

**COMMON COUNCIL OF THE CITY OF HOBART, INDIANA**

**Resolution Number 2015 - 06**

**A Resolution Amending Resolution Nos. 2014-10 and 2014-11 which Designated a Certain Area within the City as an Economic Revitalization Area for Purposes of Property Tax Abatement**

WHEREAS, the Common Council (“Council”) of the City of Hobart, Indiana (“City”), by and through the adoption of Resolution Number 2014-10 on June 18, 2014 declared and designated the area commonly described as 6451 North Wind Parkway in the City and legally described as:

Lot 3C in replat No. 2 of North Wind Crossings, Unit Two, an addition to the City of Hobart, Lake County, Indiana, as per plat thereof recorded in Plat Book 106, page 77, as Document Number 2013-092423 in the Office of Recorder of Lake County, Indiana

as an Economic Revitalization Area for the purpose of granting real property tax abatement, made certain findings related to such designation required by law, provided that the project for which such designation was granted be initiated within twelve (12) months of the adoption by the Council of a resolution confirming such designation, and completed within twenty-four (24) months of the adoption of said confirming resolution, provided for the publication of the resolution and scheduled and directed the issuance of notice, in the manner required by law, of a public hearing upon same before the Council; and

WHEREAS, said resolution for the subject property was thereafter subjected to public hearing duly noticed and conducted in the manner required by law on July 16, 2014. No remonstrances were presented or received. On said date the Council, through its adoption of Resolution Number 2014-11, made the findings required by law and confirmed the designation of the subject property as an Economic Revitalization Area; and

WHEREAS, said Designation and tax abatement was granted for a project described in the Statement of Benefits filed by the applicant, Indiana Land Becknell Investors, LLC, as the building of a 163,000 square foot light industrial building with loading docks and parking lot for lease, at a cost and projected assessed value of \$7.5 million; and

WHEREAS, the Council has been advised that the applicant desires to make certain minor changes in the size and configuration of the proposed building such that the building will now be constructed in a rectangular shape rather than the L-shape previously approved, and its size will be reduced slightly from 163,000 square feet to 159,813 square feet, all as described in the letter and site plan attached as Exhibit “A,” and

WHEREAS, no other changes to the applicant’s application documents, including the Form SB-1 are necessary, and the construction budget for the project remains materially unchanged; and

WHEREAS, the Council has concluded that the subject property with the amended project still qualifies for designation as an Economic Revitalization Area under I.C. §6-1.1-12.1-1, *et seq.* Further, the Council has access to maps, and plats showing the boundaries and such other information regarding the subject property as required by law; and

WHEREAS, the Counsel has concluded that the changes described above to the applicant’s application are not significant, and that no new public hearing or approvals of the tax abatement application by other City bodies are necessary; and

WHEREAS, the Council now desires to re-affirm the findings and other actions necessary to declare and designate the subject property, with the amended building configuration and size for the project, an Economic Revitalization Area.

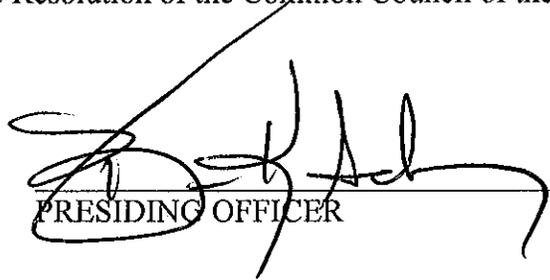
THEREFORE, BE IT RESOLVED by the Common Council of the City of Hobart as follows:

*SECTION ONE.* Pages 2 and 5 of Exhibit “B” to Council Resolution Number 2014-10 is hereby amended by substituting the Letter and Site Plan attached hereto as Exhibit “A,” for said pages. All other language and exhibits referenced in Section 1 of Resolution Number 2014-10 is reaffirmed.

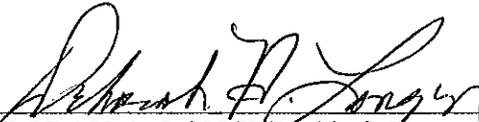
*SECTION TWO:* Sections 2 through 8 of Council Resolution Number 2014-10, including all findings contained therein, in light of the amended project, is hereby readopted and reaffirmed.

*SECTION THREE:* The Council now, in light of the changes approved above to its prior Declaratory Resolution Number 2014-10, re-affirms its adoption and approval of Confirmatory Resolution No. 2014-11 as if such Resolution approved the project with the changes described in this Resolution as of July 16, 2014.

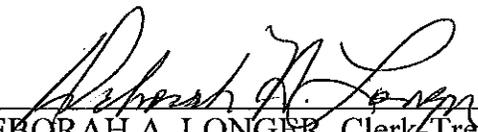
ALL OF WHICH is adopted as the Resolution of the Common Council of the City of Hobart on this 4th day of March, 2015.

  
PRESIDING OFFICER

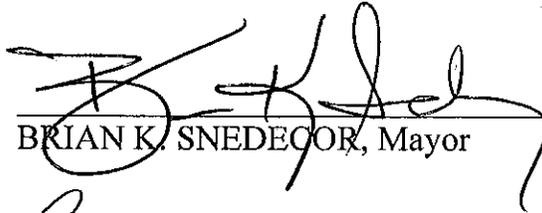
ATTEST:

  
DEBORAH A. LONGER, Clerk-Treasurer

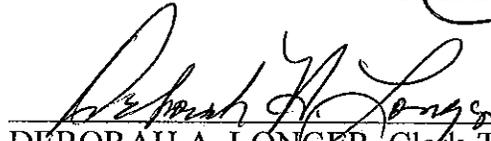
PRESENTED by me to the Mayor of the City of Hobart on the 4<sup>th</sup> day of March, 2015 at the hour of 6:45 pm.

  
DEBORAH A. LONGER, Clerk-Treasurer

APPROVED, EXECUTED and RETURNED by me to the Common Council of the City of Hobart on this 4<sup>th</sup> day of March, 2015.

  
BRIAN K. SNEDECOR, Mayor

ATTEST:

  
DEBORAH A. LONGER, Clerk-Treasurer

**BECKNELL**  
INDUSTRIAL

Exhibit 'A'  
1 of 2

February 13<sup>th</sup>, 2015

Denarie Kane  
Hobart Economic Development  
414 N. Main St.  
Hobart, IN  
46342

Via E-mail: [dkane@cityofhobart.org](mailto:dkane@cityofhobart.org)

Re: New Spec Building- Resolution #2014-10, 2014-11

Dear Denarie,

Please find the attached revised site plan for the proposed spec project in Hobart. As you will note, the configuration of the building has changed. Previously 163,000, the building has been redesigned to be a more conventional building, instead of having an "L" shape. The revised square footage is 159,813.

The redesign was required by our capital partner as a condition of the approval.

There was no material difference in the construction budget or with the jobs associated with the SB-1. Increased paving costs made up the difference from the previous budget.

Becknell Industrial seeks to amend the previously approved incentives with the attached modified site plan in place of the previous site plan.

Attached is a check covering the amendment fees.

Please do not hesitate to call me with any questions.

Regards,



Paul Thurston  
Vice President - Development and Property Management  
Cell: (217) 649-4450

Exhibit 'A'

2 of 2

STORM WATER FOR LOT 3C  
TO BE PIPED TO NEW POND  
ON 20 AC. PARCEL FOR  
REQUIRED DETENTION

25' ADDITIONAL  
ENBRIDGE EASEMENT

930.58'

160" PIPE CONDUIT

65' UTILITY CLEARING

North Wind Parkway

±26'

566.07'

30' D.I.D. EASEMENT

13'

621'-3"

**BUILDING**  
159,813 SF

**NEW LOT**  
±14.85 AC.

30' D.I.D.

260'

1022.07'

5' UTIL EASEMENT

FUTURE TRAILER STALLS

DET. POND

DET. POND

816.49'

**BECKNELL**  
INDUSTRIAL

LOCATION: NORTH WIND PARKWAY  
HOBART, INDIANA

DATE: 2/12/2015

**EXHIBIT 1 - SITE PLAN**

SCALE: 1" = 120'

**CC RES 2015- 06 Resolution Amending 2014-10 & 2014-11 Indiana Land Becknell Investors LLC. Draft 1.02-26-2015**

Tony DeBonis [tony@sd1law.pro]

**Sent:** Thursday, February 26, 2015 11:26 AM

**To:** Denarie Kane; Clerk-Treasurer

**Attachments:** CC RES 2015- \_\_\_\_\_ Reso~1.docx (23 KB)

DENARIE & DEB:

Here is the draft Council Resolution amending the tax abatement approval given last year for the Becknell spec building. Please give me any changes you feel are needed. Deb, I would appreciate it if you would insert the correct Resolution Number. My scanner here in Florida produces a red line on the scans, so I would appreciate it if Denarie would give you the Paul Thurston Letter of February 13<sup>th</sup> and the Site Plan for attachment to the resolution.

**ANTHONY DeBONIS, JR.**  
Hobart City Attorney



**Anthony DeBonis, Jr. & Associates**  
ATTORNEYS AT LAW, LLC

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