RESOLUTION 96-15

TO CONFIRM RESOLUTION 96-14 WHICH DESIGNATED AN ECONOMIC REVITALIZATION AREA (ERA)
Re: 1421 and 1425 West 6th Street and the Area as Far West as the Indiana Railroad Tracks
(Renaissance Rentals, LLC, Petitioner)

WHEREAS, Investment Properties has filed an application for designation of the property located at 1421 and 1425 West 6th Street and the area as far west as the Indiana Railroad tracks, as an "Economic Revitalization Area"; and

WHEREAS, the application has been reviewed by the Departments of Redevelopment and Planning, and the Redevelopment Commission has passed a resolution recommending to the Common Council the approval of the "Economic Revitalization Area" designation for said property and for said term of years; and

WHEREAS, petitioners seeking designation for their property as an Economic Revitalization Area must complete a Statement of Benefits and must, prior to March 1st of each year, provide the county Auditor and the Common Council with information showing the extent to which there has been compliance with the Statement of Benefits; and

WHEREAS, the Common Council has investigated the area and reviewed the Statement of Benefits, attached hereto and made a part hereof, and found the following:

A. the estimate of the value of the redevelopment or rehabilitation is reasonable;
B. the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
C. the estimate of the annual salaries of these individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
D. the redevelopment or rehabilitation has received approval from the Departments of Planning and Redevelopment, is consistent with the Growth Policies Plan, is expected to be developed and used in a manner that complies with local code, and provides affordable housing; and
E. the totality of benefits is sufficient to justify the deduction; and

WHEREAS, the property described above is part of the Westside area as defined in the Redevelopment Department's Community Development and Housing Plan, and has experienced a cessation of growth;

WHEREAS, the Common Council adopted Resolution 96-14 on July 10, 1996, which designated the above property as an "Economic Revitalization Area," and published a notice of the passage of that resolution which requested that persons having objections or remonstrances to the designation appear before the Common Council at its Special Session on July 24th, 1996; and

WHEREAS, the Common Council has reviewed and heard all such objections and remonstrances to such designation;

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

1. The Common council hereby affirms its determination made in Resolution 96-14 that the area described above is an "Economic Revitalization Area" as set forth in Indiana Code 6-

1.1-12.1-1 et. seq.; the Common Council further finds and determines that the owner of the property shall be entitled to a deduction from the assessed value of the property for a period of ten (10) years if the property is rehabilitated or redeveloped pursuant to I.C. 6-1.1-12.1-3.

2. In granting this designation and deduction the Council is also expressly exercising the power set forth in I.C. 6-1.1-12.1-2(I)(5) to impose reasonable conditions on the rehabilitation or redevelopment. Failure of the property owner to make reasonable efforts to comply with these following conditions are additional reasons for the Council to rescind this designation and deduction:

a. the improvements described in the application shall be commenced (defined as obtaining a building permit and actual start of installation) within twelve months of the date of this designation; and

b. the land and improvements will be developed and used in a manner that complies with local code.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 24 day of July, 1996.

JIM SHERMAN, President
Bloomington Common Council

SIGNED and APPROVED by me upon this 29 day of July, 1996.

JOHN FERNANDEZ, Mayor
City of Bloomington

ATTEST:

PATRICIA WILLIAMS, Clerk
City of Bloomington

SYNOPSIS

This resolution affirms the determination of the Common Council expressed in Resolution 96-14 which designated the property located at 1421 and 1425 W. 6th Street and the area as far west as the Indiana Railroad tracks as an "Economic Revitalization Area" for a period of ten (10) years.

Signed copies to:
Petitioner
Redevelopment
mc Auditor
Assessor
Treasurer

STATEMENT OF BENEFITS

State Form 27167 (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

AMENDED 7-24-96

FORM SB - 1

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the economic revitilization area prior to the public hearing if the designating body requires infc mation from the applicant in making its decision about whether to designate an Economic Revitilization Area. Otherwise this statement must be submitte to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property fc 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 th "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to aft 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 rehabilitatior 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. Wit 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 assessmer 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 manufac turing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 an June 14 of that year.*
4. *Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement c Benefits. (IC 6-1.1-12.1-5.6)*

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer: Renaissance Rentals, LLC

Address of taxpayer *(street and number, city, state and ZIP code)*: 1300 N. Walnut Street, Bloomington, IN 47404

Name of contact person: Tim J. Henke

Telephone number: (812) 330-1123

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Bloomington Common Council

Resolution number: 96-14

Location of property: 1421 & 1425 W. 6th Street and the Area as far West as the Indiana RR Tracks

County: Monroe

Taxing district: Bloomington City

Description of real property improvements and / or new manufacturing equipment to be acquired *(use additional sheets if necessary)*:

1) Building A - 5 unit/efficiency apartment building
2) Building B - 8 unit/efficiency apartment building
3) 12/two-story attached townhomes, which will be a mixture of two and three bedroom units.

Estimated starting date: 8-1-96

Estimated completion date: 1-30-97

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
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SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values market value of land and house	$ 75,000	$ 14,370		
Plus estimated values of proposed project	1,145,000	381,285		
Less values of any property being replaced	-0-	-0-		
Net estimated values upon completion of project	$1,220,000	$406,626		

SECTION 5 OTHER BENEFITS PROMISED BY THE TAXPAYER

a) Buildings A and B will be 100% affordable for a period of at least 20 yrs. b) Building A will provide housing for HIV/AIDS clients. c) Building B will provide housing for mental health clients. d) The initial sale of the townhomes will be targeted to 1st time home buyers and the initial purchase price of the townhomes shall be for a price of $65,000 or less. e) Building A - Totally handicap accessible and Building B - 1st floor will be handicap accessible. f) The tax abatement for the townhomes is intended for owner-occupants.

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of authorized representative	Title	Date signed *(month, day, year)*
Tim J. Henke	Member	July 24,1996

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 installed and first claimed eligible for deduction after July 1, 1987, is limited to $ _____ cost with an assessed value of $ _____.

D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to $ _____ cost with an assessed value of $ _____.

E. Other limitations or conditions *(specify)* SEE RESOLUTION 96-15

F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991is allowed for:
☐ 5 years ☐ 10 years

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	Date signed *(month, day, year)*
x Jim Shera	(812) 349-3408	July 30, 1996
Attested by:	**Designated body**	
Patricia Williams, City Clerk	Bloomington Common Council	

* If the designating body limits the time period during which an area is an economic revitilization 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%

Amendment to the "Revised" Statement of Benefits
filed in conjunction with Resolution 96-15

I am filing this amendment to the "Revised" Statement of Benefits for the Hopewell Project. It is being filed with Resolution 96-15 of the Bloomington Common Council.

The amendment is in three parts:

First, the second sentence in Part d) of Section 5 is deleted. The deleted sentence reads as follows: "Subsequent owners of the town homes shall not be eligible for the remaining tax abatement on the property."

Second, the first sentence in Part d) of Section 5 is amended to read as follows:

d) The initial sale of the town homes will be targeted to 1st time home buyers and the initial purchase price of the town homes shall be for a price of $65,000 or less.

And, third, an additional Part f) is added to Section 5 and reads as follows:

f) The tax abatement is intended for owner-occupants.

I hereby amend the above Statement of Benefits and certify that the representations in this amendment are true.

Signature of authorized representative	Title	Date signed

Amendment to the "Revised" Statement of Benefits
filed in conjunction with Resolution 96-14

I am filing this amendment to the "Revised" Statement of Benefits for the Hopewell Project. It is being filed with Resolution 96-14 of the Bloomington Common Council and amends Section 5 of the "Revised" Statement of Benefits by substituting Part d) with the following:

d) The townhomes will be sold to 1st time home buyers at a cost of $65,000 or less. Subsequent owners of the townhomes shall not be eligible for the remaining tax abatement on the property.

I hereby amend the above Statement of Benefits and certify that the representations in this amendment are true.

[signature] for Ren. Rentals	Member	7-10-96
Signature of authorized representative	Title	Date signed

* THIS AMENDMENT WAS WITHDRAWN BY PETITIONER ON 7/24/96 AT REQUEST OF COUNCIL.

— SEE 7/24/96 AMENDMENT FOR OTHER CHANGES

[illegible] 7/26/96

REVISED 6/7/96

STATEMENT OF BENEFITS

State Form 27167 (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 revitilization 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 Revitilization 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. 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.*
4. *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 6-1.1-12.1-5.6)*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Renaissance Rentals, LLC

Address of taxpayer *(street and number, city, state and ZIP code)*: 1300 N. Walnut Street, Bloomington, IN 47404

Name of contact person: Tim J. Henke

Telephone number: (812) 330-1123

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Bloomington Common Council

Resolution number:

Location of property: 1421 W. 6th Street, Bloomington, IN 47403

County: Monroe

Taxing district: Bloomington City

Description of real property improvements and / or new manufacturing equipment to be acquired *(use additional sheets if necessary)*

1) Building A - 5 unit/efficiency apartment building
2) Building B - 8 unit/efficiency apartment building
3) 12/two-story attached townhomes, which will be a mixture of two and three bedroom units.

Estimated starting date: 8-1-96

Estimated completion date: 1-30-97

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
---	---	---	---	---	---

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values (market value of land and house)	$ 75,000	$ 14,370		
Plus estimated values of proposed project	1,145,000	381,285		
Less values of any property being replaced	-0-			
Net estimated values upon completion of project	1,220,000			

SECTION 5 — OTHER BENEFITS PROMISED BY THE TAXPAYER

a) Buildings A and B will be 100% affordable for a period of at least 20 yrs.
b) Building A will provide housing for HIV/AIDS clients.
c) Building B will provide housing for mental health clients.
d) The townhomes will be sold to 1st time homebuyers at a cost of $65,000 or less.
e) Building A - Totally handicap accessible and Building B-1st floor will be handicap accessible.

SECTION 6 — TAXPAYER CERTIFICATION

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

Signature of authorized representative	Title	Date signed *(month, day, year)*
Tim J. Henke	Member	6-7-96

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 10 years 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 installed and first claimed eligible for deduction after July 1, 1987, is limited to $ _____ cost with an assessed value of $ _____.

D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to $ _____ _____ cost with an assessed value of $ _____.

E. Other limitations or conditions *(specify)* PLEASE REFER TO THE "NOW THERE" CLAUSES IN RESOLUTIONS 96-14 & RES 96-15

F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991is allowed for:
☐ 5 years ☐ 10 years

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	Date signed *(month, day, year)*
*	(812) 349.3408	July 10, 1996
Attested by:	**Designated body**	
Patricia Williams, City Clerk	Common Council City of Bloomington	

* If the designating body limits the time period during which an area is an economic revitilization 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%

REVISED 6/26/96

RRALT-A.XLS

TAX ABATEMENT CALCULATIONS FOR REAL PROPERTY
FOR: RENAISSANCE RENTALS, LLC (ALT. A)
Using 1995 payable 1996 Tax Rate and A.V. Estimates
Jun-96

CORRECTED NEW FIGURE →

Improvements	1,145,000			Current A.V.	14,370
Rate	33.33%			From State. Benefit	
Est. Assessed Value from				Blgtn City 1995Tax Rate:	.106582
"Statement of Benefits":	381,667			Property Tax Payable:	1,532
Blgtn City 1995Tax Rate:	.106582				
Property Tax Payable:	40,679				

3 YEAR TAX ABATEMENT			Petitioner's T. A.	Current Value
Year	Percentage	Deduction	Payment	Payment
1	100.00%	40,679	0	1,532
2	66.67%	27,121	13,558	1,532
3	33.33%	13,558	27,121	1,532
Total Abatement		81,358	40,679	4,595

6 YEAR TAX ABATEMENT				
Year	Percentage	Deduction		
1	100%	40,679	0	1,532
2	85%	34,577	6,102	1,532
3	66%	26,848	13,831	1,532
4	50%	20,339	20,339	1,532
5	34%	13,831	26,848	1,532
6	17%	6,915	33,763	1,532
Total Abatement		143,189	100,883	9,190

10 YEAR TAX ABATEMENT				
Year	Percentage	Deduction		
1	100%	40,679	0	1,532
2	95%	38,645	2,034	1,532
3	80%	32,543	8,136	1,532
4	65%	26,441	14,238	1,532
5	50%	20,339	20,339	1,532
6	40%	16,272	24,407	1,532
7	30%	12,204	28,475	1,532
8	20%	8,136	32,543	1,532
9	10%	4,068	36,611	1,532
10	5%	2,034	38,645	1,532
Total Abatement		201,360	205,428	15,316

RES 96-14

BACKGROUND

cc: cmc 6/26/96

Passed. 9-0

*** Amendment Form ***

Resolution #: **96-14**

Amendment #: 1

Submitted By: Council Office

Date: July 3, 1996

Proposed Amendment:

1. Amend the resolution by replacing the phrase "1421 West 6th Street" with the phrase "1421 & 1425 West 6th Street and the area as far west as the Indiana Railroad tracks" wherever the phrase appears in the resolution.

Synopsis

This amendment provides a more accurate description of the location of the project. At this time the only existing address is 1421 West 6th Street. The house at that address will be demolished and twelve townhomes will be built to the west of there and have addresses commencing with 1425 West 6th Street. The addresses for Building A and Building B will be 120 and 121 Hopewell Street.

6/26/96 Committee Action: None
7/10/96 Regular Session Action: Pending

July 3, 1996

96-41
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

WHEREAS, the Redevelopment Commission of the City of Bloomington recognizes the need to stimulate growth and to maintain a sound economy within the corporate limits of the City of Bloomington, and

WHEREAS, the Indiana Code at 6-1.1-12.1 et.seq. provides for the designation of "Economic Revitalization Areas" within which property taxes may be abated on improvements to real estate, and

WHEREAS, property owners seeking designation for their property as an Economic Revitalization Area must complete a statement of benefits and must, prior to March 1st of each year, provide the county Auditor and the Common Council with information showing the extent to which there has been compliance with the statement of benefits

WHEREAS, the Redevelopment Commission of the City of Bloomington has adopted Resolution 93-82 and the Common Council has adopted Resolution 93-36 providing for a procedure for the prompt and careful processing of applications for designation of "Economic Revitalization Area", and

WHEREAS, an application for designation of an "Economic Revitalization Area" for the certain property located at 1421 W. 6th Street has been received and reviewed by the Redevelopment Department and Planning Department of the City of Bloomington,

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Commission of the City of Bloomington does hereby recommend to the Common Council of the City of Bloomington that it approve said application for designation of the property located at 1421 W. Sixth Street as an Economic Revitalization Area.

BE IT FURTHER RESOLVED that the term of the "Economic Revitalization Area" designation on improvements to real property be designated by the vote of the Common Council, for a period of 10 years.

David Walter, President

Timothy A. Hanson, Secretary

6/3/96

Date

CITY OF BLOOMINGTON
DEPARTMENT OF REDEVELOPMENT
PROPERTY TAX ABATEMENT PROGRAM

Report on Application for Designation
as an
Economic Revitalization Area

Description of Property

The property is located at 1421 West 6th Street and consist of 1.35 acres. The property dead ends into 6th Street and would intersect with Hopewell Street going north/south if Hopewell was an extended street. The legal description of the property is Pt. SW 32-9-1W .91 A Watermans Lots 33-35, Pts. 36, 57 Pt. Vac St and Alley Plat 8, Watermans Lot 31.

The current zoning is RS 4.5. The applicant is seeking a rezone to a PUD (Planned Unit Development) which is currently before the City Council for final consideration.

The site now includes one dilapidated, uninhabited home which is not suitable for renovation and will be demolished. The assessed value of the house is $5,700. Current market value of the land is $75,000 with an assessed value of $8,670. Total assessed value of the property is $14,370.

2. Owner-Applicant

The property is owned by Renaissance Rentals, LLC located at 1300 N. Walnut Street, Bloomington, Indiana (812) 330-1123. Applicants for the abatement are Steven R. Bodi and Tim Henke.

3. Proposed Development

The development will include three types of housing structures. The 1st structure, Building A, will be a ranch style home that will provide affordable supportive living for people with HIV/Aids virus. The home will contain five efficiency apartments and a common living area. Estimated cost of Building A is $230,000 (Attachment A).

The 2nd structure, Building B, will be a permanently affordable two-story housing unit for people with emotional disabilities. The housing unit will have eight efficiency apartments, with one of the units being used by a Mental Health Center staff member to provide support services. Estimated cost of Building B is $261,000 (Attachment A).

The 3rd development will include 12 two-story attached townhomes. The townhomes will be a mixture of two and three bedroom homes with an average square footage of 1,080 for the three bedroom. The homes will be marketed towards first time homebuyers through Monroe County Housing Solutions. The developers have made a commitment to sell the homes the first time to owner-occupants only. The average cost of the units will be $65,000 or less (Attachment B).

Total cost of the project which include Buildings A, B and the 12 townhouses is $1,220,000.

4. Public Improvements Needed or Required

Due to the increased level of improvements going into the area, it is anticipated that public improvements in the areas of street widening, public sidewalks and drainage improvement will be needed. In addition, there exists a drainage pond in the area which is not functioning properly. Since the drainage pond was a Redevelopment Department project, the Redevelopment Department is committed to assessing the project and making what ever improvements to the pond necessary to make it function.

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

The City's Tax Abatement Guidelines provide for 3 years tax abatement for single family or condominium housing in the Westside area. Although, not multi-family, the regulations also states a 3 year abatement period for multi-family housing with 20% of the units designated as affordable.

The department recommends an upgrade for this project to 10 years tax abatement. This recommendation is based upon the following factors:

1. Buildings A and B will both be 100% affordable rents (HUD Fair Market rent) for low to moderate income tenants with disabilities.

2. The applicant has applied for H.O.M.E. Program funding, which requires 20 years' affordability period, rather than the 10 years required by the Tax Abatement Program.

3. Proposed public infrastructure improvements by developer will include 700 feet of sidewalks, widening of 6th Street along 145 feet of its length, extensive landscaping and contributing towards the repair of the drainage problem with the city's existing retention pond.

4. Buildings A and B will be handicap accessible.

5. A commitment has been made by the developer to sell the proposed 12 townhouses at a price not to exceed $65,000 and to owner/occupants.

It should be noted that if the PUD is granted, it will increase the density of the proposed project which is a factor to decrease abatement. However, it is felt that the proposed improvements to the area, the building of affordable owner occupied housing, and 100% of all the rental units being affordable are some of the factors which outweigh the increased density factor.

6. Estimate of Yearly Property Tax Revenues to be Abated. (See attached chart)

The recommendation is to grant a ten year abatement for the project. The amount of taxes to be abated over the ten year period is an estimate based on current assessed value of the property and the current tax rate. Based upon a ten year abatement period, the estimated amount of abatement for the project which include Buildings A, B, and the townhomes will be $214,550. The estimated amount of taxes that would be paid by the petitioner in the 10 year period will be $218,884 vs. $15,316 if no development occurred.

TAX ABATEMENT CALCULATIONS FOR REAL PROPERTY

FOR: RENAISSANCE RENTALS, LLC (ALT. A)

Using 1995 payable 1996 Tax Rate and A.V. Estimates

May-96

Improvements	1,220,000	Current A.V.	14,370
Rate	33.33%	From State. Benefit	
Est. Assessed Value from		Bldgtn City 1995Tax Rate:	.106582
"Statement of Benefits":	406,667	Property Tax Payable:	1,532
Bldgtn City 1995Tax Rate:	.106582		
Property Tax Payable:	43,343		

3 YEAR TAX ABATEMENT

Year	Percentage	Deduction	Petitioner's T. A. Payment	Current Value Payment
1	100.00%	43,343	0	1,532
2	66.67%	28,897	14,446	1,532
3	33.33%	14,446	28,897	1,532
Total Abatement		86,687	43,343	4,596

6 YEAR TAX ABATEMENT

Year	Percentage	Deduction		
1	100%	43,343	0	1,532
2	85%	36,842	6,502	1,532
3	66%	28,607	14,737	1,532
4	50%	21,672	21,672	1,532
5	34%	14,737	28,607	1,532
6	17%	7,368	35,975	1,532
Total Abatement		152,569	107,491	9,190

10 YEAR TAX ABATEMENT

Year	Percentage	Deduction		
1	100%	43,343	0	1,532
2	95%	41,176	2,167	1,532
3	80%	34,675	8,669	1,532
4	65%	28,173	15,170	1,532
5	50%	21,672	21,672	1,532
6	40%	17,337	26,006	1,532
7	30%	13,003	30,340	1,532
8	20%	8,669	34,675	1,532
9	10%	4,334	39,009	1,532
10	5%	2,167	41,176	1,532
Total Abatement		260,550	218,884	15,315

Interdepartmental Memo

To: Nancy Brinegar, Redevelopment

From: Lynne Friedmeyer, Planning

Subject: Tax Abatement Application - Renaissance Rentals, ~~Inc.~~ LLC, located at 1421 W. 6th St.

Date: June 5, 1996

I have reviewed the application for tax abatement for the property located at 1421 W. 6th St., submitted by Renaissance Rentals. My response to your questions appears below.

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

The existing zoning is PUD. The petitioner requested and was granted a rezone from RS4.5 to PUD on April 29, 1996. The parcel is 1.3 acres. The Common Council approved Alternative A on June 5, 1996. Please see the attached Memorandum to the Common Council and the packet of information.

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

See #1. The necessary rezone shows a plan the position of the homes and townhouses. This is the plan to be implemented. Final Plan approval will follow the Common Council approve. Staff supports the proposal and feels final plan approval is likely to occur in a timely fashion.

3. Are any public improvements needed?

To my knowledge, Hopewell St. will be extended to serve this project. Sidewalks along 6th Street will be extended on this development to serve pedestrian traffic. Internal sidewalks will also be provided. Street trees are required in this zone. Drainage in the area will be improved with this development.

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

To my knowledge, no significant environmental problems are likely to result with the approved residential uses and residential townhouses proposed on this site.

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

A street map showing the location and zoning of the property is enclosed. Please call me if you have further questions.

HOPEWELL RENEWAL

TAX ABATEMENT APPLICATION

1. Ownership
   A. Renaissance Rentals, LLC (Steven R. Bodi, Tim J. Henke)
   1300 N. Walnut Street
   Bloomington, In 47404
   (812) 330-1123

2. Property
   A. 1421 West 6th Street, Bloomington, IN 47404
   B. Pt SW 32-9-1W .91A Watermans Lots 33-35, Pts 36,57 Pt Vac St & Alley Plat 8, Watermans Lot 31

3. Current Status of Property:
   A. Currently zoned RS 4.5. Anticipate a rezone to P.U.D. (Case #PUD-15-96).
   B. The site now includes one dilapidated uninhabited home not suitable for renovation.
   C. No current use
   D. Estimated current market value of land = $75,000. Current assessed value of Land= 8,670; Structures(house at 1421 W. 6th Street)= 5,700; Total=14,370

4. Proposed Improvements:

A. Hopewell Renewal is an affordable housing/neighborhood improvement proposal. It is meant to provide new attractive, innovative housing while elevating a neighborhood's prospects for improvement. Furthermore, it is a collaborative effort between multiple public sector non-profit groups and multiple private builder developers. Working towards providing housing to several different kinds of residents. The residents served will include both low and moderate income home buyers, and renters with physical or other disabilities.

The following buildings are proposed:

Building A

Building A is affordable supportive living for people with severe physical disabilities, primarily those associated with the HIV virus. This supportive environment will contain five efficiency apartments and common living area to accommodate volunteer support services within one home. The home will be ranch style and will utilize architectural details, like an expansive front porch, to enhance its attractiveness.

Building B

Building B will be permanent affordable housing for people with emotional disabilities. This home will have four efficiency apartments on each of two floors. One of the apartments will be utilized by a SCCMHC staffer to provide supportive services. The home will be a traditional "four square" early 1900's design, and will have the appearance of a larger older home.

Townhomes

These affordable homes will be sold and will be attractive two and three bedroom attached mostly two-story homes. (A three-bedroom home is likely to have about 1,080 sq. ft. of living space). They will be marketed to a variety of prospective residents seeking affordable, attractive, low maintenance living, near downtown, the hospital, and other services. We expect them to appeal to a variety of first time home owners as well as single parents, older buyers seeking convenience and low maintenance and others.

The first sales will be made to only owner occupants. We expect to sell all 12 units during 1996. All units sold in 1996 will sell for $65,000. or less. marketing will consist of usual media, in addition to referral from appropriate agencies like Housing Solutions.

There will be no restrictions on subsequent sales. It is hoped that low/moderate income homebuyers will be able to utilize home equity much the same as higher income homeowners. We believe that home equity access through a sale or a second mortgage could be used for children's' education, retirement, medical expenses, move-up housing or similar expenses. In general, home ownership could contribute towards life stability.

Project costs total: $1,220,000

B. See attached.

C. The estimated costs of street widening, public sidewalks and drainage improvement is $28,000. This does not include improvements on private property, including the parking lots.

Hopewell Renewal is neighborhood renewal in many ways. Currently, both 6th and Hopewell streets are deficient in that emergency vehicles, as well as regular traffic, have no means of turn-around on either street. Both streets require backing up to exit. The proposed development will provide parking lots at the end of both 6th and Hopewell for motorist turnaround. There are currently no sidewalks in the neighborhood.. Hopewell renewal will add approximately 700 feet of sidewalks on site for pedestrian safety. A further improvement included in this development is street widening along 45 feet of 6th Street, and drainage improvements proposed to include contribution towards the repair of the detention pond. Beautification improvements include extensive landscaping and removal of the dilapidated house on 6th Street.

D. September 1, 1996 - January 30, 1997

E. N/A

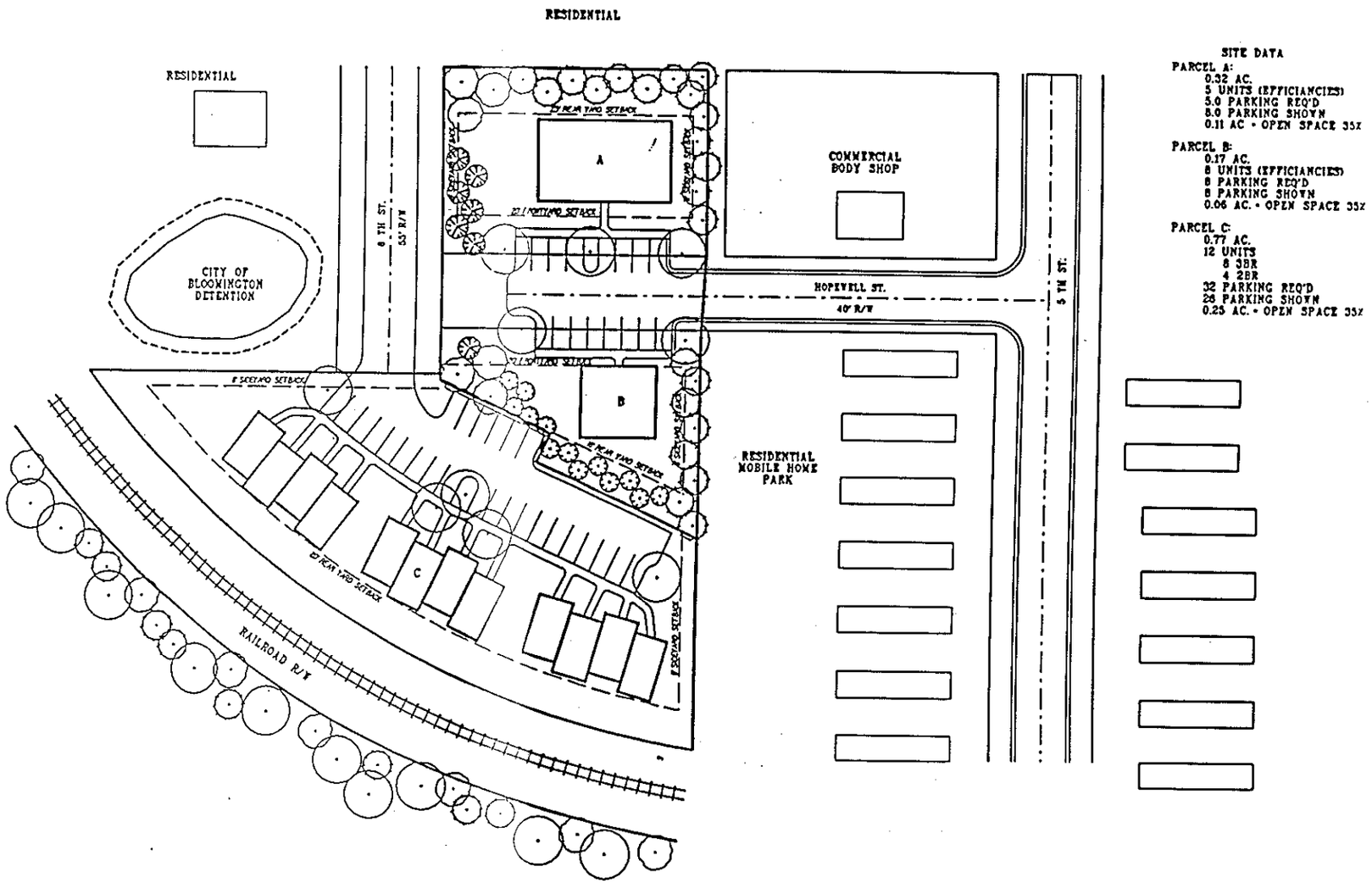
F. This proposal provides housing for individuals and families in need. Especially significant is this proposal's attempt to provide housing for specific disabled populations. This group represents the most needy and the least served by past housing policies.

5. Eligibility

A. The development site for Hopewell Renewal is in an Redevelopment Department Target Area. Because of its unique access problems, the site is quite isolated. Its attractiveness is reduced by the trailer court, body shop, railroad track and detention pond. Although the site is located only six blocks from the hospital and South Central Community Mental health Center, it has benefited from little or no private investment. Public improvements (the detention pond) have not contributed towards the beauty or the liveability of the neighborhood. Several buildings in the area and one house on the site are beyond hope of rehabilitation and require demolition.

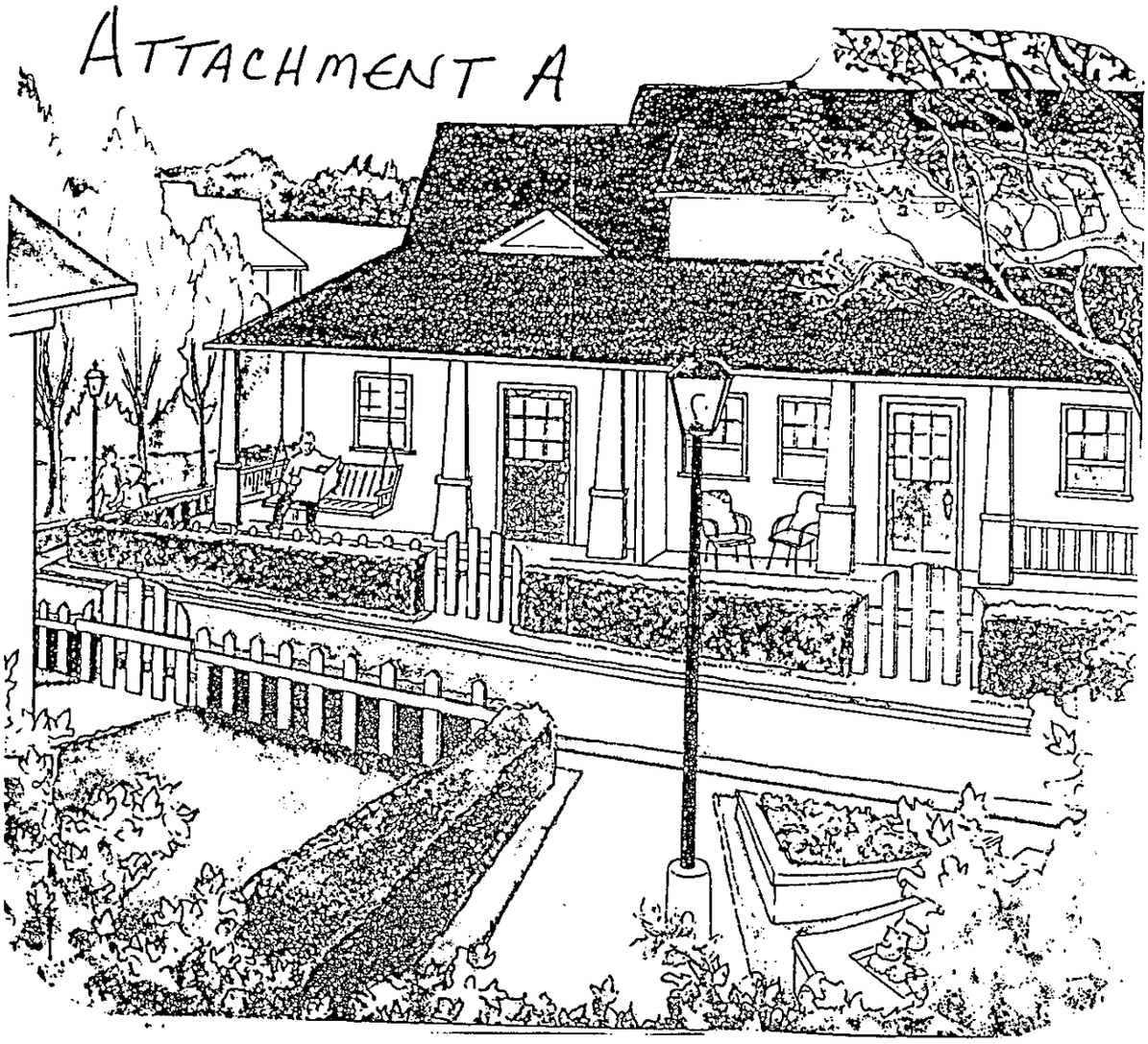
We are requesting 10-year tax abatement for the following reasons: First, we believe it should qualify because it is 100% affordable housing. A portion of the development provides the very difficult to provide affordable housing for homeowner purchase. A portion of the development will be affordable for rent; with a 20-year compliance period. Second, the development provides substantial improvements to the area and includes approximately $28,000. in privately funded improvements to the public right-of-way. Third, Buildings A & B are specifically designed for handicapped persons and are likely to house 13 handicapped individuals. The buildings will be very specifically designed to suit the needs of the residents.

In summary, Hopewell Renewal represents a 1.2 million dollar public/private cooperation that will invigorate the neighborhood and, with the help of tax abatement, provide affordable housing for 13 individuals and 12 families.

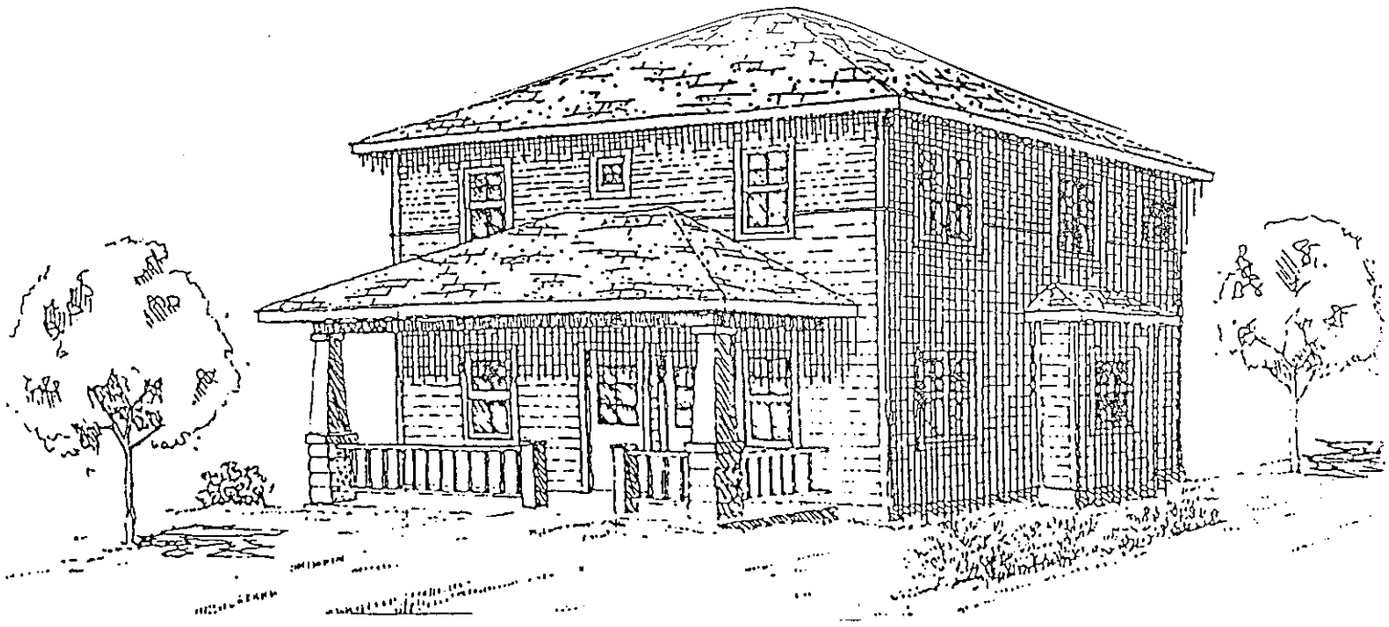


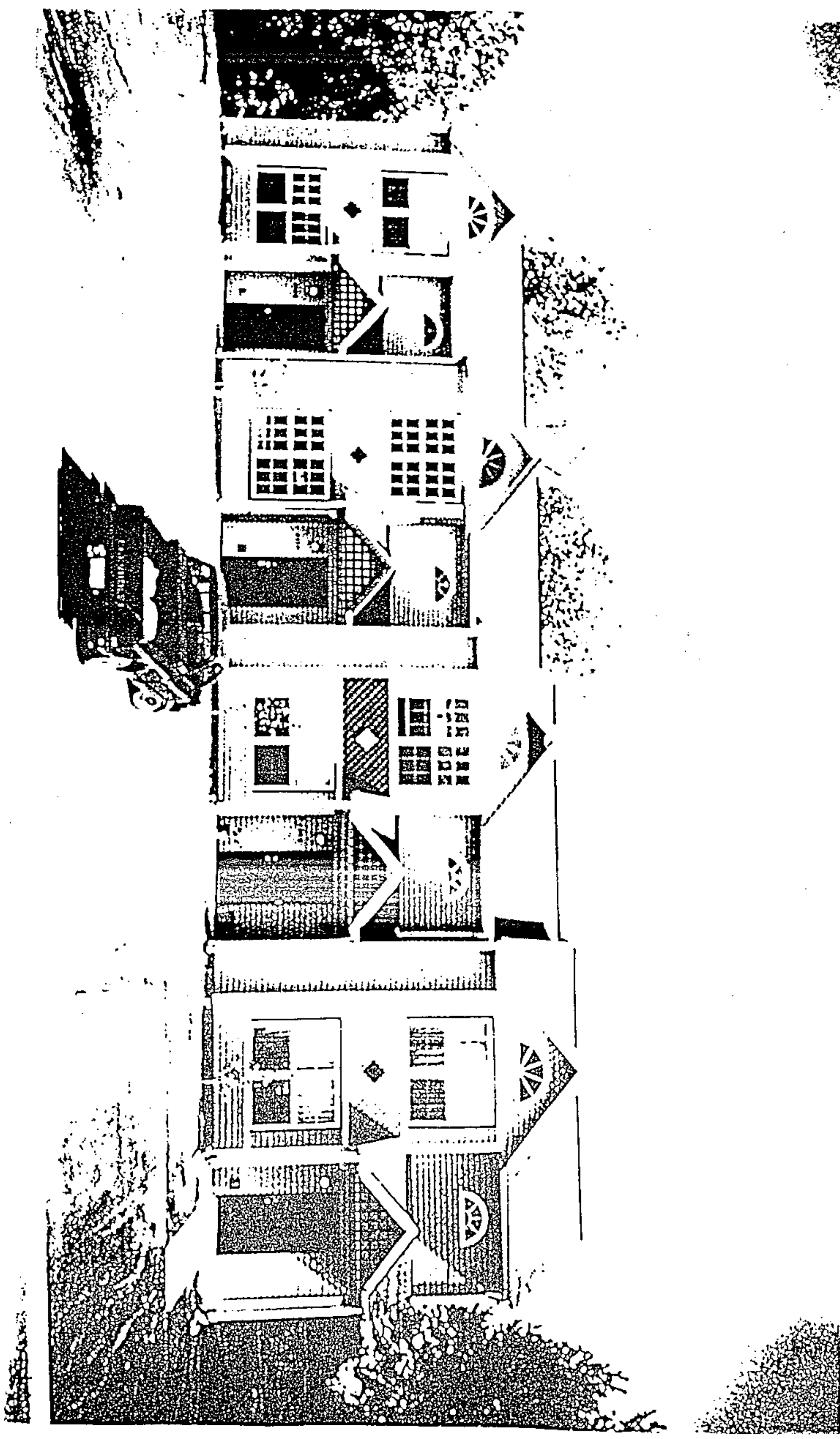
ALTERNATIVE A

ATTACHMENT A



Building A



Building B

Attachment B