Passed: 8-0

RESOLUTION 94-51

TO DESIGNATE AN "ECONOMIC REVITALIZATION AREA"
Re: 213 S. Rogers Street
(Joe R. and Patricia L. Harrell, Petitioners)

WHEREAS, Joe R. and Patricia L. Harrell, have filed an application for designation of the property located at 213 S. Rogers Street, 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 located at 213 S. Rogers Street, and reviewed the Designation Application and the Statement of Benefits, which are attached and made a part of this resolution, and found the following:

A. the estimate of the value of the redevelopment or rehabilitation is reasonable; and
B. the estimate of the number of individuals who will be employed or whose employment will be retained is reasonable; and
C. the estimate of the annual salaries of these individuals who will be employed or whose employment will be retained is a reasonable estimate for the proposed redevelopment or rehabilitation; and
D. this rehabilitation or redevelopment is consistent with the Growth Policies Plan and it is reasonable to expect that it will be developed and used in a manner that complies with local code; and
E. the totality of benefits is sufficient to justify the deduction;

and

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

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

1. The Common Council finds and determines 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. This preliminary approval for the ERA designation and tax deduction is, pursuant to I.C. 6-1.1-12.1-3, expressly based upon the following conditions:

a. the petitioner will obtain local and pursue state and national historic designation for the property; and

b. the petitioner will obtain approval from the Board of Zoning Appeals or the Plan Commission for variances regarding the number and placement of parking on the site, as well as for uses (i.e. warehousing and light manufacturing) that are inconsistent with the current BG zone; and

c. the land and improvements shall otherwise be developed and used in a manner that complies with local code; and

d. 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 the final designation.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 7th day of December, 1994.

Jim Sherman
JIM SHERMAN, President
Bloomington Common Council

SIGNED and APPROVED by me upon this 9th day of December, 1994.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

SYNOPSIS

Joe R. and Patricia L. Harrell have filed an application with the Common Council for designation of the property located at 213 S. Rogers Street as an "Economic Revitalization Area." In order for the petitioner to receive a tax abatement, Indiana law requires that the Common Council designate the property as an "Economic Revitalization Area" and reduce the property taxes on that real estate for a period of three, six, or ten years. This resolution designates the property as an "Economic Revitalization Area" and, subject to certain conditions on the development and use of the property, provides that the owners of the property shall be entitled to a deduction for a period of ten (10) years. A subsequent resolution reconfirming this action is necessary before the approval is final.

Signed copies to:
Redevelopment
Petitioner