

COMMON COUNCIL OF THE CITY OF HOBART, INDIANA

RESOLUTION NO. 2023- 03

**A Resolution Confirming Resolution No. 2023-02 Designating a Certain Area Within the City as an Economic Revitalization Area for Purposes of Real Property Tax Abatement**

WHEREAS, the Common Council ("Council") of the City of Hobart, Lake County, Indiana ("City") adopted Resolution No. 2023-02 declaring that the area within the City's corporate limits commonly known as 8300 Clay Street, Merrillville, Lake County, Indiana 46410, as more particularly described in **Exhibit A** attached, is an Economic Revitalization Area for the purpose of encouraging development and occupancy therein by providing real property tax abatement in accordance with Ind. Code 6-1.1-12.1, *et seq.*;

WHEREAS, the Council caused notice of the adoption and substance of Resolution No. 2023-02 to be published on February 8, 2023 in two newspapers in general circulation within the City in accordance with the notice requirements of I.C. 5-3-1, as amended;

WHEREAS, the publications named March 1, 2023 at 6:00 p.m. at 414 Main Street, Hobart, Indiana as the date, time, and location that the Council would hold a public hearing to receive and hear all remonstrances and objections from interested persons as to the Economic Revitalization Area and the matters set forth in Resolution No. 2023-02;

WHEREAS, the Council caused a copy of this resolution to be filed with the County Assessor, and the information required by I.C. 6-1.1-12.1-2.5(c) to be filed 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;

WHEREAS, the Council conducted the public hearing on the appointed date, time, and location, and it has not received sufficient remonstrances or objections to warrant the denial of the request for the real property tax abatement;

WHEREAS, the Council has considered the evidence and now determines that the qualifications for designation as an Economic Revitalization Area have been met and that Resolution No. 2023-02 designating the Economic Revitalization Area should be confirmed; and

WHEREAS, the petitioner, Clay Street Devco, LLC, has requested a partial exemption from Common Council Resolution 2019-36 and the City's Responsible Bidding Practices Ordinance, and the Council granted such partial exemption pursuant to the terms of Section 8 of Resolution No. 2023-02, the Council now determines that such partial exemption should be confirmed.

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

1. The qualifications for an Economic Revitalization Area as designated in Resolution No. 2023-02 have been met.
2. Resolution No. 2023-02, including the statement of benefits attached thereto, is hereby approved and confirmed in all respects.

3. The determination of the Council made by this confirmatory resolution shall be and is a final action, except that an appeal may be taken and heard as provided in I.C. 6-1.1-12.1-2.5.

4. Petitioner, Clay Street Devco, LLC, shall receive the benefits of the property tax abatement contemplated herein only upon the execution of and compliance with a development agreement between it and the City (to be taken up by the Council in a separate resolution).

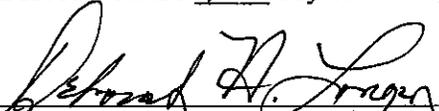
5. The Council now confirms the petitioner's partial exemption from Common Council Resolution 2019-36 and the City's Responsible Bidding Practices Ordinance, subject to the terms of Section 8 of Resolution No. 2023-02.

ALL OF WHICH IS ADOPTED on this 1st day of March, 2023 by the Common Council of the City of Hobart, Indiana.

  
BRIAN K. SNEDECOR, Presiding Officer  
~~MATTHEW CLAOSSE,~~

ATTEST:   
DEBORAH A. LONGER, Clerk-Treasurer

PRESENTED by me to the Mayor of the City of Hobart on the 1<sup>st</sup> day of March, 2023, at 7:15 a.m./p.m.

  
DEBORAH A. LONGER, Clerk-Treasurer

APPROVED, SIGNED, AND RETURNED by me to the Common Council of the City of Hobart, on this 2<sup>nd</sup> day of March, 2023.

  
BRIAN K. SNEDECOR, Mayor

ATTEST:   
DEBORAH A. LONGER, Clerk-Treasurer

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 45-12-24-426-013.000-046**

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**PARCEL 1:**

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 2106.1' NORTH OF THE SE COR. OF SAID SEC. 24 AND ON THE E.L. OF SAID SECTION 24, THENCE WEST PARALLEL TO THE N.L. OF SE 1/4 OF SAID SEC. 24, A DISTANCE OF 522.5'; THENCE NORTH PARALLEL TO THE E.L. OF SAID SEC. 24, A DISTANCE OF 436.6' TO THE SOUTH R/W LINE OF US #30; THENCE WEST ALONG THE S.L. OF R/W OF US #30, A DISTANCE OF 200'; THENCE SOUTH PARALLEL TO THE E.L. OF SAID SEC. 24, A DISTANCE OF 617.64'; THENCE EAST PARALLEL TO THE N.L. OF SE 1/4 OF SEC. 24, A DISTANCE OF 722.5' TO THE E.L. OF SAID SEC. 24; THENCE NORTH ALONG THE E.L. OF SAID SEC. 24, A DISTANCE OF 180.52' TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA SUBJECT TO EASEMENT FOR HIGHWAY PURPOSES OVER NORTH 40 FEET.

EXCEPTING THEREFROM: That part of the land lying within Clay Parkway Phase 1, as per plat thereof, recorded in Plat Book 91 page 34, in the Office of the Recorder of Lake County, Indiana.

**PARCEL 2:**

THE SOUTH 100' OF THE NORTH 823.12' OF THE EAST 722.5' OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

EXCEPTING THEREFROM: That part of the land lying within Clay Parkway Phase 1, as per plat thereof, recorded in Plat Book 91 page 34, in the Office of the Recorder of Lake County, Indiana.

**PARCEL 3:**

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND 88.66 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE NORTH 88.66 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, 528 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SOUTHEAST 1/4, 85.05 FEET TO THE CENTER LINE OF COUNTY ROAD; THENCE EAST ALONG THE CENTER LINE OF SAID COUNTY ROAD, 528 FEET TO THE PLACE OF BEGINNING.

**PARCEL 4:**

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA,

EXCEPT THE WEST 481.56 FEET OF THE SOUTH 580.58 FEET;  
ALSO EXCEPT THE EAST 722.5 FEET OF THE NORTH 823.12 FEET  
AND ALSO EXCEPT A PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 550 FEET WEST OF THE SOUTHEAST CORNER OF SAID 1/4 1/4 SECTION; THENCE WESTERLY 200 FEET TO A POINT 750 FEET WEST OF THE EAST LINE OF SAID 1/4 1/4 SECTION; THENCE NORTH 279.95 FEET; THENCE EAST 100 FEET; THENCE SOUTH TO A POINT 115.1 FEET NORTH OF THE SOUTH LINE OF THE 1/4 1/4 SECTION; THENCE EAST 100 FEET;

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THENCE SOUTH 115.1 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: That part of the land lying within Clay Parkway Phase 1, as per plat thereof, recorded in Plat Book 91 page 34, in the Office of the Recorder of Lake County, Indiana.

**PARCEL 5:**

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24; TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE WESTERLY ALONG THE NORTH LINE OF SAID 1/4 1/4 A DISTANCE OF 750.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID 1/4 1/4, 90.0 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINE OF SAID 1/4 1/4, 83.03 FEET TO THE CENTER LINE OF COUNTY ROAD; THENCE EASTERLY ALONG THE CENTER OF SAID ROAD TO A POINT 750.0 FEET WEST OF THE EAST LINE OF SAID 1/4 1/4 AND 83.54 FEET SOUTH OF THE NORTH LINE OF SAID 1/4 1/4, THENCE NORTHERLY AND PARALLEL WITH THE EAST LINE OF SAID 1/4 1/4, 83.54 FEET TO THE POINT OF BEGINNING.

**PARCEL 6:**

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24, THENCE WEST ALONG THE NORTH LINE OF SAID 1/4 1/4, 528 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG THE NORTH LINE OF SAID 1/4 1/4, 22.0 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EAST LINE OF SAID 1/4 1/4, 84.90 FEET TO THE CENTER LINE OF A COUNTY ROAD; THENCE EASTERLY ALONG THE CENTER LINE OF SAID ROAD TO A POINT 528.0 FEET WEST OF THE EAST LINE OF SAID 1/4 1/4 AND 85.05 FEET SOUTH OF THE NORTH LINE OF SAID 1/4 1/4; THENCE NORTHERLY AND PARALLEL WITH THE EAST LINE OF SAID 1/4 1/4, 85.05 FEET TO THE POINT OF BEGINNING.

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