

RESOLUTION NO. 2014-12

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

**WHEREAS**, a petition for real property tax abatement has been filed with the City of Hobart for consideration by the Common Council of the City of Hobart, said petition requesting that the area commonly described as \_\_\_\_\_

1851 Northwind Parkway which is more particularly described in Exhibit "A" attached, be designated as an Economic Revitalization Area under the provisions of Indiana Code 6-1.1-12.1-1 et seq.; and

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

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

**WHEREAS**, Indiana Land Beckell Investors LLC has a vested property interest in the real estate commonly known as: 1851 Northwind Parkway, and

**WHEREAS**, Indiana Land Beckell Investors LLC has requested that the real estate be designated as an Economic Revitalization Area for the purpose of achieving real property tax abatement in connection with the following project on the real estate:

PROJECT: 18,120 SF building for equipment rental company (21,000 SF if mezzanine level is included) with offices, warehouse, outside storage, parking lot & a fuel island (8,240,000.00 est cost of construction)

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

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

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

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

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

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

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

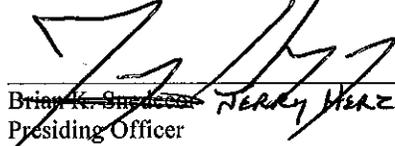
**Section 5:** The Common Council of the City of Hobart determines that such designation is for real property tax abatement for projects to be initiated within twelve (12) months from the date of the adoption of a resolution confirming this resolution, by the Common Council and completed within twenty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

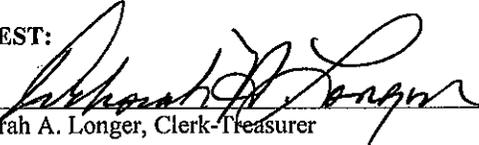
**Section 6:** The Common Council of the City of Hobart hereby determines that the property owner is qualified for and is granted property tax deduction for a period of ten (10) years for the real property.

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

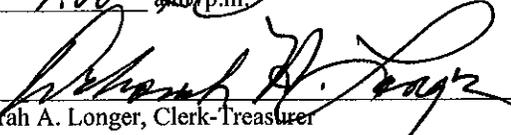
**Section 8:** This resolution shall be in full force and effect from and after its adoption by the Common Council.

**PASSED AND ADOPTED** by the Common Council of the City of Hobart, Lake County, Indiana on the 18<sup>th</sup> day of JUNE, 2014, by a vote of 5 in favor and 0 opposed.

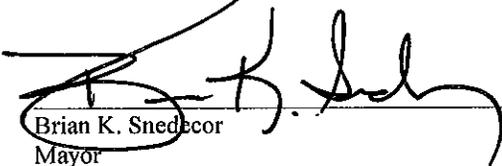
  
Brian K. Snedecor  
Presiding Officer

**ATTEST:**  
  
Deborah A. Longer, Clerk-Treasurer

**PRESENTED** by me to Mayor of the City of Hobart, Indiana, on the 18<sup>th</sup> day of JUNE, 2014 at 7:00 a.m.

  
Deborah A. Longer, Clerk-Treasurer

**APPROVED, SIGNED AND RETURNED** by me to the Common Council of the City of Hobart, Lake County, Indiana this 20<sup>th</sup> day of JUNE, 2014.

  
Brian K. Snedecor  
Mayor

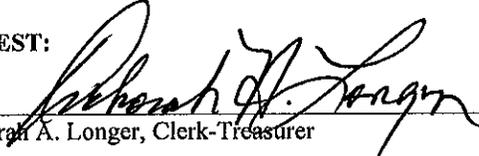
**ATTEST:**  
  
Deborah A. Longer, Clerk-Treasurer

Exhibit A

LEGAL DESCRIPTION:

LOT 1 IN REPLAT #6 OF NORTH WIND CROSSINGS, A PLANNED UNIT DEVELOPMENT TO THE CITY OF HOBART, LAKE COUNTY, INDIANA, PER PLAT THEREOF RECORDED IN PLAT BOOK 107, PAGE 21, AS DOCUMENT NUMBER 2014-027989, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

(4.72 Acres)