

**CITY OF HOBART, INDIANA**  
**Tax Abatement Application for**  
**Eligible Vacant Buildings**

An eligible vacant building within the meaning of Indiana Code § 6-1.1-12.1-1 (17) is a building that: (A) is zoned for commercial or industrial purposes; and (B) is unoccupied for at least one (1) year before the owner of the building or tenant of the owner occupies the building.

This application must be submitted to the City of Hobart before the eligible vacant building is occupied, but after a new tenant or owner has been identified. This application is to be completed and signed by the owner/taxpayer of the eligible vacant building or an authorized agent of the owner/taxpayer. The City of Hobart's staff will review the application and forward the application to the Hobart Common Council for consideration. In addition, the City's Redevelopment Commission (RDC) will provide a recommendation to the Common Council as to whether a vacant building deduction should be granted, and the amount and duration of the deduction. A business plan must be submitted by the proposed business to be reviewed by the RDC, and the strength of the proposed business plan will factor into whether a positive recommendation will be issued. There are also certain instances depending on the type of business (see question 13) where the Economic Development Commission must also make a recommendation to the Common Council in regard to the creation of a required Economic Development Target Area.

Please answer all items thoroughly. Attach additional pages if space provided is not sufficient. Identify each additional page attached with the applicable item number. If an item is not applicable, please indicate "Not Applicable" or "N/A". Please submit additional information as requested, such as a map or drawing of the project area, and copies of the most recent tax statements. Lastly, the applicant must also complete and submit with this application a Statement of Benefits Vacant Building Deduction, State Form SB-1/VBD. (This form can be obtained online from the Indiana Department of Local Government's (DLGF) web page at [www.in.gov/dlgf/](http://www.in.gov/dlgf/).) Sections 1 through 6 on the first page of the Statement of Benefits form must be completed in their entirety with the exception of the "Resolution Number" in Section 2. The City will complete that information. The "Name of the Designating Body" in Section 2 is the City of Hobart Common Council. The DLGF taxing district number for buildings in downtown is 18.

This original Application, Statement of Benefits, and Acknowledgement of Compliance with Policies Form must be filed with the City of Hobart's Director of Development, 414 Main Street, Hobart, Indiana 46342. All required fees (Commercial/Industrial Application Fee, Compliance Review Fee, Financial Impact Analysis, Legal Notice Fee, and Posted Notice Fee) must be paid to the City of Hobart at the time of application in the Office of the Clerk-Treasurer. The City's Fee Schedule is on the City's website.

**APPLICANT'S CONTACT INFORMATION**

Property Owner/Taxpayer: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State and Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Property Owner's/Taxpayer's Representative: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

City, State and Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

**ELIGIBLE VACANT BUILDING**

1. Address of the eligible vacant building(s) for which the tax abatement is requested:

\_\_\_\_\_

2. Parcel Key Number(s): \_\_\_\_\_

3. Current zoning designation of this location:
- |  |  |
|--|--|
| <input type="checkbox"/> M-1 Light Industrial District           |  |
| <input type="checkbox"/> B-1 Neighborhood Business District      | <input type="checkbox"/> PBP Planned Business Park Districts   |
| <input type="checkbox"/> B-2 Central Business Districts          | <input type="checkbox"/> PUD Planned Unit Development Districts<br>(approved for commercial or industrial use) |
| <input type="checkbox"/> B-3 Highway Oriented Business Districts | <input type="checkbox"/> OS-1 Office Service Districts   |

4. When was the building(s) last occupied? (attach some form of proof also): \_\_\_\_\_

\_\_\_\_\_

5. How was the building(s) used and by whom when last occupied? \_\_\_\_\_

\_\_\_\_\_

6. How has the building(s) and surrounding premises been used during this period of vacancy?

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7. Total square footage of all building(s) on tax parcel(s) affected: \_\_\_\_\_

Total square footage of eligible vacant building(s) to be occupied if not 100%: \_\_\_\_\_

8. What were the total annual taxes paid on the real estate for the most recent tax year? \_\_\_\_\_

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9. Include with this application the following additional information:

- Map or drawing of the real estate in which the eligible vacant building(s) is located and surrounding area.
- Copy of most recent real property tax statement and proof of payment for each parcel of the real estate in which the eligible vacant building(s) is located.
- If applicable, copy of the listing information of other advertisement(s) offering the eligible vacant building(s) for lease, including the lease amount.
- If applicable, copy of the executed lease or purchase agreement for the eligible vacant building(s).  
If the agreement has not yet been executed, please provide an unsigned copy of the lease or purchase agreement with the application, and then an executed copy once signed.
- Completed Statement of Benefits, Vacant Building Deduction, State Form SB-1/VBD.

**NEW OCCUPANT AND BUSINESS INFORMATION**

10. The new occupant of the building(s) will be the:

- Owner/Taxpayer
- Tenant of the Owner/Taxpayer

11. Date building(s) to be occupied: \_\_\_\_\_

12. Proposed term of occupancy: \_\_\_\_\_

13. Will the real estate in which the eligible vacant building(s) is located be primarily used for any of the following?

- Residential use
- Retail sales facility
- Automobile sales or service facility
- Retail food and beverage service facility
- Package liquor store
- Golf Course
- Country Club
- Massage parlor
- Tennis club
- Skating facility
- Racquet sport facility
- Hot tub facility
- Suntan facility
- Racetrack
- None of the above

14. Name of the company to occupy the building(s): \_\_\_\_\_

\_\_\_\_\_

15. Describe the nature of the company's business: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

16. Does the company conduct business at any other locations?  YES  NO

If yes, list the location(s), how long the company has operated at each location, and whether company plans to continue operating at each location. \_\_\_\_\_

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17. Is there any portion of your company's operations being relocated into the building(s) to be occupied?

YES  NO

If yes, provide the location(s) of the current facilities and describe the operations being relocated. \_\_\_\_\_

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18. List the manufacturing equipment, if any, the company will be moving into the building(s) to be occupied: \_\_\_\_\_

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Is any of the above equipment being relocated from another location?  YES  NO

If yes, explain the company's plan for relocating this equipment, including where the equipment is being located from and when it will be relocated into the building(s) to be occupied. \_\_\_\_\_

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19. How many employees are currently employed by the company?

\_\_\_\_\_ In Hobart

\_\_\_\_\_ In Lake County (including Hobart)

\_\_\_\_\_ In Indiana (including Lake County)

20. If the company currently employs at another location in Hobart or Lake County, will the company relocate any of those employees to the location where the tax abatement is requested?

YES

NO

N/A

If yes, explain the company's plan for relocating those employees. \_\_\_\_\_

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21. Complete the following table to show the number of current and new employees to be employed at the eligible vacant building(s) and their estimated earnings. (Current Employees Transferred = Employees transferred from outside Lake County.)

	Number	Total Yearly Wages/Salaries (All Employees)	Average Wage/Salary (Per Employee)	Average Hourly Wage If Applicable (Per Employee)
Current Full-Time Employees Transferred				
New Full-Time Employees				
Current Part-Time Employees Transferred				
New Part-Time Employees				
Current Temporary/Seasonal Employees Transferred				
New Temporary/Seasonal Employees				
<b>TOTAL:</b>				

22. Attach a business plan for the business which will occupy the vacant building.

**SIGNATURE**

I hereby request a tax abatement from real property taxes for the eligible vacant building(s). I certify that the statements contained in this application are true and correct to the best of my knowledge. I further certify that I am the owner/taxpayer or have the authority of the owner/taxpayer to make this application (proof of which is attached).

Signature: \_\_\_\_\_

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

My request is for   3   years of abatement at a deduction schedule per year as noted below.

Year One:       100   %

Year Two:       100   %

Year Three:     100   %