Passed 7-0
Diekhoff,Cole
Absent

RESOLUTION 02-37

TO AUTHORIZE EXPENDITURES FROM THE INDUSTRIAL DEVELOPMENT FUND FOR PHYSICAL IMPROVEMENTS TO SUPPORT A DEVELOPMENT PROJECT ("BEST BEERS") AT THE INDIANA ENTERPRISE CENTER

WHEREAS, in 1998 Thomson Consumer Electronics closed its television assembly plant in Bloomington, Indiana, eliminating 1200 gobs and leaving vacant a 200 acre, 1.8 million square foot industrial facility; and

WHEREAS, in anticipation of this closure and in accordance with Indiana Code 36-7-13-4, the Common Council adopted Ordinance 97-22, which established the Industrial Development Fund, which is a special fund used for the purposes of industrial development and expansion in or serving the City of Bloomington; and

WHEREAS, with the adoption of that ordinance, the Common Council also amended the Bloomington Municipal Code in order to establish the Bloomington Industrial Development Advisory Commission (BMC 2.30.060), which has to responsibility to make recommendations to the Common Council for expenditures from the Industrial Development Fund; and

WHEREAS, in accordance with amendments to I.C. 36-7-13 and I. C. 6-3.1-19 passed by the General Assembly in 1998, the Common Council adopted Resolution 99-15, which proposed the creation of a Community Revitalization Enhancement District (CREED) to assist the community in redeveloping the Thomson site and in attracting new, high-quality employment; and

WHEREAS, the CREED provides opportunities for the use of certain special economic development tools, including tax credits for qualified investors in the CREED, deposit of certain tax revenues in a fund for the CREED, and bonding ability; and

WHEREAS, one of those economic development tools allows the City to enter into agreements with developers of property within the CREED, entitling them to payment of a specified sum from the Industrial Development Fund upon attainment of goals or benchmarks on the site, as approved by the Bloomington Industrial Development Advisory Commission and Common Council; and

WHEREAS, the Industrial Development Fund has a current balance of $568,823, which includes a combination of funds from the exit package from Thomson and accumulated interest; and

WHEREAS, a proposal for construction of a new warehouse facility has been made by Best Beers, Inc., for a site on Allen Street in the northwest portion of the Indiana Enterprise Center ("IEC"), more particularly described as Part of Seminary Lots 54 and 57, or more commonly known as 1101 West Allen Street, (the "Property"), which requires infrastructure improvements and site preparation estimated at $132,000; and

WHEREAS, the infrastructure improvements to the Property that shall constitute benchmarks for purposes of reimbursement pursuant to IC 36-7-13-18(b) shall be the completion of some or all of the following work totaling at least $100,000:

- construction of a water main from Allen Street to the south line of the Property, estimated at $44,000;
- streetscape and stormwater improvements to Allen Street, estimated at $42,000; and
- demolition of existing buildings, electric poles, light poles, lines and asphalt pavement on the Property, estimated at $46,000 (collectively, the "Benchmarks"); and

WHEREAS, to be eligible for payment from the IDF for attainment of the Benchmarks, Best Beers, Inc. shall be required to enter into a financing agreement with the City of Bloomington for the development of its facility on the Property, and shall also have entered into a separate agreement with some other person or entity for use or operation of the facility, pursuant to IC 36-7-13-18(a); and

WHEREAS, the Bloomington Industrial Development Advisory Commission met on October 22, 20002 to recommend reimbursement of $100,000 of the cost of the completed Benchmarks to Best Beers, Inc., from the Industrial Development Fund; and

WHEREAS, the redevelopment of the IEC serves an important public purpose, in the project offers a significant investment in the area, will create new jobs, and will allow the company to remain in Bloomington;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. The Common Council hereby establishes the Benchmarks pursuant to Indiana Code 36-7-13-18(b), and represents that after the completion of some or all of the Benchmarks at a cost of at least $100,000 and compliance with the provisions of IC 36-7-13-18, it intends to authorize payment of $100,000 to Best Beers, Inc. as partial reimbursement for its expenditures associated with attainment of the Benchmarks.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 30th day of October, 2002.

CHRIS GAAL, President
Bloomington Common Council

ATTEST:

REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 31st day of October, 2002.

REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 1st day of November, 2002.

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This resolution authorizes an expenditure from the Industrial Development Fund of $100,000 to Best Beers, Inc., to fund a portion of the infrastructure costs necessary to build a new warehouse facility on a site at the former Thomson facility.

Signed Copies To:
Ev Dev - Mayor
Legal (5)
Controller
Public Works
CA/CA
File