

REDEVELOPMENT COMMISSION OF THE CITY OF HOBART, INDIANA

RESOLUTION NO. 2021-04

**RESOLUTION OF THE CITY OF HOBART REDEVELOPMENT COMMISSION
CONFIRMING A DECLARATORY RESOLUTION AND APPROVING AN
AMENDMENT TO THE ECONOMIC DEVELOPMENT PLAN FOR THE 61ST
AVENUE AND SR 51 ECONOMIC DEVELOPMENT AREA**

WHEREAS, the City of Hobart Redevelopment Commission (the “Commission”), governing body of the City of Hobart (the “City”) Department of Redevelopment (the “Department”) and the Redevelopment District of the City of Hobart, Indiana (the “Redevelopment District”), exists and operates under the provisions of the Redevelopment of Cities and Towns Act of 1953 which has been codified in Indiana Code 36-7-14, as amended from time to time (the “Act”); and

WHEREAS, the Commission previously designated and declared an area in the City, presently known as the 61st Avenue and SR 51 Economic Development Area (the “Original Area”), as an economic development area and as an allocation area for purposes of tax increment financing, previously adopted an economic development plan for the Original Area, which development plan has been amended from time to time (the “Original Plan”); and

WHEREAS, the Commission on February 19, 2021, approved and adopted its Resolution No. 2021-01 entitled “Resolution of the City of Hobart Redevelopment Commission Approving an Amendment to the Economic Development Plan for the 61st Avenue and SR 51 Economic Development Area” (the “Declaratory Resolution”), a copy of which is attached hereto as Exhibit A; and

WHEREAS, the Declaratory Resolution approved amendments to the Original Plan to add certain projects to the Original Plan and also add certain parcels to the acquisition list in the Original Plan (collectively, the “Amendments”); and

WHEREAS, the City of Hobart Plan Commission, on March 4, 2021, approved and adopted Resolution No. 2021-01 (the “Plan Commission Order”) determining that the Declaratory Resolution and the Original Plan as amended by the Amendments conform to the plan of development for the City and approved the Declaratory Resolution and the Amendments; and

WHEREAS, pursuant to Section 16 of the Act, the Common Council of the City (the “Common Council”), on March 17, 2021, adopted Resolution No. 2021-01 which approved the Plan Commission Order; and

WHEREAS, the Commission has received the written orders of approval as required by Section 17(a) of the Act; and

WHEREAS, the Commission caused to be published and delivered the notices required by Section 17 and 17.5 of the Act, concerning the Declaratory Resolution and the Amendments; and

WHEREAS, at the hearing (the “Public Hearing”) held by the Commission on April 19, 2021, the Commission heard all persons interested in the proceedings and received 1 written remonstrances that had been filed and considered those written remonstrances that were filed, if any, and all evidence presented; and

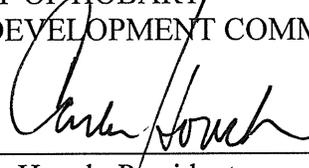
WHEREAS, the Commission now desires to take final action determining the public utility and benefit of the Amendments, approving the Amendments, and confirming the Declaratory Resolution, in accordance with Section 17 and Section 17.5 of the Act;

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

1. After considering the evidence presented at the Public Hearing, the Commission hereby confirms the findings and determinations, designations and approving and adopting actions contained in the Declaratory Resolution.
2. After considering the evidence presented at the Public Hearing, the Commission hereby finds and determines that it will be of public utility and benefit to proceed with the proposed Amendments, and the Amendments are hereby approved in all respects.
3. The Declaratory Resolution is hereby confirmed.
4. This Resolution constitutes final action, pursuant to Section 17(d) of the Act, by the Commission determining the public utility and benefit of the Amendments and the proposed activities described therein and confirming the Declaratory Resolution pertaining to the Area.
5. The Secretary of the Commission is directed to record and file the final action taken by the Commission pursuant to the requirements of Section 17(d) of the Act.
6. This resolution shall take effect immediately upon its adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the City of Hobart Redevelopment Commission held on the 19th day of April, 2021.

CITY OF HOBART
REDEVELOPMENT COMMISSION



Carla Houck, President

ATTEST:



Marsha Plésac, Secretary

EXHIBIT A

DECLARATORY RESOLUTION 2021-01

(See attached)

REDEVELOPMENT COMMISSION OF THE CITY OF HOBART

RESOLUTION NO. 2021-01

**RESOLUTION OF THE CITY OF HOBART REDEVELOPMENT COMMISSION
APPROVING AN AMENDMENT TO THE ECONOMIC DEVELOPMENT PLAN FOR
THE 61ST AVENUE AND SR 51 ECONOMIC DEVELOPMENT AREA**

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 has heretofore adopted a declaratory resolution (as subsequently confirmed and amended from time to time, the “Declaratory Resolution”) designating an area known as the 61st Avenue and SR 51 Economic Development Area (the “Area”) as an economic development area pursuant to the Act, designating the Area as an allocation area pursuant to Section 39 of the Act (the “Allocation Area”), and approving an economic development plan for Area (the “Original Plan”); and

WHEREAS, pursuant to Sections 15-17.5 of the Act, the Commission desires to amend the Original Plan by adding certain projects more fully described at Exhibit A attached hereto and the acquisition of the parcels described at Exhibit B attached hereto (collectively, the “Parcels”) to the Original Plan (collectively, the “Amendment”); and

WHEREAS, the Commission has caused to be prepared maps and plats showing the boundaries of the Area, the location of various parcels of property, streets, alleys, and other features affecting the replatting, replanning, rezoning, redevelopment or economic development of the Area and the parts of the Area that are to be devoted to public ways, sewerage and other public purposes under the Original Plan, as proposed to be amended by the Amendment; and

WHEREAS, the Commission has caused to be prepared a list of the Parcels and the owners thereof; and

WHEREAS, the proposed Amendment and supporting data were reviewed and considered at this meeting;

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

1. The Commission hereby finds that it will be of public utility and benefit to adopt the Amendment, and that the public health and welfare will be benefited by the Amendment. The Commission further finds and determines that the Amendment is reasonable and appropriate when considered in relation to the Original Plan and the purposes of the Act, and that the Original Plan, as amended by the Amendment, conforms to the comprehensive plan for the City. The Commission hereby reconfirms the findings and determinations set forth in the Declaratory Resolution with respect to the Area.

2. The Amendment is hereby approved in all respects.

3. Any member of the Commission is hereby authorized to take such actions as are necessary to implement the purposes of this resolution, and any such action taken prior to the date hereof is hereby ratified and approved.

4. This Resolution, together with any supporting data, shall be submitted to the City of Hobart Plan Commission (the "Plan Commission") and the Common Council of the City of Hobart (the "Common Council") as provided in the Act, and if approved by the Plan Commission and the Common Council shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

5. The Commission hereby ratifies, approves and authorizes any and all action as may be necessary to acquire the Parcels upon final approval of the Amendment as required by the Act.

6. This resolution shall take effect immediately upon its adoption by the Commission.

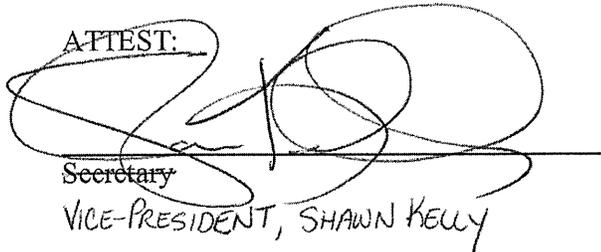
Adopted this 19th day of February, 2021.

CITY OF HOBART
REDEVELOPMENT COMMISSION



President, CARLA HAWCK

ATTEST:



Secretary

VICE-PRESIDENT, SHAWN KELLY

EXHIBIT A

Projects to be Added to the Original Plan

TRAX Project Description

The TRAX Project will include the construction of an overpass on Colorado Street over the CN Railroad location just north of 69th Avenue. This project will also include sidewalk, lighting, drainage, and reconstruction of the Colorado Street approaches on the north and south sides of the overpass and all related infrastructure improvements.

61st Avenue and Marcella Boulevard Intersection Improvement Project

The 61st Avenue and Marcella Blvd. Intersection Improvement Project includes the reconstruction and reconfiguration of said intersection from a traffic signal into a 3-lane, four leg roundabout intersection. This project will also include the reconstruction of the approach legs to provide accommodating receiving lanes on 61st Avenue and Marcella Blvd. Additionally, the project will include curb and gutter, storm sewer, lighting, landscape, utility relocations, and various improvements to provide a complete project.

EXHIBIT B

Parcels to be Added to Acquisition List in the Original Plan

PARCELS TO ADD TO 61st AVE. & SR 51 ECONOMIC DEVELOPMENT AREA PLAN			2/4/2021
61st Ave. & Marcella Blvd. Intersection Improvement	Site Address	Parcel ID	TIF
Speedway Superamerica, LLC	4732 W 61st Ave.	45-12-02-352-001.000-018	No
Snemis Revoc Living Trust	4728 W 61st Ave.	45-12-02-352-002.000-018	No
Dres Sofokis	4720 W 61st Ave.	45-12-02-352-005.000-018	No
61st Hobart Property, LLC (Dunkin')	4716 W 61st Ave.	45-12-02-352-006.000-018	No
PK Properties LLC	4590 W 61st Ave.	45-12-02-352-007.000-018	61st Ave./SR51
J&A Hobart LLC	4500 W 61st Ave.	45-12-02-352-009.000-018	61st Ave./SR51
Bailiwyck Properties LLC	4440 W 61st Ave.	45-12-02-352-010.000-018	61st Ave./SR51
Maris, Garry L & Mary K h&w	4400 W 61st Ave.	45-12-02-352-012.000-018	61st Ave./SR51
Maris, Garry L & Mary K h&w	4360 W 61st Ave.	45-12-02-377-001.000-018	61st Ave./SR51
Emro Marketing Company	4733 W 61st Ave.	45-12-11-101-001.000-046	No
Emro Marketing Company	4733 W 61st Ave.	45-12-11-101-002.000-046	No
Lake Real Estate Management Company, LLC	4681 W 61st Ave.	45-12-11-101-003.000-046	No
LEL Holdings (Arbys)	4651 W 61st Ave.	45-12-11-101-004.000-046	No
Three Brother's Investments LLC	4717 W 61st Ave.	45-12-11-102-001.000-046	No
W 61st Avenue LLC	1701 E 61st Ave.	45-12-11-126-003.000-046	61st Ave./SR51
Behning, Nathanael R	4350 W 61st Ave.	45-12-02-377-002.000-018	61st Ave./SR51
Goad, Andrew	61st Ave. W of Liverpool	45-12-02-377-003.000-018	61st Ave./SR51
Goad, Andrew	4210 W 61st Ave.	45-12-02-377-004.000-018	61st Ave./SR51
Zubrick Living Trust	4190 W 61st Ave.	45-12-02-377-005.000-018	61st Ave./SR51
Shay, Thomas D & Carolyn L	4080 W 61st Ave.	45-12-02-377-008.000-018	61st Ave./SR51
Wynright Corporation	6300 NorthWind Pkwy.	45-12-11-151-005.000-046	61st Ave./SR51
Sreit 6221 Northwind LLC	6221 NorthWind Pkwy.	45-12-11-126-004.000-046	61st Ave./SR51
Other Potential Parcels:			
Colvel Investments LLC & WCB 6188 LLC	Marcella Blvd.	45-12-11-102-004.000-046	No
WCB 4651 LLC	4651 E. 61st Ave. APPROX	45-12-11-101-007.000-046	No
WCB Drive LLC	4651 E. 61st Ave. APPROX	45-12-11-101-005.000-046	No
Estaban Pena & Cecilia J. Delacruz	4026 W. 61st Ave.	45-12-02-377-009.000-018	61st Ave./SR51
61st Avenue & Colorado Street			
Site Address	Parcel ID	TIF	
Southlake Church of God	3400 W 61st Ave.	45-12-02-476-007.000-018	No
Other Potential Parcels:			
Scott Seeley	6126 Colorado St.	45-12-11-226-005.000-046	No