

CITY OF HOBART
COMMON COUNCIL RESOLUTION NO. 2013- 13

A Resolution Amending Resolution Nos. 2005-27, 2005-28, 2005-29, 2007-21 and 2009-12 to Extend the Project Building Permit Issuance and Completion Dates for Gilbert’s Grove, a Residential Development

WHEREAS, by Resolution Nos. 2005-28 and 2005-29 the Common Council (“Council”) of the City of Hobart, Indiana (“City”) declared and then confirmed, respectively, the area described commonly as Lots 2 through 10, inclusive, of Gilbert’s Grove in the City, which area was legally described in Exhibit “A” to said Resolution No. 2005-28; as an economic revitalization area; and

WHEREAS, by Ordinance No. 2005-27, the Council designated said area, Lots 2 through 10, inclusive, of Gilbert’s Grove in the City, as an economic development target area; and

WHEREAS, the effect of these actions was to award real property tax abatement to the designated property for a period of six (6) years; and

WHEREAS, by Resolution No. 2007-21 adopted on July 5, 2007, the Council, among other actions, amended prior Resolution No. 2005-28 by extending the period during which building permits may be issued to complete the project by an additional twelve (12) months, so that such final issuance date would extend to August 3, 2009; and

WHEREAS, by Resolution No. 2009-12, the Council further granted an extension of forty eight (48) months to and including August 3, 2013 as the date by which building permits may be issued for the development and to and including August 3, 2014 for completion of all construction; and

WHEREAS, the developer of said property, Carole Gilbert, has advised the Council that construction upon the lots subject to said abatement has been initiated in that two (2) homes have been built to date, and significant increase in inquiries on the remaining seven (7) lots is occurring, and that, while the economic climate for new home construction is improving, additional time will be required before an economic climate favorable to construction will result in completion of the property; and

WHEREAS, said developer requests that the time for completion of construction on said property and the time during which building permits may be issued be extended by one (1) year or more.

THEREFORE, BE IT RESOLVED by the Common Council of the City of Hobart, Lake County, Indiana, that:

SECTION ONE: The Council now finds that economic conditions have adversely affected the market for newly constructed homes in the City of Hobart

47 and that the benefits of real property tax abatement to attract new construction in
48 the Gilbert's Grove development will be lost unless a reasonable extension of the
49 completion date and the period during which building permits may be issued for
50 homes to be constructed within said development is approved; and further, the
51 Council finds that such an extension is needed and that an extension of twelve
52 (12) months to and including August 3, 2014 is reasonable as to the date by which
53 building permits may be issued for the development and to and including August
54 3, 2015 for completion of all construction.

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56 *SECTION TWO:* Section 4 of Resolution 2007-21, as amended by Section
57 Two of Resolution 2009-12, which previously extended the date for issuance of
58 building permits for said development relating to the residential portion, is hereby
59 further amended to provide as follows:

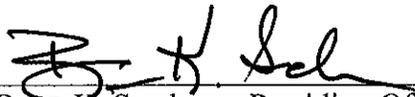
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61 The Common Council of the City of Hobart determines that such
62 designation is for real property tax abatement for projects to be
63 initiated within nine (9) years from the date of the adoption of a
64 resolution confirming this resolution by the Common Council and
65 completed within ten (10) years from the date of such adoption,
66 there being a nine (9) year window of opportunity to obtain all
67 building permits.

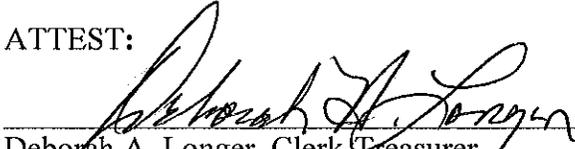
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69 Resolution No. 2005-28 and Resolution No. 2005-29 (as amended) and all
70 exhibits and attachments thereto including the applications of the developer for
71 tax abatement shall be amended and reformed to be consistent with this
72 Amendment.

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74 *SECTION THREE:* The Council declares that there is a not a need to hold
75 a public hearing prior to granting such extensions since the original actions
76 approving tax abatement for the project have not yet expired.

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78 *SECTION FOUR:* Since an emergency exists for the immediate taking
79 effect of this Resolution, the same shall be in full force and effect from and after
80 its passage and adoption by the Council and approval by the Mayor, or as soon
81 thereafter as otherwise provided by law.

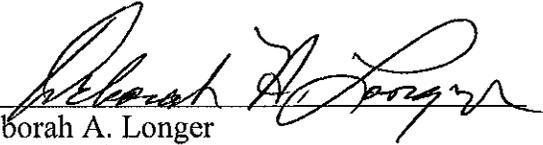
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83 APPROVED and ADOPTED by the Common Council of the City of Hobart on this
84 17th day of July, 2013.

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88 Brian R. Snedecor, Presiding Officer

89 ATTEST:
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91 Deborah A. Longer, Clerk-Treasurer
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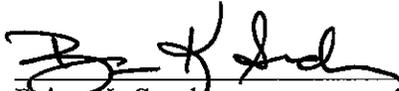
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PRESENTED by me to the Mayor of the City of Hobart, Indiana this 17th day of
July, 2013, at 7:45 ~~a.m.~~ (p.m.)

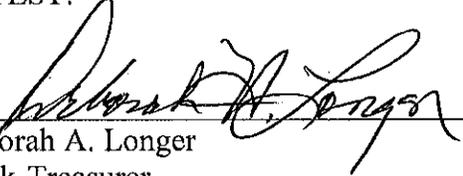

Deborah A. Longer
Clerk-Treasurer

APPROVED, SIGNED, and RETURNED by me as Mayor of the City of Hobart, Lake
County, Indiana, to the Common Council of the City of Hobart, Lake County, Indiana,

this 17th day of July, 2013.


Brian K. Snedecor
Mayor

ATTEST:


Deborah A. Longer
Clerk-Treasurer