

REDEVELOPMENT COMMISSION OF THE CITY OF HOBART

RESOLUTION NO. 2021-03

**RESOLUTION OF THE CITY OF HOBART REDEVELOPMENT
COMMISSION AUTHORIZING THE DISPOSITION OF A 59.5 ACRE
PARCEL LOCATED AT THE NORTHWEST CORNER OF 61ST
AVENUE AND ARIZONA STREET IN THE CITY OF HOBART**

WHEREAS, the City of Hobart Redevelopment Commission (the “Commission”), the governing body of the City of Hobart, Indiana, Department of Redevelopment (the “Department”) exists and operates under the provisions of Indiana Code 36-7-14, as amended from time to time (the “Act”); and

WHEREAS, the Commission and the Board of Public Works and Safety (the “BOW”) of the City of Hobart, Indiana (the “City”) adopted a Joint Resolution on November 18, 2020, pursuant to which the BOW transferred to the Commission certain property consisting of a 59.5 acre parcel of property located at the Northwest corner of 61st Avenue and Arizona Street with approximately 47.5 developable acres and approximately 12 acres located in a flood plain, such property being more particularly described at Exhibit A attached hereto and incorporated herein (the “Property”) to permit the Commission to dispose of the Property for the purpose of fostering residential development on the Property; and

WHEREAS, the Commission now desires to proceed with the disposition of the Property; and,

WHEREAS, the Commission will offer the Property for sale pursuant to the procedures set forth in Indiana Code 36-7-14-22; and,

WHEREAS, the Commission has obtained two separate appraisals for the Property; and,

WHEREAS, the Commission now desires to set the minimum offering price for the Properties and authorize the issuance of the offering sheet and all other necessary and required documents as required by the Act.

NOW, THEREFORE, BE IT RESOLVED by the City of Hobart Redevelopment Commission, as follows:

1. The minimum offering price is hereby established as set forth in the Offering Sheet at Exhibit B attached hereto and incorporated herein.

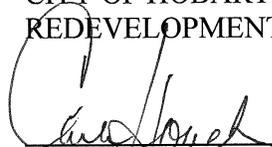
2. The Commission hereby approves the Offering Sheet and the Request for Proposals substantially in the form set forth at Exhibit B and authorizes the issuance of the Offering Sheet and the Request for Proposals with any changes as may be approved by the President of the Commission upon the recommendation of counsel to the Commission.

3. The Commission authorizes the publication of a notice of disposition and the provision of all other necessary documents as required pursuant to the Act to offer the Property for sale.

4. This Resolution shall take effect immediately upon adoption by the Commission.

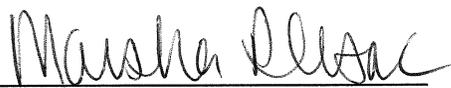
ADOPTED AND APPROVED at a meeting of the City of Hobart Redevelopment Commission held on the 15th day of March, 2021.

CITY OF HOBART
REDEVELOPMENT COMMISSION



Carla Houck, President

ATTEST:



Marsha Plesac, Secretary

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

Land Description – City of Hobart Land North of 61st Ave and West of Arizona Street

Part the South 1/2 Section 1, Township 35 North, Range 8 West of the 2nd P.M. in Lake County, Indiana, described as follows: Commencing at the Southeast corner of the SW 1/4 of said Section 1; thence South 90°00'00" West along the South line of said Section 1 a distance of 161.43 feet to the point of beginning of this described parcel; thence continuing North 90°00'00" West 1158.42 feet to the Southwest corner of the East 1/2, SW 1/4 of said Section 1; thence North 00°11'48" East along the West line of the SE 1/4, SW 1/4 1341.45 feet to the Northwest corner of the SE 1/4, SW 1/4 of said Section 1; thence North 00°12'22" East along the West line of the NE 1/4, SW 1/4 a distance of 844.55 feet to the Southwest corner of the North 15 acres of the NE 1/4, SW 1/4 of said Section 1; thence North 87°32'05" East along the South line of the North 15 acres, a distance of 1151.84 feet to a point on a line bearing North 00°00'00" East from the point of beginning; thence South 00°00'00" East, 1518.46 feet; thence South 87°05'00" East, 490.83 feet to the center line of Arizona Street; thence South 02°55'00" East along the center line of Arizona Street 295.30 feet; thence North 90°00'00" West, 475.17 feet; thence South 00°00'00" East, 397.18 feet to the point of beginning, containing 62.005 acres more or less, excepting therefrom that part lying East of the winding centerline of Deep River.

Excepting therefrom

Part of the SW 1/4 of Section 1, Township 35 North, Range 8 West of the 2nd P.M. in Lake County, Indiana, described as commencing at a point on the South line of said Section 1 and 161.43 feet West of the Southeast corner of said SW 1/4; thence North 00°00'00" East, 717.08 feet to the point of beginning of this described parcel; thence North 87°05'00" West, 316.20 feet; thence North 06°13'31" East, 150.55 feet; thence North 34°21'26" East, 412.24 feet; thence South 86°38'51" East, 66.94 feet; thence South 00°00'00" East, 502.15 feet to the point of beginning, containing 2.543 acres, more or less;

Also Excepting

The East 40.00 feet from the Northernmost boundary to the Southernmost boundary adjacent to Arizona Street, a distance of approximately 295.30 feet; and the South 50.00 feet from the Easternmost boundary to the Westernmost boundary adjacent to 61st Avenue, a distance of approximately 1158.28 feet; both parcels to be dedicated to the City of Hobart for roadway and right-of-way purposes;

Also Excepting

A tract of land being the North 1039.59 feet of the West 60 feet of the following parent parcel. Said parent parcel being described as part of the South 1/2 Section 1, Township 35 North, Range 8 West of the 2nd P.M. in Lake County, Indiana, described as follows: Commencing at the Southeast corner of the SW 1/4 of said Section 1; thence South 90°00'00" West along the South line of said Section 1 a distance of 161.43 feet to the point of beginning of this described parcel; thence continuing North 90°00'00" West 1158.42 feet to the Southwest corner of the East 1/2, SW 1/4 of said Section 1; thence North 00°11'48" East along the West line of the SE 1/4, SW 1/4 1341.45 feet to the Northwest corner of the SE 1/4, SW 1/4 of said Section 1; thence North 00°12'22" East along the West line of the NE 1/4, SW 1/4 a distance of 844.55 feet to the Southwest corner of the North 15 acres of the NE 1/4, SW 1/4 of said Section 1; thence North 87°32'05" East along the South line of the North 15 acres, a distance of 1151.84 feet to a point on a line bearing North 00°00'00" East from the point of beginning; thence South 00°00'00" East, 1518.46 feet; thence South 87°05'00" East, 490.83 feet to the center line of Arizona

Street; thence South 02°55'00" East along the center line of Arizona Street 295.30 feet; thence North 90°00'00" West, 475.17 feet; thence South 00°00'00" East, 397.18 feet to the point of beginning, containing 62.005 acres more or less. Said tract of land contains 1.432 acres more or less.

Also Excepting

A part of the South Half of Section 1, Township 35 North, Range 8 West of the 2nd Principal Meridian in Lake County, Indiana, as depicted on a Plat of Survey by Krull & Son, dated March 10, 2008, recorded in Book 19, Page 12 in the Office of the Recorder of Lake County, Indiana, being more particularly described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of said Section 1; thence South 90°00'00" West along the South Line of said Section 1 a distance of 161.43 feet; thence North 00°00'00" West 50.00 feet to the proposed north right-of-way line of 61st Avenue and a point on the east line of an easement granted to GTE by Document No. 91053712 as recorded in said Recorder's Office, and the Point of Beginning of the herein described tract; thence North 90°00'00" West along said proposed north right-of-way line 60.00 feet; thence North 00°00'00" West 75.00 feet; thence North 90°00'00" East 60.00 feet; thence South 00°00'00" East 75.00 feet to the Point of Beginning, containing 4,500 square feet, more or less.

EXHIBIT B

OFFERING SHEET

CITY OF HOBART REDEVELOPMENT COMMISSION

The City of Hobart Redevelopment Commission (the "Commission") is offering the property described in Exhibit A hereto (the "Offered Property") for sale to the successful bidder.

The bidder or bidders shall prepare a bid for the purchase of all of the Offered Property. The following terms and conditions apply to the bids:

- | | |
|-------------------------------|---|
| Minimum Offering Price: | Each bid must propose a purchase price of not less than \$594,000. |
| Required Uses: | Residential development approved by the Commission. |
| Conditions of Bid Acceptance: | <p>The Commission will publicly open all written offers, and the bid price will be read aloud and the bidder's general plan will then be read on April 19, 2021. The Commission will then review all proposals and make an award or reject all offers. Bid proposals must meet the following conditions:</p> <ul style="list-style-type: none">(a) The successful bidder must be prepared to close on the purchase of the Offered Property within one hundred and eighty (180) days after award by the Commission (or such longer period as the Commission may approve).(b) The successful bidder must propose the development of the Offered Property for a residential development acceptable to the Commission.(c) No proposal will be eligible for consideration that does not meet the minimum offering price.(d) The Commission may consider alternate land purchase arrangements as proposed in the successful bidder's submittal, provided that the Commission would expect payment in full no later than four years after the date of closing. Payment in full three years after the closing date is preferred. |
| Conditions to Closing: | <p>The Commission's obligation to convey the Offered Property to the successful bidder is subject to the following conditions:</p> <ul style="list-style-type: none">(a) Development plan and covenants must be approved prior to closing.(b) All agreements relating to the sale and use of the property will be subject to review by attorneys for the Commission and the City to assure compliance with all applicable laws and agreements to which the Commission and City are subject. |

**City of Hobart
Redevelopment Commission**

Bidder's General Plan
April 19, 2021

BUILDER / DEVELOPER COMPANY NAME: _____

Address: _____

Telephone: _____ **Email:** _____

DUNS #: _____ **EID or Federal ID #:** _____

General description of the proposed development: _____

Please use the spaces below to provide details on the specific home types proposed. Use only the sections that apply to your proposal. If more than one type of multi-family product is proposed, please use spaces (c) through (f) provided below for each type of multi-family product proposed if applicable.

A. Number of single-family homes proposed for construction meeting the requirements of Section II (G) of the Request for Proposals: _____

Approximate square footage: _____ Approximate lot size: _____

B. Number of other single-family units proposed: _____

Approximate square footage: _____ Approximate lot size: _____

C. Number of multi-family units proposed for construction (if applicable): _____

Description of multi-family housing type: _____

Number of lots: _____ Number of units per lot: _____

D. Number of multi-family units proposed for construction (if applicable): _____

Description of multi-family housing type: _____

Number of lots: _____ Number of units per lot: _____

E. Number of multi-family units proposed for construction (if applicable): _____

Description of multi-family housing type: _____

Number of lots: _____ Number of units per lot: _____

F. Number of multi-family units proposed for construction (if applicable): _____

Description of multi-family housing type: _____

Number of lots: _____ Number of units per lot: _____

ACKNOWLEDGEMENTS FORM

The undersigned acknowledges and agrees that:

1. He/ She is authorized to submit the attached proposal on behalf of the Developer/ Builder, and is fully informed as to the preparation and contents of the attached proposal and all pertinent circumstances respecting such proposal;
2. If selected, the Developer/ Builder and their representatives will negotiate in good faith to enter into a contract for participation in the project and that the proposal, along with all supplemental materials submitted and modifications mutually agreed through the course of the selection process, will form the basis for said contract; and
3. The City of Hobart Redevelopment Commission reserves the right to reject and/or table any or all proposals received, to enter into negotiations with more than one prospective project participants prior to selection, and to engage in subsequent written proposal rounds with fewer than all submitted proposals considered.

Signature

Title

Printed

Date

SUBMISSION CHECKLIST:

- Proposal Cover Sheet
- Signed Acknowledgements Form
- Statement of Experience and Qualifications
- Recent Home Construction Activity
- Three (3) References
- Proposed Development Timeline
- Documentation Verifying Financial Capacity
- Conceptual Site Plan(s)
- At least 2 Proposed Home Plans, Specifications & Pricing
- New Home Warranty Information
- Marketing Plan
- Maintenance Plan for Common Areas
- Offering Sheet
- Statement of Understanding regarding Hobart Building License Requirements
- Proof of Builder's Risk & Worker's Compensation Insurance

I. OVERVIEW

A. Background

The Redevelopment Commission of the City of Hobart, Indiana is seeking one or more developers or builders to purchase property, currently owned by the Hobart Redevelopment Commission, for the purpose of residential development. The property is a 59.5-acre site located at the Northwest corner of 61st Avenue and Arizona Street. The developable acreage is approximately 47.5 acres, and 12+- acres are located in a flood plain. A Legal Description is attached as Exhibit A.

B. Objective

The Redevelopment Commission seeks to expand the diversity of housing stock within Hobart City limits by creating opportunities for the construction of at least thirty (30) single-family homes that are approximately 2,000 – 2,500 square feet or larger and with a minimum lot size of approximately 12,000 square feet. According to 2017 Census data, more than 60% of the housing stock in the City of Hobart was valued at less than \$150,000, and approximately 36% of the housing stock was valued between \$150,000 - \$299,999, while less than 3% of Hobart's housing stock was valued at \$300,000 or above. Census data from 2017 also shows that 20.7% of residents have a household income above \$100,000. Creating a supply of larger homes will provide more options to Hobart families who would like to remain in Hobart as their housing needs change, as well as provide opportunities to those wishing to relocate to Hobart from elsewhere.

Development proposals must include at least thirty (30) single-family homes that meet the specifications outlined in Section II (G) of this Request for Proposals. The remaining acreage may be proposed to be developed as a combination of owner-occupied residential development, including smaller single-family homes, cottage homes, paired villas, or a similar type of housing. At least 75% of the remainder of the development, should consist of single-family homes that meet or exceed the lot size and other zoning requirements of the R-2 Zoning District.

Bi-level, tri-level, quad-level, pre-fabricated, and slab home construction will not be permitted for any of the homes. Covenants must be presented for approval to the RDC prior to sale of the property. The RDC must also approve entryway signage.

Successful proposals will include a thoughtful conceptual site plan(s), high-quality housing products, verification of financial capacity, a robust marketing plan, and highlight previous work products that are similar in nature to those included in the proposal.

C. Sale of Property and Infrastructure

In April 2019, Vale Appraisal Group completed a market value appraisal of the property. An update to this appraisal was completed in September of 2020. Vale Appraisal Group determined the value of the property to be \$678,000. A second market value appraisal was completed by AER Group in October of 2020. AER Group determined the value of the property to be \$510,000. The average of the two appraisals, which is \$594,000, is the minimum purchase price for the property. The proposed purchase price, in conjunction with overall proposal, will be considered when negotiating the final sale of the property. The Commission may consider alternate land purchase arrangements as proposed in the applicant's submittal, provided that the Commission would expect payment in

full no later than four years after the date of closing. Payment in full three years after closing is preferred.

The City may require approved covenants for the development prior to final sale.

A soil study of the property was completed on November 10, 2020 by Advanced Engineering Services and is available for review upon request.

The Hobart Sanitary District sanitary sewer trunk line follows the southern property line. It has sufficient depth and capacity to service the entire property. A storm sewer is also located along 61st Avenue, but most of the property drains to the north through an existing ditch. An approximately five (5) acre wetland is also located in the northeast corner of the property. There is also an easement on the northeast side of the property, shown on Exhibit C.

The curb cut at 61st Avenue may need to be removed, and it may be required that the new subdivision connect to the existing Amber Creek subdivision as well as Arizona Street.

The City's Thoroughfare Plan identifies the intersection of Arizona Street & 61st Avenue as the location of a future roundabout. Fair share contributions to the construction of a future roundabout in this location are to be made from adjacent properties as they develop. The amount of the contribution is calculated by determining the daily traffic volume that is estimated to be generated by the land use type. The required contribution for each single-family residential lot is \$1,490. The contribution is to be paid upon application for a building permit for each lot and will be deposited into a non-reverting City fund for Traffic Management Capital Improvements, which will be used for costs related to the construction of the roundabout.

II. PROPOSALS

All proposals should include a copy of the completed proposal cover sheet and acknowledgment form, as well as all of the other items listed on the Submission Checklist.

A. Statement of Experience & Qualifications

Provide a narrative describing the company, ownership, and history. Describe the builder or developer's relevant experience. Provide a link to the company's website, if available.

B. Recent Home Construction Activity

Describe your company's recent residential construction activity. Include a description of the type and number of homes constructed, including location, floor plan, square footage, and any other relevant details. Please include website links or photos if applicable.

C. References

Attach three professional references, along with their contact information. References may be contacted during the selection process.

D. Proposed Development Timeline

Provide a proposed timeline for the development. Include the number of phases proposed and provide an estimated start date and end date or time period for each phase.

E. Financial Capacity

Include documentation that verifies the builder or developer's ability to complete construction of the proposed homes in the timeframe outlined in the proposal. This should include a letter from a lender, bank statements dated within the past 30 days, or other documentation.

F. Conceptual Site Plan

Submit with the proposal, a conceptual site plan or plans. The conceptual site plan is intended to represent your plan to develop the property and should identify the types of development proposed, location, number of units, and lot size. It should also identify proposed streets, green space, and any other amenities. While it is only necessary to submit one site plan, up to three (3) site plans may be submitted to present alternate proposals.

There are natural elements on the property, which can enhance the subdivision if carefully incorporated into the site plan. Landscape buffering from possible future light industrial uses on the south side of 61st is recommended. A connection to the Amber Creek subdivision, which is directly west of the property, may be required, as well as a connection to the proposed Eagle Creek subdivision to the east. A sample conceptual plan is attached as Exhibit B. This concept is provided to serve as an example of a potential site layout.

G. Home Plans, Specifications, & Pricing

Submit at least two sets of home plans and specifications for the proposed single-family homes. Submit at least one set of plans and specifications for any other types of housing proposed. Pricing information must be included for each set of plans submitted. At least thirty (30) of the proposed single-family homes should adhere to the following guidelines:

- ✓ Each lot must have a minimum lot size of approximately 12,000 square feet
- ✓ Each home must be a minimum of approximately 2,000 square feet, larger floor plan options preferred
- ✓ Each home must have a minimum of 3 bedrooms, 4 bedrooms preferred
- ✓ A minimum of 2.5 bathrooms is preferred
- ✓ Each home must include an attached 2 car garage, a 2.5 car garage is preferred
- ✓ A minimum of 50% masonry on the front facade of the home (excluding doors, windows, etc.) is preferred.

H. New Home Warranty Information

Include an overview of the new home warranty to be provided to the homebuyer upon sale of the home.

I. Marketing Plan

Please describe in detail how the homes will be marketed for sale. Provide examples of current marketing materials, websites, etc. and marketing strategies previously employed. A comprehensive strategy for marketing the property both locally and outside of Northwest Indiana should be provided.

J. Maintenance Plan for Common Areas

Provide a plan for the long-term maintenance and ownership of any open space, entry signage, shared neighborhood amenities, or other common property within the development. Indicate whether or not a Homeowner’s Association will be created.

K. Offering Sheet

Please refer to the offering sheet for more information. The minimum offering price is appraisals \$594,000, which is average of the two appraisals.

L. Statement of Understanding Regarding Hobart Building License Requirements

Please include a signed copy of the attached Statement of Understanding Regarding Hobart Building Code and License Requirements (Exhibit C). Information regarding the City of Hobart’s policies and requirements for licensing and permitting can be found in the Hobart Municipal Code, Chapter 150, Building Regulations; Construction, on the City’s website at www.cityofhobart.org.

M. Proof of Builder’s Risk and Worker’s Compensation Insurance

Include with the submittal, proof of current Builder’s Risk and Worker’s Compensation Insurance.

III. PROPOSAL CONSIDERATIONS

A scoring system, described below, will be used by the Redevelopment Commission to evaluate the proposals received. Proposals will be evaluated based on the quality of homes, the developer’s previous experience and financial capabilities, proposed purchase price of the property, as well as the overall site plan and considerations for incorporating the natural environment into the site plan.

The sale and development of the property will be under the supervision of the Redevelopment Commission. Issues regarding land use, development standards, and infrastructure are subject to the jurisdiction of the Plan Commission, Board of Zoning Appeals, and City Council as may be required by the Hobart Municipal Code.

A point value is assigned to each item (A - M) addressed in Section II of this Request for Proposals. The proposals will be scored accordingly. The scoring system is as follows:

- A. Statement of Experience & Qualifications - Total Points Possible: 10
- B. Recent Home Construction Activity - Total Points Possible: 10
- C. References - Total Points Possible: 5
- D. Proposed Development Timeline - Total Points Possible: 5
- E. Financial Capacity - Total Points Possible: 10

F. Conceptual Site Plan	- Total Points Possible: 10
G. Home Plans, Specifications, & Pricing	- Total Points Possible: 10
H. New Home Warranty Information	- Total Points Possible: 5
I. Marketing Plan	-Total Points Possible: 10
J. Maintenance of Common Areas	- Total Points Possible: 5
K. Offering Sheet	- Total Points Possible: 10
L. Statement of Understanding Regarding Hobart Building License Requirements	- Total Points Possible: 5
M. <u>Proof of Insurance</u>	- <u>Total Points Possible: 5</u>
Final Score	Total Points Possible: 100

IV. SUBMISSION INSTRUCTIONS AND DEADLINE

Submittal Deadline: Please submit eight hard copies and one electronic copy by **3:00 P.M. Friday, April 16, 2021**. Submittals that are late or substantially incomplete may not be accepted.

Delivery Instructions: Submit eight hard copies and one USB flash drive containing all files to City of Hobart, Redevelopment Commission, Attn: Beth Jacobson, Director of Development, Hobart City Hall, 414 Main Street, Hobart, IN 46342. **Electronic File Instructions:** The file name of all attachments included on the USB flash drive should include the name of the developer and each attachment should be numbered, following a format of 1 of 3, 2 of 3, 3 of 3, etc.

V. RECEIPT OF PROPOSALS FOR DISPOSITION OF PROPERTY

The Hobart Redevelopment Commission reserves the right to reject any or all proposals or parts of proposals and to negotiate modifications to proposals submitted. The Redevelopment Commission will receive any proposals for disposition of the property at their regularly scheduled meeting on Monday, April 19, 2021 at 8:30 AM. The Redevelopment Commission may approve of the disposition of the property at the regularly scheduled Redevelopment Commission meeting on May 17, 2021 at 8:30 AM. Any changes to the meeting schedule for the Hobart Redevelopment Commission will be posted in accordance with the Indiana Public Meetings Act (Open Door Law), IC 5-14-1.5.

VI. COMPLIANCE WITH STATE AND FEDERAL LAWS

A. Title VI Policy

The City of Hobart (hereafter referred to as "City") is required to conform to Title VI of the Civil Rights Act of 1964 (Title VI) and all related statutes, regulations, and directives, which provide that no person shall be excluded from participation in, denied benefits of, or subjected to discrimination under any program or activity receiving federal financial assistance from the U.S. Department of Transportation (DOT) on the grounds of race, color, age, sex, gender, national origin, disability or income status.

The City assures that no person in the United States shall, on the grounds of race, color, sex, gender or national origin be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity receiving federal assistance (23 CFR 200.9 Title 49 CFR 21).

The Civil Rights Restoration Act of 1987 broadened the scope of Title VI coverage by expanding the definition of terms “programs or activities” to include all programs and activities of Federal Aid recipients, sub-recipients, and contractors, whether such programs and activities are federally assisted or not (Public Law 100-259 [S.557] March 22, 1988).

Pursuant to the requirements of Section 504 of the Rehabilitation Act of 1973 (29 USC §794), the City hereby gives assurance that no qualified disabled person shall, solely by reason of his disability, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination, including discrimination in employment, under any program or activity that receives or benefits from Federal financial assistance.

B. Non-Discrimination in Employment

Pursuant to Indiana and Federal Law, the Developer shall not discriminate against any employee or applicant for employment, to be employed in the performance of work under any future agreement, with respect to hire, tenure, terms, conditions or privileges of employment or any matter directly or indirectly related to employment because of race, color, religion, sex, disability, national origin or ancestry. Breach of this covenant may be regarded as a material breach of any agreement.

C. Fair Housing

It shall be the policy of the City of Hobart to provide, within constitutional limitation, for fair housing throughout its corporate limits as provided for under the United States Civil Rights Act of 1968, as amended, the United States Housing and Community Development Act of 1974, as amended, and the Indiana Fair Housing Law (I.C. §22-9.5-1-1, *et seq.*). (Ord. 2010-14, § 1). The Developer must comply with the Fair Housing Section of the Hobart Municipal Code, Sections 33.100 - 33.110.

D. Employment Eligibility Verification

The Developer affirms under the penalties of perjury that it does not knowingly employ an unauthorized alien. The Developer shall enroll in and verify the work eligibility status of all its newly hired employees through the E-Verify program as defined in IC 22-5-1.7-3. The Developer shall not knowingly employ or contract with an unauthorized alien. The Developer shall not retain an employee or contract with a person that the Developer subsequently learns is an unauthorized alien. The Contractor shall require his/her/its subcontractors, who perform work under this Contract, to certify to the Contractor that the subcontractor does not knowingly employ or contract with an unauthorized alien and that the subcontractor has enrolled and is participating in the E-Verify program. The Contractor agrees to maintain this certification throughout the duration of the term of a contract with a subcontractor.

E. No Investment in Iran

As required by IC 5-22-16.5-14, the Developer certifies that the Developer is not engaged in investment activities in Iran. Providing false certification may result in the consequences listed in IC 5-22-16.5-14.

Land Description – City of Hobart Land North of 61st Ave and West of Arizona Street

Part the South 1/2 Section 1, Township 35 North, Range 8 West of the 2nd P.M. in Lake County, Indiana, described as follows: Commencing at the Southeast corner of the SW 1/4 of said Section 1; thence South 90°00'00" West along the South line of said Section 1 a distance of 161.43 feet to the point of beginning of this described parcel; thence continuing North 90°00'00" West 1158.42 feet to the Southwest corner of the East 1/2, SW 1/4 of said Section 1; thence North 00°11'48" East along the West line of the SE 1/4, SW 1/4 1341.45 feet to the Northwest corner of the SE 1/4, SW 1/4 of said Section 1; thence North 00°12'22" East along the West line of the NE 1/4, SW 1/4 a distance of 844.55 feet to the Southwest corner of the North 15 acres of the NE 1/4, SW 1/4 of said Section 1; thence North 87°32'05" East along the South line of the North 15 acres, a distance of 1151.84 feet to a point on a line bearing North 00°00'00" East from the point of beginning; thence South 00°00'00" East, 1518.46 feet; thence South 87°05'00" East, 490.83 feet to the center line of Arizona Street; thence South 02°55'00" East along the center line of Arizona Street 295.30 feet; thence North 90°00'00" West, 475.17 feet; thence South 00°00'00" East, 397.18 feet to the point of beginning, containing 62.005 acres more or less, excepting therefrom that part lying East of the winding centerline of Deep River.

Excepting therefrom

Part of the SW 1/4 of Section 1, Township 35 North, Range 8 West of the 2nd P.M. in Lake County, Indiana, described as commencing at a point on the South line of said Section 1 and 161.43 feet West of the Southeast corner of said SW 1/4; thence North 00°00'00" East, 717.08 feet to the point of beginning of this described parcel; thence North 87°05'00" West, 316.20 feet; thence North 06°13'31" East, 150.55 feet; thence North 34°21'26" East, 412.24 feet; thence South 86°38'51" East, 66.94 feet; thence South 00°00'00" East, 502.15 feet to the point of beginning, containing 2.543 acres, more or less;

Also Excepting

The East 40.00 feet from the Northernmost boundary to the Southernmost boundary adjacent to Arizona Street, a distance of approximately 295.30 feet; and the South 50.00 feet from the Easternmost boundary to the Westernmost boundary adjacent to 61st Avenue, a distance of approximately 1158.28 feet; both parcels to be dedicated to the City of Hobart for roadway and right-of-way purposes;

Also Excepting

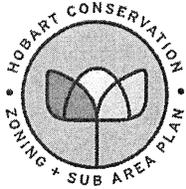
A tract of land being the North 1039.59 feet of the West 60 feet of the following parent parcel. Said parent parcel being described as part of the South 1/2 Section 1, Township 35 North, Range 8 West of the 2nd P.M. in Lake County, Indiana, described as follows: Commencing at the Southeast corner of the SW 1/4 of said Section 1; thence South 90°00'00" West along the South line of said Section 1 a distance of 161.43 feet to the point of beginning of this described parcel; thence continuing North 90°00'00" West 1158.42 feet to the Southwest corner of the East 1/2, SW 1/4 of said Section 1; thence North 00°11'48" East along the West line of the SE 1/4, SW 1/4 1341.45 feet to the Northwest corner of the SE 1/4, SW 1/4 of said Section 1; thence North 00°12'22" East along the West line of the NE 1/4, SW 1/4 a distance of 844.55 feet to the Southwest corner of the North 15 acres of the NE 1/4, SW 1/4 of said Section 1; thence North 87°32'05" East along the South line of the North 15 acres, a distance of 1151.84 feet to a point on a line bearing North 00°00'00" East from the point of beginning; thence South 00°00'00" East, 1518.46 feet; thence South 87°05'00" East, 490.83 feet to the center line of Arizona

Street; thence South 02°55'00" East along the center line of Arizona Street 295.30 feet; thence North 90°00'00" West, 475.17 feet; thence South 00°00'00" East, 397.18 feet to the point of beginning, containing 62.005 acres more or less. Said tract of land contains 1.432 acres more or less.

Also Excepting

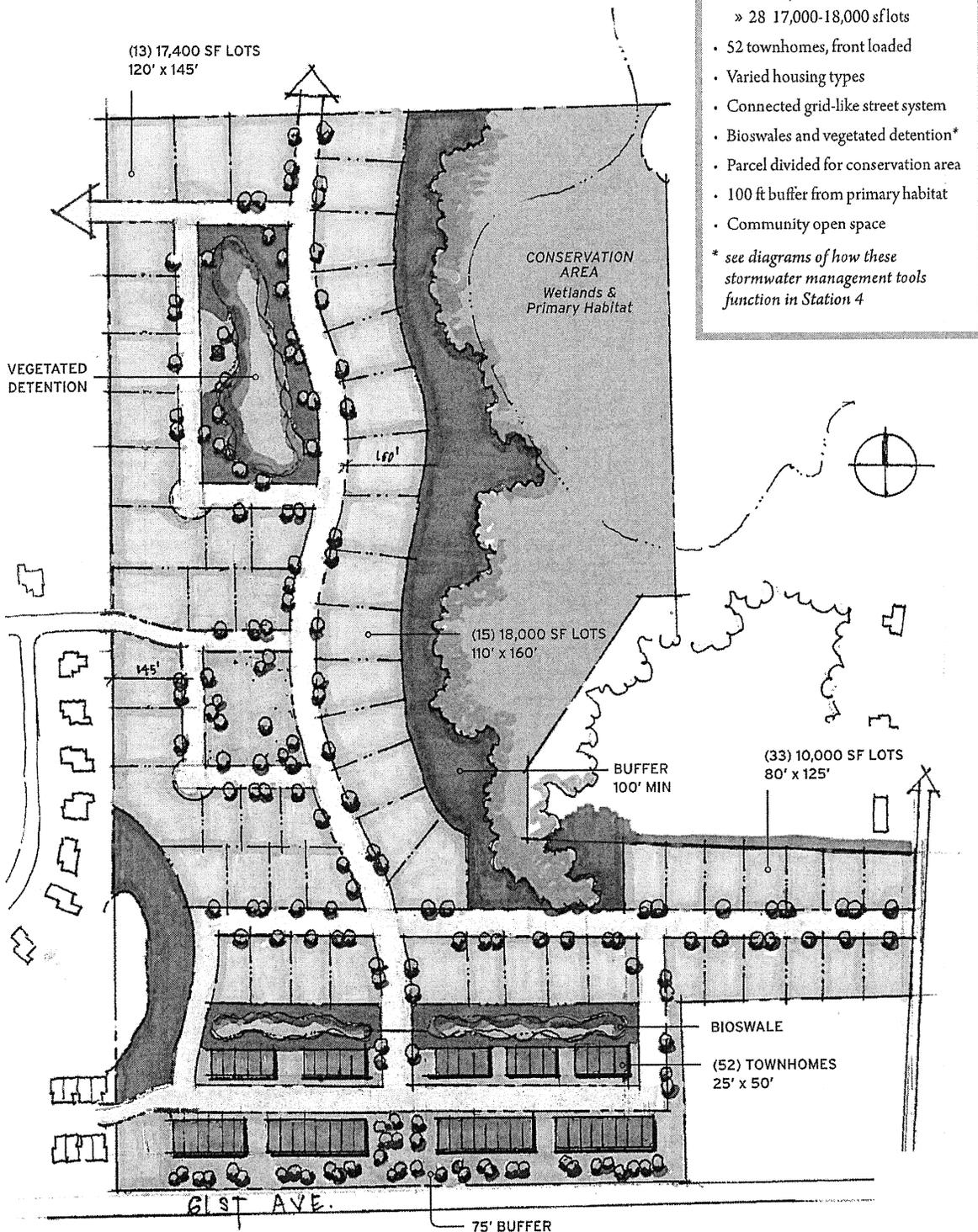
A part of the South Half of Section 1, Township 35 North, Range 8 West of the 2nd Principal Meridian in Lake County, Indiana, as depicted on a Plat of Survey by Krull & Son, dated March 10, 2008, recorded in Book 19, Page 12 in the Office of the Recorder of Lake County, Indiana, being more particularly described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of said Section 1; thence South 90°00'00" West along the South Line of said Section 1 a distance of 161.43 feet; thence North 00°00'00" West 50.00 feet to the proposed north right-of-way line of 61st Avenue and a point on the east line of an easement granted to GTE by Document No. 91053712 as recorded in said Recorder's Office, and the Point of Beginning of the herein described tract; thence North 90°00'00" West along said proposed north right-of-way line 60.00 feet; thence North 00°00'00" West 75.00 feet; thence North 90°00'00" East 60.00 feet; thence South 00°00'00" East 75.00 feet to the Point of Beginning, containing 4,500 square feet, more or less.



LOW IMPACT DEVELOPMENT DRAFT RESIDENTIAL CONCEPT

Low Impact Development: Residential



- 61 single-family home lots
 - » 33 10,000 sf lots
 - » 28 17,000-18,000 sf lots
 - 52 townhomes, front loaded
 - Varied housing types
 - Connected grid-like street system
 - Bioswales and vegetated detention*
 - Parcel divided for conservation area
 - 100 ft buffer from primary habitat
 - Community open space
- * see diagrams of how these stormwater management tools function in Station 4

Hobart Redevelopment Commission
Request for Proposals
Residential Development

Statement of Understanding Regarding City of Hobart
Building Code & License Requirements

I have read and understand Chapter 150 of the Hobart Municipal Code, Building Regulations;
Construction. I agree to comply by all City and State building code and licensing requirements.

Printed Name

Signature

Date