Passed: 7-0

RESOLUTION 94-33

TO MODIFY AND CONFIRM RESOLUTION 93-30 WHICH DESIGNATED AN "ECONOMIC REVITALIZATION AREA" (ERA)
Re: 303 E. Seventh, 309 E. Seventh, and 312 N. Lincoln Street
(CFC, Inc., Petitioner)

WHEREAS, CFC, Inc. has filed an application for designation of the property located at 303 E. Seventh, 309 E. Seventh, and 312 N. Lincoln Street as an "Economic Revitalization Area"; 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 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, 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, and is expected to be developed and used in a manner that complies with local code;
E. the totality of benefits is sufficient to justify the deduction;

and

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

WHEREAS, the Common Council adopted Resolution 93-30 on November 17, 1993, which designated the above property as an "Economic Revitalization Area," and arranged the publication of a notice of the passage of that resolution requesting that persons having objections or remonstrances to the designation appear before the Common Council at its public meeting on October 5, 1994; 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 93-30 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 redeveloped according to the plans as approved by the City of Bloomington Board of Zoning Appeals incorporated herein by reference (case number V-81-94); and 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 codes and the site plan as approved by the Board of Zoning Appeals.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 5th day of October, 1994.

Jim Sherman

JIM SHERMAN President
Bloomington Common Council

SIGNED and APPROVED by me upon this 13th day of October, 1994.

Tomilea Allison

TOMILEA ALLISON, Mayor
City of Bloomington

ATTEST:

Patricia Williams

PATRICIA WILLIAMS, Clerk
City of Bloomington

SYNOPSIS

This resolution modifies, by incorporating the site development plan as approved by the Board of Zoning Appeals (V-81-94), and confirms the determination of the Common Council, expressed in Resolution 93-30, that the property located at 303 E. Seventh, 309 E. Seventh, and 312 N. Lincoln Street is designated as an "Economic Revitalization Area" and that the property owner complying with the conditions of the abatement may receive a property tax deduction for a period of ten (10) years.

Signed copies to:
Petitioner
Redevelopment
Assessor
[illegible]