

ECONOMIC DEVELOPMENT PLAN  
for the  
WALNUT-WINSLOW  
ECONOMIC DEVELOPMENT AREA

Department of Redevelopment  
Bloomington, Indiana

Chris Spiek  
Executive Director

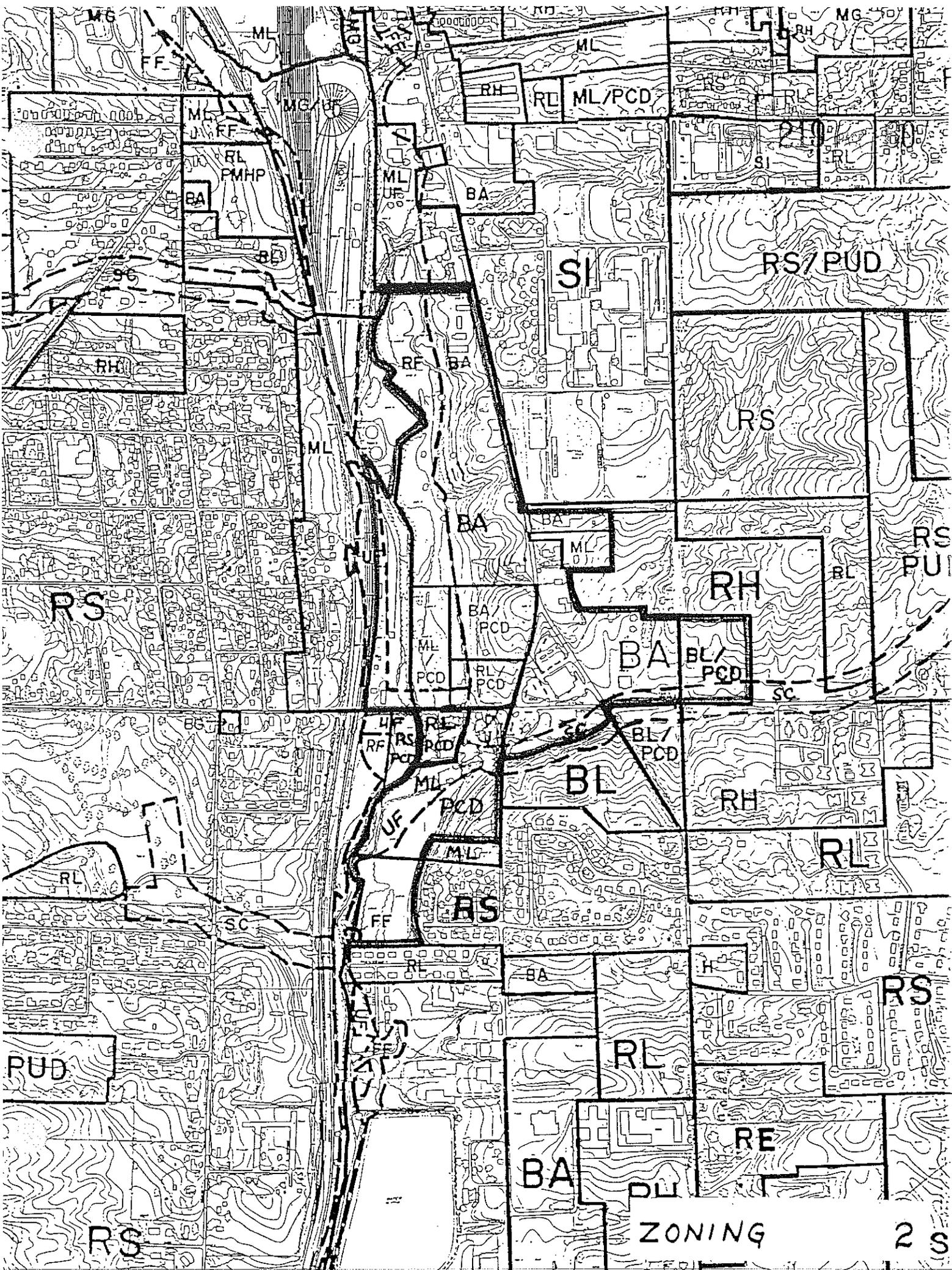
Craig Berndt  
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December, 1992

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ZONING

SUMMARY

This economic development plan provides guidance for planning, development and redevelopment objectives within the Walnut-Winslow Economic Development Area (EDA).

The Walnut-Winslow EDA encompasses approximately 118 acres, all of which is located within the corporate boundaries of the City of Bloomington, which is a redevelopment district.

Major subdivisions of the EDA include Walnut Park, Walnut Station, and Winslow Plaza.

The Walnut-Winslow EDA is an allocation area for the purposes of distribution and allocation of property taxes, as permitted under Indiana's tax increment financing (TIF) regulations (Indiana Code § 36-7-14-43(6) and 50 IAC 8). The base valuation assessment date for the allocation area is March 1, 1992.

Objectives of this plan include promotion of gainful employment, attraction of major new business enterprises, and retention and expansion of existing businesses.

This plan conforms with the City's Growth Policies Plan, which identifies the South Walnut Street - Country Club Road - Winslow Road area as a critically important subarea and entryway corridor. It also conforms with the Transportation Improvement Plan.

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GEOGRAPHIC DESCRIPTION

A part of Sections 9 and 16 in Perry Township, Monroe County, Indiana, more particularly described as follows:

Beginning at a point in Perry Township Section 9, which point is the intersection of the east line of the right-of-way of the CSX Railroad and the south boundary line of Section 9, Perry Township, said point also being a point on the corporate boundary of the City of Bloomington;

Thence north along the east right-of-way line of the CSX Railroad a distance of approximately 1670 feet to the northwest corner of the tract of land described as Tract #4 in a deed recorded in Book 218, Page 39, Monroe County, which tract is held by L&N Investment Corporation;

Thence southeast along the boundary of Tract #4 to the north boundary line of Tract #5, said tract also recorded in Book 218, Page 40, Monroe County, and also held by L&N Investment Corporation;

Thence east along the north boundary line of Tract #5 to the west boundary line of the Redick Wylie Subdivision;

Thence generally north along the west boundary line of said subdivision to the northwest corner of the subdivision;

Thence continuing generally north from the northwest corner of the Redick Wylie subdivision along the west boundary lines of the five western-most parcels which lie north of and contiguous with the north boundary line of Redick Wylie Subdivision, to the south boundary of the southernmost parcel of Herald-Times Newspaper property, said boundary line also being the dividing line between ML/UF and BA/RF zoned land (see attached map);

Thence east along the south boundary line of said Herald-Times property to the intersection of said south boundary line extended and the east right-of-way line of South Walnut Street;

Thence generally south and east along the east right-of-way line of South Walnut Street to the intersection of said east right-of-way line with the south right-of-way of East Graham Drive (unimproved);

Thence east along the south right-of-way line of East Graham Drive a distance of approximately 550 feet to the intersection of said right-of-way line with the RH zoning line (see attached map);

Thence generally south and east following and along said RH zoning line to the intersection of said line and the north right-of-way line of Winslow Road, said point also being the southeast corner of the Winslow Plaza Planned Commercial Development;

Thence west along the north right-of-way line of Winslow Road a distance of approximately 1075 feet to the intersection of said north right-of-way line with the west right-of-way line of Walnut Street Pike;

Thence southeast along the west right-of-way line of Walnut Street Pike a distance of approximately 150 feet to a corner of the corporate boundary line in Section 16, Perry Township, said point also being a point on the line dividing BA and BL zoned land (see attached map);

Thence generally south and west along said corporate boundary line to the west right-of-way line of South Walnut Street;

Thence generally south along the west right-of-way line of South Walnut Street a distance of approximately 570 feet to the intersection of said right-of-way and a corner of the Walnut Station Planned Commercial Development, said point also being a corner of the corporate boundary line, and also the intersection of ML/PCD, ML, and RS zoned land (see attached map);

Thence west along said corporate boundary line a distance of approximately 407 feet to a corner of the development;

Thence generally south along the corporate boundary line a distance of approximately 812 feet to the southeastern-most corner of the Walnut Station development, said point also being a point on the dividing line between RS and RL zoned property (see attached map), and also a corner in the corporate boundary line;

Thence west along the RS/RL zoning line a distance of approximately 507 feet to the southwestern-most corner of the Walnut Station development, said point also being a corner in the corporate boundary line;

Thence generally north and east along the west boundary line of the Walnut Station development, said line also being the corporate boundary line, to the intersection of said line and the south boundary line of Section 9, Perry Township;

Thence west along the south boundary line of Section 9, Perry Township, to a point on the east right-of-way line of the CSX Railroad, said point also being the Point of Beginning of this description, containing 117 acres more or less.

#### ZONING AND LAND USE

The EDA includes areas zoned for residential, business and manufacturing uses, and includes three planned commercial developments. Implementation of this plan does not require rezoning or acquisition of land by the City.

Existing and allowable land uses vary widely according to the underlying zoning. The planned commercial developments (PCDs) have a range of uses determined by the City Plan Commission.

The following is a brief overview of the primary land uses within the EDA:

##### 1. Residential Component

The residential component covers approximately 9 of the 118 acres in the EDA, and lies in the southwest corner of the EDA. The land is zoned for single-family residential (RS) use, and is contiguous with and held in ownership with the Walnut Station Planned Commercial Development. The residential component is undeveloped, and there are no current plans for development.

##### 2. Business Component

The business component is the largest of the three land-use types in the EDA, and is made up of arterial (BA) and light (BL) business subcomponents.

a. Arterial Business BA-zoned land makes up the largest single land-use category in the EDA, lying along

most of the Walnut Street frontage, and slightly less than half of the Country Club - Winslow Road frontage. The Walnut Park Planned Commercial Development is the only PCD on BA-zoned land, and serves as the location of the Marsh store. There are several undeveloped BA sites, one being along the west side of South Walnut Street, and others at the northwest corner of Winslow Road and Henderson Street. Several other BA sites have potential for redevelopment.

b. Light Business The only BL-zoned land in the EDA is utilized for the Winslow Plaza Planned Commercial Development. One area of this shopping center has yet to be developed.

3. Manufacturing Component

The light manufacturing (ML) areas include all of the undeveloped land between the CSX Railroad right-of-way and the Walnut Park PCD. In addition, the Walnut Station PCD is zoned primarily for a range of ML uses, and much of this land is undeveloped. There is another ML parcel located south of Bloomington High School South.

The development, redevelopment and enhancement of the many vacant and under-utilized business and manufacturing parcels is the primary goal of this plan. To achieve this, public improvements must be provided as required by development in the EDA.

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DEVELOPMENT PLAN OBJECTIVES

1. This plan provides funding necessary for infrastructure improvements, which will provide incentive for new enterprises to locate in the EDA, and for existing enterprises to remain and to upgrade their property and services. Together, these new construction and reconstruction activities will promote significant opportunities for gainful employment in both the public and private sectors.

Potential infrastructure improvements include installation of new and upgrade of existing water, sewer, drainage and transportation services. Although these services are currently available in the EDA, future development will require enhancing both the availability and capacity of these systems.

Funds may also be utilized for floodwater-control projects in the designated urban (UF) and rural (RF) floodways between Walnut Park and the CSX right-of-way, and in the Walnut Station subarea. Providing floodwater-control improvements in these areas would enhance their attraction for commercial and industrial development.

- 2. This plan cannot be accomplished by normal regulatory processes or through the ordinary operation of private enterprise. Implementation of this plan will result in a more timely generation of funds that can be directly allocated to specific public service and transportation infrastructure improvements.
- 3. Public health and welfare will benefit by accomplishment of this plan. The anticipated infrastructure improvements can be paced to precede other developments, ensuring that negative impact on the public will be minimized or avoided.
- 4. The accomplishment of this plan will be a public utility and benefit as measured by the attraction and retention of permanent jobs, increase in property tax base, and improved diversity of economic opportunities within the EDA.
- 5. This plan conforms with the City's Growth Policies Plan and the Transportation Improvement Plan. Specific policies that are supported include:

a. South Walnut Corridor

With respect to the area encompassed by this EDA, the Growth Policies Plan recommends preserving roadway carrying capacity, and encourages upgrade of commercial uses along the South Walnut corridor. Development of a commercial node in the Walnut Station subarea is also recommended.

Phase II of the South College/Walnut improvement project, extending from Miller Drive to Winslow Road is in the Transportation Improvement Plan for FY-93.

b. South Walnut - Indiana 37 Corridor

The Growth Policies Plan recommends commercial containment along the lines which form the southern boundary of this EDA, and enhancement of other existing commercial uses within the area.

c. Country Club Railroad Crossing

Improvements in the approaches to this crossing are in the Transportation Improvement Plan as a potential FY-93 project.

**PROVISIONS FOR AMENDING THE PLAN**

This plan may be amended as outlined under Indiana Code § 36-7-14-17.5. Modifications could arise from property acquisition for right-of-way improvements or other public purposes, or from enlargement of the EDA.

Adjustments resulting from experience during project execution are authorized in the administration of this project, provided that the intent of this approved Economic Development Plan is not changed. Any modification which substantially changes the approved Economic Development Plan will be subject to the requirements of applicable State codes for plan amendment.

ASSESSED PROPERTY VALUES

WALNUT-WINSLOW ECONOMIC DEVELOPMENT AREA  
 BASE VALUATION DATE: MARCH 1, 1992

Walnut - Winslow TIF					
Assessed Values, March 1, 1992					
Name	Lot #	Tax Parcel #	Acres	A.V. Land	A.V. Imp.
Perry City - 9.30: Winslow Plaza					
K.&R. Robinson	7	015-70135-01	5.01	65,200	332,700
Peoples State Bank	8	015-70135-03	1.18	17,560	72,460
S. Mitchell	22	015-70135-04	0.49	9,800	43,070
		Sub-Total	6.68	92,560	448,230
Perry City - 9.40: Herald Times to Walnut Park, S. Walnut to Henderson					
F. Lemon	20	015-32155-00	0.80	15,300	33,460
D. Sare	21	015-47805-00	0.83	130	0
W. Edwards	22	015-18275-00	2.98	24,860	7,070
D.&B. Sare	23	015-47825-00	1.18	400	0
D. Sare	24	015-47815-00	1.20	200	0
D.&B. Sare	25	015-47835-00	1.31	100	0
K.&V. Glass	26	015-47835-01	0.65	13,000	19,630
C. Wilbur	27	015-47815-01	0.21	1,070	6,970
A.&D. Hayes	28	015-47815-02	0.47	2,370	10,130
A.&D. Woodruff	29	015-47825-01	0.65	13,000	22,170
D.&C. Johnson	30	015-18275-01	0.52	10,400	11,970
CRTM Reality	31	015-18550-00	1.56	19,400	37,130
FFCA/IIP 1986 Property Co.	32	015-32435-00	0.50	10,000	52,790
Alford - Bloomington, Ltd.	34	015-38045-00	4.96	64,030	315,670
Walnut Park Development Corp.	35	015-70040-01	9.84	72,630	284,730
L&N Investment Corp.	36	015-31175-00	9.70	89,320	0
L&N Investment Corp.	37	015-31175-01	0.17	1,030	0
J. Caspersen	38	015-09880-00	5.32	82,460	246,280
Fitness Developers, Inc.	39	015-67910-00	0.82	3,270	0
Fitness Developers, Inc.	40	015-10840-01	0.88	11,730	249,840
MAR Properties, Inc.	41	015-67930-00	0.76	12,600	22,460
W. Taylor, Etal	42	015-67920-00	0.60	5,930	20,330
K.W.&J. Spicer	43	015-67950-00	0.49	770	0
F. Herthel	44	015-67940-00	0.90	16,500	93,760
J.&P. Blair	45	015-06350-01	0.42	8,300	30,430
W.&V. Nicholson	46	015-05350-00	0.43	8,670	15,730
Fitness Development, Inc.	47	015-10840-00	1.31	9,900	0
Bowling Green Racquet Club	48	015-67900-00	2.00	12,000	0

Name	Lot #	Tax Parcel #	Acres	A.V. Land	A.V. Imp.
T. Ellis & M. Harper	49	015-67880-00	0.41	8,200	23,830
D. Nicholson	50	015-67890-00	0.04	270	0
P.&R. Baugh	51	015-67870-00	0.85	15,600	34,100
L.M.&B. McCord	52	015-67860-00	0.89	15,830	13,070
W.&M. Galyan	53	015-67840-01	1.42	15,530	91,390
R. Stahl	54	015-67850-00	1.93	19,060	52,030
Donald Ely Ministries, Inc.	55	015-67830-00	1.28	14,670	90,060
T.&L. Hayes	58	015-67840-00	0.37	7,400	5,930
J.&H. Mease	59	015-67880-01	0.32	6,330	10,130
Monroe County Bank	60	015-70040-06	0.86	17,200	89,230
		Sub-Total	59.83	629,460	1,890,320
Perry City - 9.42: Redick Wylie Subdivision					
CRTM Realty	1	015-70040-02	2.26	13,400	49,300
CRTM Realty	2	015-70040-03	7.36	81,130	211,310
CRTM Realty	3	015-70040-04	1.88	21,100	0
A. Wylie Estate	4	015-70040-05	1.54	2,970	0
CRTM Realty	5	015-70045-00	8.88	16,960	155,880
		Sub-Total	21.92	135,560	416,490
Perry City - 16.25: Southeast Corner, Walnut & Winslow					
Walnut Station Partnership	1	015-41755-00	0.25	4,170	0
Marathon Oil Co.	2	015-67825-00	0.00	0	18,500
J. Ferguson	3	015-67820-00	1.00	10,830	0
J. Ferguson	4	015-67810-00	3.70	30,170	61,030
		Sub-Total	4.95	45,170	79,530
Perry City - 16.30: Walnut Station					
Walnut Station Partnership	1	015-18010-01	24.53	84,130	144,170
		Sub-Total	24.53	84,130	144,170
			Acres	A.V. Land	A.V. Imp.
		Total	117.91	986,880	2,978,740

**AMENDED  
ECONOMIC DEVELOPMENT PLAN  
for the  
THOMSON CONSUMER ELECTRONICS  
ECONOMIC DEVELOPMENT AREA**

Department of Redevelopment  
Bloomington, Indiana

Chris Spiek  
Executive Director

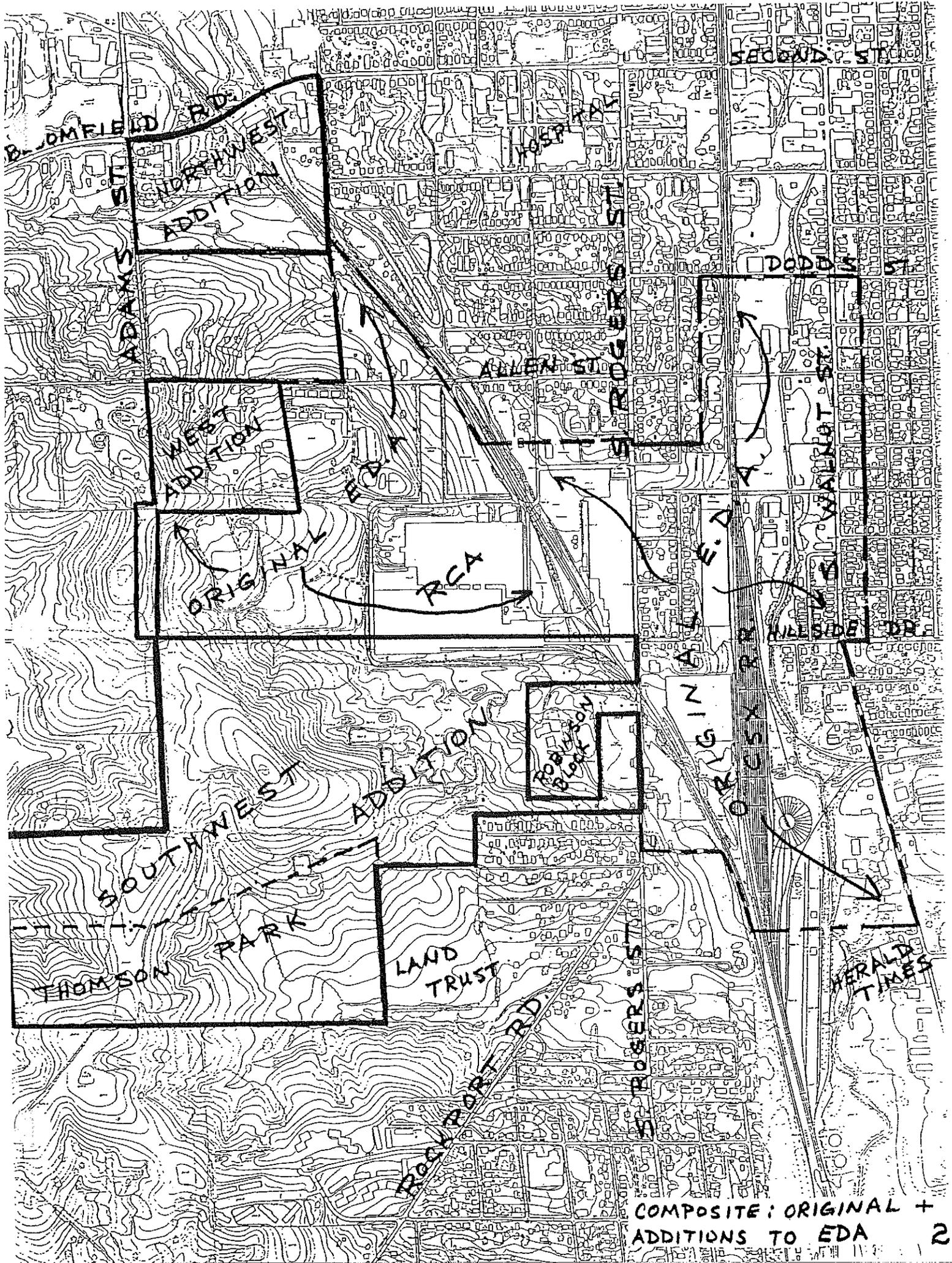
Craig Berndt  
Redevelopment Specialist

December, 1992

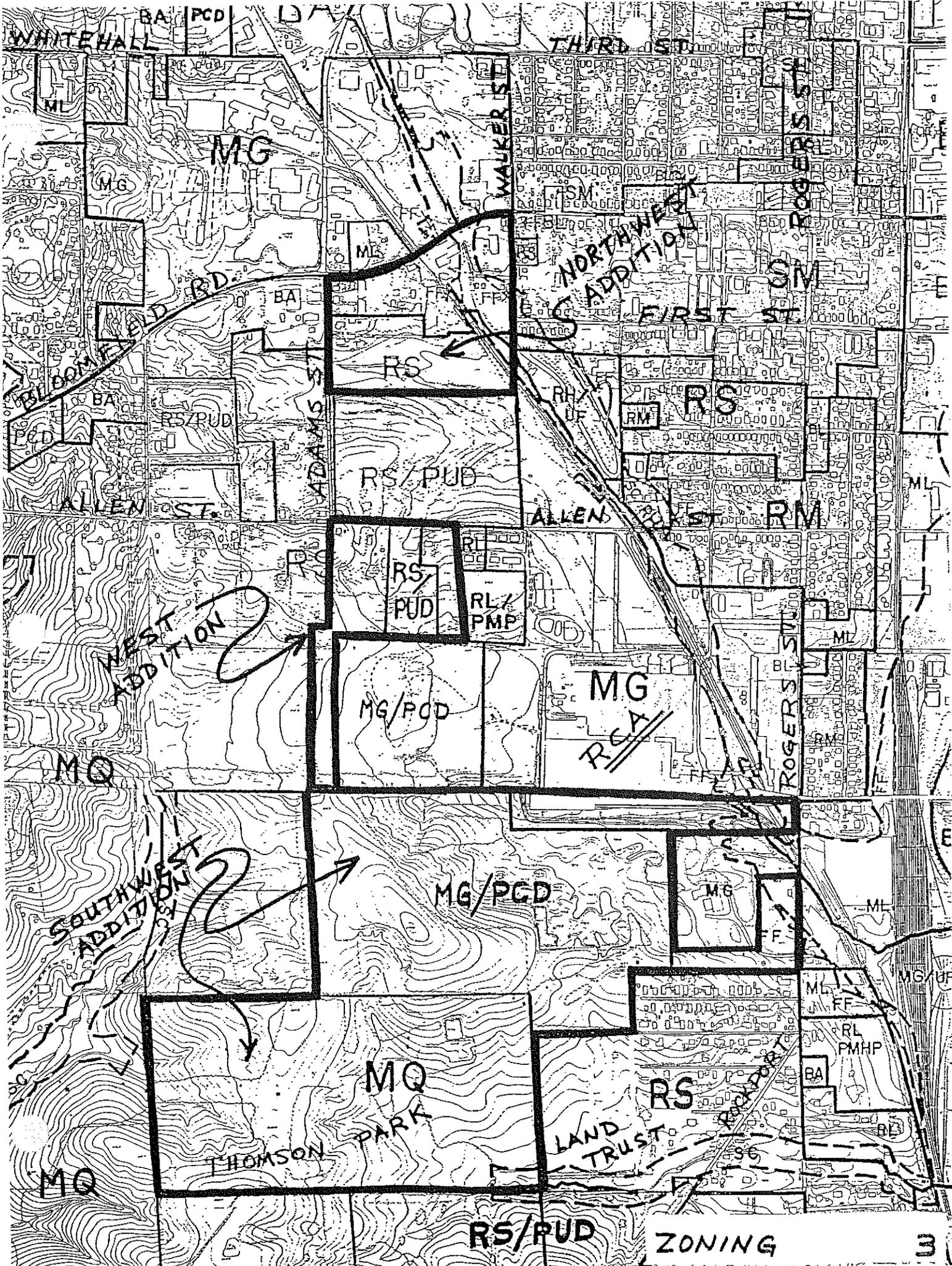
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COMPOSITE: ORIGINAL + ADDITIONS TO EDA 2



## SUMMARY

This amended economic development plan provides guidance for planning, development and redevelopment objectives within the expanded Thomson Consumer Electronic Economic Development Area (TCE-EDA).

The original designations of the economic development area and economic development plan, and establishment of the EDA as a tax allocation area were approved by Common Council Resolution 91-38 on December 18, 1991, and adopted and confirmed by Redevelopment Commission Resolution 92-04 on January 6, 1992.

The original EDA encompassed approximately 771 acres, all of which is located within the corporate boundaries of the City of Bloomington, which is a redevelopment district. This expansion will add approximately 245 acres to the EDA, all of which is also within the corporate boundaries. All of the land in this expansion was annexed in the Southwest Annexation under Ordinance 91-65.

Major subareas of the original EDA included the TCE/RCA facility with the new warehouse, developable land north of the TCE/RCA facility, and the CSX Railroad corridor from Dodds Street south to the north line of the Herald Times property. This expansion adds a large tract of vacant land south of the TCE/RCA facility, including the site of the future Thomson Community Park, as well as most of the land north of TCE/RCA and south of Bloomfield Road, between Adams Street and Walker Street extended.

The expanded EDA is an allocation area for the purposes of distribution and allocation of property taxes, as permitted under Indiana's tax increment financing (TIF) regulations (Indiana Code § 36-7-14-43(6) and 50 IAC 8). The base valuation assessment date for the original allocation area remains March 1, 1991; the base assessment date for the expanded area is March 1, 1992.

Objectives of this plan are unchanged from the original plan: promotion of gainful employment, attraction of major new business enterprises, and retention and expansion of existing businesses.

Proceeds of this plan will assist in implementation of the Walnut Street Access Control Plan, and analysis and implementation of an improved or alternate truck route for TCE truck traffic. The plan will also provide resources for public improvements to serve developable land along the CSX Transportation railroad corridor, including vacant or underutilized warehouse facilities.

This plan conforms with the City's Growth Policies Plan, which identifies the South Walnut Street - Country Club Road - Winslow Road area as a critically important subarea and entryway corridor. It also conforms with the Transportation Improvement Plan.

GEOGRAPHIC DESCRIPTION - ADDITIONS TO THE EDA

A part of Sections 5 and 8 in Perry Township, Monroe County, Indiana, more particularly described as follows:

1. Northwest Addition

Beginning at a point in Perry Township Section 5, which point is the intersection of east right-of-way line of South Adams Street and the south right-of-way line of State Highway 45;

Thence generally north and east along the south right-of-way line of State Highway 45 to the intersection of said right-of-way line with the north-south half-section line of Section 5, Perry Township, said half-section line being approximately in the center of South Walker Street;

Thence south along said north-south half-section line to the southeast corner of the northwest quarter of said Section 5, said point also being the southeast corner of Seminary Lot 160;

Thence west along the south boundary line of Seminary Lots 160 and 159 to the east right-of-way line of South Adams Street;

Thence north along the east right-of-way line of South Adams Street to the intersection of said east right-of-way line with the south right-of-way line of State Highway 45, said point also being the Point of Beginning of this description, containing 28 acres, more or less.

2. West Addition

Beginning at a point on the south boundary line of Section 5, Perry Township, which point is 1132.49 feet east of the southwest corner of said Section 5;

Thence north  $02^{\circ}25'50''$  west 880.00 feet;

Thence north  $87^{\circ}34'10''$  east perpendicular to the last course 103.04 feet;

Thence north  $01^{\circ}00'49''$  east approximately 890 feet to the intersection of a point in the center of the south end of Adams Street and the north right-of-way line of West Allen Street (17 foot half right-of-way);

Thence east along the north right-of-way line of West Allen Street to a point that is due north of a point on the north line of Seminary Lot 165 at a distance of 174 feet east of the northwest corner of said Seminary Lot 165;

Thence south to said point on the north line of Seminary Lot 165;

Thence southeasterly to a point that is 234 feet east and 94.38 feet north of the southwest corner of Seminary Lot 168;

Thence west to a point that is directly north of the northwest corner of Seminary Lot 170;

Thence south to the northwest corner of Seminary Lot 170;

Thence south along the west boundary lines of Seminary Lots 170 and 171 to the southwest corner of Seminary Lot 171, said point also being a point on the south boundary line of Section 5, Perry Township;

Thence west along said south boundary line of Section 5 to a point that is 1132.49 feet east of the southwest corner of Section 5, Perry Township, said point also being the Point of Beginning of this description, containing 13 acres, more or less.

### 3. Southwest Addition

Beginning at the intersection of the north boundary line of Section 8, Perry Township, and the west right-of-way line of South Rogers Street;

Thence south along the west right-of-way line of South Rogers Street a distance of approximately 350 feet to the north property line of the Robinson Block and Concrete Company property;

Thence west along said north property line to the northwest corner of the Robinson Block and Concrete Company property;

Thence south along the west property line of said property to the southwest corner of the Robinson Block and Concrete Company property;

Thence east along the south property line of said property to the southeast corner of the Robinson Block and Concrete Company property;

Thence north along the east property line to the northwest corner of the PSI, Inc., substation property;

Thence generally east along the north property line of the PSI, Inc., substation property to the intersection of said property line with the west right-of-way line of South Rogers Street;

Thence south along said west right-of-way line of South Rogers Street to the north line of the Carr's Bungalow Park subdivision;

Thence generally west along said north line and the north line of Pleasant View Addition to the northwest corner of Pleasant View Addition;

Thence South 00°28'51" East along the west boundary line of said addition a distance of approximately 362.94 feet to a corner of the corporate boundary;

Thence North 88°44'00" West 705.22 feet;

Thence South 01°21'05" East 1068.94 feet to the southeast corner of the northwest quarter of Section 8, Perry Township, said point also being the southeast corner of Thomson Community Park;

Thence North 88°04'29" West along the south line of the northwest quarter a distance of approximately 2640 feet to the southwest corner of the northwest quarter of Section 8, Perry Township, said point also being the southwest corner of Thomson Community Park;

Thence north along the west boundary line of said northwest quarter to the northwest corner of the northwest quarter of Section 8, Perry Township;

Thence west along the north boundary line of Section 8, Perry Township a distance of approximately 4500 feet to the intersection of said north boundary line with the west right-of-way line of South Rogers Street, said point also being the Point of Beginning of this description, containing 204 acres, more or less.

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#### ZONING AND LAND USE

The EDA includes areas zoned for commercial, manufacturing and residential uses, and now includes the Thomson/RCA planned commercial developments and the Thomson Community Park.

Existing and allowable land uses vary widely according to the underlying zoning. The planned commercial developments (PCDs) have a range of uses determined by the City Plan Commission.

This plan does not propose any property acquisition at this time. However, the truck route feasibility study being conducted for the TCE/RCA expansion may result in recommendations for an alternative truck route. Use of funds generated under this plan for property acquisition and/or development of an alternative truck route may be anticipated.

The following is a brief overview of the primary land uses within the EDA:

##### 1. Commercial Component

The commercial component lies generally along South Walnut Street and State Highway 45, and includes a mix of office and retail business uses. Funds generated as a result of

establishment of a tax allocation area under this plan may be used for implementation of the public improvements outlined in the Walnut Street Access Control Plan, which has been prepared by the City.

## 2. Manufacturing Component

The manufacturing areas include the land surrounding the TCE facility, land to the southwest of the facility, and the land along the CSX Transportation railroad right-of-way. The development and enhancement of these areas are of primary importance under this plan. Public improvements may be provided as required with the planned expansion of the TCE/RCA facility, increased utilization of existing warehouse facilities along the railroad right-of-way, and development of the undeveloped land along the railroad right-of-way.

The new Thomson Community Park is on land previously zoned for quarry use, which is a manufacturing activity. Funds generated by this plan may be used for construction activity in the park.

## 3. Residential Component

The residential component includes a mix of traditional single family homes, apartments, and manufactured homes. The benefit for these areas will derive from improved transportation infrastructure and enhanced employment opportunities, both of which will lead to increased investment in the residential stock of the area, resulting in higher property values.

The development, redevelopment and enhancement of the many vacant and under-utilized business and manufacturing parcels is a primary goal of this plan. To achieve this, public improvements must be provided as required by development in the EDA.

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## DEVELOPMENT PLAN OBJECTIVES

1. This plan provides funding necessary for infrastructure improvements, which will provide incentive for new enterprises to locate in the EDA, and for existing enterprises to remain and to upgrade their property and services. Together, these new construction and reconstruction activities will promote significant opportunities for gainful employment in both the public and private sectors.

Potential infrastructure improvements include installation of new and upgrade of existing water, sewer, drainage and transportation services. Although these services are currently available in the EDA, future development will

require improvements in both the availability and capacity of these systems.

Funds may also be utilized for floodwater-control projects in the designated floodways along the CSX Railroad corridor. Providing floodwater-control improvements in these areas would enhance their attraction for commercial and industrial development.

2. This plan cannot be accomplished by normal regulatory processes or through the ordinary operation of private enterprise. Implementation of this plan will result in a more timely generation of funds that can be directly allocated to specific public service and transportation infrastructure improvements.
3. Public health and welfare will benefit by accomplishment of this plan. The anticipated infrastructure improvements can be paced to precede other developments, ensuring that negative impact on the public will be minimized or avoided.
4. The accomplishment of this plan will be a public utility and benefit as measured by the attraction and retention of permanent jobs, increases in the property tax base, and improved diversity of economic opportunities within the EDA.
5. This plan conforms with the City's Growth Policies Plan and the Transportation Improvement Plan. Specific policies that are supported include:

a. South Walnut Corridor

With respect to the area encompassed by this EDA, the Growth Policies Plan recommends preserving roadway carrying capacity, and encourages upgrade of commercial uses along the South Walnut corridor.

b. Weimer Road East

Within the EDA, the Growth Policies Plan recommends development of an alternative truck route from the TCE/RCA facility to Adams Street to replace the routes currently used along Allen and Rogers Streets. Industrial expansion and creation of a neighborhood park in this EDA are also recommended, and are within the scope of this plan to facilitate.

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**PROVISIONS FOR AMENDING THE PLAN**

This plan may be amended as outlined under Indiana Code § 36-7-14-17.5. Modifications could arise from property acquisition for right-of-way improvements or other public purposes, or from enlargement of the EDA.

Adjustments resulting from experience during project execution are authorized in the administration of this project, provided that the intent of this approved Economic Development Plan is not changed. [Any modification which substantially changes the approved Economic Development Plan will be subject to the requirements of applicable State codes for plan amendment.]

**ASSESSED PROPERTY VALUES**

THOMSON CONSUMER ELECTRONICS  
EXPANDED ECONOMIC DEVELOPMENT AREA  
BASE VALUATION DATE: MARCH 1, 1992

Thomson Consumer Electronics TIF (Expansion)					
Assessed Values, March 1, 1992					
Name	Lot #	Tax Parcel #	Acres	A.V. Land	A.V. Imp.
Perry Township - 5.01: Northwest Addition					
CFC, Inc.	1	014-04950-00	0.01	270	0
CFC, Inc.	2	014-04940-00	2.50	12,330	4,300
R.&W. Stillions	3	014-32510-00	1.00	4,000	0
Bert's Wholesale	4	014-29260-00	0.01	4,000	0
C.&P. Stephenson	5	014-25560-00	2.40	11,930	35,830
Bert's Wholesale	6	014-29250-00	1.41	7,970	17,600
A.&E. McMillan	7	014-23870-00	0.67	1,370	5,870
R.&W. Sillions	8	014-32520-00	2.00	2,400	13,730
D. Steinmetz	9	014-03360-00	0.25	5,970	12,670
Rubeck/Tenney/Anderson	10	014-15340-00	0.46	1,270	9,170
Rubeck/Tenney/Anderson	11	014-15330-00	3.83	1,330	11,130
J.&P. Bourne	12	014-22070-01	0.40	1,370	7,700
E.&M. Mitchell	16	014-22070-00	5.01	830	470
E.&M. Mitchell	17	014-22080-00	5.00	830	0
C.&P. Stephenson	47	014-39000-00	0.01	270	0
E. Barkley	48	014-01280-00	0.64	12,100	76,060
		Subtotal	25.60	68,240	194,530
Perry City - 5.27: Northwest Addition					
Bank One - Trustee	1	015-31410-00	0.01	130	0
		Subtotal	0.01	130	0
Perry City - 5.41: Northwest Addition					
ECP Assoc.	1	015-10150-00	Unit A	3,300	40,330
N. Sherlock	2	015-10150-01	B	3,300	40,400
N. Sherlock	3	015-10150-02	C	3,300	40,400
P. Crooke	4	015-10150-03	D	3,300	31,630
M. Parmenter DPM, Inc.	5	015-10150-04	E	3,300	31,600
ECP Assoc.	6	015-10150-05	F	3,300	31,700
ECP Assoc.	7	015-10150-06	G	4,430	42,460
ECP Assoc.	8	015-10150-07	H	8,330	79,890
ECP Assoc.	9	015-10150-08	I	2,770	31,630
		Subtotal	2.65	35,330	370,040

Name	Lot #	Tax Parcel #	Acres	A.V. Land	A.V. Imp.
Perry Township - 5.01: West Addition					
H.&K. Gotwels	39	014-12790-00	1.00	2,070	3,300
W.&F. Milne	40	014-21890-00	5.18	2,770	5,730
J.&P. Clark	41	014-31940-00	2.82	930	0
R.&D. Franklin	42	014-11650-00	0.52	1,600	7,600
O.&B. Zai	43	014-06420-00	0.46	1,270	11,400
O.&B. Zai	44	014-06420-01	0.45	170	0
Consumer Electronics Holding, Inc.	45	014-26610-00	2.56	10,230	0
		Subtotal	12.99	19,040	28,030
Perry City - 8.21: Southwest Addition					
R.&C. Sudbury	1	015-32885-01	35.00	2,000	2,000
TCE Tax Operations, Inc.	2	015-17310-01	45.00	3,670	0
TCE Tax Operations, Inc.	3	015-17110-01	32.13	3,170	0
City of Bloomington - Parks & Rec.	4	015-17110-02	47.87	zz 223	zz
G.&R. Dragoo	6	015-10185-01	5.66	630	0
TCE Tax Operations, Inc.	7	015-17120-01	5.99	430	0
TCE Tax Operations, Inc.	8	015-17165-01	0.70	130	0
Consumer Electronics Holding, Inc.	9	015-26630-01	0.62	930	0
Consumer Electronics Holding, Inc.	10	015-26590-01	5.53	8,300	0
TCE Tax Operations, Inc.	11	015-17275-01	20.38	400	0
Consumer Electronics Holding, Inc.	12	015-38080-01	0.46	700	0
Consumer Electronics Holding, Inc.	13	015-26600-01	0.14	200	0
K.&R. Robinson	14	015-26440-02	0.58	2,300	0
PSI, Inc.	15	015-26440-01	3.51	23,360	9,430
		Subtotal	203.57	46,220	11,430
		Total	244.82	168,960	604,030