Passed: 7-0

RESOLUTION 93-07
RESOLUTION APPROVING
THE ECONOMIC DEVELOPMENT PLAN FOR
THE THOMSON CONSUMER ELECTRONICS
AMENDED ECONOMIC DEVELOPMENT AREA

WHEREAS, pursuant to IC 36-7-14, the Redevelopment Commission of the City of Bloomington, Indiana, has under Resolution 92-04 dated January 6, 1992, confirmed the area surrounding the Thomson Consumer Electronics facility to be an economic development area, hereinafter referred to as the "Thomson Economic Development Area," established an allocation area coterminous with said area, and approved an economic development plan for said area; and

WHEREAS, pursuant to IC 36-7-14, the Redevelopment Commission of the City of Bloomington, Indiana, has declared an enlargement of said economic development area, hereinafter referred to as the "Amended Thomson Economic Development Area." Said Area is located within the corporate limits of the City of Bloomington, Indiana, and is described as follows:

1. <u>Description of Original Economic Development Area</u>

Beginning at a point which is the intersection of the east right-of-way line of South Walnut Street and the south right-of-way line of East Hillside Drive;
Thence southeast along the east right-of-way line of South Walnut Street to a point opposite the northeast corner of the Herald-Times Office property, this point also being approximately 410 feet north of the intersection of the east right-of-way line of South Walnut Street, and the north right-of-way line of East North Street;
Thence west from the east right-of-way line of South Walnut Street to the west right-of-way line of the Indiana Railroad;
Thence northwest along the west right-of-way line of the Indiana Railroad a distance of approximately 350 feet to a point on the west right-of-way line of the Indiana Railroad, which point is also an intersection in the existing corporate limit;
Thence west along the corporate boundary line from the west right-of-way line of the Indiana Railroad a distance of approximately 630 feet to a point on the west right-of-way line of South Rogers Street;
Thence north along the west right-of-way line of South Rogers Street a distance of approximately 885 feet to the northeast corner of the Public Service Indiana substation property;
Thence west along the north property line of the Public Service Indiana substation property to the northwest corner of the property, which corner is also a corner of the Robinson Block and Concrete Company property;
Thence south along the east property line of the Robinson Block and Concrete Company property to the southeast corner of the property;
Thence west along the south property line of the Robinson Block and Concrete Company property to the southwest corner of the property;
Thence north along the west property line of the Robinson Block and Concrete Company property to the northwest corner of the property;
Thence east along the north property line of the Robinson Block and Concrete Company property to the west right-of-way line of South Rogers Street;
Thence north along the west right-of-way line of South Rogers Street to the intersection of said right-of-way line and the southern boundary line of Perry Township

Section 5;
Thence west along the southern boundary line of Perry Township Section 5 a distance of approximately 3120 feet to a point which is the intersection of said southern boundary line and the southwest corner of Seminary Lot #171, said point also being a point on the south property line of the Thomson/RCA property in Perry Township Section 5;
Thence north along the west boundary lines of Seminary Lots #171, 170, and 167 a distance of approximately 963.26 feet to the northwest corner of the Thomson/RCA property;
Thence east along the north property line of the Thomson/RCA property a distance of approximately 876.5 feet to the southwest corner of the Hilltop Apartment and Mobile Home Park property;
Thence northwest along the west property line of the Hilltop Apartment and Mobile Home Park property to a point on the south right-of-way line of West Allen Street;
Thence east along the south right-of-way line of West Allen Street to the intersection of the south right-of-way line and the north-south quarter-section line of Perry Township Section 5;
Thence north along said quarter-section line to the west right-of-way line of the Indiana Railroad;
Thence southeast along the west right-of-way line of the Indiana Railroad to a point which is directly west of the south right-of-way line of West Davis Street extended;
Thence east along the south right-of-way line of West Davis Street to the east right-of-way line of South Rogers Street;
Thence south along the east right-of-way line of South Rogers Street a distance of approximately 50 feet to the northwest corner of the Raintree Muffler Shop property, which point is also the northwest corner of Lot #69 in Campbell's Addition;
Thence east along the north property line of Lot #69 and extending to the west right-of-way line of the 12 foot wide north-south alley that is located between and runs parallel to South Madison Street and South Morton Street;
Thence north along the west right-of-way line of the alley to the south right-of-way line of West Dodds Street;
Thence east along the south right-of-way line of West Dodds Street to the east right-of-way line of the 12-foot wide north-south alley that is located between and runs parallel to South Walnut Street and South Washington Street;
Thence south along the east right-of-way line of the alley to the south right-of-way line of East Hillside Drive;
Thence west along the south right-of-way line of East Hillside Drive to the east right-of-way line of South Walnut Street, said point also being the Point of Beginning of this description.

2. <u>Descriptions of Expansion Areas</u>

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

A. <u>Northwest Addition</u>

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.

B. <u>West Addition</u>

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°25′50" west 880.00 feet;
Thence north 87°34′10" east perpendicular to the last course 103.04 feet;
Thence north 01°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.

C. <u>Southwest Addition</u>

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; and

WHEREAS, in accordance with the procedures outlined in IC 36-7-14 the Bloomington Redevelopment Commission has completed and referred to the Common Council of the City of Bloomington, Indiana, an Economic Development Plan for the Thomson Amended Economic Development Area dated December of 1992; and

WHEREAS, the Bloomington Redevelopment Commission on January 4, 1993, declared the Area to be an economic development area, and declared that it will be of public utility and benefit to carry out certain public actions as may be required to implement the Plan, as evidenced by a copy of said body's duly certified Declaratory Resolution approving said Economic Development Plan, which is attached hereto; and

WHEREAS, a Growth Policies Plan has been prepared and used as a guide for general development for the City of Bloomington, Indiana; and

WHEREAS, the Plan Commission of Bloomington, Indiana, which is the duly designated and acting official planning body for the City of Bloomington, Indiana, has submitted to the Common Council its report respecting said Economic Development Plan and has certified that the Economic Development Plan conforms to the general plan of the

City of Bloomington, Indiana, and has issued its written order approving said Declaratory Resolution and said Economic Development Plan, and the Common Council has duly considered said report, recommendations, and certification of the Plan Commission; and

WHEREAS, the State of Indiana has provided that declaratory resolutions adopted pursuant to IC 36-7-14 may provide for the special allocation and distribution of property taxes levied on real property in the economic development area described in the Declaratory Resolution.

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

1. It is hereby found and determined that the Thomson Amended Economic Development Area as described herein is an economic development area pursuant to IC 36-7-14.

2. The Economic Development Plan for the Thomson Amended Economic Development Area, having been duly reviewed and considered, is hereby approved, and the City Clerk is hereby directed to file said copy of the Economic Development Plan with the minutes of this meeting.

3. It is hereby found and determined that said Economic Development Plan for the Thomson Amended Economic Development Area conforms to the general plan for the City of Bloomington, Indiana, and the approving order of the Bloomington Plan Commission adopted on January 25, 1993, is hereby approved.

4. It is hereby found and determined that the Thomson Amended Economic Development Area is an allocation area for purposes of tax increment financing pursuant to IC 36-7-14.

5. In order to implement and facilitate effectuation of the Economic Development Plan hereby approved, it is found and determined that certain official actions must be taken by the Common Council with reference, among other things, to changes in zoning, street vacations, and other public actions, and accordingly, the Common Council hereby:

(a) pledges its cooperation in helping carry out said Economic Development Plan;

(b) requests the various officials, departments, boards, and agencies of the City of Bloomington, Indiana, having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in the manner consistent with said Economic Development Plan; and

(c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate said Economic Development Plan.

6. The Economic Development Plan for the Thomson Amended Economic Development Area shall be effective for twenty-five (25) years and will not be extended without the approval of the Council.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, on this 3rd day of February, 1993.

JACK W. HOPKINS, President
Bloomington Common Council

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me on this 5th day of February, 1993.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

SYNOPSIS

This resolution approves the Declaratory Resolution and the Economic Development Plan prepared and approved by the Bloomington Redevelopment Commission and reviewed and approved by the Bloomington Plan Commission which declares the Thomson Amended Economic Development Area to be an economic development area, and establishes an allocation area for purposes of tax increment financing.

Signed copies to:
Redevelopment
Plan Dept