LINE OF LOT 1, STANDARD INDUSTRIAL PARK, UNIT 5 AS RECORDED IN PLAT BOOK 85, PAGE 01, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH AND WEST ALONG THE BOUNDARY OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT, SAID POINT ALSO BEING THE EAST LINE OF HUNTINGTON COVE ADDITION AS RECORDED IN PLAT BOOK 39, PAGE 33, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH ALONG SAID EAST BOUNDARY LINE OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF SAID SUBDIVISION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL 1 OF SAID SUBDIVISION; THENCE SOUTHWESTWARDLY ALONG ELEVEN COURSES OF THE NORTH BOUNDARY OF PARCEL 1 AS DESCRIBED IN SAID SUBDIVISION PLAT TO THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE WEST TO THE WEST LINE OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, SAID POINT BEING THE WEST LINE OF THE CITY OF HOBART CORPORATE LIMIT; THENCE SOUTH ALONG SAID CORPORATE LIMIT TO THE SOUTH LINE OF THE CITY OF HOBART CORPORATE LIMIT AND THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE EASTERLY ALONG SAID CORPORATE LIMIT LINE TO THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 19 TO A POINT ON A LINE LYING PARALLEL TO AND 343 FEET SOUTH OF THE SOUTH LINE OF LOT 1, FINCHUM FOREST, AS RECORDED IN PLAT BOOK 78, PAGE 13 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 495 FEET; THENCE NORTHERLY AND PARALLEL WITH THE EAST LINE OF SAID SECTION 19, 573 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 495 FEET TO THE EAST LINE OF SAID SECTION 19; THENCE NORTHERLY ALONG SAID EAST LINE TO THE EXTENDED SOUTH LINE OF LOT 1, GRAND HEIGHTS, AS RECORDED IN PLAT BOOK 51, PAGE 65 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE EASTERLY ALONG SAID EXTENDED SOUTH LINE AND THE SOUTH LINES OF LOTS 1 AND 2 IN SAID SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 2, SAID POINT ALSO LYING ON THE WEST LINE OF LOT 3 OF SAID SUBDIVISION; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 3; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 3 TO THE SOUTH LINE OF LOT 5 OF SAID SUBDIVISION; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID LOT 5, SAID POINT ALSO LYING ON THE WEST LINE OF LOT 6 OF SAID SUBDIVISION; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE EASTERLY ALONG THE SOUTH LINES OF LOTS 6, 7 & 8 OF SAID SUBDIVISION TO THE EAST LINE OF SAID SUBDIVISION, SAID POINT ALSO LYING ON THE EAST LINE OF THE CITY OF

HOBART CORPORATE LIMIT; THENCE NORTHERLY, WESTERLY, AND NORTHERLY ALONG SAID EAST CORPORATE LIMIT TO THE POINT OF BEGINNING.

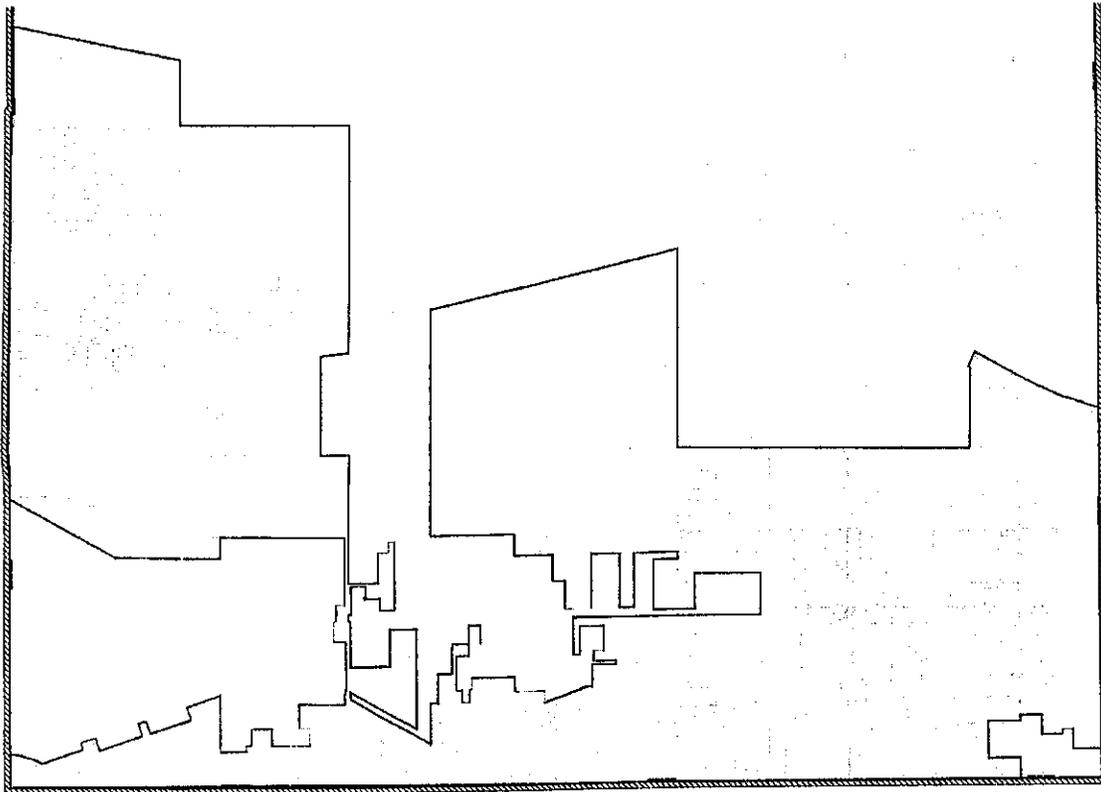
ALSO INCLUDING:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 1/2, NORTHEAST 1/4 SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN LYING PARALLEL WITH AND 40 FEET WEST OF THE EAST LINE OF SAID SOUTH 1/2; THENCE SOUTH AND PARALLEL WITH SAID EAST LINE TO A POINT 150 NORTH OF THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY #30, SAID POINT ALSO LYING ON THE NORTH LINE OF PARCEL NUMBER 45-12-23-200-013.000-046 (CENTIER BANK); THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL 140 FEET; THENCE SOUTH ALONG THE WEST LINE AND WEST LINE EXTENDED OF SAID PARCEL 250 FEET TO THE SOUTH LINE OF SAID SOUTH 1/2; THENCE EAST 180 FEET TO THE EAST LINE OF SAID SOUTH 1/2; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID SOUTH 1/2; THENCE WEST 40 FEET TO THE POINT OF BEGINNING, AND

PART OF THE SOUTHWEST 1/4, NORTHWEST 1/4 SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P.M., LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4, NORTHWEST 1/4 OF SAID SECTION 24 AND 720 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EAST, PARALLEL TO THE NORTH LINE OF U.S. HIGHWAY #30, A DISTANCE OF 500 FEET, THENCE NORTH, PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24, 480.0 FEET MORE OR LESS TO A POINT 240 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4, NORTHWEST 1/4 OF SAID SECTION 24; THENCE EAST, PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4, NORTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 160.86 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 160 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4, NORTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 100.86 FEET MORE OR LESS TO A POINT 560 FEET WEST OF THE EAST LINE OF THE SOUTHWEST 1/4, NORTHWEST 1/4 OF SAID SECTION 24; THENCE SOUTH, PARALLEL TO SAID EAST LINE OF THE SOUTHWEST 1/4, NORTHWEST 1/4 OF SAID SECTION 24, TO THE NORTH FRONTAGE ROAD RIGHT-OF-WAY LINE; THENCE WEST ALONG SAID FRONTAGE ROAD RIGHT-OF-WAY TO THE EAST LINE OF WELSH PLAZA, AS RECORDED IN PLAT BOOK 83, PAGE 38, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER LOT 3 OF SAID SUBDIVISION; THENCE WEST, NORTH, EAST AND NORTH ALONG THE BOUNDARY LINES OF SAID LOT 3 TO THE NORTH LINE OF SAID SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE EAST LINE OF DEDICATED COLORADO STREET OF SAID SUBDIVISION; THENCE SOUTH AND WEST ALONG SAID DEDICATED COLORADO STREET TO THE WEST LINE OF SAID SECTION 24; THENCE NORTH TO THE POINT OF BEGINNING, AND

A PARCEL 208'X 179', MORE OR LESS, LYING AT THE SOUTHWEST CORNER OF COLORADO STREET AND U.S.HIGHWAY #30, COMMONLY KNOWN AS 8130 COLORADO STREET, BEING PARCEL NUMBER 45-12-23-426-017.000-046 AND

DESCRIBED AS PARCEL 1 IN DOCUMENT NUMBER 2019-017533 AS RECORDED MARCH 25, 2019 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA AND THAT PART OF THE ADJACENT RIGHT OF WAY OF U.S. HIGHWAY #30 LYING WITHIN THE SOUTHEAST 1/4 SECTION 23, TOWNSHIP 35 NORTH, RANGE 8 WEST AND ALSO THAT PART OF COLORADO STREET RIGHT OF WAY IN THE SOUTHEAST 1/4 SECTION 23, TOWNSHIP 35, RANGE 8 OF THE 2ND PRINCIPAL MERIDIAN LYING NORTH OF STANDARD INDUSTRIAL PARK, UNIT 1, AS RECORDED IN PLAT BOOK 39, PAGE 33, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND BIONIC PARK, AS RECORDED IN PLAT BOOK 116, PAGE 85, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA AND THAT PART OF COLORADO STREET RIGHT OF WAY IN THE SOUTHWEST 1/4 SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN LYING NORTH OF C & O INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 45, PAGE 28, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



DMS 41462624v2



March 15, 2024

Member of the City of Hobart Redevelopment Commission
c/o Ms. Beth Jacobson, Director of Development
414 Main Street
Hobart, Indiana 46324

Baker Tilly Municipal Advisors, LLC
8365 Keystone Crossing, Ste 300
Indianapolis, IN 46240
United States of America

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bakertilly.com

Re: U.S. 30 and 69th Avenue Economic Development Area –
Allocation Area No. 1 – Parcel Analysis

Dear Ms. Jacobson and Members of the Redevelopment Commission:

Per your request, we have prepared the attached schedules in connection with the U.S. 30 and 69th Avenue Economic Development Area – Allocation Area No. 1 and are based, in part, upon information contained in the Baker Tilly Municipal Advisors analysis of the Allocation Area dated May 9, 2023. The attached schedules (listed below) present unaudited and limited information. The use of these schedules should be restricted to this purpose, for internal use only, as the information is subject to future revision and final report.

<u>Page(s)</u>	
2	Comparison of Total Assessed Value and Tax Increment
3	List of Parcels with Less than (\$100,000) of Incremental Assessed Value – Assumes No Outstanding Appeals are Settled
4	List of Parcels with Less than (\$100,000) of Incremental Assessed Value – Assumes Outstanding Appeals are Settled
5-8	Preliminary List of Parcels to be Removed from the Allocation Area – Assumes Outstanding Appeals are Settled
9	Illustrative Impact on the Overlapping Taxing Units from Removing TIF Parcels – Assumes Outstanding Appeals are Settled

In the preparation of these schedules, certain assumptions were made as noted regarding certain future events. As is the case with such assumptions regarding future events and transactions, some or all may not occur as expected and the resulting differences could be material. We have not examined the underlying assumptions, nor have we audited or reviewed the historical data. Consequently, we express no opinion thereon nor do we have a responsibility to prepare subsequent reports.

We would appreciate your questions or comments on this information and would provide additional information upon request.

Very truly yours,

BAKER TILLY MUNICIPAL ADVISORS, LLC

Matthew R. Eckerle, Principal

HOBART (INDIANA) REDEVELOPMENT COMMISSION

U.S. 30 and 69th Avenue Economic Developed Area - Allocation Area No. 1

COMPARISON OF TOTAL ASSESSED VALUE AND TAX INCREMENT

Taxing District	Taxes Payable 2024 (1)		
	Base Assessed Value	Net Assessed Value	Incremental Assessed Value
Assumes No Appeals	\$434,807,158	\$490,167,273	\$55,360,115
Assumes Appeals (2)	434,807,158	482,159,603	47,352,445

- (1) Represents taxes payable 2024 assessed values per the Lake County Auditor's office.
- (2) Assumes outstanding appeals, as of Quarter 4 of 2023, are settled and reduce the current net assessed value by 20%.

(Subject to the attached letter dated March 15, 2024)
(Preliminary - Subject to Change)
(For Internal Use Only)

HOBART (INDIANA) REDEVELOPMENT COMMISSION

U.S. 30 and 69th Avenue Economic Development Area - Allocation Area No. 1

LIST OF PARCELS WITH LESS THAN (\$100,000) OF INCREMENTAL ASSESSED VALUE - ASSUMES NO OUTSTANDING APPEALS ARE SETTLED

Parcel Number	Taxpayer Name	Property Detail	Base Assessed Value (1)	Net Assessed Value (1)	Incremental Assessed Value (1)
45-12-23-401-005.000-046	Dayton Hudson Corp	Target	\$7,425,630	\$4,200,000	(\$3,225,630)
45-12-23-200-007.000-046	Crossing At Hobart LLC	Walmart	6,485,600	4,964,600	(1,521,000)
45-12-23-200-008.000-046	Crossings At Hobart LLC	Walmart	2,988,100	1,638,800	(1,351,300)
45-12-23-426-007.000-046	HD Development of Maryland, Inc.	The Home Depot	6,147,040	4,889,300	(1,257,740)
45-12-23-426-013.000-046	Kainan Investment Groups Inc	Vacant Land	772,160	4,900	(767,260)
45-12-23-100-011.000-046	Crossing Of Hobart LLC	McDonald's Mission BBQ, Guitar Center, DSW Designer Show Warehouse, Old Navy, Office Depot, etc.	19,414,490	18,856,100	(558,390)
45-12-23-200-005.000-046	Crossings At Hobart LLC	Best Buy, Ross Dress for Less, Value City Furniture, Party City	15,750,300	15,197,300	(553,000)
45-12-23-426-001.000-046	Southlake Plaza LLC	Nothing Bundt Cakes, HassleLess Mattress	1,868,640	1,348,400	(520,240)
45-12-24-276-004.000-046	Klisurich, John	Other Commercial	298,680	59,540	(239,140)
45-12-23-301-011.000-046	Southlake Commons LLC	JC Penny, Bath & Body works, other retail	67,220,280	66,986,500	(233,780)
45-12-24-302-003.000-046	Indiana Land Trust company as Trs under the provisions of a Trust Agreement Trust No 120906	Bionic Park Lot 2, land	381,760	156,000	(225,760)
45-12-23-426-003.000-046	Vereit Real Estate LP	PetSmart	3,409,250	3,297,500	(111,750)
Totals			\$132,161,930	\$121,596,940	(\$10,564,990)

(1) Represents taxes payable 2024 assessed values per the Lake County Auditor's office.

Note: Represents parcels with less than (\$100,000) of incremental assessed value.

(Subject to the attached letter dated March 15, 2024)
(Preliminary - Subject to Change)
(For Internal Use Only)

HOBART (INDIANA) REDEVELOPMENT COMMISSION
U.S. 30 and 69th Avenue Economic Development Area - Allocation Area No. 1

LIST OF PARCELS WITH LESS THAN \$100,000 OF INCREMENTAL ASSESSED VALUE - ASSUMES OUTSTANDING APPEALS ARE SETTLED

Parcel Number	Taxpayer Name	Property Detail	Base Assessed Value (1)	Net Assessed Value (1)(2)	Incremental Assessed Value
45-12-23-401-005-000-046	Dayton Hudson Corp	Target	\$7,425,630	\$4,200,000	(\$3,225,630)
45-12-23-301-010-000-046	Adcor Realty Corporation	JCPenny, Macy's, Forever 21, Cooper's Hawk Winery, Bridal & Co, etc. (Full line department stores)	7,412,770	5,750,000	(1,662,770)
45-12-23-200-007-000-046	Crossing At Hobart LLC	Walmart	6,485,600	4,964,600	(1,521,000)
45-12-23-200-008-000-046	Crossings At Hobart LLC	Walmart	2,988,100	1,636,800	(1,351,300)
45-12-24-276-001-000-046	US 31 PROPERTIES, LLC	Toyota (auto sales)	5,896,050	4,581,440	(1,314,610)
45-12-23-426-007-000-046	HD Development of Maryland, Inc.	The Home Depot	6,147,040	4,889,300	(1,257,740)
45-12-23-426-013-000-046	Kairan Investment Groups Inc	Vacant Land	772,160	4,900	(767,260)
45-12-24-426-017-000-046	NWIN 30 R/E, LLC	Honda Dealership	4,491,320	3,907,680	(583,640)
45-12-23-100-011-000-046	Crossing Of Hobart LLC	McDonald's Mission BBQ, Guitar Center, DSW Designer Show Warehouse, Old Navy, Office Depot, etc.	19,414,490	18,856,100	(558,390)
45-12-23-200-005-000-046	Crossings At Hobart LLC	Best Buy, Ross Dress for Less, Value City Furniture, Party City	15,750,300	15,197,300	(553,000)
45-12-23-426-001-000-046	Southlake Commons LLC	Nothing Burdt, Cakes, Hassleless Mattress	1,668,640	1,348,400	(320,240)
45-12-24-151-016-000-046	Avalon Manor Inc	Avalon Manor	2,560,080	2,041,840	(518,240)
45-12-24-402-001-000-046	K1 Clay LLC	Southlake Kia Dealership	2,746,940	2,284,640	(462,300)
45-12-24-179-006-000-046	Lincoln Highway LLC	Team Volkswagen Dealership	2,152,890	1,744,160	(408,730)
45-12-24-402-002-000-046	KT Clay, LLC	Southlake Nissan Dealership	2,392,470	1,983,840	(408,630)
45-13-19-151-009-000-046	Ralls, Randy & Reikinger John T / C	Service Doctor Remodelling Design Studio	1,786,370	1,465,800	(320,570)
45-12-23-451-002-000-046	Mat-Tur Properties	T&M Equipment	1,492,840	1,191,600	(301,240)
45-13-19-151-012-000-046	Randolph Investments LLC	Madalyn Plaza	1,141,980	887,360	(254,620)
45-12-24-276-004-000-046	Klisunch, John	Other Commercial	298,680	59,640	(239,040)
45-12-23-301-011-000-046	Southlake Indiana LLC	JCPenny, Bath & Body works, other retail	67,220,280	66,986,500	(233,780)
45-12-24-302-003-000-046	Indiana Land Trust company as Trs under the provisions of a Trust Agreement, Trust No. 120906	Bionic Park Lot 2, land	381,760	156,000	(225,760)
45-12-24-151-011-000-046	Kruger Properties, Inc	Wendy's	899,220	725,520	(173,700)
45-12-23-200-011-000-046	ZOLDAN FAMILY OHIO LIMITED PARTNERSHIP	Phantom Fireworks	852,470	689,840	(162,630)
45-12-24-151-013-000-046	Alani I LLC	Dunkin' Donuts	801,100	656,000	(145,100)
45-12-24-179-002-000-046	Gerodemos, Jim and Chris Gerodemos	Boontown USA Fireworks	603,200	481,280	(121,920)
45-12-23-477-002-000-046	Lake County Trust Company as Trustee aka Trust No.5345	Rush Racing Products	831,150	713,440	(117,710)
45-12-24-151-008-000-046	Robinson, Terry & Elizabeth h&w	Kentucky Fried Chicken	841,960	725,040	(116,920)
45-12-23-426-003-000-046	Verreit Real Estate LP	PetSmart	3,409,250	3,297,500	(111,750)
Totals			\$169,064,740	\$151,436,220	(\$17,628,520)

(1) Represents taxes payable 2024 assessed values per the Lake County Auditor's office.

(2) Assumes outstanding appeals, as of Quarter 4 of 2023, are settled and reduce the current net assessed value by 20%.

Note: Represents parcels with less than (\$100,000) of incremental assessed value.

Note: The grey highlight represents parcels that are on pages 3 and 4.

(Subject to the attached letter dated March 15, 2024)
(Preliminary - Subject to Change)
(For Internal Use Only)

HOBART (INDIANA) REDEVELOPMENT COMMISSION

U.S. 30 and 69th Avenue Economic Development Area - Allocation Area No. 1

PRELIMINARY LIST OF PARCELS TO BE REMOVED FROM THE ALLOCATION AREA - ASSUMES OUTSTANDING APPEALS ARE SETTLED

Parcel Number	Taxpayer Name	Property Detail	Base Assessed Value (1)	Net Assessed Value (1)	Incremental Assessed Value	Illustrative Appeal Assumption (2)
45-12-23-401-005,000-046	Dayton Hudson Corp	Target	\$7,425,630	\$4,200,000	(\$3,225,630)	\$0
45-12-23-301-010,000-046	Aador Realty Corporation	JCPenny, Macy's, Forever 21, Cooper's Hawk Winery, B	7,412,770	5,760,000	(1,652,770)	(1,440,000)
45-12-23-200-007,000-046	Crossing At Hobart LLC	WallMart	6,485,600	4,964,600	(1,521,000)	0
45-12-23-200-008,000-046	Crossings At Hobart LLC	WallMart	2,988,100	1,636,800	(1,351,300)	0
45-12-24-276-001,000-046	US 31 PROPERTIES, LLC	Toyota (auto sales)	5,896,050	4,581,440	(1,314,610)	(1,145,360)
45-12-23-426-007,000-046	HD Development of Maryland, Inc.	The Home Depot	6,147,040	4,889,300	(1,257,740)	0
45-12-23-426-013,000-046	Kainan Investment Groups Inc	Vacant Land	772,160	4,900	(767,260)	0
45-12-23-100-011,000-046	Crossing Of Hobart LLC	McDonald's Mission BBQ, Guitar Center, DSW Designer	19,414,490	18,856,100	(558,390)	0
45-12-23-200-005,000-046	Crossings At Hobart LLC	Best Buy, Ross Dress for Less, Value City Furniture, Par	15,750,300	15,197,300	(553,000)	0
45-12-23-426-001,000-046	Southlake Commons LLC	Nothing Bundt Cakes, HassleLess Mattress	1,866,640	1,348,400	(520,240)	0
45-12-24-151-016,000-046	Avalon Manor Inc	Avalon Manor	2,560,080	2,041,840	(518,240)	(510,460)
45-12-24-402-001,000-046	Kt Clay LLC	Southlake Kia Dealership	2,746,940	2,284,640	(462,300)	(571,160)
45-12-24-179-006,000-046	Lincoln Highway LLC	Team Volkswagen Dealership	2,152,890	1,744,160	(408,730)	(436,040)
45-12-24-402-002,000-046	Kt Clay, LLC	Southlake Nissan Dealership	2,392,470	1,983,840	(408,630)	(495,960)
45-13-19-151-009,000-046	Ralls, Randy & Reittinger John T / C	Service Doctor Remodeling Design Studio	1,786,370	1,465,600	(320,770)	(366,400)
45-12-23-451-002,000-046	Mal-Tur Properties	T&M Equipment	1,492,840	1,191,600	(301,240)	(297,900)
45-12-23-100-012,000-046	Randolph Investments LLC	MadalyN Plaza	1,141,980	887,360	(254,620)	(221,840)
45-12-24-276-004,000-046	Klisunch, John	Other Commercial	298,680	59,540	(239,140)	0
45-12-23-301-011,000-046	Southlake Indiana LLC	JC Penny, Bath & Body works, other retail	67,220,280	66,986,500	(233,780)	0
45-12-24-151-011,000-046	Kruger Properties, Inc	Wendy's	899,220	725,520	(173,700)	(181,380)
45-12-23-200-011,000-046	ZOLDAN FAMILY OHIO LIMITED PARTNERSHIP	Phantom Fireworks	852,470	689,840	(162,630)	(172,460)
45-12-24-179-002,000-046	Alan I LLC	Dunkin Donuts	801,100	656,000	(145,100)	(164,000)
45-12-23-477-002,000-046	Gerodemos, Jim and Chris Gerodemos	Boontown USA Fireworks	603,200	481,280	(121,920)	(120,320)
45-12-23-477-002,000-046	Lake County Trust Company as Trustee aka Trust No.534	Rush Racing Products	831,150	713,440	(117,710)	(178,360)
45-12-24-151-008,000-046	Robinson, Terry & Elizabeth h&w	Kentucky Fried Chicken	841,960	725,040	(116,920)	(181,260)
45-12-24-326-002,000-046	C Sams & L Sams LLC	PetSmart	3,409,250	3,297,500	(111,750)	0
45-12-24-401-006,000-046	Wkpt Limited Liability Co	Industrial warehouse	699,380	605,520	(93,860)	(151,380)
45-12-24-302-001,000-046	Merrillville Partners Ltd Prtshp	Parking lot or structure	279,210	201,500	(77,710)	0
45-13-19-151-013,000-046	Randolph Investments LLC	Discount & junior dep. stores	2,697,930	2,620,500	(77,430)	0
45-12-23-402-002,000-046	Merrillville Partnerships	Other retail structures	1,152,990	1,076,160	(76,830)	(269,040)
45-12-23-100-017,000-046	Kainan Investments Groups, Inc.	Other retail structures	2,207,470	2,144,100	(63,370)	0
45-12-23-401-009,000-046	SRL Hobart LLC	Vacant Land	2,130,460	1,150,100	(983,360)	0
45-12-23-100-009,000-046	Merrillville MMA LLC	Other retail structures	2,059,100	2,000,000	(59,100)	0
45-12-24-328-011,000-046	North Star Trust Company #2995	Mattress Firm	1,915,290	1,860,200	(55,090)	0
45-12-24-328-011,000-046	Kainan Investments Groups, Inc.	Bowling alley	329,870	292,000	(37,870)	0
45-12-24-328-012,000-046	FCA Bradley/Merrillville, LLC	Other retail structures	1,225,170	1,190,000	(35,170)	0
45-12-23-100-012,000-046	Northern Indiana Public Service Co	Local Light/Heat/Power Cntrl	1,324,210	1,289,300	(34,910)	0
45-12-23-401-010,000-046	City of Hobart	Exempt Municipality	33,040	0	(33,040)	0
45-12-23-451-004,000-046	Arctic Engineering Co Inc	Arctic Engineering Co Inc	855,030	823,800	(31,230)	0
45-12-23-426-005,000-046	Southlake Commons LLC	Other retail structures	1,003,810	975,000	(28,810)	0
45-12-24-328-020,000-046	Standard Lumber Company of St John Inc	Commercial warehouse	213,530	186,080	(27,450)	(46,520)
45-12-24-180-003,000-046	Lincoln Highway, LLC	Other retail structures	933,810	907,000	(26,810)	0
45-12-24-402-009,000-046	Kt Llc	Auto sales & service	900,860	875,000	(25,860)	0
45-12-24-253-004,000-046	G3 Managment Heartland LLC	Other retail structures	895,720	870,000	(25,720)	0
45-12-24-302-005,000-046	Pulse Technology Properties I LLC	Office bldg, 1 or 2 story	875,120	850,000	(25,120)	0
Subtotal			\$168,935,190	\$171,108,100	(\$17,827,090)	(\$6,949,840)

(1) Represents taxes payable 2024 assessed values per the Lake County Auditor's office after the illustrative appeal assumption.
 (2) Assumes outstanding appeals, as of Quarter 4 of 2023, are settled and reduce the current net assessed value by 20%.

(Subject to the attached letter dated March 15, 2024)
 (Preliminary - Subject to Change)
 (For Internal Use Only)

HOBART (INDIANA) REDEVELOPMENT COMMISSION

U.S. 30 and 69th Avenue Economic Development Area - Allocation Area No. 1

PRELIMINARY LIST OF PARCELS TO BE REMOVED FROM THE ALLOCATION AREA - ASSUMES OUTSTANDING APPEALS ARE SETTLED (CONT'D)

Parcel Number	Taxpayer Name	Property Detail	Base Assessed Value (1)	Net Assessed Value (1)	Incremental Assessed Value	Illustrative Appeal Assumption (2)
Subtotal Carried Forward				\$171,108,100	(\$17,827,090)	(\$6,949,840)
45-12-23-401-006,000-046	Real Estate Management Co	Franchise-type restaurant	\$188,935,190	987,900	992,390	(24,490)
45-12-23-100-010,000-046	2020 US HWY 30 Hobart LLC	Parking lot or structure	992,390	987,900	992,390	(24,490)
45-12-23-200-010,000-046	Sam's Real Estate Business Trust	Discount & junior dep. stores	909,500	6,902,400	885,400	(24,090)
45-12-23-200-010,000-046	Sam's Real Estate Business Trust	Discount & junior dep. stores	6,926,490	6,902,400	6,902,400	(24,090)
45-12-23-428-015,000-046	Fingerprint Properties LLC	Commercial mini-warehouse	6,926,490	739,500	739,500	(24,080)
45-12-23-428-015,000-046	Fingerprint Properties LLC	Commercial mini-warehouse	763,580	739,500	739,500	(24,080)
45-12-23-401-011,000-046	Southlake Indiana LLC	Restaurant, Cafe, or Bar	763,580	800,000	800,000	(23,640)
45-12-23-326-004,000-046	TF Merrillville IN LLC	Full line dep. stores	823,640	6,300,900	6,300,900	(21,990)
45-12-24-251-003,000-046	LINCOLN HIGHWAY LLC	Car washes	6,322,890	742,500	742,500	(21,950)
45-12-23-401-002,000-046	Southlake Indiana LLC	Theaters	764,450	6,248,800	6,248,800	(21,810)
45-12-24-151-009,000-046	SPEEDWAY SUPERAMERICA LLC	Auto service station	6,270,610	1,006,600	1,006,600	(20,680)
45-12-23-301-001,000-046	Southlake Indiana LLC	Regional shopping center	1,027,280	5,096,000	5,096,000	(17,790)
45-12-23-200-009,000-046	Greyton Real Estate LLC	Comm. - Vacant land	5,113,790	349,000	349,000	(17,510)
45-12-24-428-018,000-046	Crossings At Hobart LLC	Chuck E. Cheese and vacant building	366,510	4,599,700	4,599,700	(16,050)
45-12-24-179-001,000-046	Lake County Trust Company Tr #6030	Office bldg. 1 or 2 story	4,615,750	576,400	576,400	(13,940)
45-12-23-328-002,000-046	Southlake Indiana LLC	Commercial Other structure	590,340	3,902,100	3,902,100	(13,620)
45-12-23-401-012,000-046	Ajt Properties Llc	Office bldg. 1 or 2 story	3,915,720	316,800	316,800	(12,860)
45-12-24-179-004,000-046	Southlake Indiana LLC	Restaurant, Cafe, or Bar	329,660	542,000	542,000	(9,840)
45-12-23-326-003,000-046	Yoder, Ray Jr	Commercial warehouse	3,436,250	2,650,000	2,650,000	(9,250)
45-12-24-401-004,000-046	1995 Southlake LLC	Full line dep. stores	551,840	312,000	312,000	(9,230)
45-12-24-401-004,000-046	Wkpt Limited Liability Co	Auto sales & service	2,659,250	305,200	305,200	(9,010)
45-12-24-252-001,000-046	Kentland Bank	Comm. - Vacant land	321,230	2,370,240	2,370,240	(8,240)
45-12-24-252-003,000-046	G3 Management Heartland LLC	Other retail structures	314,210	305,200	305,200	(9,010)
45-12-23-301-002,000-046	Southlake Indiana LLC	Restaurant, Cafe, or Bar	2,370,240	2,362,000	2,362,000	(8,240)
45-12-23-428-006,000-046	Northern Indiana Public Service Company	Local Light/Heat/Power Cntrl	152,170	144,200	144,200	(7,970)
45-12-23-100-016,000-046	Luke Land, LLC	Convenience mkt. with gas	2,309,990	2,302,300	2,302,300	(7,690)
45-12-24-401-001,000-046	Wkpt Limited Liability Co	Parking lot or structure	264,480	256,900	256,900	(7,590)
45-12-24-178-001,000-046	Zacek Enterprises LLC	Medical clinic or offices	407,300	399,900	399,900	(7,400)
45-12-24-178-002,000-046	Schafer, Timothy S & Francis	Other retail structures	563,780	556,400	556,400	(7,380)
45-12-24-252-002,000-046	Kentland Bank	Comm. - Vacant land	244,220	237,200	237,200	(7,020)
45-12-23-301-004,000-046	Star-West Southlake Water Tower LLC	Local Water Dist. Cntrl	230,320	223,700	223,700	(6,620)
45-12-23-401-003,000-046	Northern Indiana Public Service Co	Local Light/Heat/Power Cntrl	227,430	220,900	220,900	(6,530)
45-12-23-428-004,000-046	Northern Indiana Public Service Company	Local Light/Heat/Power Cntrl	265,200	259,000	259,000	(6,200)
45-12-23-301-009,000-046	Southlake Indiana LLC	Franchise-type restaurant	1,770,080	1,763,900	1,763,900	(6,160)
45-12-23-301-007,000-046	Northern Indiana Public Service Co	Local Light/Heat/Power Cntrl	208,280	202,300	202,300	(5,980)
45-12-24-327-006,000-046	Southlake Properties LLC	Commercial Other structure	130,860	125,300	125,300	(5,560)
45-12-23-301-006,000-046	Southlake Indiana LLC	Other retail structures	83,400	78,000	78,000	(5,400)
45-12-23-376-001,000-046	Kentland Bank	Parking lot or structure	1,487,270	1,482,100	1,482,100	(5,170)
45-12-24-253-001,000-046	Southlake Indiana LLC	Comm. - Vacant land	1,416,130	1,411,200	1,411,200	(4,930)
45-12-23-376-002,000-046	Southlake Indiana LLC	Parking lot or structure	1,327,520	1,322,900	1,322,900	(4,620)
45-12-24-401-005,000-046	Wkpt Limited Liability Co	Parking lot or structure	161,020	156,400	156,400	(4,620)
45-12-24-402-006,000-046	Chancellor, Media Whiteco Outdoor	Vacant land	155,970	151,500	151,500	(4,470)
45-12-24-402-010,000-046	James Thomas Tr- Trust 1	Comm. - Vacant land	146,300	142,100	142,100	(4,200)
45-12-24-402-007,000-046	BT Realty LLC	Office bldg. 1 or 2 story	331,310	327,300	327,300	(4,010)
Subtotal			\$258,379,640	\$240,014,800	(\$18,364,840)	(\$6,949,840)

(1) Represents taxes payable 2024 assessed values per the Lake County Auditor's office after the illustrative appeal assumption.

(2) Assumes outstanding appeals, as of Quarter 4 of 2023, are settled and reduce the current net assessed value by 20%.

(Subject to the attached letter dated March 15, 2024)

(Preliminary - Subject to Change)

(For Internal Use Only)

HOBART (INDIANA) REDEVELOPMENT COMMISSION

U.S. 30 and 69th Avenue Economic Development Area - Allocation Area No. 1

PRELIMINARY LIST OF PARCELS TO BE REMOVED FROM THE ALLOCATION AREA - ASSUMES OUTSTANDING APPEALS ARE SETTLED (CONT'D)

Parcel Number	Taxpayer Name	Property Detail	Base Assessed Value (1)	Net Assessed Value (1)	Incremental Assessed Value	Illustrative Appeal Assumption (2)
Subtotal Carried Forward						
45-12-24-176-006.000-046	Petrovski, Nick	Comm. - Vacant land	\$258,379,640	\$240,014,800	(\$18,364,840)	(\$6,949,840)
45-12-24-401-002.000-046	Wkpt Limited Liability Co	Parking lot or structure	134,050	130,200	(3,850)	0
45-12-23-426-014.000-046	Kalnan Investment Groups Inc	Commercial Other structure	137,240	133,400	(3,840)	0
45-12-24-401-003.000-046	Wkpt Limited Liability Co	Parking lot or structure	128,700	125,000	(3,700)	0
45-12-24-302-006.000-046	S R Real Estate LLC	Commercial warehouse	141,870	138,200	(3,670)	0
45-12-23-326-001.000-046	Southlake Indiana LLC	Other retail structures	1,811,290	1,807,900	(3,390)	0
45-12-23-401-004.000-046	Northern Indiana Public Service Company	Local Light/Heat/Power Cntrl	923,010	919,800	(3,210)	0
45-12-24-402-011.000-046	James Thomas Tr Trust 1	Comm. - Vacant land	103,880	100,900	(2,980)	0
45-12-23-476-002.000-046	Lake County Trust Company	Parking lot or structure	101,910	99,000	(2,910)	0
45-12-24-301-001.000-046	Merrillville Partners Ltd Pritshp	Comm. - Vacant land	97,900	95,100	(2,800)	0
45-12-24-177-001.000-046	Slath Properties LLC	Medical clinic or offices	189,130	186,600	(2,530)	0
45-12-23-451-001.000-046	Northern Indiana Public Service Co	Local Light/Heat/Power Cntrl	35,960	35,600	(360)	0
45-12-23-451-001.000-046	Scott, James	Ind. - Vacant land	35,620	34,600	(1,020)	0
45-12-24-328-017.000-046	Hisega LLC	Parking lot or structure	195,000	194,000	(1,000)	0
45-12-24-328-018.000-046	Hisega LLC	Local Light/Heat/Power Cntrl	29,960	29,100	(860)	0
45-12-24-328-018.000-046	Hisega LLC	Comm. - Vacant land	25,950	25,200	(750)	0
45-12-23-301-003.000-046	Southlake Indiana LLC	Commercial Other structure	13,180	12,800	(380)	0
45-12-23-301-005.000-046	Northern Indiana Public Service Company LLC	Comm. - Vacant land	88,510	88,200	(310)	0
45-12-23-351-001.000-046	Bernath Leasing Inc	Comm. - Vacant land	8,350	8,100	(250)	0
45-12-24-328-005.000-046	Sohacki, Steven D & Bernice	Industrial small shops	424,180	424,000	(180)	0
45-12-24-236-005.000-046	Sohacki, Steven D and Bernice Sohacki H&W	Comm. - Vacant land	4,630	4,500	(130)	0
45-12-24-402-005.000-046	TLC Properties, Inc	Vacant Land	2,070	2,000	(70)	0
45-12-24-326-003.000-046	C Sarns & L Sarns LLC	Vacant Land	310	300	(10)	0
45-12-23-426-008.000-046	Hobart City Of	Vacant Land	200	200	0	0
45-12-23-426-016.000-046	TradeWinds Services Inc	Exempt Municipality	0	0	0	0
45-12-23-451-003.000-046	Trustees of the International Union of Painters, and Allied	Exempt Charity	0	0	0	0
45-12-23-477-003.000-046	Plumbers Local #210(must file non/profit)	Exempt other property	0	0	0	0
45-12-24-151-018.000-046	Hobart, City of	Exempt Charity	0	0	0	0
45-12-24-151-007.000-046	Lees, Robert Lynn & Phyllis J Lees Co Trs under the Joint	Exempt Municipality	0	0	0	0
45-12-24-151-005.000-046	Remkus, David S	Res-1-Family 0 - 9.99 acres	134,600	134,600	0	0
45-12-24-151-003.000-046	Picaro, Thomas J & Richard Picaro J/T R/S	Res-1-Family 0 - 9.99 acres	39,360	39,360	0	0
45-12-24-151-015.000-046	Adams, Thomas D & Barbara A	Res-1-Family 0 - 9.99 acres	113,000	113,000	0	0
45-12-24-176-008.000-046	Lake County, Indiana Board of Commissioners	Res-1-Family 0 - 9.99 acres	56,060	56,060	0	0
45-12-24-176-009.000-046	Bell Tower North Inc	Exempt - County	0	0	0	0
45-12-24-176-009.000-046	Bell Tower Inc	Exempt other property	0	0	0	0
45-12-24-276-003.000-046	Klisurich, John	Exempt other property	200,900	200,900	0	0
45-13-19-151-006.000-046	Kirk, Jerry, Ursula Kirk & Robert Kirk J/T R/S	Res-1-Family 0 - 9.99 acres	329,300	329,300	0	0
45-13-19-151-007.000-046	Johnson, Dean P & Beverly	Other housing	313,640	313,640	0	0
45-13-19-151-008.000-046	Kiki, LLC	Other housing	608,600	608,600	0	0
45-12-24-326-001.000-046	First United Pentecostal Church of Hobart Inc	Exempt church, mosque, syn	0	0	0	0
45-12-24-328-002.000-046	8195 Utah LLC	Cash grain/general farm	310	400	90	0
45-12-23-301-008.000-046	Southlake Indiana LLC	Retention pond	88,110	88,200	90	0
45-12-24-151-006.000-046	Taylor, Bill C & Elizabeth F h&w	Unplatted 0 - 9.99 acres	3,090	3,500	410	0
45-12-24-151-004.000-046	Remkus, David S	Unplatted 0 - 9.99 acres	3,090	3,500	410	0
45-12-24-151-014.000-046	Avalon Manor, Inc.	Res - Vacant Platted lot	10,300	10,720	420	(2,680)
Subtotal			\$265,135,970	\$246,730,280	(\$18,405,690)	(\$6,952,520)

(1) Represents taxes payable 2024 assessed values per the Lake County Auditor's office after the illustrative appeal assumption.
(2) Assumes outstanding appeals, as of Quarter 4 of 2023, are settled and reduce the current net assessed value by 20%.

(Subject to the attached letter dated March 15, 2024)
(Preliminary - Subject to Change)
(For Internal Use Only)

HOBART (INDIANA) REDEVELOPMENT COMMISSION

U.S. 30 and 69th Avenue Economic Development Area - Allocation Area No. 1

PRELIMINARY LIST OF PARCELS TO BE REMOVED FROM THE ALLOCATION AREA - ASSUMES OUTSTANDING APPEALS ARE SETTLED (CONT'D)

Parcel Number	Taxpayer Name	Property Detail	Base Assessed Value (1)	Net Assessed Value (1)	Incremental Assessed Value	Illustrative Appeal Assumption (2)
Subtotal Carried Forward			\$265,135,970	\$246,730,280	(\$18,405,690)	(\$6,952,520)
45-12-23-401-008,000-046	Northern Indiana Public Service Company	Local Light/Heat/Power Cntrd	136,000	136,500	500	0
45-12-24-177-002,000-046	Stath Properties LLC	Medical clinic or offices	161,020	161,700	680	0
45-12-24-151-001,000-046	Maldonado, Andres & Elizabeth Varela h&w	Vacant land	8,030	9,500	1,470	0
45-12-24-402-004,000-046	219 Management Company LLC	Other retail structures	204,880	210,600	5,720	0
45-12-23-476-001,000-046	Lake County Trust Company Trs of Tr 5345 dtd 06/19/02	Industrial warehouse	747,450	754,300	6,850	0
45-12-23-426-002,000-046	LI Portfolio Holdings LLC	Other retail structures	3,435,610	3,448,300	12,690	0
45-12-24-176-003,000-046	Lake Street Property Management LLC	Office bldg, 1 or 2 story	269,030	284,100	15,070	0
45-12-24-179-003,000-046	Kamleh and Nemer LLC	Auto sales & service	223,530	244,900	21,370	0
45-12-24-179-005,000-046	Skillman Corporation (The)	Office bldg, 1 or 2 story	666,010	689,100	23,090	0
45-12-24-402-013,000-046	Trust No.1 dtd 3/31/1976 James Thomas as Trustee	Nissan Car Dealership Parking Lot	0	51,000	51,000	0
45-12-23-200-006,000-046	Crossing Of Hobart LLC	Hobby Lobby, Dick's Sporting Goods, Walmart, BJ's Res	18,891,440	19,329,000	437,560	0
45-12-23-100-006,000-046	Acadia Merrillville Realty	David's Bridal, Five Below, Pier 1 Imports, etc.	14,299,840	14,849,700	549,860	0
Totals			\$304,178,810	\$286,898,980	(\$17,279,830)	(\$6,952,520)

(1) Represents taxes payable 2024 assessed values per the Lake County Auditor's office after the illustrative appeal assumption.

(2) Assumes outstanding appeals, as of Quarter 4 of 2023, are settled and reduce the current net assessed value by 20%.

(Subject to the attached letter dated March 15, 2024)
(Preliminary - Subject to Change)
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HOBART (INDIANA) REDEVELOPMENT COMMISSION
U.S. 30 and 69th Avenue Economic Development Area - Allocation Area No. 1

ILLUSTRATIVE IMPACT ON THE OVERLAPPING TAXING UNITS FROM REMOVING TIF PARCELS - ASSUMES OUTSTANDING APPEALS ARE SETTLED (1)

SCENARIO I: PRESENT SITUATION

Represents 2023 taxes payable 2024 property tax levies, assessed valuation, and tax rates.

	Tax Rate	Net Assessed Value of Taxing Unit	Estimated Property Tax Levy
Lake County	\$0.5650	\$30,568,328.328	\$172,711,056
Lake County Health	0.0054	26,204,208.493	1,415,027
Lake County Public Safety Access Point - Operating	0.0339	27,020,194.097	9,159,846
Lake County CCD (2)	0.0288	30,568,328.328	8,803,679
Ross Township	0.0467	3,452,451,241	1,612,296
Hobart Civil City	1.3903	1,728,872,201	24,036,511
Hobart Civil City GCD (2)	0.0500	1,728,872,201	864,436
Merrillville Community School Corporation	0.9685	3,452,451,241	33,436,990
Lake County Library	0.0824	17,057,351,555	14,055,258
Lake County Solid Waste Management District	0.0228	30,568,328.328	6,969,579
Total Tax Rate (per \$100 AV)	\$3.1938		

TIF Allocation Fund	Tax Rate	Incremental Assessed Value	Estimated Gross Tax Increment	Estimated Circuit Breaker (4)	Estimated Net Tax Increment
Allocation Area No. 1	\$3.1938	\$47,352,445 (3)	\$1,512,340	(\$183,130)	\$1,329,210

SCENARIO II: ASSUMES THE ALLOCATION AREA IS AMENDED TO REMOVE SELECTED PARCELS

	Tax Rate	Incremental Assessed Value	Estimated Gross Tax Increment	Estimated Circuit Breaker (4)	Estimated Net Tax Increment	Rate Difference From Scenario I	Levy Difference From Scenario 1
Lake County	\$0.5653	\$30,551,048,498	\$172,711,056	\$0.0003	\$0	\$0.0003	\$0
Lake County Health	0.0054	26,186,928,663	1,415,027	0.0000	0	0.0000	0
Lake County Public Safety Access Point - Operating	0.0339	27,002,914,267	9,159,846	0.0000	0	0.0000	0
Lake County CCD (2)	0.0288	30,551,048,498	8,798,702	0.0000	(4,977)	0.0000	(4,977)
Ross Township	0.0469	3,435,171,411	1,612,296	0.0002	0	0.0002	0
Hobart Civil City	1.4043	1,711,592,371	24,036,511	0.0140	0	0.0140	0
Hobart Civil City GCD (2)	0.0500	1,711,592,371	859,796	0.0000	(8,840)	0.0000	(8,840)
Merrillville Community School Corporation	0.9734	3,435,171,411	33,436,990	0.0049	0	0.0049	0
Lake County Library	0.0825	17,040,071,725	14,055,258	0.0001	0	0.0001	0
Lake County Solid Waste Management District	0.0228	30,551,048,498	6,969,579	0.0000	0	0.0000	0
Total Tax Rate (per \$100 AV)	\$3.2133			\$0.0195	(\$13,617)		

TIF Allocation Fund	Tax Rate	Incremental Assessed Value	Illustrative Gross Tax Increment	Illustrative Circuit Breaker (4)	Illustrative Net Tax Increment	Rate Difference From Scenario I	Levy Difference From Scenario 1
Allocation Area No. 1	\$3.2133	\$47,352,445 (3)	\$1,521,580	(\$187,330)	\$1,334,250		
Less: Illustrative Parcels Removed	3.2133	(17,279,830) (5)	(555,250)	0	(555,250)		
Illustrative Allocation Area No. 1 After Amendment	\$3.2133	\$64,632,275 (5)	\$2,076,830	(\$187,330)	\$1,889,500		

(1) Based on information provided by the 2024 Lake County Budget Order.

(2) Tax rates are not adjusted for rate driven funds. Assumes these funds are at their maximum rates.

(3) Per pay 2024 parcel information provided by the Lake County Auditor's office. Assumes outstanding appeals are settled.

(4) Illustrative based on pay 2023 Circuit Breaker Tax Credits.

(5) Assumes that the parcels as shown on pages 5-8 are removed from the Allocation Area.

Note: If the assessed value is captured by the overlapping taxing units, the Circuit Breaker Tax Credits of the overlapping taxing units may also be impacted. This analysis does not account for any changes in Circuit Breaker Tax Credits.

(Subject to the attached letter dated March 15, 2024)

(Preliminary - Subject to Change)

(For Internal Use Only)

CITY OF HOBART

AGENDA ITEM REQUEST FORM

(PLEASE PRINT)

MEETING DATE: 4/17/24

BOARD OF PUBLIC WORKS (3:30 P.M.)

COMMON COUNCIL (6:00 P.M.)

ITEM TO BE ADDED TO AGENDA: CC RESOLUTION APPROVING ORDER OF PLAN COMMISSION APPROVING RDC AMENDING DECLARATORY RESOLUTION & EC. DEV. PLAN FOR US 30 & 69TH AVE. EDA RES. 2024-04

BRIEF DESCRIPTION OF REQUEST FOR CONSIDERATION:

THE RDC IS AMENDING THE US 30 & 69TH AVE. ECONOMIC DEVELOPMENT AREA ALLOCATION AREA No. 1. THE RDC HAS APPROVED DECLARATORY RESOLUTION AND THE PLAN COMMISSION HAS APPROVED THE AMENDMENTS. THE COMMON COUNCIL IS NOW BEING ASKED TO APPROVE THE ORDER OF THE PLAN COMMISSION. IF CC APPROVES, THE RDC WILL HOLD A PUBLIC HEARING BEFORE TAKING ACTION ON A CONFIRMATORY RESOLUTION.

Note: The list of parcels to be removed is shown in Exh. A of RDC Resolution 2024-01 A1-A4

SUPPORTING DOCUMENTATION ATTACHED: CC RESOLUTION 2024-04 w/EXHIBITS WHICH INCLUDE SIGNED PLAN COMMISSION AND RDC RESOLUTIONS ALSO INCLUDED IS BAKER TILLY PARCEL ANALYSIS DATED 3/15/24 (NOT PART OF RESOLUTION)

REQUEST SUBMITTED BY: DAWN HOSTETLER

ADDRESS (DEPARTMENT): ECONOMIC DEVELOPMENT

PHONE NUMBER (EXT.): 942-5517

DATE SUBMITTED: 4/5/24

TURN IN COMPLETED REQUEST FORM TO THE CLERK-TREASURER'S OFFICE, HOBART CITY HALL