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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

98-47

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98 JUN 18 AM 9:00

SPONSORS: GEORGE JANCOSSEK & ROBERT MARKOVICH

ORDINANCE NO 8075

AN ORDINANCE APPROVING  
THE STATEMENT OF BENEFITS IN A  
ECONOMIC REVITALIZATION AREA

ORIGINAL

HULCHER SERVICES, INC.  
1534 GOSTLIN STREET  
HAMMOND IN 46320

TEN (10) YEAR TAX ABATEMENT REQUEST FOR REAL ESTATE

**NOT OFFICIAL!**  
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This ordinance has been established in order to comply with guidelines set forth in the tax abatement ordinance #7292 which provides for the approval of all Statement of Benefits in an existing Economic Revitalization Area, by ordinance.

WHEREAS, Indiana Code 6-1.1-12.1; amended, (the "Act") allows a partial abatement of property taxes attributable to "Redevelopment" or "Rehabilitation" activities in Economic Revitalization Areas as those terms are defined in the Act, and

WHEREAS, the Act provides such Economic Revitalization Area are areas within the City which have:

"...become undesirable for, or impossible of, normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property", and

*Handwritten mark*

MAYOR'S OFFICE OF ECONOMIC DEVELOPMENT  
649 CONKEY STREET  
HAMMOND, INDIANA 46324  
ATTN: LISA SMEBERG

ck#004292

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WHEREAS, the hearing relative to the adoption of this ordinance will be held, at which evidence and testimony will be considered by the Common Council:

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Hammond as follows:

1. The Real Estate has been designated as an Economic Revitalization Area as that term is defined in the Act. Third and final passage of this ordinance will confirm the approval of the Statement of Benefits and the term defined on the Statement of Benefits will remain in effect for five (5) years beyond the date of real property reassessment.

2. Hulcher Services, Inc. is approved for ten (10) years of tax abatement for real estate as designated in the Project description as contained in the "Statement of Benefits" form.

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**STOP**

McKinley Nutall  
McKinley Nutall, President  
Common Council

ATTEST:

Gerald Bobos  
Gerald Bobos, City Clerk



PRESENTED BY ME, the under signed City Clerk of the City of Hammond to  
the Mayor of said City for his approval on the 28th day of April, 1998.

Gerald Bobos  
Gerald Bobos, City Clerk

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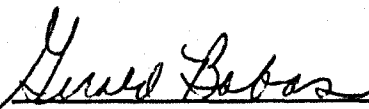
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The foregoing Ordinance No. 8075 consisting of four (4) typewritten  
pages, including this page was approved by the Mayor on the 1st day of  
May 1998.

  
\_\_\_\_\_  
Duane W. Dedelow, Jr., Mayor  
City of Hammond, Indiana

APPROVED by the Common Council on the 27th day of April  
1998 and approved by the Mayor on the 1st day of May  
1998.

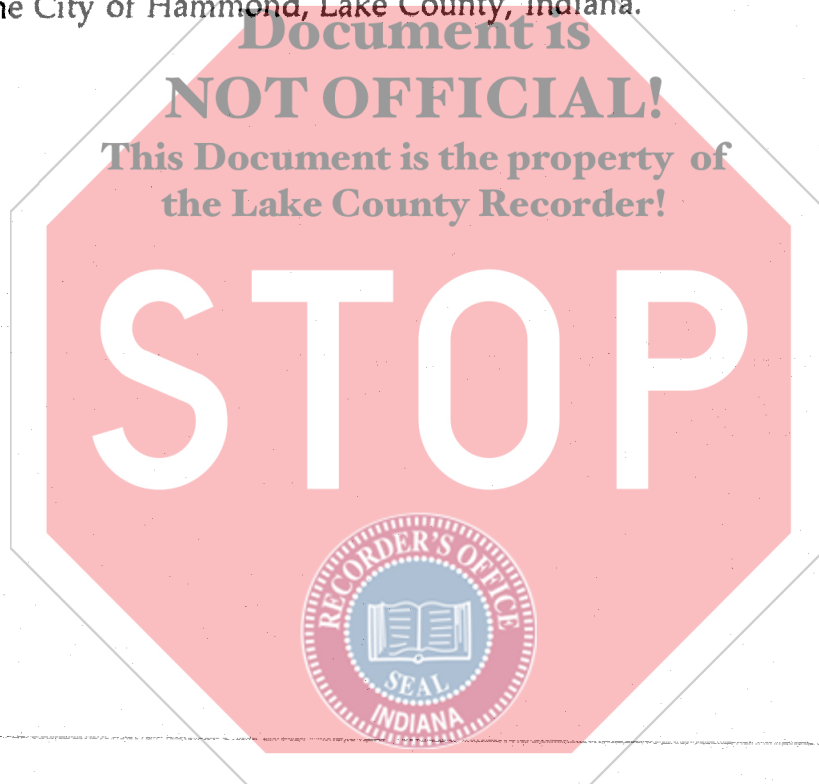
  
\_\_\_\_\_  
Gerald Bobos, City Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION**

HULCHER SERVICES, INC.  
1534 GOSTLIN STREET  
HAMMOND, IN 46320  
KEY # 36-519-12

The South Half of the Northeast Quarter (except the East 90 feet thereof and except also that portion thereof dedicated for streets and highways, and also except the South 256 feet of the West 690 feet of said South Half of the Northeast Quarter thereof), in Section 30, Township 37 North, Range 9 West of the Second Principal Meridian, in the City of Hammond, Lake County, Indiana.





# STATEMENT OF BENEFITS

State Form 27167 (R5 / 11-95)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

FORM SB - 1

ORIGINAL

### INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer Glenn L. Hulcher and Shirley A. Hulcher (Hulcher Services, Inc.)	
Address of taxpayer (street and number, city, state and ZIP code) 611 Kimberly Drive Denton, TX 76208	
Name of contact person Byron L. Hart	Telephone number (940) 382-4599, ext. 203

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Hammond Common Council			Resolution number
Location of property 1534 Gostlin Street, Hammond IN	County Lake	Taxing district Hammond, IN	
Description of real property improvements and / or new manufacturing equipment (use additional sheets if necessary) Office/shop complex - approximately 80x138 ft. with 6 truck bays and 5 offices	ESTIMATED		
		Start Date	Completion Date
	Real Estate	3-1-98	7-1-98
	New Mfg Equipment	N/A	N/A

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 15 full/1 part	Salaries \$890,000	Number retained 15 full/1 part	Salaries \$890,000	Number additional 6	Salaries \$300,000

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values				
Plus estimated values of proposed project	\$550,000	\$63,160		
Less values of any property being replaced				
Net estimated values upon completion of project				

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
<b>REAL ESTATE SAVINGS</b>	
Other benefits:	
3 yrs:	\$28,607
6 yrs:	\$51,146
10 yrs:	\$72,240

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative <i>Byron L. Hart</i>	Title <i>Agent</i>	Date signed (month, day, year) <i>12-12-97</i>

**FOR USE OF THE DESIGNATING BODY**

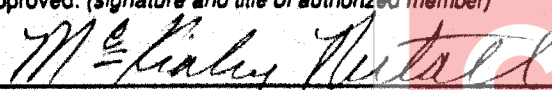

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
- 1. Redevelopment or rehabilitation of real estate improvements;  Yes  No
  - 2. Installation of new manufacturing equipment;  Yes  No
  - 3. Residentially distressed areas  Yes  No
- C. The amount of deduction applicable for new manufacturing equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- D. The amount of deduction applicable to redevelopment or rehabilitation is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- E. Other limitations or conditions (specify) \_\_\_\_\_

F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:

5 years  10 years The deduction period will be five (5) years unless the designating body has by resolution specified the ten (10) year period.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) 	Telephone number ( 219 ) 853-6404	Date signed (month, day, year)
Attested by: 	Designated body HAMMOND COMMON COUNCIL	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

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