

RESOLUTION NO. 2024- 05

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF HOBART, INDIANA, WAIVING NONCOMPLIANCE BY 2100 E. 69TH AVE. INDIANA, LLC, AS TO ITS DEADLINE TO SUBMIT CERTAIN DOCUMENTS FOR A REAL PROPERTY TAX ABATEMENT

WHEREAS, the Common Council of the City of Hobart, Indiana ("Council") adopted Resolution No. 2021-06 confirming an Economic Revitalization Area in the area commonly known as 2100 East 69th Avenue, Hobart, IN (Lot 1) for purposes of real property tax abatement, and Resolution No. 2021-09 approving a development agreement dated May 5, 2021 for the same purpose;

WHEREAS, the Common Council of the City of Hobart, Indiana ("Council") adopted Resolution No. 2021-15 confirming an Economic Revitalization Area in the area commonly known as 2100 East 69th Avenue, Hobart, IN (Lot 2) for purposes of real property tax abatement, and Resolution No. 2021-16 approving a development agreement dated November 3, 2021 for the same purpose;

WHEREAS, Section 1.e. of both of the development agreements referenced in the preceding recitals obligated 2100 E. 69TH AVE. INDIANA, LLC ("2100 Indiana") to file a tax abatement application and statement of benefits when due under Ind. Code 6-1.1-12.1;

WHEREAS, 2100 Indiana has requested a waiver of noncompliance under Ind. Code 6-1.1-12.1-9.5(b) because it failed to timely file an application for deduction as to real property (Form 322RE) and a compliance with statement of benefits (Form CF-1 / Real Property) in tax assessment year 2023 for taxes payable in 2024;

WHEREAS, 2100 Indiana has now filed an application for abatement (322RE) and a compliance with statement of benefits (CF-1) for tax assessment year 2023 (as well as its compliance with statement of benefits for tax assessment year 2024), which are attached hereto as **Exhibit A** and **Exhibit B**, respectively;

WHEREAS, under Ind. Code 6-1.1-12.1-9.5(b), the Council may waive such noncompliance if the taxpayer otherwise qualifies for the deduction and the noncompliance has been corrected before the adoption of a resolution waiving the noncompliance; and

WHEREAS, the Council has considered the evidence and now takes final action and determines that 2100 Indiana's request for waiver of noncompliance under Ind. Code 6-1.1-12.1-9.5(b) should be granted.

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

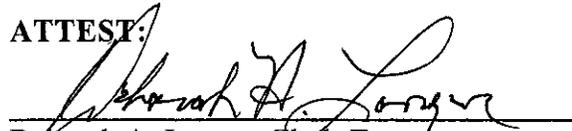
1. The Common Council finds that 2100 E. 69TH AVE. INDIANA, LLC is a taxpayer that otherwise qualifies for the real property tax deduction

provided for in the resolutions and development agreements referred to in the recitals to this Resolution.

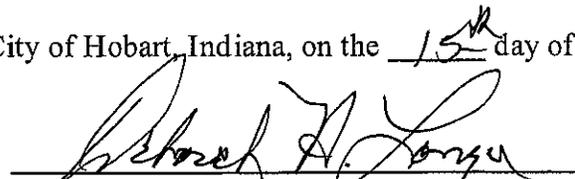
2. The Common Council finds that the noncompliance has been corrected before the adoption of this Resolution.
3. The Common Council grants 2100 E. 69TH AVE. INDIANA, LLC a waiver of noncompliance under Ind. Code §6-1.1-12.1-9.5(b) with respect to its untimely submission of its application for deduction as to real property (Form 322RE) and a compliance with statement of benefits (Form CF-1 / Real Property) in tax assessment year 2023, which are attached hereto as **Exhibit A** and **Exhibit B**, respectively.

PASSED AND ADOPTED by the Common Council of the City of Hobart, Lake County, Indiana on the 15th day of May, 2024, by a vote of 7 in favor and 0 opposed.

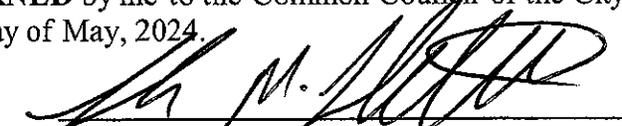

Josh Huddlestun
Presiding Officer

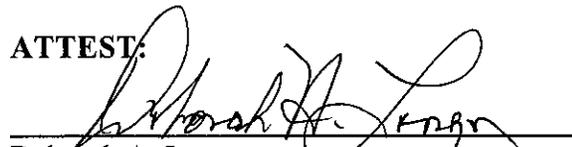
ATTEST:

Deborah A. Longer, Clerk-Treasurer

PRESENTED by me to the Mayor of the City of Hobart, Indiana, on the 15th day of May, 2024 at 7:00 a.m.


Deborah A. Longer
Clerk-Treasurer

APPROVED, SIGNED AND RETURNED by me to the Common Council of the City of Hobart, Lake County, Indiana this 15th day of May, 2024.


Josh Huddlestun
Mayor

ATTEST:

Deborah A. Longer
Clerk-Treasurer



APPLICATION FOR DEDUCTION FROM ASSESSED VALUATION OF STRUCTURES IN ECONOMIC REVITALIZATION AREAS (ERA)

State Form 18379 (R14 / 6-16)
Prescribed by the Department of Local Government Finance

EXHIBIT A

Reset Form

20__ PAY 20__

FORM 322 / RE

MAY 03 2024

INSTRUCTIONS:

- This form is to be filed in person or by mail with the County Auditor of the county in which the property is located.
- To obtain this deduction, a Form 322 / RE must be filed with the County Auditor before May 10 of the year in which the addition to assessed valuation (or new assessment) 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. If the property owner misses the May 10 deadline in the initial year of assessment, he can apply between January 1 and May 10 of a subsequent year for the remainder of the abatement term. (See also IC 6-1.1-12.1-11.3 concerning the failure to file a timely application.)
- A copy of the Form 11, the approved Form SB-1 / Real Property, the resolution adopted by the designating body, and the Form CF-1 / Real Property must be attached to this application.
- The Form CF-1 / Real Property must be updated annually and provided to the County Auditor and the designating body for each assessment year in which the deduction is applicable.
- Please see IC 6-1.1-12.1 for further instructions.
- Taxpayer completes Sections I, II and III below.
- If property located in an economic revitalization area is also located in an allocation area as defined in IC 36-7-14-39 or IC 36-7-15.1-26, an application for the property tax deduction may not be approved unless the Commission that designated the allocation area adopts a resolution approving the application (IC 6-1.1-12.1-2(k)).
- Except for deductions related to redevelopment or rehabilitation of real property in a county containing a consolidated city, a deduction for the redevelopment or rehabilitation of real property may not be approved for the following facilities (IC 6-1.1-12.1-3):
 - Private or commercial golf course
 - Country club
 - Massage parlor
 - Tennis club
 - Skating facility, including roller skating, skateboarding or ice skating
 - Racquet sport facility (including handball or racquet ball court)
 - Hot tub facility
 - Suntan facility
 - Racetrack
 - Any facility, the primary purpose of which is (a) retail food and beverage service; (b) automobile sales or service; or (c) other retail; (unless the facility is located in an economic development-target area established under IC 6-1.1-12.1-7).
 - Residential, unless the facility is a multi-family facility that contains at least 20% of the units available for use by low and moderate income individuals, or unless the facility is located in an economic development target area established under IC 6-1.1-12.1-7, or the area is designated as a residentially distressed area which is required to meet conditions as cited in IC 6-1.1-12.1-2(c)(1 & 2).
 - Package liquor store [see IC 6-1.1-12.1-3(e)(12)]

SECTION I - DESCRIPTION OF PROPERTY

The owner hereby applies to the County Auditor for a deduction pursuant to IC 6-1.1-12.1-5 beginning with the assessment date January 1, 20__.

County Lake	Township Ross	DLGF taxing district number	Key number
Name of owner 2100 E. 69th AVE INDIANA LLC		Legal description from Form 11 See attached Exhibit "A"	
Property address (number and street, city, state, and ZIP code) 2100 E 69th Ave, Hobart, IN 46410t			Date of Form 11 (month, day, year)
Type of structure 36' clear, pre-cast concrete industrial facility.			Use of structure Industrial
Governing body that approved ERA designation City of Hobart, IN		Date ERA designation approved (month, day, year)	Resolution number

SECTION II - VERIFICATION OF OWNER OR REPRESENTATIVE

Signature of owner or representative (I hereby certify that the representations on this application are true.) 		Date signed (month, day, year) 5-3-24
Printed name of owner or representative Paul Thurston	Address (number and street, city, state, and ZIP code) 120 E. Burlington Ave, LaGrange, IL 46240	

SECTION III - STRUCTURES

AUDITOR'S USE

		AUDITOR'S USE
A. Rehabilitation structure	1. Assessed valuation AFTER rehabilitation	\$
	2. Assessed valuation BEFORE rehabilitation	\$
	3. Difference in assessed valuation (Line 1 minus Line 2)	\$
	4. Assessed valuation eligible for deduction (for the increase in AV from the rehabilitation, not including the increase in AV from the reassessment of the entire structure)	\$
B. New structure	1. Assessed valuation	\$ 31,319,800
	2. Assessed valuation eligible for deduction	\$ 31,319,800

SECTION IV - VERIFICATION OF ASSESSING OFFICIAL

I verify that the above described structure was assessed and the owner was notified on _____, with the effective date of the assessment being January 1, 20__, and that the assessed valuations in Section III are correct.

Signature of assessing official	Printed name of assessing official	Date (month, day, year)
---------------------------------	------------------------------------	-------------------------

EXHIBIT A

SECTION V - FOR AREAS EXCEPT FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 - DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION*

(1) For deductions allowed over a one (1) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

(2) For deductions allowed over a two (2) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

2 20__ pay 20__ \$_____ 50% * ___% \$_____

(3) For deductions allowed over a three (3) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

2 20__ pay 20__ \$_____ 66% * ___% \$_____

3 20__ pay 20__ \$_____ 33% * ___% \$_____

(4) For deductions allowed over a four (4) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

2 20__ pay 20__ \$_____ 75% * ___% \$_____

3 20__ pay 20__ \$_____ 50% * ___% \$_____

4 20__ pay 20__ \$_____ 25% * ___% \$_____

(5) For deductions allowed over a five (5) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

2 20__ pay 20__ \$_____ 80% * ___% \$_____

3 20__ pay 20__ \$_____ 60% * ___% \$_____

4 20__ pay 20__ \$_____ 40% * ___% \$_____

5 20__ pay 20__ \$_____ 20% * ___% \$_____

(6) For deductions allowed over a six (6) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

2 20__ pay 20__ \$_____ 85% * ___% \$_____

3 20__ pay 20__ \$_____ 66% * ___% \$_____

4 20__ pay 20__ \$_____ 50% * ___% \$_____

5 20__ pay 20__ \$_____ 34% * ___% \$_____

6 20__ pay 20__ \$_____ 17% * ___% \$_____

(7) For deductions allowed over a seven (7) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

2 20__ pay 20__ \$_____ 85% * ___% \$_____

3 20__ pay 20__ \$_____ 71% * ___% \$_____

4 20__ pay 20__ \$_____ 57% * ___% \$_____

5 20__ pay 20__ \$_____ 43% * ___% \$_____

6 20__ pay 20__ \$_____ 29% * ___% \$_____

7 20__ pay 20__ \$_____ 14% * ___% \$_____

YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION**

(8) For deductions allowed over a eight (8) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

2 20__ pay 20__ \$_____ 88% * ___% \$_____

3 20__ pay 20__ \$_____ 75% * ___% \$_____

4 20__ pay 20__ \$_____ 63% * ___% \$_____

5 20__ pay 20__ \$_____ 50% * ___% \$_____

6 20__ pay 20__ \$_____ 38% * ___% \$_____

7 20__ pay 20__ \$_____ 25% * ___% \$_____

8 20__ pay 20__ \$_____ 13% * ___% \$_____

(9) For deductions allowed over a nine (9) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

2 20__ pay 20__ \$_____ 88% * ___% \$_____

3 20__ pay 20__ \$_____ 77% * ___% \$_____

4 20__ pay 20__ \$_____ 66% * ___% \$_____

5 20__ pay 20__ \$_____ 55% * ___% \$_____

6 20__ pay 20__ \$_____ 44% * ___% \$_____

7 20__ pay 20__ \$_____ 33% * ___% \$_____

8 20__ pay 20__ \$_____ 22% * ___% \$_____

9 20__ pay 20__ \$_____ 11% * ___% \$_____

(10) For deductions allowed over a ten (10) year period:

1 20__ pay 20__ \$_____ 100% * ___% \$_____

2 20__ pay 20__ \$_____ 95% * ___% \$_____

3 20__ pay 20__ \$_____ 80% * ___% \$_____

4 20__ pay 20__ \$_____ 65% * ___% \$_____

5 20__ pay 20__ \$_____ 50% * ___% \$_____

6 20__ pay 20__ \$_____ 40% * ___% \$_____

7 20__ pay 20__ \$_____ 30% * ___% \$_____

8 20__ pay 20__ \$_____ 20% * ___% \$_____

9 20__ pay 20__ \$_____ 10% * ___% \$_____

10 20__ pay 20__ \$_____ 5% * ___% \$_____

NOTE: The deduction percentages shown in this section apply to a statement of benefits approved before July 1, 2013 that did not have an alternative deduction schedule adopted by the designating body. All other abatements shall use the percentages reflected in the abatement schedule adopted by the designating body per IC 6-1.1-12.1-17.

* The amount of the deduction shall be adjusted annually to reflect changes to the assessed valuation resulting from a reassessment or an appeal of the assessment per IC 6-1.1-12.1-4(b).

SECTION VI - FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

TYPE OF DWELLING	DEDUCTION IS THE LESSER OF: [IC 6-1.1-12.1-4.1(b)]	DEDUCTION IS ALLOWED FOR A FIVE (5) YEAR PERIOD THAT INCLUDES YEARS:
<input type="checkbox"/> One (1) family dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$74,880 AV	_____ pay _____ through _____ pay _____
<input type="checkbox"/> Two (2) family dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$106,080 AV	_____ pay _____ through _____ pay _____
<input type="checkbox"/> Three (3) unit multifamily dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$156,000 AV	_____ pay _____ through _____ pay _____
<input type="checkbox"/> Four (4) unit multifamily dwelling	Assessed value (after rehabilitation or redevelopment) \$_____ or \$199,680 AV	_____ pay _____ through _____ pay _____

Assessed value limits for taxes due and payable prior to January 1, 2005 were \$36,000, \$51,000, \$75,000, and \$96,000 for one to four family dwellings, respectively.

SECTION VII - APPROVAL OF COUNTY AUDITOR (COMPLETE ONLY IF APPROVED)

This application is approved in the amounts shown above.

Signature of County Auditor	Printed name of County Auditor	Date signed (month, day, year)
-----------------------------	--------------------------------	--------------------------------



**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 23 PAY 20 24

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of Taxpayer	2100 E. 69th AVE INDIANA LLC	County	LAKE
Address of Taxpayer (number and street, city, state, and ZIP code)	11995 El Camino Real San Diego, CA 92130	DLGF Taxing District Number	
Name of Contact Person	Paul Thurston	Telephone Number	(217)649-4450
		Email Address	pthurston@becknellindustrial.
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body	Hobart Common Council	Resolution Number	
Location of Property	2100 E. 69th Ave, Hobart IN 46410	Estimated Start Date (month, day, year)	Nov. 2021
		Actual Start Date (month, day, year)	Nov. 2021
Description of Real Property Improvements	Phase 1 (280,800) Warehouse and Phase 2 (308,880) manufacturing for Atkore. 36' clear, pre-cast concrete industrial facility.	Estimated Completion Date (month, day, year)	Oct. 2022
		Actual Completion Date (month, day, year)	Oct. 2022
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		100	203
Salaries		\$8,800,000	\$12,938,601
Number of Employees Retained		100	
Salaries		\$8,800,000	
Number of Additional Employees			
Salaries			
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values Before Project	\$ 0	\$	
Plus: Values of Proposed Project	\$ Ph. 1: \$16,895,433 Ph 2: \$22,000,000	\$ Ph. 1: \$14,361,118 Ph 2: \$18,700,000	
Less: Values of Any Property Being Replaced	\$	\$	
Net Values Upon Completion of Project	\$ 38,895,433	\$ 33,061,118 \$29,834,818	
ACTUAL	COST	ASSESSED VALUE	
Values Before Project	\$	\$	
Plus: Values of Proposed Project	\$ Ph. 1: \$19,362,574. Ph 2: \$22,797,195	\$	
Less: Values of Any Property Being Replaced	\$	\$	
Net Values Upon Completion of Project	\$ 42,159,769	\$ 35,691,200 \$31,319,800	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted			
Amount of Hazardous Waste Converted			
Other Benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative	Title	Date Signed (month, day, year)	
	SVP, Development	5/3/24	

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body <i>Hobart Common Council</i>	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)

<input type="checkbox"/>	Approved		<input type="checkbox"/>	Denied (see Instruction 4 above)
Reasons for the Determination (attach additional sheets if necessary)				
Signature of Authorized Member			Date Signed (month, day, year)	
Attested By		Designating Body		

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 24 PAY 20 25

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of Taxpayer	2100 E. 69th AVE INDIANA LLC	County	LAKE
Address of Taxpayer (number and street, city, state, and ZIP code)		DLGF Taxing District Number	
11995 El Camino Real San Diego, CA 92130			
Name of Contact Person	Paul Thurston	Telephone Number	(217)649-4450
		Email Address	pthurston@becknellindustrial.com
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body	Hobart Common Council	Resolution Number	
Estimated Start Date (month, day, year)		Nov. 2021	
Location of Property	2100 E. 69th Ave, Hobart IN 46410	Actual Start Date (month, day, year)	Nov. 2021
Description of Real Property Improvements		Estimated Completion Date (month, day, year)	
Phase 1 (280,800) Warehouse and Phase 2 (308,880) manufacturing for Atkore. 36' clear, pre-cast concrete industrial facility.		Oct. 2022	
		Actual Completion Date (month, day, year)	
		Oct. 2022	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		100	203
Salaries		\$8,800,000	\$12,938,601
Number of Employees Retained		100	
Salaries		\$8,800,000	
Number of Additional Employees			
Salaries			
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values Before Project	\$ 0	\$	
Plus: Values of Proposed Project	\$ Ph. 1: \$16,895,433 Ph 2: \$22,000,000	\$ Ph. 1: \$14,361,118 Ph 2: \$18,700,000	
Less: Values of Any Property Being Replaced	\$	\$	
Net Values Upon Completion of Project	\$ 38,895,433	\$ 33,061,118 ^{#29,834,818}	
ACTUAL	COST	ASSESSED VALUE	
Values Before Project	\$	\$	
Plus: Values of Proposed Project	\$ Ph. 1: \$19,362,574. Ph 2: \$22,797,195	\$	
Less: Values of Any Property Being Replaced	\$	\$	
Net Values Upon Completion of Project	\$ 42,159,769	\$ 35,691,200 ^{31,319,800}	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted			
Amount of Hazardous Waste Converted			
Other Benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative	Title	Date Signed (month, day, year)	
	SVP, Development	5/3/24	

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body <i>Hubert Common Council</i>	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

CITY OF HOBART

AGENDA ITEM REQUEST FORM

(Please Print)

Meeting Date: May 15, 2024

Board of Public Works (3:30 p.m.)

Common Council (6:00 p.m.)

Item to be Added to Agenda: Waiver of non-compliance & compliance with Statement of Benefits for real property located at 2100 E. 69th Avenue. 2024 pay 2025.
Brief Description of Request for Consideration:

① Resolution # 2024-05 Waiving noncompliance regarding the timely filing of an application for real property deduction (322/RE) and late filing of the 2023 pay 2024 CF-1.

② Compliance with statement of benefits for 2024 pay 2025

The total AV estimated on the SB-1 was \$29,834,818.
The actual AV is \$31,319,800.

Supporting Documentation Attached: 322/RE, 2023 pay 2024 CF-1, 2024-2025 CF-1, property record card.

Request Submitted by: Beth Jacobson

Address (Department): Economic Development

Phone Number (Ext.): 219-942-5517

Date Submitted: May 8, 2024

Turn in Completed Request Form to the Clerk-Treasurer's Office, Hobart City Hall