

RESOLUTION NO. 2015-04

**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 11 N - Hobart Rd  
Hobart, IN which is more particularly described in Exhibit "A" attached, be designated as an Economic Revitalization Area under the provisions of Indiana Code 6-1.1-12.1-1 et seq.; and

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

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

**WHEREAS**, Joseph & Pamela Broadaway, has a vested property interest in the real estate commonly known as: 11 N. Hobart Rd, Hobart, IN, and

**WHEREAS**, Joseph & Pamela Broadaway, 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: Bicycle Shop (sales & services) - Remodel of existing barn plus site & parking lot improvements

**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) months from the date of this adoption.

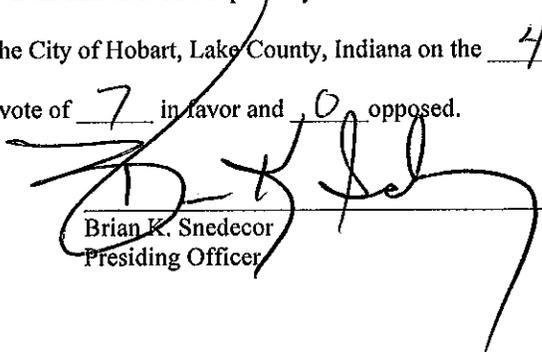
**Section 6:** The Common Council of the City of Hobart hereby determines that the property owner is qualified for and is granted property tax deduction for a period of ten (10) years for the real property.

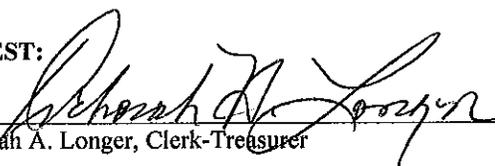
**Section 7:** The Common Council of the City of Hobart hereby waives the collection of the 1% exaction fee as required under Section 16, Resolution 99-79 due to start up costs associated with this particular new business, the investment to be made by the petitioner in order to provide sanitary sewers for the project, and the inability to calculate the exaction fee for a building remodeling project using the State of Indiana Building Valuation Data referenced in Section 16.

**Section 8:** 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.

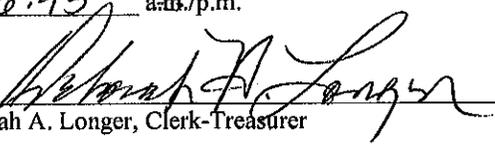
**Section 9:** This resolution shall be in full force and effect from and after its adoption by the Common Council.

**PASSED AND ADOPTED** by the Common Council of the City of Hobart, Lake County, Indiana on the 4<sup>th</sup> day of MARCH, 2015, by a vote of 7 in favor and 0 opposed.

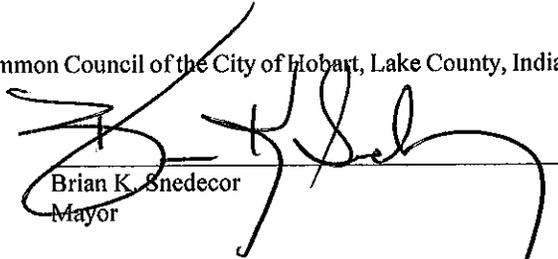
  
Brian K. Snedecor  
Presiding Officer

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

**PRESENTED** by me to Mayor of the City of Hobart, Indiana, on the 4<sup>th</sup> day of MARCH, 2015 at 6:45 a.m./p.m.

  
Deborah A. Longer, Clerk-Treasurer

**APPROVED, SIGNED AND RETURNED** by me to the Common Council of the City of Hobart, Lake County, Indiana this 4<sup>th</sup> day of MARCH, 2015.

  
Brian K. Snedecor  
Mayor

**ATTEST:**

## EXHIBIT "A"

DESCRIPTION OF PROPERTY: Part of the Southwest Quarter of the Southwest Quarter of Section 23, Township 36 North, Range 7 West, more particularly described as follows: Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence East along the South line of said Southwest Quarter of the Southwest Quarter, 284.3 feet; thence North and at right angles with the South line of said Southwest Quarter of the Southwest Quarter, 155 feet; thence East and parallel with the Southwest Quarter, 80 feet; thence North and at right angles with the South line of said Southwest Quarter of the Southwest Quarter 223.75 feet to the Southerly right of way line of the Elgin, Joliet and Eastern Railroad; thence Southwesterly along the Southerly right of way line of said railroad, 483.47 feet to the West line of said Southwest Quarter of the Southwest Quarter; thence South along the West line of said Southwest Quarter of the Southwest Quarter, 40.12 feet to the point of beginning.



# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

Ex B  
10f3

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

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

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

### INSTRUCTIONS:

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

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer <b>JOSEPH P. &amp; PAMELA K. BROADAWAY</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>2540 E. 9TH PLACE HOBART, IN 46342</b>					
Name of contact person <b>JOE BROADAWAY</b>		Telephone number <b>(219) 942-8198</b>		E-mail address <b>JOEBROADAWAY@OUTLOOK.COM</b>	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body <b>HOBART CITY COUNCIL</b>				Resolution number <b>2015</b>	
Location of property <b>11 N. HOBART ROAD NE CORNER SR51 &amp; CLEVELAND</b>		County <b>LAKE</b>		DLGF taxing district number <b>27</b>	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>REMOVE EXISTING BARN STRUCTURE INCLUDING NEW ASPHALT PARKING, DRIVES, SIDEWALKS, FLOOR, INSULATIONS, STOREFRONT UPGRADE EXISTING PLUMBING, HVAC &amp; ELECTRICAL</b>				Estimated start date (month, day, year) <b>FALL 2015</b>	
				Estimated completion date (month, day, year) <b>SPRING 2016</b>	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number <b>CONSTRUCTION JOBS 15-20</b>	Salaries <b>150,000</b>	Number retained <b>15-20</b>	Salaries <b>150,000</b>	Number additional <b>BUSINESS ONLY 5-8</b>	Salaries <b>50K TO 80K TOTAL</b>
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		<b>6,000</b>		<b>14,200</b>	
Plus estimated values of proposed project		<b>200,000</b>		<b>200,000</b>	
Less values of any property being replaced		<b>0</b>		<b>0</b>	
Net estimated values upon completion of project		<b>206,000</b>		<b>214,200</b>	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) <b>N/A</b>		Estimated hazardous waste converted (pounds) <b>N/A</b>			
Other benefits <b>SEE ATTACHED BENEFITS TO COMMUNITY KULL SURVEYING, HOBART LUMBER, GARY HOBART ROOFING BOYD CONSTRUCTION, BIG MOUTH ADVERTISING</b>					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) <b>2-18-2015</b>	
Printed name of authorized representative <b>JOSEPH P. BROADAWAY</b>				Title <b>OWNER</b>	

EX B 2 of 3

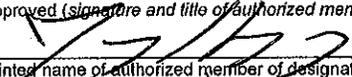
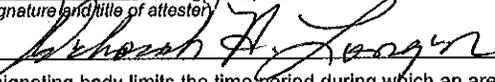
FOR USE OF THE DESIGNATING BODY

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

- A. The designated area has been limited to a period of time not to exceed 10 calendar years\* (see below). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
  - 1. Redevelopment or rehabilitation of real estate improvements  Yes  No
  - 2. Residentially distressed areas  Yes  No
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (specify) traditional 10 year abatement schedule
- E. Number of years allowed:
 

<input type="checkbox"/> Year 1	<input type="checkbox"/> Year 2	<input type="checkbox"/> Year 3	<input type="checkbox"/> Year 4	<input type="checkbox"/> Year 5 (* see below)
<input type="checkbox"/> Year 6	<input type="checkbox"/> Year 7	<input type="checkbox"/> Year 8	<input type="checkbox"/> Year 9	<input checked="" type="checkbox"/> Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
  - Yes  No
  - If yes, attach a copy of the abatement schedule to this form.
  - If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

Approved (signature and title of authorized member of designating body) 	Telephone number <u>(219) 942-1940</u>	Date signed (month, day, year) <u>03/04/2015</u>
Printed name of authorized member of designating body <u>JERRY HERZOG, PRESIDENT</u>	Name of designating body <u>Hobart Common Council</u>	
Attested by (signature and title of attester) 	Printed name of attester <u>DEBORAH A. LONGNER, Clerk-Treasurer</u>	

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

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

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

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

EX B  
3 of 3

Trailblazer's Bike Shop will benefit the community through the following avenues:

### **Products & Services**

- Trailblazer's Bike Shop is to be a bicycle/trail specialty store, offering retail sales of new & used bicycles, new parts and accessories, trail related gear and apparel, bicycle maintenance/repair services, rental of specialty bicycles geared to family and senior use.
- Provide drinks and refreshments to health and exercise enthusiasts along with inside and outside sitting areas for resting and socializing.
- Informational seminars on bicycling safety, rules of the road and operations available for group or individual participants.

### **Business Strategy & Implementation**

- Focus marketing on providing high quality sales and services.
- Interact with community and local charitable organizations to provide events and activities geared toward the benefit of family involvement and healthy exercise.
- Organize group rides and trail related events in order to meet new people and build customer relationships.
- Create and maintain a financially healthy business and validate the trust and advocacy of other people in support of the industry.
- Provide ample parking for both trail use and shopping at Trailblazer's Bike Shop.

APPLICATION FOR TAX ABATEMENT - COMMON COUNCIL

Form CCAP revised 2/23/06

PETITIONER'S NAME: JOSEPH & PAMELA BROADWAY PHONE: 219-942-8198

ADDRESS: 2540 E. 9TH PLACE FAX: ---

CITY, STATE, ZIP CODE: ~~HOBART ROAD~~ HOBART, IN 46342

COMMON LOCATION OF PROPERTY: 11 N. HOBART ROAD NE CORNER SR 51 & CLEVELAND AVE.  
(Also attach legal description to this application form)

DESCRIPTION OF PROJECT: IMPROVEMENTS TO EXISTING BARN STRUCTURE & SITE FOR SALES & SERVICE OF TRAIL RELATED ACTIVITIES & BICYCLE SHOP

ARE ANY PROPOSED BUILDINGS MANUFACTURED OFF SITE? NO WHERE? ---

NUMBER OF UNITS: ONE (1)

PROPOSED STARTING DATE FOR BUILDING CONSTRUCTION: Fall 2015  
(Must be within 12 months of approval date of confirmatory resolution)

PROPOSED COMPLETION DATE OF FIRST BUILDING UNIT: Spring 2016

WHAT HOBART BUSINESSES WILL BE INVOLVED IN THE PROJECT: KRULL SURVEYING, HOBART LUMBER, GARY HOBART ROOFING, BOYD CONSTRUCTION, Big Mouth Advertising

HOW MANY JOBS WILL THE PROJECT RETAIN AND/OR CREATE? 3-5 SALES STAFF, (PT) 1-2 TECHNICIANS, (PT) 1-MANAGER (FT) 15 TO 20 CONSTRUCTION

PROJECTED PAYROLL FOR ABOVE JOBS CREATED AND/OR RETAINED: 150K CONSTRUCTION

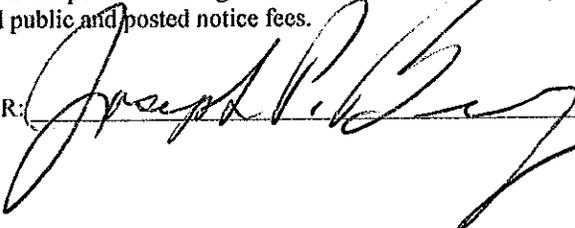
50K-80K BUSINESS - ALL POSITIONS PART TIME EXCEPT MANAGER

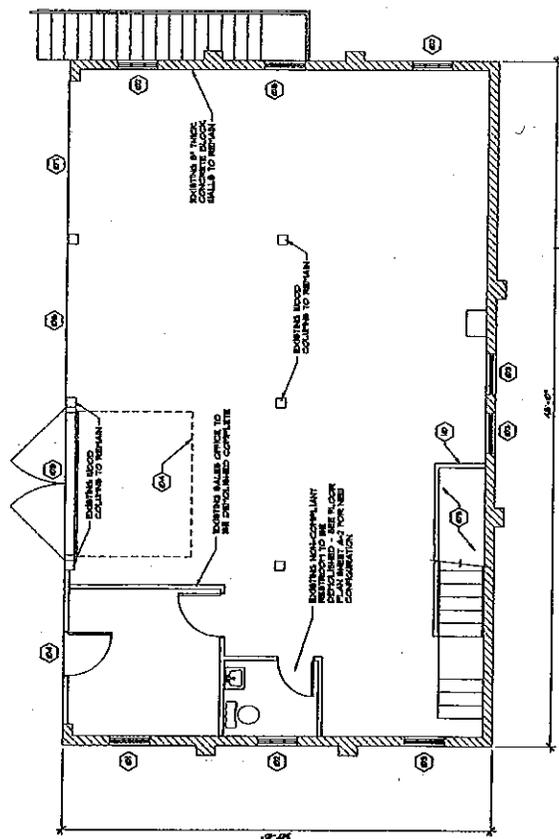
WILL THE COMMON CONSTRUCTION WAGE FOR HOBART, INDIANA BE PAID FOR CONSTRUCTION SERVICES? YES WILL CONSTRUCTION OF THIS PROJECT BE COMPLETED BY CONTRACTORS WHO PAY THE COMMON CONSTRUCTION WAGE FOR HOBART, INDIANA? YES

WINDOW OF OPPORTUNITY PERIOD REQUESTED: ONE (1)

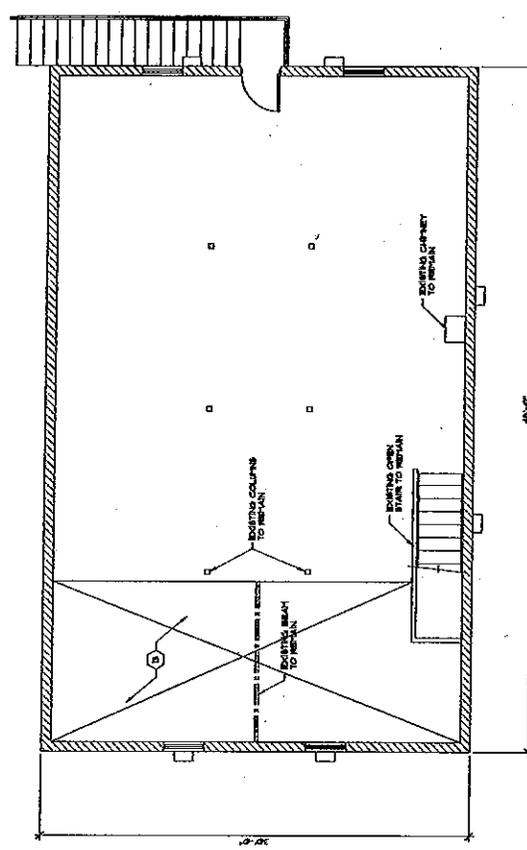
TAX ABATEMENT PERIOD OF DEDUCTION REQUESTED: 10 YEARS

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

SIGNATURE OF PETITIONER:  DATE: 2-18-15



EXISTING FIRST LEVEL  
FLOOR PLAN / DEMO PLAN  
1/8" = 1'-0"



EXISTING SECOND LEVEL  
FLOOR PLAN / DEMO PLAN  
1/8" = 1'-0"

# TRAILBLAZER'S BIKE SHOP

NOTE:  
PROJECT FILED USING INDIANA  
REHABILITATION STANDARD (CHAPTER 34).

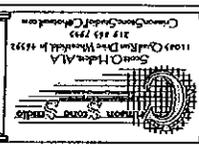
## DRAWING SCHEDULE

- A-1 SITE PLAN / DEMOLITION PLAN
- A-2 FLOOR PLAN AND NOTES
- A-3 EXTERIOR ELEVATIONS
- A-4 SECTIONS AND DETAILS
- MP-1 MECH. & PLG. PLANS
- E-1 POWER & LIGHTING PLANS

## PROJECT DATA

- ADDRESS: 11 NORTH HOBART ROAD  
HOBART, INDIANA
- BUILDING CODE: 2008 INDIANA BUILDING CODE
- OCCUPANCY TYPE: M/S-1 MERCANTILE / STORAGE
- BUILDING TYPE: TYPE V-B
- ALLOWABLE AREA: 9,000 SQ. FT.
- BUILDING AREA: 1,440 SQ. FT. FIRST FLOOR  
1,212 SQ. FT. SECOND FLOOR  
2,652 SQ. FT. TOTAL

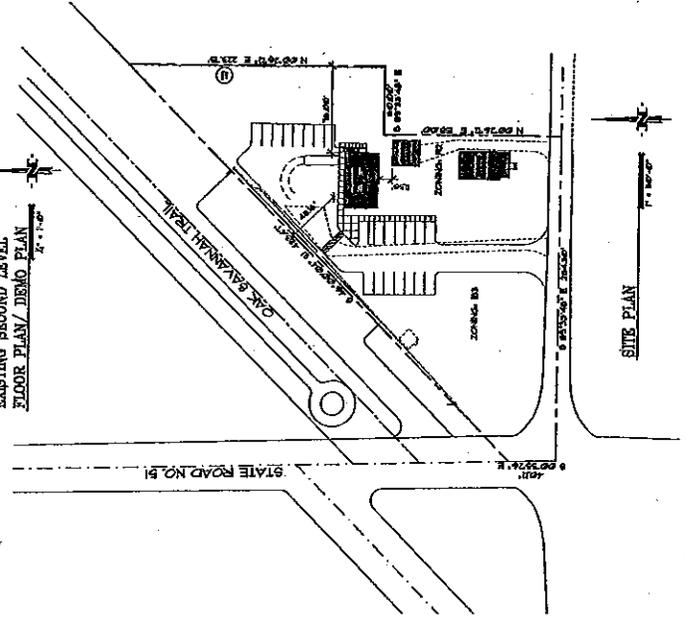
Remodel Project for  
Trailblazer's Bike Shop  
11 North Hobart Road  
Hobart, IN



PROJECT NO. 100  
DATE: 10/15/2014  
REVISIONS:  
1. 10/15/2014  
2. 10/15/2014

**A-1**

1 of 4



SITE PLAN  
1/8" = 1'-0"



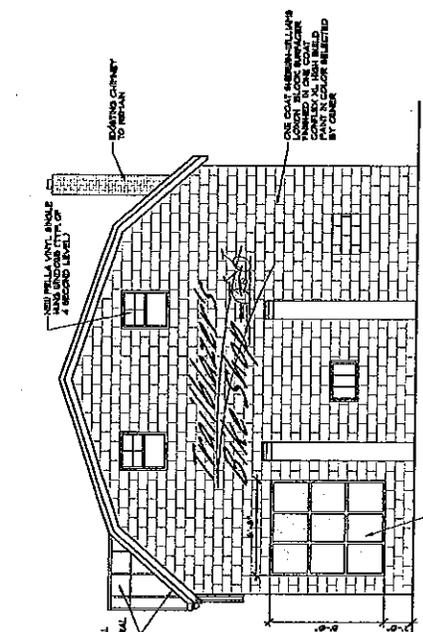


South Florida  
1100 Gulfstream Blvd., Suite 400  
West Palm Beach, FL 33411  
Tel: 561-833-2222  
Fax: 561-833-2222  
www.southfloridainc.com

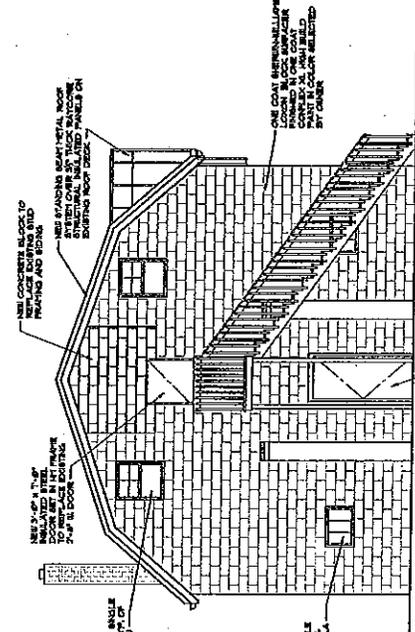
Remodel Project for  
Trailblazers Bike Shop  
11000 S. Dixie Highway  
West Palm Beach, FL 33411

PROJECT NO. 1000  
DATE: 08/15/14  
REVISIONS:  
 FOR PERMITS  
 FOR CONTRACT  
 FOR CONSTRUCTION

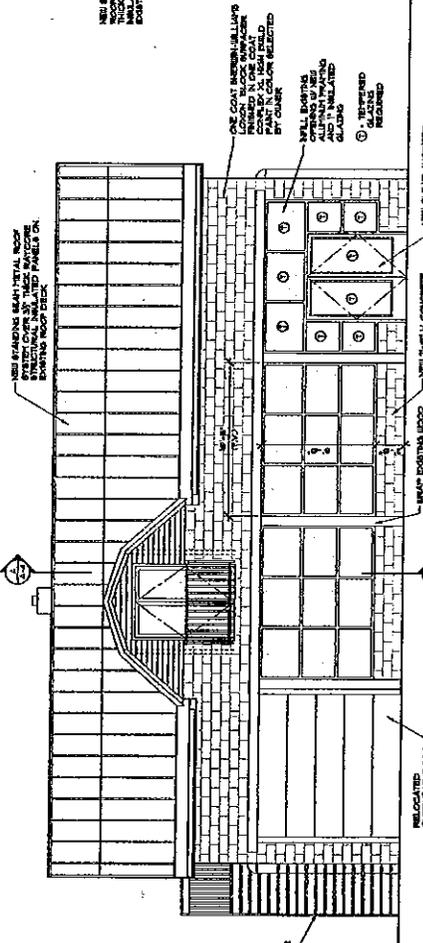
A-3



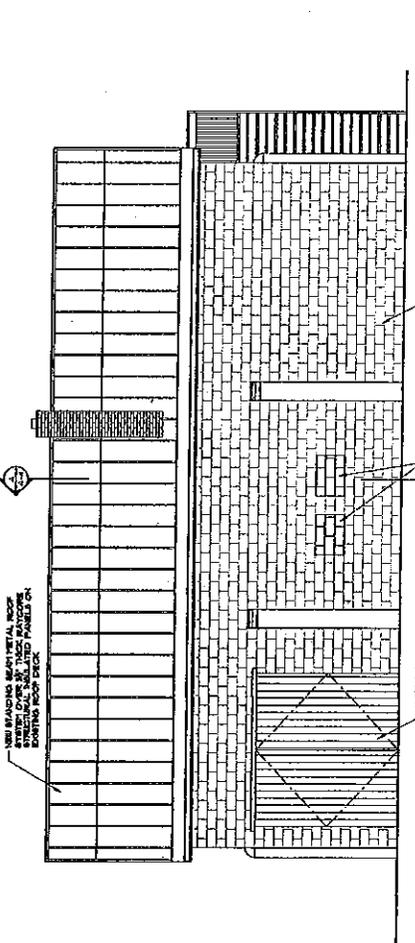
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



