

RESOLUTION NO. 2014-11

**CITY OF HOBART REDEVELOPMENT COMMISSION
RESOLUTION APPROVING APPLICATION
FOR PERSONAL PROPERTY TAX DEDUCTIONS
IN AN ECONOMIC REVITALIZATION AREA**

WHEREAS, the Common Council of the City of Hobart (the “Council”) has received an application from **Hanson Cold Storage Co. of Indiana d/b/a Hanson Logistics** (the “Petitioner”) requesting designation of an area described in Exhibit A as an economic revitalization area pursuant to I.C. 6-1.1-12.1 (the “Economic Revitalization Area”) so that the Council may consider granting real property tax abatement in the Economic Revitalization Area for a period of six (6) years; and

WHEREAS, the Petitioner plans to install in a new building addition in the Economic Revitalization Area, **eligible logistical distribution equipment such as storage racking, loading dock equipment, evaporators, freezer doors, piping & valves, ammonia sensors, and under floor heating system estimated to cost no more than \$3,600,000.00;** and

WHEREAS, if required Declaratory and Confirming Resolutions are approved by the Council, the Petitioner, pursuant to I.C. 6-1.1-12.1, will be allowed personal property tax deductions for six (6) years for the logistical distribution equipment located in the Economic Revitalization Area, as described in the Statement of Benefits attached as Exhibit B submitted by the Petitioner to the Council;

WHEREAS, the City of Hobart Redevelopment Commission (the “Commission”) established an area in Hobart, Indiana, as an allocation area for purposes of I.C. 36-7-14-39 (the “Allocation Area”), and the Economic Revitalization area is located within the boundaries of the Allocation Area;

WHEREAS, I.C. 6-1.1-12.1-2(1) provides that if property located in an Economic Revitalization Area is also located in an allocation area (as defined in I.C. 36-7-14-39 or I.C. 36-7-15.1-26), an application for the property tax deduction provided by I.C. 6-1.1-12.1-1 et seq. may not be approved unless the Commission that designated the allocation area adopts a resolution approving the application;

WHEREAS, I.C. 6-1.1-12.1-3 provides that a person must file certified deduction applications to obtain property tax deductions for Personal Property Improvements installed in an economic revitalization area (such certified applications being referred to hereinafter as “Deductions Applications”);

WHEREAS, the Personal Property Improvements will be located in both the Economic Revitalization Area and the Allocation Area, and therefore property tax deductions with respect to the Personal Property Improvements may not be approved unless the Commission adopts a resolution approving the Deduction Applications;

WHEREAS, the Commission has been requested by the Petitioner to approve, pursuant to I.C. 6-1.1-12.1-2(1), its Deduction Applications for the Personal Property Improvements located in the Allocation Area; and

WHEREAS, the Commission has reviewed the Statement of Benefits and desires to take action to approve, pursuant to I.C. 6-1.1-12.1-2(1), property tax deductions with respect to the Personal Property Improvements located in the Allocation Area;

NOW THEREFORE, BE IT RESOLVED THAT based on the information in the Statement of Benefits describing the Personal Property Improvements and the Commission's consideration of other evidence, the Commission hereby finds that the allowance of property tax deductions for the Personal Property Improvements located or to be located in both the Economic Revitalization Area and the Allocation Area is of public utility and benefit and is consistent with the findings made and actions taken in the Declaratory Resolution and Confirmatory Resolution.

BE IT FURTHER RESOLVED, that, pursuant to I.C. 6-1.1-12.1-2(1), the Commission hereby approves the Statement of Benefits and approves the Deductions Applications to be filed by the Petitioner to claim property tax deductions with respect to Personal Property Improvements located or to be located in both the Economic Revitalization Area and Allocation Area.

ADOPTED and APPROVED at meeting of the City of Hobart Redevelopment Commission held on

the 3rd day of October, 2014

CITY OF HOBART REDEVELOPMENT COMMISSION



Carla Houck, President

ATTEST:



Sheila DeBonis, Secretary

EXHIBIT "A"

Torrenga Engineering, Inc.

REGISTERED PROFESSIONAL ENGINEERS
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LEGAL DESCRIPTION OF HANSON PARCEL

DESCRIPTION: BEING PART OF LOT "E" AND LOT "G" OF NORTH WIND CROSSINGS, A PLANNED UNIT DEVELOPMENT IN THE CITY OF HOBART, AS RECORDED IN PLAT BOOK 95, PAGE 86 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT "E"; THENCE SOUTH 00°01'11" EAST, ALONG THE EAST LINE OF SAID LOT "E", A DISTANCE OF 271.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°01'11" EAST, A DISTANCE OF 1243.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT "G"; THENCE NORTH 78°25'11" WEST, ALONG THE SOUTH LINE OF SAID LOT "G", A DISTANCE OF 839.04 FEET; THENCE NORTH 00°16'04" EAST, A DISTANCE OF 1079.03 FEET; THENCE SOUTH 89°43'56" EAST, A DISTANCE OF 816.49 FEET TO THE POINT OF BEGINNING, CONTAINING 21.85 ACRES, MORE OR LESS, ALL IN THE CITY OF HOBART, LAKE COUNTY, INDIANA.

Prepared for: Becknell Development LLC

Prepared by: Torrenga Engineering, Inc.

Date: July 19, 2006

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