

**REDEVELOPMENT COMMISSION OF THE CITY OF HOBART, INDIANA**

**RESOLUTION NO. 2021-05**

**RESOLUTION OF THE CITY OF HOBART REDEVELOPMENT COMMISSION  
CONFIRMING A DECLARATORY RESOLUTION AND APPROVING AN  
AMENDMENT TO THE ECONOMIC DEVELOPMENT PLAN FOR THE US 30 AND  
69TH AVENUE 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 US 30 and 69th Avenue 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. 2021-02 entitled “Resolution of the City of Hobart Redevelopment Commission Approving an Amendment to the Economic Development Plan for the US 30 and 69th Avenue Economic Development Area” (the “Declaratory Resolution”), a copy of which is attached hereto as Exhibit A; and

WHEREAS, the Declaratory Resolution approved an amendment to the Original Plan to add certain parcels to the acquisition list in the Original Plan (the “Amendment”); 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 Amendment conform to the plan of development for the City and approved the Declaratory Resolution and the Amendment; 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 Amendment; 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 Ø written remonstrances that had been filed and considered those written remonstrances that were filed, if any, and all evidence presented; and

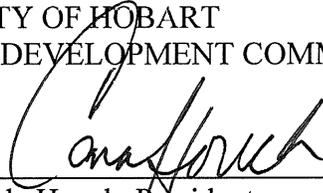
WHEREAS, the Commission now desires to take final action determining the public utility and benefit of the Amendment, approving the Amendment, and confirming the Declaratory Resolution, in accordance with Section 17 and Section 17.5 of the Act;

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 Amendment, and the Amendment is 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 Amendment 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.

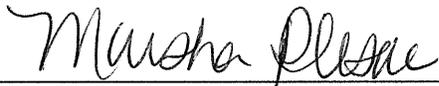
CITY OF HOBART  
REDEVELOPMENT COMMISSION



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Carla Houck, President

ATTEST:



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Marsha Plesac, Secretary

**EXHIBIT A**

**DECLARATORY RESOLUTION 2021-02**

**(See attached)**

**REDEVELOPMENT COMMISSION OF THE CITY OF HOBART**

**RESOLUTION NO. 2021-02**

**RESOLUTION OF THE CITY OF HOBART REDEVELOPMENT COMMISSION  
APPROVING AN AMENDMENT TO THE ECONOMIC DEVELOPMENT PLAN FOR  
THE US 30 AND 69TH AVENUE 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 US 30 and 69th Avenue 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 the acquisition of the parcels described in Exhibit A 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.

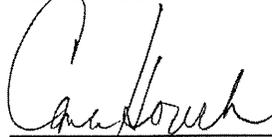
4. This Resolution, together with any supporting data, shall be submitted to the City of Hobart Plan Commission (the "Plan Commission") and the Common Council of the City of Hobart (the "Common Council") as provided in the Act, and if approved by the Plan Commission and the Common Council shall be submitted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



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President CARLA HAXX

ATTEST:

  
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Secretary SHAWN KELLY, VICE PRESIDENT

**EXHIBIT A**

**Parcels to be Added to Acquisition List in the Original Plan**

**Colorado St. at US 30 Federal Safety Project**

<b>Owner</b>	<b>Site Address</b>	<b>Parcel ID</b>	<b>TIF</b>
Exchangeright Net Leased Portfolio	8130 Colorado St.	45-12-23-426-017.000-046	US 30/69th Ave.
Centier Bank	3198 E. 81st Ave.	45-12-23-200-013.000-046	US 30/69th Ave.
Terry & Elizabeth Robinson	3220 E. 80th Ave.	45-12-24-151-008.000-046	US 30/69th Ave.
Helen B. Moroz Trust	3350 E. Lincoln Hwy. (APPR.)	45-12-24-151-017.000-046	US 30/69th Ave.
Roberet Lyn & Phyllis J. Lees Co. TRS	7975 Colorado St.	45-12-24-151-007.000-046	US 30/69th Ave.
Bill C. & Elizabeth F. Taylor	7967 Colorado St. (APPR.)	45-12-24-151-006.000-046	US 30/69th Ave.
David Remkus	7955 Colorado St. (APPR.)	45-12-24-151-004.000-046	US 30/69th Ave.
KB Solutions, LLC	7907 Colorado St.	45-12-24-104-011.000-046	No
Kainan Investments Group, Inc.	2999 E. Lincoln Hwy.	45-12-23-426-012.000-046	US 30/69th Ave.
Merrillville Partners LTD. PRTSHP	3201 E. Lincoln Hwy. (APPR.)	45-12-24-301-001.000-046	US 30/69th Ave.
Merrillville Partners LTD. PRTSHP	3201 E. Lincoln Hwy.	45-12-24-302-001.000-046	US 30/69th Ave.
Kainan Investments Group, Inc.	8130 Colorado St.	45-12-23-426-013.000-046	US 30/69th Ave.
Kainan Investments Group, Inc.	8150 Colorado St.	45-12-23-426-014.000-046	US 30/69th Ave.
David Remkus	7961 Colorado St.	45-12-24-151-005.000-046	US 30/69th Ave.
Thomas J. & Richard Ficaro	7943 Colorado St.	45-12-24-151-003.000-046	US 30/69th Ave.

**82nd Ave. Connection**

<b>Owner</b>	<b>Site Address</b>	<b>Parcel ID</b>	<b>TIF</b>
Velocity Properties, LLC	5901 E. 81st Ave.	45-13-19-400-015.000-046	US 30/69th Ave.
Velocity Properties, LLC	US Hwy. 30	45-13-19-400-016.000-046	US 30/69th Ave.
Velocity Properties, LLC	US Hwy. 30	45-13-19-400-017.000-046	US 30/69th Ave.
Velocity Properties, LLC	US Hwy. 30	45-13-19-400-018.000-046	US 30/69th Ave.
Speedway, LLC	6106 E. 83rd Ave.	45-13-19-400-004.000-046	US 30/69th Ave.
William J. McEnery Tr	6325 E. Lincoln Hwy.	45-13-19-400-005.000-046	US 30/69th Ave.
Hobart 30, LLC	6106 E. 83rd Ave.	45-13-19-400-008.000-046	US 30/69th Ave.
Brenda B. Medina	6106 E. 83rd Ave.	45-13-19-400-009.000-046	US 30/69th Ave.
Rafique & Sons Associates, LLC	8220 Grand Blvd.	45-13-19-400-010.000-046	US 30/69th Ave.