

ORDINANCE 94-34  
TO DESIGNATE AN ECONOMIC DEVELOPMENT TARGET AREA  
Re: 910 North Rogers (Lot #6, Vernon Subdivision)  
(Cottage Grove Housing, Inc., Petitioners)

WHEREAS, Indiana Code 6-1.1-12.1-7 authorizes the Common Council to designate an area as an Economic Development Target Area; and

WHEREAS, statutory criteria (IC 6-1.1-12.17-7(a)) require that an area so designated must be an area that:

- (1) has become undesirable or impossible for normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvement or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired values or prevented a normal development of property or use of property; or
- (2) is designated as a registered historic district under the National Historic Preservation Act of 1966 or under the jurisdiction of a preservation commission organized under Ind. Code §36-7-11, 36-77-11.1 or 14-3-3.2; or
- (3) encompasses buildings, structures, sites or other facilities that are:
  - (A) listed on the national register of historic places under the National Historic Preservation Act of 1966; or
  - (B) listed on the register of Indiana historic sites and historic structures; or
  - (C) determined to be eligible for listing on the Indiana register by the state historic preservation officer;

and

WHEREAS, the request to designate the above-described area as an Economic Development Target Area alleges that the property is impossible or undesirable for normal development and is based upon IC 6-1.1-12.1-7(a)(1); and

WHEREAS, the City of Bloomington Economic Development Commission considered the request of Cottage Grove Housing, Inc. to designate the area commonly known as 910 North Rogers (Lot #6, Vernon Subdivision), Bloomington, Indiana, as a Economic Development Target Area at a public hearing held on June 22, 1994; and

WHEREAS, the Economic Development Commission, by a vote of 3-0, recommends that the Common Council designate the above-described area as an Economic Development Target Area in compliance with Ind. Code §6-1.1-12.1-7(a)(1) recited above. A copy of Resolution 94-4 of the Economic Development Commission is attached hereto and incorporated herein;

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

SECTION I. The area commonly known as 910 N. Rogers (Lot #6 Vernon Subdivision), Bloomington, Indiana, described in Exhibit A attached hereto and incorporated herein, is hereby designated as an Economic Development Target Area under the authority of Indiana Code §6-1.1-12.1-7(a)(1).

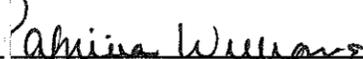
SECTION II. The favorable recommendation of the Economic Development Commission shall be attached hereto and made a part hereof.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

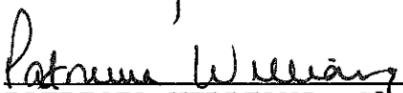
PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this 20<sup>th</sup> day of July, 1994.

  
\_\_\_\_\_  
JIM SHERMAN, President  
Bloomington Common Council

ATTEST:

  
\_\_\_\_\_  
PATRICIA WILLIAMS, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 21<sup>st</sup> day of July, 1994.

  
\_\_\_\_\_  
PATRICIA WILLIAMS, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this 21<sup>st</sup> day of July, 1994.

  
\_\_\_\_\_  
TOMILEA ALLISON, Mayor  
City of Bloomington

#### SYNOPSIS

This ordinance designates parts of the area commonly known as 910 N. Rogers Street (Lot #6, Vernon Subdivision), in Bloomington, Indiana, as an Economic Development Target Area. Such designation is an optional step in the process of obtaining a tax abatement that offers a broader range of uses than are available under an Economic Revitalization Area (ERA). Further action by the Council in the form of a reconfirming resolution is necessary before the tax abatement is finally approved.

Signed copies to  
Legal - Susan Farley  
Petitions (later)

INTERDEPARTMENTAL MEMO

**To:** Nancy Brinegar, Redevelopment  
**From:** Toni McClure, Planning  
**Subject:** Tax Abatement Application for Cottage Grove Housing, Inc.  
**Date:** June 20, 1994

I have reviewed the application for property tax abatement for the property located at 910 North Rogers, submitted by Cottage Grove Housing, Inc. My response to your questions appears below.

1. Does the envisioned construction meet the current zoning requirements?

The site is currently zoned RS (Residential Single Family), which does permit the proposed single family structure.

2. Would any variances be required, and are they likely to be approved?

The lot in question is 63' wide and 86' deep and could contain a one-story structure 43' wide by 36' deep without variance. Based on the information you provided about the proposed structure, I do not believe any variances would be required.

3. Are any public improvements needed?

No public improvements are needed.

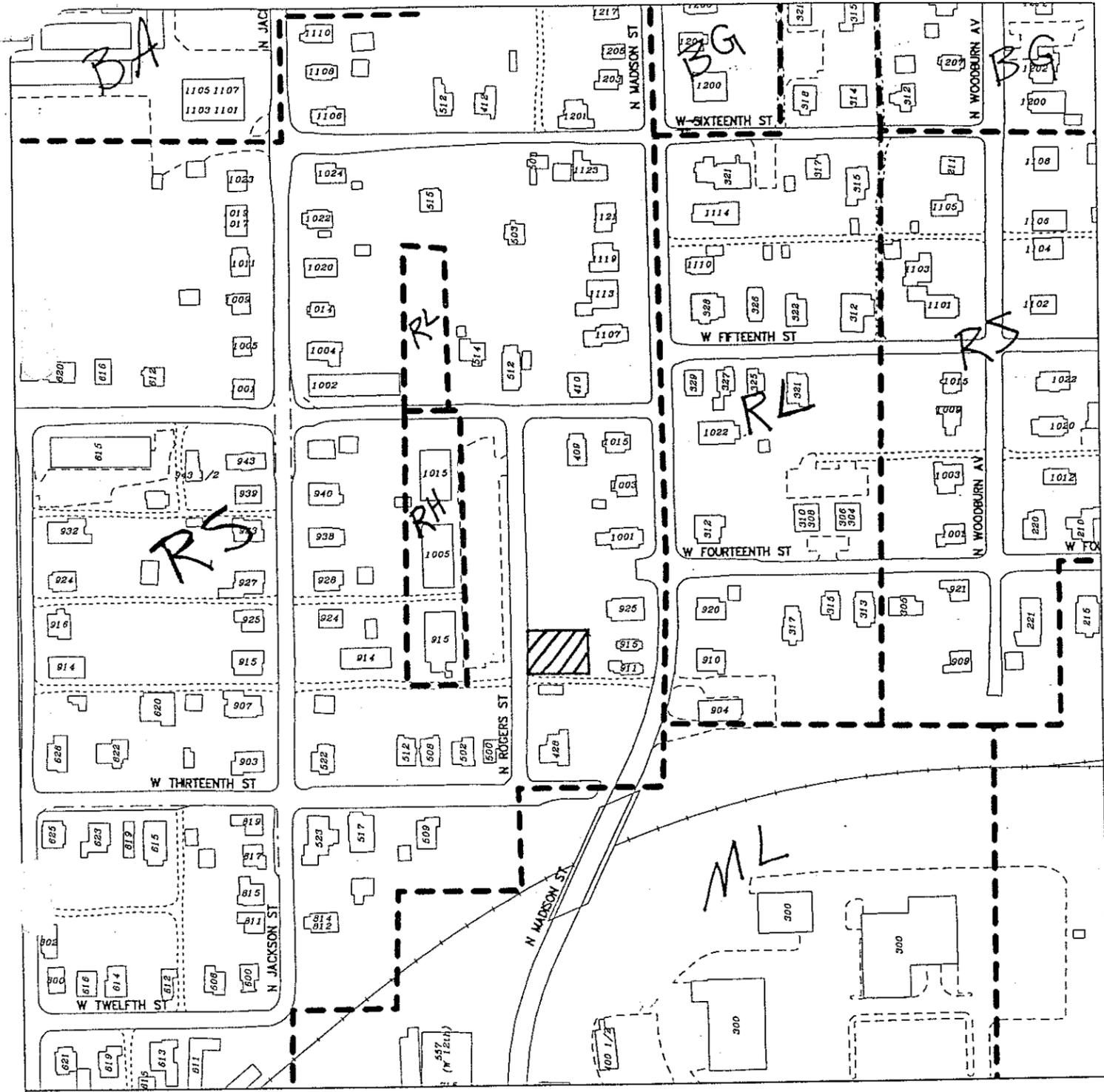
4. Are there any probable significant environmental problems likely to result?

No significant environmental problems are likely to result from the proposed construction.

5. Please prepare a street map/plat of the property.

A street map showing the location and zoning of the property is enclosed.

If you have further questions or need more information, please call me.

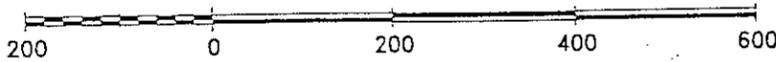


Cottage Grove Housing, Inc.

910 North Rogers

Location Map

Date: 20 Jun 1994



City of Bloomington



Scale: 1" = 200'

CITY OF BLOOMINGTON  
DEPARTMENT OF REDEVELOPMENT  
PROPERTY TAX ABATEMENT PROGRAM

Staff Report on Application for Designation  
as an  
Economic Development Target Area

COTTAGE GROVE HOUSING INC.  
900 Block of North Rogers Street, Lot #6

1. Description of Property

The property in question is currently a vacant lot, 63' x 86'. Lot #6, in the Vernon Sub Division of the City of Bloomington, IN, of the Northeast Quarter of Section 32 in T9N R1W.

2. Owner-Applicant

Cottage Grove Housing Inc.  
Leo E. Moncel, President  
Roy J. Campbell, Secretary/Treasurer

3. Proposed Development

Proposed is placement on the lot, over a basement, of a new 1100 sq. ft. manufactured single-family home. The home will have three bedrooms and a bath and a half. The unit meets all local building and zoning codes for placement as detached single family homes.

4. Public Improvements Needed or Required

No new publicly funded improvements are needed or required for this project. All utilities are available and the owners will be responsible for all installation and hook-up charges.

5. Estimate of Yearly Property Tax Revenues to be Abated

See attached chart.

6. Would the Granting of Such a Designation be in Accordance with Existing City Policies?

Designation of the lot as an ERA will be in compliance with existing City policies. The location of the lot is in a RS single family zoning district which allows manufactured homes. Single family rental units are recommended for tax abatement under the recently revised guidelines. The guidelines recommend a three year abatement term for developments in the westside area where this project is located. However the guidelines also include provisions for upgrading the term of abatement when more than 20% of rental units are dedicated as affordable housing for the term of the abatement. In this instance the unit will be affordable for 20 years at HUD prescribed rents. This is due to the owners participation in the Redevelopment Dept.'s HOME new rental construction program. Based on these considerations Staff recommends a full ten year abatement for this development.

TAX ABATEMENT CALCULATIONS FOR REAL PROPERTY				
FOR: Cottage Grove Housing Inc.				
Using 1993 payable 94 Tax Rate and A.V. Estimates				
Jun-94				
Improvements	56,914			Current A.V. 900
Rate	33.33%			From State. Benefit
Est. Assessed Value from				Blgtn City 1994 Tax Rate: .110279
"Statement of Benefits":	18,971			Property Tax Payable: 99
Blgtn City 1994 Tax Rate:	.110279			
Property Tax Payable:	2,092			
<b>3 YEAR TAX ABATEMENT</b>				
	Year	Percentage	Deduction	Petitioner's T. A. Payment
	1	100.00%	2,092	0
	2	66.67%	1,395	697
	3	33.33%	697	1,395
	Total Abatement		4,184	2,092
	Current Value Payment			99
<b>6 YEAR TAX ABATEMENT</b>				
	Year	Percentage	Deduction	Petitioner's T. A. Payment
	1	100%	2,092	0
	2	85%	1,778	314
	3	66%	1,381	711
	4	50%	1,046	1,046
	5	34%	711	1,381
	6	17%	356	1,736
	Total Abatement		7,364	5,189
	Current Value Payment			99
<b>10 YEAR TAX ABATEMENT</b>				
	Year	Percentage	Deduction	Petitioner's T. A. Payment
	1	100%	2,092	0
	2	95%	1,988	105
	3	80%	1,674	418
	4	65%	1,360	732
	5	50%	1,046	1,046
	6	40%	837	1,255
	7	30%	628	1,464
	8	20%	418	1,674
	9	10%	209	1,883
	10	5%	105	1,988
	Total Abatement		10,356	10,565
	Current Value Payment			993



**STATEMENT OF BENEFITS**  
 State Form 271.67 (R3 / 11-91)  
 Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989  
 The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

Form SB-1

**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 to which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the project was planned and committed to by the applicant, and approved by the designating body, prior to that date. 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 is installed, 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.
- Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.5)

**SECTION 1 TAXPAYER INFORMATION**

Name of taxpayer  
 Cottage Grove Housing Inc.

Address of taxpayer (street and number, city, state and ZIP code)  
 2623 N. Walnut St. Bloomington, IN 47404

Name of contact person  
 Roy Campbell

Telephone number  
 (812) 333-7000

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body  
 City of Bloomington--Redevelopment Commission

Resolution number

Location of property  
 900 block of North Rogers Street

County  
 Monroe

Taxing district  
 Bloomington City

Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary)  
 1100 square feet, 3 bedroom, 1 1/2 bath home over basement

Estimated starting date  
 Sept. 1994

Estimated completion date  
 Oct. 1994

**SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
NA		NA		NA	

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	3600	900	NA	NA
Plus estimated values of proposed project	56914	14229		
Less values of any property being replaced	0	0		
Net estimated values upon completion of project	60514	15129		

**SECTION 5 OTHER BENEFITS PROMISED BY THE TAXPAYER**

Provide low and low-moderate income housing using federal HOME funds.  
 Fair market Rents will be maintained for a period of 20 years.

**SECTION 6 TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.

Signature of authorized representative  
 Lee E. Marshall

Title  
 President

Date signed (month, day, year)  
 5-26-94

RESOLUTION 94-4

WHEREAS, Indiana Code §6-1.1-12.1-7 specifies that an economic development target area may be designated by the Common Council after a favorable recommendation by an economic development commission; and

WHEREAS, the Bloomington Economic Development Commission, at the request of the petitioner, CFC, Inc., held a public hearing on June 22, 1994, to consider petitioner's application for economic development target area designation of an area located at 910 N. Rogers Street (Lot 6 in Vernon Subdivision) in the City of Bloomington, Indiana,; and

WHEREAS, the Commission has determined after the public hearing that the application falls within the statutory qualifications in Indiana Code §6.1.1-12.1-7 and has voted approval of the designation;

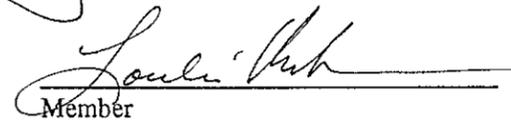
NOW THEREFORE, BE IT RESOLVED by the Bloomington Economic Development Commission that the Commission recommends to the City of Bloomington Common Council that an ordinance be passed designating the above described location as an economic development target area.

PASSED this 22nd day of June, 1994.

  
President

Secretary

  
Member

  
Member

Member

TO: Susan Failey  
Legal Department  
City of Bloomington

FROM: Cottage Grove Housing Inc.

DATE: May 25, 1994

SUBJECT: Application for Economic Development Target Area Designation in  
the 900 Block of North Rogers

1. *OWNERSHIP*

D. Cottage Grove Housing Inc.  
President

Leo E. Moncel  
2623 N. Walnut St.  
Bloomington, IN 47404  
O-336-6888            50% ownership

Sec./Treasurer

Roy J. Campbell  
2623 N. Walnut St.  
Bloomington, IN 47404  
O-333-7000            50% ownership

2. *PROPERTY DESCRIPTION*

A. 900 block North Rogers Street  
910 N Rogers Street

B. Legal Description  
Lot 6 Vernon Sub Division of the City of Bloomington, Indiana of the Northeast quarter of Section 32 in T9N R1W.

3. *CURRENT STATUS OF PROPERTY*

A. *Current Zoning*--Residential Single Family  
no change in zoning anticipated

B. *Current Improvements*--none

C. *Current Use*-- Lot 6 vacant

D. *Current Market Value* Land Lot 6    10,000.00  
Improvements                            none

Assessed Value Lot 6 \$900.00    Taxes paid    \$85.94

E. *Unique Historical Structure* NONE

4. *PROPOSED IMPROVEMENTS*

The Developers are committing to a 20 year program for low income housing and are requesting 10 year property Tax Abatement for this low to moderate income housing project.

A. *Proposed Improvements & costs*

Lot 6 1100 square feet, 3 bedroom, 1 1/2 bath home for low income housing

Projected improvement costs \$ 54,914

B. See attached design and floor plan.

C. *Public improvements needed*--NONE

D. *Probable start/completion dates*--September/October 94

E. *Jobs retained or created*--Jobs for local plumbing, electrical, heating and masonry sub contractors will be available.

F. *Beneficial economic effect*--

This home is being built for low to moderate income housing recipients. The developers have applied for a HOME program grant from the City of Bloomington Redevelopment Commission and is currently waiting final approval.

5. *ELIGIBILITY*

The location of this low to moderate income housing project is found within the Westside Economic Revitalization Area.

I hereby certify that the representations made in this application are true and I understand that if the above improvements are not commenced (defined as obtaining a building permit and actual start of construction) within 12 months of the date of the designation of the above area as an Economic Revitalization Area, the Bloomington Common Council shall have the right to void such designation.

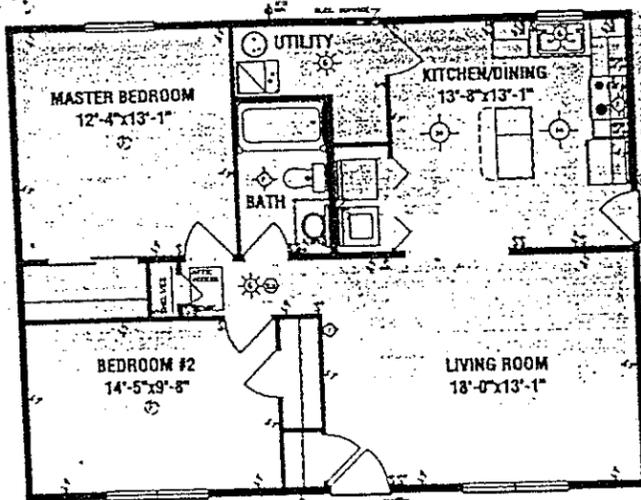
OWNER

DATE

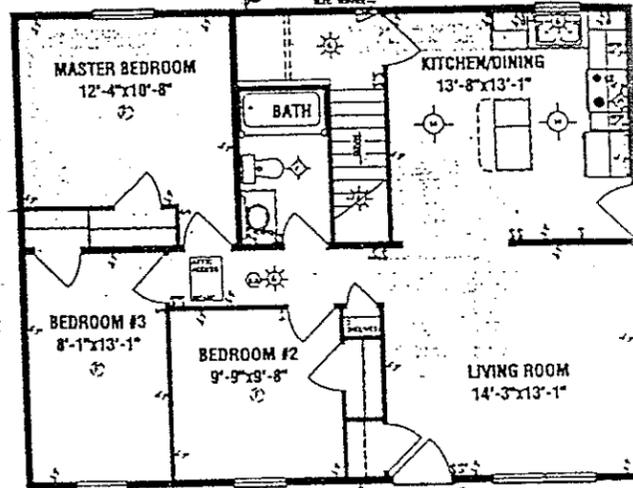
*Lee E. Mural*  
*Roy J. Campbell*

5-26-94

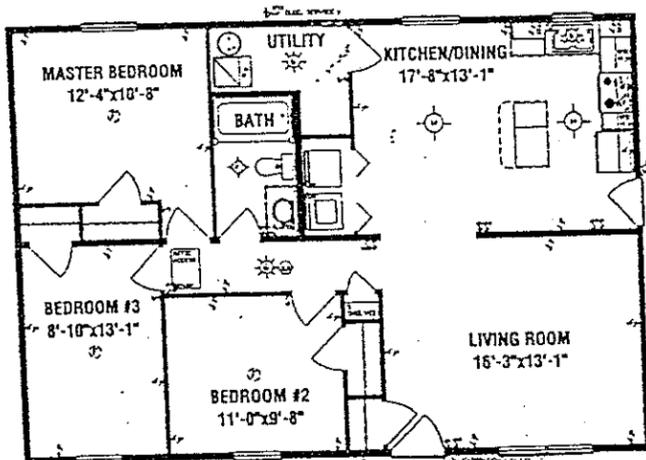
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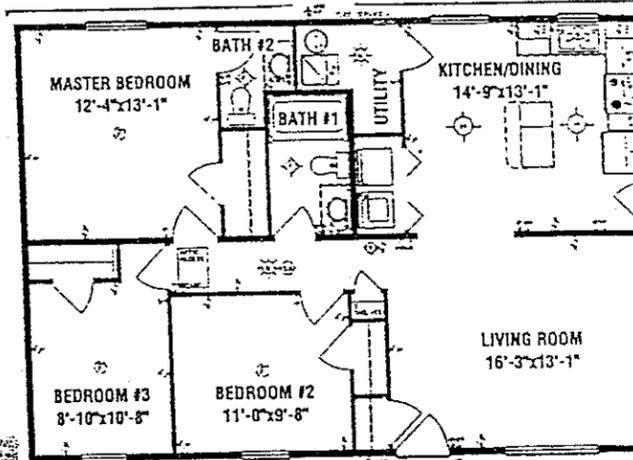
Harwick 2836 2 Std.  
Total available square footage 990



Harwick 2836 3 B Std.  
Total available square footage 990



Harwick 2840 3 Std.  
Total available square footage 1100



Harwick 2840 1.5 Std.  
Total available square footage 1100



# The Harwick

## Features & Specifications

### FLOORS

2" x 10" floor joists-16" o.c.  
2" x 10" center beam  
5/8" T&G oriented strand board subfloor or equal  
Construction adhesive

### EXTERIOR WALLS

2" x 6" studs-16" o.c.

### INTERIOR WALLS

2" x 4" studs-16" o.c.

### INSULATION

Exterior Walls  
Foil Back or equal vapor barrier  
6-1/4" fiberglass wall insulation (R-19)  
Ceiling  
Blown insulation (R-30)

### EXTERIOR

7/16"-4' x 8' oriented strand board or equal  
Wenco JX-7 clad double hung white high performance  
glass windows  
1-3/4" steel insulated entrance door with dead bolt locks  
D-5 vinyl siding

### ROOF

4/12 pitch trusses-24" o.c.  
7/16" oriented strand board or equal sheathing  
3 in 1 sealdown shingles  
16" aluminum soffit (front & rear)  
Flush aluminum finish-both gable ends  
2" x 6" fascia system

### HEATING

Baseboard electric

### PLUMBING

3/4" & 1/2" copper water lines  
PVC drainage system  
40 gallon electric water heater  
1 frost proof hose bibb w/vacuum breaker

### ELECTRICAL

200 amp entrance panel  
Copper wire not less than 12 gauge and sized according  
to specific circuits  
GFI circuits installed applicable to specific codes, bath,  
exterior, and kitchen sink recepts  
Phone jacks  
Switched ceiling boxes in all bedrooms

### WALLS AND CEILING COVERINGS

8' ceilings-5/8" gypsum wallboard  
Walls-1/2" gypsum wallboard  
3 coats of mud and sanding  
Prefinished 1-3/8" doors  
Prefinished casing (wood)  
Prefinished door frames (wood)  
Prefinished base (wood-all areas except closets)

### FLOOR COVERING

Carpeting and vinyl tile

### KITCHEN

K wood kitchen cabinets w/o soffit system  
Stainless steel sink  
Ventless electric range hood  
Laminated plastic counter top  
Dual lever faucet

### BATHROOM FEATURES

#### Bath 1

Vent fan & light combo  
30" mirror and chrome light bar  
36" K wood vanity cabinet with sink  
Laminated plastic countertop  
One piece fiberglass tub & shower combo  
White china water closet  
Dual lever faucet

#### Bath 2 (if applicable)

Vent fan & light combo  
30" mirror and chrome light bar  
36" K wood vanity cabinet with sink  
Laminated plastic countertop  
One piece fiberglass tub & shower combo (if applicab  
One piece 32" fiberglass shower (if applicable)  
White china water closet  
Dual lever faucet

#### Bath 3 (if applicable)

Same as baths 1 and 2 except no tub or shower

Specifications and features listed in this brochure are  
subject to change without notice. Check with your  
All American Homes dealer for a complete list of  
detailed specifications and features for each model.



All American Homes offers a  
variety of floorplans and options. Please  
contact your local builder to view  
the available housing selections.