

RESOLUTION NO. 2019- 16

**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 Lots 1-156, Lot 188, and Lots 208-234 in the yet to be recorded Cressmoor Estates Subdivision, 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**, Randy Hall, Manager, Cressmoor Development, LLC, has a vested property interest in the real estate commonly known as: Cressmoor Estates Planned Unit Development, and

**WHEREAS**, Cressmoor Development, 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: The construction of 184 single family homes in the Cressmoor Estates Planned Unit Development

**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 reasonable 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 for all building permits to be issued by no later than August 7, 2030, thereby extending the standard five (5) year window of opportunity given for the construction of 184 homes.

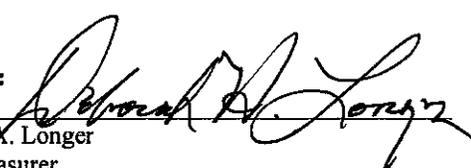
**Section 6:** The Common Council of the City of Hobart hereby determines that the property owner is qualified for and is granted property tax deduction for a period of six (6) years for the real property. Such deduction shall be as follows: Year One: 100%, Year Two: 85%, Year Three: 66%, Year Four: 50%, Year Five: 34%, Year Six: 17%.

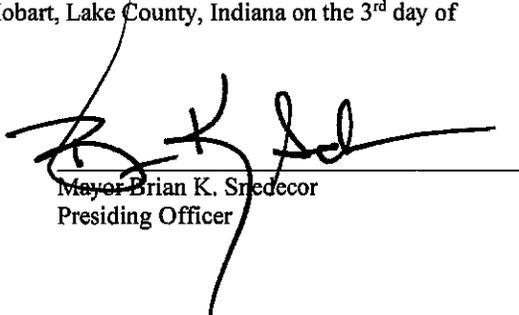
**Section 7:** The Common Council of the City of Hobart now schedules public hearing on the confirmation of said declaration for Wednesday, August 7, 2019 at 6:00 PM at the public meeting of the Common Council, Hobart City Hall Council Chambers, 2<sup>nd</sup> Floor, 414 Main Street, Hobart, IN 46342. The Council 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 3<sup>rd</sup> day of July, 2019, by a vote of 7 in favor and 0 opposed.

**ATTEST:**

  
Deborah A. Longor  
Clerk-Treasurer

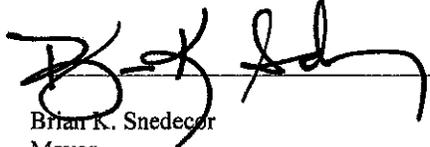
  
Mayor Brian K. Sreddecor  
Presiding Officer

**PRESENTED** by me to Mayor of the City of Hobart, Indiana, on the 3<sup>rd</sup> day of July, 2019

at 6:18 a.m./p.m.

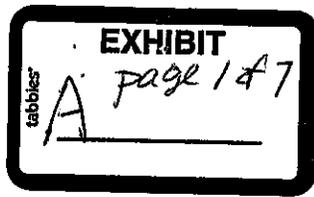
  
Deborah A. Longer  
Clerk-Treasurer

**APPROVED, SIGNED AND RETURNED** by me to the Common Council of the City of Hobart, Lake County, Indiana  
this 3<sup>rd</sup> day of July, 2019.

  
Brian K. Snedecor  
Mayor

**ATTEST:**

  
Deborah A. Longer  
Clerk-Treasurer

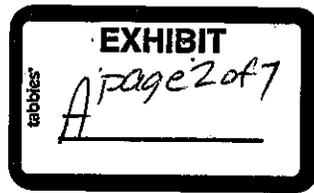


Legal Description of Lots 1 through 20 in Cressmoor Estates, Hobart, Indiana.

Part of the Northeast Quarter of Section 30, Township 36 North, Range 7 West of the Second Principal Meridian in Hobart, Lake County, Indiana, described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 30; thence North  $00^{\circ}02'08''$  West, along the East line of said Northeast Quarter, a distance of 715.80 feet; thence South  $82^{\circ}41'02''$  West, a distance of 40.33 feet, to the Westerly right of way line of Lake Park Avenue (80 feet wide), said point being the point of beginning of this description; thence continuing South  $82^{\circ}41'02''$  West, a distance of 978.25 feet; thence North  $07^{\circ}18'58''$  West, a distance of 130.00 feet; thence North  $82^{\circ}41'02''$  East, a distance of 477.72 feet, to a point of curve; thence Northeasterly, along a curve which is concave to the Northwest, having a radius of 450.00 feet (the chord of which bears North  $41^{\circ}19'27''$  East, a chord distance of 594.71 feet), an arc distance of 649.68 feet; thence North  $00^{\circ}02'08''$  West, a distance of 58.63 feet; thence North  $89^{\circ}57'52''$  East, a distance of 120.00 feet, to the Westerly right of way line of Lake Park Avenue; thence South  $00^{\circ}02'08''$  East, along said Westerly right of way line, a distance of 570.52 feet, to the point of beginning, containing 4.91 acres more or less, all in the City of Hobart, Lake County, Indiana.

Prepared by: Donald C. Torrenga  
Torrenga Engineering, Inc.

Prepared for: Randy Hall, President  
Cressmoor Development, LLC

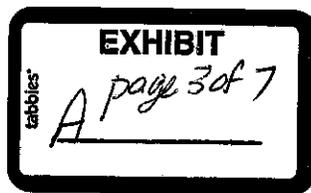


Legal Description of Lots 21 through 75 in Cressmoor Estates, Hobart, Indiana.

Description: Part of the Northeast Quarter of Section 30, Township 36 North, Range 7 West of the Second Principal Meridian in Hobart, Lake County, Indiana, described as follows: Commencing at the Northeast Corner of said Section 30; thence South  $00^{\circ} 02' 51''$  East, along the East line of the Northeast Quarter of said Section 30, a distance of 1351.56 feet; thence South  $89^{\circ} 57' 52''$  West, a distance of 220.00 feet, to the point of beginning of this description; thence South  $00^{\circ} 02' 08''$  East, a distance of 68.63 feet, to a point of curve; thence Southwesterly along a curve which is concave to the Northwest, having a radius of 390.00 feet (the chord of which bears South  $41^{\circ} 19' 27''$  West, a chord distance of 515.41 feet), an arc distance of 563.05 feet; thence South  $82^{\circ} 41' 02''$  West, a distance of 566.82 feet, to a point of curve; thence Northwesterly along a curve which is concave to the North, having a radius of 405.00 feet ( the chord of which beards North  $74^{\circ} 54' 23''$  West, a chord distance of 308.79 feet), an arc distance of 316.81 feet; thence North  $52^{\circ} 29' 48''$  West, a distance of 214.91 feet; thence North  $37^{\circ} 30' 12''$  East, a distance of 245.00 feet; thence South  $52^{\circ} 29' 48''$  East, a distance of 214.91 feet, to a point of curve; thence Southeasterly along a curve which is concave to the North, having a radius of 160.00 feet (the chord of which bears South  $74^{\circ} 54' 23''$  East, A chord distance of 121.99 feet), an arc distance of 125.16 feet; thence North  $82^{\circ} 41' 02''$  East, a distance of 566.82 feet, to a point of curve; thence Northeasterly along a curve concave to the Northwest, having a radius of 145.00 feet (the chord of which bears North  $41^{\circ} 19' 27''$  East, a chord distance of 191.63 feet) an arc distance of 209.34 feet; thence North  $00^{\circ} 02' 08''$  West, a distance of 96.68 feet; thence North  $89^{\circ} 57' 52''$  East, a distance of 23.99 feet, to a point of curve; thence Southeasterly along a curve concave to the Southwest, having a radius of 170.00 feet (the chord distance of 71.18 feet), an arc distance of 71.71 feet; thence Southeasterly along a curve which is concave to the Northeast, having a radius of 150.00 feet (the chord of which bears South  $77^{\circ} 57' 07''$  East, a chord distance of 62.80 feet), an arc distance of 63.27 feet; thence South  $89^{\circ} 57' 52''$  East, a distance of 90.00 feet, to the point of beginning containing 8.26 acres more or less all in the City of Hobart, Lake County Indiana.

Prepared by: Donald C. Torrenga  
Torrenga Engineering, Inc.

Prepared for: Randy Hall, President  
Cressmoor Development, LLC

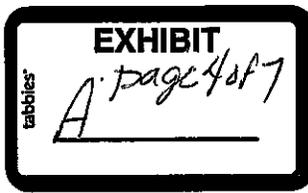


Legal Description of Lots 76 through 86 in Cressmoor Estates, Hobart, Indiana.

Part of the Northeast Quarter of Section 30, Township 36 North, Range 7 West of the Second Principal Meridian in Hobart, Lake County, Indiana, described as follows: Commencing at the Northeast Corner of said Section 30; thence South 00°02'51" East, along the East line of the Northeast Quarter of said Section 30, a distance of 475.68 feet; thence South 89°57'09" West, a distance of 40.00 feet, to the point of beginning of this description; thence South 00° 02' 08" East, along the Westerly right of way line of Lake Park Avenue (40 feet wide) a distance of 805.88 feet; thence North 89° 57' 52" West, a distance of 120.00; thence North 00° 02' 08" West, a distance of 399.42 feet, to a point of curve; thence Northwesterly along a curve which is concave to the Southwest having a radius of 375.00 feet (the chord of which bears North 19° 43' 42" West, a chord distance of 252.73 feet, an arc distance of 257.78 feet; thence North 50° 34' 45" East, a distance of 265.45 feet, to the point of beginning, containing 2.30 acres more or less all in the City of Hobart, Lake County, Indiana.

Prepared by: Donald C. Torrenga  
Torrenga Engineering, Inc.

Prepared for: Randy Hall, President  
Cressmoor Development, LLC

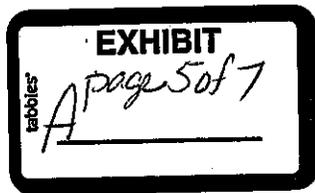


Legal Description of Lots 99 through 120 in Cressmoor Estates, Hobart, Indiana.

Description: Part of the Northeast Quarter of Section 30, Township 36 North, Range 7 West of the Second Principal Meridian in Hobart, Lake County, Indiana, described as follows:  
Commencing at the Northeast Corner of said Section 30; thence South  $00^{\circ} 02' 08''$  East, along the East line of the Northeast Quarter of said Section 30, a distance of 1,291.56 feet; thence South  $89^{\circ} 57' 52''$  West, a distance of 220.00 feet, to the point of beginning of the description; thence South  $89^{\circ} 57' 52''$  West, a distance of 90.00 feet, to the point of curve; thence Northwesterly along a curve which is concave to the Northeast, having a radius of 90.00 feet (the chord of which bears North  $77^{\circ} 57' 07''$  West, a chord distance of 37.68 feet), an arc distance of 37.89 feet, to a point of reverse curvature; thence Northwesterly along a curve which is concave to the Southwest, having a radius of 230.00 feet ( the chord of which bears North  $77^{\circ} 36' 28''$  West, a chord distance of 93.59 feet), an arc distance of 94.25 feet; thence South  $89^{\circ} 57' 52''$  West, a distance of 26.76 feet; thence North  $00^{\circ} 02' 08''$  West, a distance of 175.76 feet, to a point of curve; thence Northwesterly along a curve having a radius of 530.00 feet ( the chord of which bears North  $10^{\circ} 05' 37''$  West, a chord distance of 185.13 feet), an arc distance of 186.08 feet; thence North  $20^{\circ} 09' 06''$  West, a distance of 253.41 feet, to a point of curve; thence Northerly along a curve which is concave to the East, having a radius of 170.00 feet ( the chord of which bears North  $09^{\circ} 10' 08''$  West, a chord distance of 64.78 feet) an arc distance of 65.17 feet; thence North  $01^{\circ} 56' 31''$  East, a distance of 38.35 feet; thence South  $88^{\circ} 03' 29''$  East, a distance of 69.34 feet to a point of curve; thence Southeasterly along a curve which is concave to the Southwest, having a radius of 315.00 feet ( the chord of which bears South  $44^{\circ} 02' 48''$  East, a chord distance of 437.72 feet), an arc distance of 483.93 feet; thence South  $00^{\circ} 02' 08''$  East, a distance of 409.50 feet, to the point of beginning containing 4.28 acres more or less, all in the City of Hobart,, Lake County, Indiana.

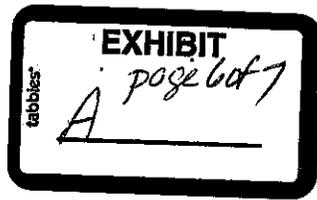
Prepared by: Donald C. Torrenga  
Torrenga Engineering, Inc.

Prepared for: Randy Hall, President  
Cressmoor Development, LLC



Legal Description of Lots 121 through 156 in Cressmoor Estates, Hobart, Indiana.

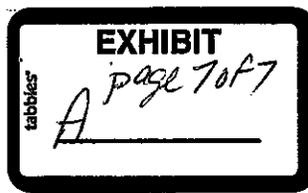
Description: Part of the Northeast Quarter of Section 30, Township 36 North, Range 7 West of the Second Principal Meridian in Hobart, Lake County, Indiana, described as follows: Commencing at the Northeast Corner of said Section 30; thence South 00° 02' 08" East, along the East line of the Northeast Quarter of said Section 30, a distance of 661.69 feet; thence South 89° 57' 52" West, a distance of 648.75 feet, to the point of beginning of this description; thence Southeasterly along a curve which is concave to the Northeast, having a radius of 230.0 feet (the chord of which bears South 16° 42' 35" East, a chord distance of 27.62 feet), an arc distance of 27.63 feet; thence South 20° 09' 06" East, a distance of 253.41 feet, to a point of curve; thence Southeasterly along a curve which is concave to the Southwest having a radius of 470.00 feet (the chord of which bears South 10° 05' 37" East, a chord distance of 164.17 feet), an arc distance of 165.01 feet; thence South 00° 02' 08" East, a distance of 332.44 feet, to a point of curve; thence Southwesterly along a curve which is concave to the Northwest, having a radius of 85.00 feet ( the chord of which bears South 41° 19' 27" West, a chord distance of 112.33 feet), an arc distance of 122.72 feet; thence South 82° 41' 02" West, a distance of 566.82 feet, to a point of curve; thence Northwesterly along a curve which is concave to the Northeast having a radius of 100.00 feet (the chord of which bears North 74° 54' 23" East, a chord distance of 76.25 feet), an arc distance of 78.22 feet; thence North 52° 29' 48" West, a distance of 214.91 feet; thence North 37° 30' 12" East, a distance of 119.23 feet, to a point of curve; thence Northwesterly along a curve which is concave to the West, having a radius of 130.00 feet (the chord of which bears North 01° 11' 20" West, a chord distance of 162.54 feet), an arc distance of 175.58 feet; thence North 39° 52' 52" West, a distance of 360.24 feet, to a point of curve; thence Northwesterly, along a curve which is concave to the Northeast, having a radius of 270.00 feet ( the chord of which bears North 24° 50' 54" West, a chord distance of 140.06 feet, (an arc distance of 141.68 feet; thence North 09° 48' 55" West, a distance of 25.63 feet; thence North 80° 11' 05" East a distance of 120.00 feet; thence South 09° 48' 55" east , a distance of 25.63 feet, to a point on a curve; thence Southeasterly, along a curve which is concave to the Northeast having a radius of 150.00 feet ( the chord of which bears South 24° 04' 24 East, a chord distance of 73.89 feet), an arc distance of 74.65 feet; thence South 51° 40' 07" West, a distance of 120.00 feet, to a point of a curve; thence Southeasterly, along a curve which is concave tot eh Northwest, having a radius of 270.00 feet (the chord of which bears South 39° 06' 23" East, a chord distance of 7.30 feet), an arc distance of 7.30 feet; thence South 39° 52' 52" east, a distance of 300.24 feet; thence North 50° 07' 08" a distance of 120.00 feet' thence South 39° 52' 52", a distance of 60.00 feet, to a point on a curve; thence Southwesterly along a curve which is concave to the West, having a radius of 250.0 feet ( the chord of which bears South 12° 23' 39" East, a chord distance of 230.77 feet), an arc distance of 239.87 feet; thence North 74° 54' 25" West, a distance of 120.00 feet, to a point on a curve ; thence Southwesterly on a curve which is concave to Northwest, having a radius of 130.00 feet (the chord of which bears South 21° 42' 03" West, a chord distance of 29.92 feet), an arc distance of 29.99 feet; thence South 52° 29' 48" East, a distance of 200.09 feet; thence North 82° 41' 02" East, a distance of 501.90 feet; thence North 00° 02' 08" West, a distance of 342.55 feet; thence North 20° 09' 06" West, a distance of 339.51 feet; thence North 69° 50' 54" East, a



distance of 141.66 feet to the point of beginning, containing 6.09 acres more or less, all in the City of Hobart, Lake County Indiana.

Prepared by: Donald C. Torrenga  
Torrenga Engineering, Inc.

Prepared for: Randy Hall, President  
Cressmoor Development, LLC



Legal Description of Lots 188, 208 through 234 and Lots 87 through 98 in Cressmoor Estates, Hobart, Indiana.

Description: Part of the Northeast Quarter of Section 30, Township 36 North, Range 7 West of the Second Principal Meridian in Hobart, Lake County, Indiana, described as follows: Commencing at the Northeast Corner of said Section 30; thence South 00° 02' 08" East, along the Westerly line of the Northeast Quarter of said Section 30, a distance of 63.66 feet; thence South 89° 57' 52" West, a distance of 40.00 feet, to the point of beginning of this description; thence South 00° 02' 08" East, along the Westerly right of way line of Lake Park Avenue (80 feet wide), a distance of 340.20 feet; thence North 88° 03' 29" West, a distance of 352.55 feet; thence South 01° 56' 31" West, a distance of 141.68 feet, to a point on a curve; thence Northwesterly along a curve which is concave to the Southwest, having a radius of 375.00 feet (the chord of which bears North 78° 16' 10" West, a chord distance of 127.51 feet) an arc distance of 128.13 feet; thence North 88° 03' 29" West, a distance of 69.34 feet; thence North 01° 56' 31" East, a distance of 240.00 feet; thence South 88° 03' 29" East, a distance of 361.23 feet, to a point of curve; thence Northeasterly to Southwesterly along a curve which is concave to the Southwest, having a radius of 60.00 feet (the chord of which bears North 43° 03' 29" West, a chord distance of 84.85 feet) an arc distance of 282.24 feet; thence North 88° 03' 29" West, a distance of 782.45 feet, to a point of curve; thence Northwesterly to Southeasterly along a curve having a radius of 60.00 feet (the chord of which bears South 46° 56' 31" West, a chord distance of 84.85 feet), an arc distance of 282.74 feet; thence South 88° 03' 29" East, a distance of 481.23 feet, thence South 01° 56' 31" West, a distance of 240.00 feet; thence North 88° 03' 29" West, a distance of 611.72 feet, to a point of curve; thence Westerly along a curve which is concave to the South, having a radius of 400.00 feet (the chord of which bears North 88° 17' 34" West, the chord distance of 3.28 feet) an arc distance of 3.28 feet; thence North 01° 56' 31" East, a distance of 120.01 feet; thence North 88° 03' 29" West, a distance of 46.32 feet; thence North 01° 57' 00" West, a distance of 337.94 feet, to the Southerly right of way line of East 37<sup>th</sup> Avenue; thence along said Southerly right of way line of 37<sup>th</sup> Avenue for the next eight courses,

- South 80° 35' 10" East, a distance of 6.57 feet;
- South 84° 48' 20" East, a distance of 164.34 feet;
- North 86° 03' 00" East, a distance of 164.86 feet;
- South 81° 23' 48" East, a distance of 165.22 feet;
- North 89° 49' 00" East, a distance of 256.66 feet;
- South 88° 03' 29" East, a distance of 300.00 feet;
- North 01° 56' 31" East, a distance of 5.00 feet;
- South 88° 03' 29" East, a distance of 202.91 feet;

to the point of beginning, containing 10.15 acres more or less, all in the City of Hobart, Lake County, Indiana.

Prepared by: Donald C. Torrenga  
Torrenga Engineering, Inc.

Prepared for: Randy Hall, President  
Cressmoor Development, LLC

**EXHIBIT**  
*B page 1 of 2*

RECEIVED

JUN 19 2019



**STATEMENT OF BENEFITS  
 REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)  
 Prescribed by the Department of Local Government Finance

CITY OF HOBART  
 CLERK-TREASURER OFFICE

20__ PAY 20__
<b>FORM SB-1 / Real Property</b>
<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: Crossman Development LLC  
 Address of taxpayer (number and street, city, state, and ZIP code): 4259 2 Lincoln Hwy Merrillville IN 46410  
 Name of contact person: RANDY Hall Telephone number: (219) 750 9247 E-mail address: randy.hall@luxorhomes.net

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body: HOBART CITY COUNCIL Resolution number: \_\_\_\_\_  
 Location of property: 601 N WISCONSIA County: LAKE OLGF taxing district number: 18  
 Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary):  
22x30=660/sq ft 22/sq ft x 150,000 est.  
 Estimated start date (month, day, year): 3-31-2020  
 Estimated completion date (month, day, year): 3-31-2030

**SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
<u>660</u>	<u>3.3MM/year</u>	<u>660</u>	<u>3.3MM</u>		

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	<u>41,400,000</u>	<u>32,940,000</u>
Less values of any property being replaced	<u>0</u>	<u>0</u>
Net estimated values upon completion of project	<u>41,400,000</u>	<u>32,940,000</u>

**SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

Estimated solid waste converted (pounds): N/A Estimated hazardous waste converted (pounds): N/A

Other benefits: \_\_\_\_\_

**SECTION 6 TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.  
 Signature of authorized representative: [Signature] Date signed (month, day, year): 5-22-2019  
 Printed name of authorized representative: RANDY Hall Title: Manager

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 \_\_\_\_\_ 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

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JUN 18 2019

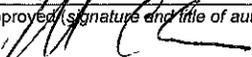
C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.

D. Other limitations or conditions (specify) Six year deduction for 184 single-family homes, following a traditional schedule.

E. Number of years allowed:  Year 1  Year 2  Year 3  Year 4  Year 5 (\* see below)  Year 6  Year 7  Year 8  Year 9  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 See Section 6 of Resolution 2019-  
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 629 942-1940	Date signed (month, day, year) 6/21/19
Printed name of authorized member of designating body Matthew Claussen	Name of designating body Common Council	
Attested by (signature and title of attester)	Printed name of attester	

\* 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.

JUN 13 2019

APPLICATION FOR TAX ABATEMENT - COMMON COUNCIL

Form CCAP revised 7/21/16

PETITIONER'S NAME: Crossmoor Development LLC PHONE: 219 750-9247  
ADDRESS: 4259 E Lincoln Hwy FAX: 219-472-0079  
CITY, STATE, ZIP CODE: Merrillville IN 46410

COMMON LOCATION OF PROPERTY: 601 WISCONSIN STREET  
(Also attach 1. Legal description and 2. Project description for real property improvements proposed.)

IF ABATEMENT ON EQUIPMENT IS SOUGHT, ATTACH A LIST WITH DESCRIPTION, COST, AND DATE OF INSTALLATION FOR ALL EQUIPMENT.

ARE ANY PROPOSED BUILDINGS MANUFACTURED OFF SITE? NO WHERE? \_\_\_\_\_

NUMBER OF UNITS: 184

PROPOSED STARTING DATE FOR BUILDING CONSTRUCTION: March 31 2020  
(Must be within 12 months of approval date of confirmatory resolution)

PROPOSED COMPLETION DATE OF FIRST BUILDING UNIT: August 31, 2020

WHAT HOBART BUSINESSES WILL BE INVOLVED IN THE PROJECT? Labor Homes. Hobart businesses will be given preference by developer

\*NUMBER OF JOBS THE PROJECT WILL RETAIN AND THE PROJECTED PAYROLL FOR THE RETAINED JOBS:

(Show construction jobs separate from business jobs. Show as current & retained on SB-1)

CONSTRUCTION #: 660 est. \$ \$3.3MM / year 22/yr + 150,000 est  
BUSINESS #: N/A \$ \_\_\_\_\_

\*NUMBER OF JOBS THE PROJECT WILL CREATE AND THE PROJECTED PAYROLL FOR THE JOBS CREATED:

(These jobs do not currently exist and are to be listed on SB-1 as additional)

Residential Construction  
BUSINESS #: \_\_\_\_\_ \$ \_\_\_\_\_

WINDOW OF OPPORTUNITY PERIOD REQUESTED: 10 YEARS

TAX ABATEMENT PERIOD OF DEDUCTION REQUESTED: SIX YEARS

ARE YOU SEEKING A LOCAL ECONOMIC INCENTIVE IN ANOTHER INDIANA COMMUNITY? No

If so, explain what incentive, value, term and status of approval: \_\_\_\_\_

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 (CF-1 Form) 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: [Signature] DATE: 5-22-19

\*Construction jobs and the wages paid during the construction of the project may be counted as retained jobs in addition to existing Hobart jobs and salaries retained by the business. Created jobs and salaries are those applicable to the business that are new and not relocated from another non-Hobart location. Relocated jobs are to be listed as retained jobs.



**CRESSMOOR DEVELOPMENT, LLC  
4259 E LINCOLN HWY  
MERRILLVILLE IN 46410**

To: Hobart Common Council

From: Cressmoor Estates, LLC  
Randy Hall, Manager  
Luxorhomes@comcast.net

Date: May 22, 2019

RE: COMMUNITY CONSIDERATIONS FOR  
SUSTAINABLE NEIGHBORHOODS

*1. What are the unique benefits of your development to the city/community?*

a. Community Revitalization: The site is uniquely located along a major North traffic corridor in Hobart. The site lies at the border between a flourishing East-37<sup>th</sup> Avenue and an anemic West-37<sup>th</sup> Avenue. The immediate area suffers from commercial vacancy in the 20-30% levels, average area (1 mile) household incomes under \$39,000, average home values under \$90,000, rental occupancy percentages above 28%, anemic 10- year population growth of less than 1%, and a local elementary school with over 48% in public-paid meals for students program. The proposed project would introduce new households with an average household value of \$210,000 and families with incomes starting in excess of \$50,000. The introduction of new quality families in this location should significantly stimulate the corridor and stabilize the newly proposed elementary school.

b. Project Scope/Impact: The estimated direct investment in infrastructure and housing will exceed \$75 Million contributing approximately \$1.5 Million in fees to the City of Hobart. This scope represents a significant Catalyst for change in the immediate area. The introduction of 448 new homes (plus 24 condos above the commercial spaces) with resident incomes ranging from \$50,000-\$100,000+ will reinfuse energy and money into the local community, an investment badly needed by local businesses.

c. Job Creation: Due to the scope of the project and estimated absorption of homes over an estimated 10 years, the project will provide a long term positive impact to area employment. It will be the developer's policy that existing Hobart contractors will be given bid preference on all work subject to quality and pricing. Individual builders will be required to show the City their list of subcontractors to document their efforts to do the same upon permit request. Over 1,000 jobs will be involved during the construction of all phases with an estimated \$24,000,000 in payroll distributed during the construction of the infrastructure and housing.

c. Commercial Component: The PUD proposal includes a 5 acre commercial component currently zoned B3. This retail site will offer a unique opportunity for long term investment as proposed as it is designed for commercial condominiums to be individually owned by small business. Business services targeted would be those that are missing from the area or of the types which would catalyze continued growth and investment. Vertically located residential housing/storage above the retail will provide an incentive to buffer startup and overhead costs due to weak retail demographics. This hybrid commercial/residential project at this location and at this time represents a considerable risk to investors and an opportunity to the community. Since the commercial phase will be deferred until residential housing is established, any request for commercial tax abatement will also be deferred.

d. Hobart City School Corp. The entire site is located within the Hobart school corporate boundaries. The projects' quality housing, upscale pricing, and quality lifestyle provides an environment which will lend itself to higher educated and affluent families who favorably contribute to the school system.

e. Higher Use. The designed residential use provides a superior use as compared to the prior zoned use of R2 and R4 for residential. The designed commercial use provides a superior use to the prior B3 zoning.

f. Infill Site Conversion. The PUD includes the acquisition and consolidation of an additional 9.5 acres adjacent to the Southern border. That site's use has been converted to PUD from prior R4 zoning. Townhomes at that location represent an excellent opportunity to provide a transition housing product between the current high-density apartments existing to the South and housing within the PUD site.

g. Offsite Infrastructure Improvements: The developer is currently working in concert with the city to expand sewer services to the region and has entered into a Memorandum of Agreement regarding same which will result in a developer financial participation to assist the improvement of area sewers. The developer has offered all easements necessary at no cost to the city and has turned over all survey work and soil sample work to reduce city costs of its project.

h. Unique Housing: The breadth and variance of housing styles, types, prices, and amenities will lend itself to attract residents with varying housing products to fit their changing stages of life over time...all on one site.

i. Preservation of Amenities. The existing property is one of the largest green spaces left in the city with beautiful old trees, flowing topography, creeks and ponds. The development plan has been carefully arranged to maximize preservation of these natural amenities with a central park feature and walking path.

*2. What forms of lifestyle amenities will be incorporated into the development, examples: trails, pavers, character lighting, water features, etc.?*

An internal park is set aside as the focal point of the project. Additional area is set aside for a playground, which will be equipped as the adjacent phase is installed. In addition to community sidewalks per plat, a walking path is designed to meander around the park. Substantial landscaping requirements will be implemented throughout the

subdivision. An attractive entrance with landscape buffering will be installed at both Wisconsin and Lake Park Avenues. At the entrance, the proposed retail space will provide services to support new residents. We have an agreement with the owners of the adjacent Cressmoor Prairie to tie the sites together via a walking path, provide a buffer strip between the sites, and install storm water drains to protect the Prairie from any surface water changes, etc. A property owners association (POA) will be initially cash-flowed by the developer and eventually funded by the property owners to manage and maintain these amenities.

*3. What mechanism will be in place to diversify housing, examples: size, type, architecture, floorplan, builder, etc.?*

The current PUD zoning allows for the details herein to be spelled out. It offers eight (8) unique housing styles located as “sub-neighborhoods” throughout the PUD. The architecture, level of brick, etc. will be standardized by housing type. The Covenants will provide for additional restrictions such as rental restrictions, required housing product variation (no similar style within 100 feet-excepting towhome styles), encouraging of side load garages where possible, required quality exterior finishes set by housing type, common mailbox and dusk-to-dawn yard light requirements, and themed landscaped streetscapes. An internal monument at the entrance of Oakridge may be installed. The Developer will also require Builder-Developer agreements related to site maintenance, Rule 5, and Landscaping. Our preferred building approach will be to sell lots to 8-10 “approved builders” who will specialize themselves by housing product type. This would be the ideal situation for the developer and city to manage agreed quality controls.

*4. What considerations have been done to minimize impacts to city services?*

The existing PUD, offers a less dense format than previously introduced to department heads by the prior Illinois developer. Awaiting department heads service impact analyses:

*5. What is the percentage difference of the surrounding homes price-point compared to the price point of the proposed homes?*

The proposed subdivision provides for an average single family price of \$250,000 as compared to an area average price of \$90,000-\$100,000. This represents more than 200% of the area average price for a home. Third party realtor statistics area housing for one mile in all directions established the following estimates:

- To the North, housing prices range from \$5,000 to \$70,000 w/ an average of \$60,000.
- To the West, housing prices range from \$33,000 to \$125,000 w/ an average of \$93,000.
- To the South, housing prices range from \$35,000 to \$117,000 with many apartments and an average of \$96,000.

- To the East, housing prices range from \$77,000 to \$243,000 with an average of \$170,000.
- As a result, the proposed PUD Housing has been phased to increase in value from the West to the East to mirror the area's housing values. Internal housing values will vary from townhomes starting in the \$150,000 to single family upward of \$350,000.

*6. What environmental considerations will you implement, examples: riparian corridors, innovative stormwater management, encouragement of native plant species, environmental awareness program, etc.?*

A significant green area will be set aside for an internal park in the center of the subdivision. To the South, we have agreed with the Cressmoor Prairie people to provide for a 130ft buffer zone to enhance and protect the natural plants and soils. Our covenants include commentary from The Cressmoor Prairie people which is informative, restricts the introduction and intrusion upon native species, provides for the installation of a barrier fence and storm drainage retention at the border. During construction, the developer intends to take steps necessary to preserve the viability of existing trees wherever possible. The covenants forbid homeowners from removing trees without prior POA Board approval. In the open space areas we will introduce bird friendly structures and a walking path that circles the outside border of the park, provides three access points, and provides for a direct connection to the Prairie. Fish and plant types will be non-invasive and native if possible in type so as to compliment the long term maximum best ecological effect. Educational documentation will be available to new homeowners suggesting superior environmental practices, maintenance activities for existing amenities, as well as coordinated education with the Shirley Heinz Trust people. The design of the commercial area will introduce bioretention storm water practices. The site includes many other Best-Management-Practices including employment of a mixed use design, moderate building footprints, minimized off-street parking, enhanced privacy views for residents, creation of a range of housing opportunities, stimulation of pedestrian activity, etc.

*7. What initiatives have been undertaken or considered for compatibility with adjacent property?*

As noted in question #5 above, area demographics around the property have been given strong consideration in the project design and products. The Western property border along Wisconsin consists of the proposed commercial/retail location which matches existing bordering uses. Adjacent to the commercial area are townhouses and going eastward, housing prices increase. To the South, as noted in #1f, we have acquired the R4 zoned site which is now incorporated in the PUD with owner occupied townhomes. The townhomes represent a preferred use-buffer product between single family on site housing and the neighboring apartments. The eastern side has the highest priced homes

are planned along this corridor adjacent to the most expensive neighboring homes. An existing trailer park is located to the North.

*8. How will the proposed residential development exceed conventional development standards set by the city's zoning and subdivision ordinances?*

We believe the proposed PUD is somewhat unprecedented given the catalytic impact it should have for the immediate neighborhood. Local businesses will be invigorated by the infusion of new families with disposable incomes. Local residents will see their housing values appreciate. The school system will see an influx over time of more affluent families and the diverse demographic housing mix will mitigate the effect on city services over time. The site has been very carefully designed and includes the thoughts of many city officials, community leaders, trades people and business leaders to arrive at its current design. As noted above, it offers many unique features you would find in a Lifestyle community or modern, neo-urban mixed use community. The proposed commercial component is innovative and designed for maximum long term positive impact to services. At all its borders and within the community, the PUD is designed to transition housing uses in order to maximize quality and create a broad demographic appeal. Housing product varies and is designed to merge multiple diverse neighborhoods into one master community. Inside the community, the property design preserves the sites' natural beauty and existing amenities. Maintaining and improving these amenities will be achieved by preserving a central park surrounded by walking paths, nature areas, fountains, a playground, and stocked ponds. The developer will be selecting fencing, mailboxes, signage, and lighting to achieve consistent architectural coordination. Coordinated landscape streetscapes will be implemented.

**9. Rent & Rent-to-Own Statement:**

The developer has put restrictions in the covenants that restricts any homes to be built for rent or rent-to-own.

All of the design and thought process that has gone into this PUD has helped to make it a unique project that exceeds traditional development standards by coordinating the layout and housing with the existing site amenities and neighboring adjacent uses.

We look forward to a continued joint private-public effort which will significantly revitalize the Northwest corridor of Hobart.

**PUD SUBDIVISION SUMMARY**  
**CRESSMOOR ESTATES**  
**JUNE 5, 2019**

Cressmoor Estates is a community designed by the input of multiple city professionals and developer ownership. It was originally planned in 2007 and fully engineered but torpedoed by the housing crash. Only recently has the developer been able to accumulate the interest of bankers, city officials, and builders to bring the opportunity of physically breaking ground. Subject to City approval of the final plat and a 6 year tax abatement, the developer has the parties in place to immediately pursue construction of the residential part of the subdivision, starting at the Lake Park Ave entrance.

**Phasing:**

An eastern entrance start provides the benefit of starting with the single family housing, including the nearby higher-end homes located in the north-east section. Exact start-stopping of phasing will depend on re-engineering of the sewer lines which in turn are subject to the city's design of its planned system that will partially run through the site. The developer has worked hard to meet the city's time schedule to provide the city with the legal descriptions, easements and right-of-ways (at no cost) the city will need for their infrastructure. This will also allow for sewer access to future development east of Lake Park Ave. The developer has offered all its engineering, soil testing, and survey work at no cost to the city to assist their needs.

The site consists of approximately 105 total acres, 472 residential homes, a 50,000sf retail shopping center located along Wisconsin street, and residential storage units located behind the shopping center. There is a multi-acre park with a walking path and three ponds in the center of the residential component and a playground area. The preserve to the south has also committed to tie its walking trail into the site. The residential is comprised of seven different neighborhoods, each targeting a different lifestyle. Ideally, builders will be brought in that will build-out their unique housing project, subject to the covenants. Covenants have been submitted some time ago to the city and will be reviewed for updates shortly.

This community will reinforce the growth of solid financial families in the northwest quadrant of Hobart which will also support area and downtown businesses. The 10 plus years of construction in infrastructure, homes, and the shopping center should also materially support local jobs, trade, & city income. The single family housing values will be materially higher than existing area values.

Thank you for your consideration and we look forward to the near term kick off of this large community as soon as approvals will allow for the significant benefit to its neighbors and businesses.

Regards, Randy Hall, Manager