RESOLUTION 92-11
TO DESIGNATE THE PROPERTY LOCATED AT 249 W. GRIMES LANE AS AN "ECONOMIC REVITALIZATION AREA"
(K & W PRODUCTS, PETITIONER).

WHEREAS, K & W Products has filed an application for designation of the property located at 249 W. Grimes Lane 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, the Common Council has investigated the area described in detail in Exhibit "A", attached hereto and made a part hereof, more commonly described as 249 W. Grimes Lane; and

WHEREAS, the property described above is directly adjacent to the Westside Redevelopment area, 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. 6.1.1-12-3 and shall be entitled to a deduction from the assessed value of the machinery for a period of five (5) years if the machinery is acquired in accordance with I.C. 6.1.1-12.

2. As agreed to by Petitioner, in its application, if the improvements described in the application are not commenced (defined as obtaining a building permit and actual start of installation) within twelve (12) months of the date of the designation of the above area as an "Economic Revitalization Area", this Common Council shall have the right to void such designation.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 16th day of September, 1992.

Pam Service
PAM SERVICE, President
Bloomington Common Council

SIGNED and APPROVED by me upon this 17th day of September, 1992.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

SYNOPSIS

This resolution would designate the property at 249 W. Grimes Lane as an "Economic Revitalization Area" for five (5) years for the manufacturing equipment and ten (10) years for the building. The applicant, K & W Products, intends to build a 22,500 sf warehouse and install new manufacturing equipment at the site.

Signed copies to:
Redevelopment
Petitioner
Assessor's Office

HT (Legal ad)
file

92-51
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, the Redevelopment Commission of the City of Bloomington has adopted Resolution 89-27 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 249 W. Grimes Lane 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 249 W. Grimes Lane as an Economic Revitalization Area, conditioned on the Bloomington Plan Commission's approval of the petitions.

BE IT FURTHER RESOLVED that the term of the "Economic Revitalization Area" designation on improvements to real property be for a period of ten years and designation on the purchase and installation of new manufacturing equipment be for a period of five years.

_____
Patricia Gross, President

_____
Robert Linnemeier, Secretary

_____
Date

RESOLUTION 92-11
TO DESIGNATE THE PROPERTY LOCATED AT 249 W. GRIMES LANE AS AN "ECONOMIC REVITALIZATION AREA"
(K & W PRODUCTS, PETITIONER).

WHEREAS, K & W Products has filed an application for designation of the property located at 249 W. Grimes Lane 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, the Common Council has investigated the area described in detail in Exhibit "A", attached hereto and made a part hereof, more commonly described as 249 W. Grimes Lane; and

WHEREAS, the property described above is directly adjacent to the Westside Redevelopment area, 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. 6.1.1-12-3 and shall be entitled to a deduction from the assessed value of the machinery for a period of five (5) years if the machinery is acquired in accordance with I.C. 6.1.1-12.

2. As agreed to by Petitioner, in its application, if the improvements described in the application are not commenced (defined as obtaining a building permit and actual start of installation) within twelve (12) months of the date of the designation of the above area as an "Economic Revitalization Area", this Common Council shall have the right to void such designation.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 1992.

PAM SERVICE, President
Bloomington Common Council

SIGNED and APPROVED by me upon this _____ day of _____, 1992.

TOMILEA ALLISON, Mayor
City of Bloomington

ATTEST:

PATRICIA WILLIAMS, Clerk
City of Bloomington

SYNOPSIS

This resolution would designate the property at ~~249 W.~~ Grimes Lane as an "Economic Revitalization Area" for five (5) years for the manufacturing equipment and ten (10) years for the building. The applicant, K & W Products, intends to build a 22,500 sf warehouse and install new manufacturing equipment at the site.

CITY OF BLOOMINGTON
DEPARTMENT OF REDEVELOPMENT
PROPERTY TAX ABATEMENT PROGRAM

Staff Report on Application for Designation
as an
Economic Development Target Area

1. Description of Property
249 W. Grimes Lane

2. Owner-Applicant
K & W Products Division of Blue Chip Stamps

Officers

Harry T. Bottle, President
11261-2 Key West Avenue
Northridge, CA 91364

John M. Goode, Jr.
Executive Vice President
5582 Lakeview Drive
Laverne, CA 91750

Dexter P. May
Vice President, National Sales Manager
2302 Castle Gate Lane
Vista, CA 92084

3. Proposed Development
K & W is proposing the addition of a new 22,500 sq. foot building to be used to warehouse products. The approximate value of the new building is $500,000 and the new equipment value is estimated at $100,000.

4. Public Improvements or Zoning Approvals
No new public improvements are required with this proposal. Department of Natural Resources and local zoning approval is required for the new construction, which is in an urban floodway. Planning and DNR approvals have been granted for the project.

5. Estimate of Yearly Property Tax Revenues to be Abated
See attached chart.

6. Conformance to Existing City Policies
This proposal is in conformance with existing city policies. The property is located in an area where the tax abatement program guidelines recommend at least a six-year abatement for the building. In addition, the guidelines allow for increase in the abatement to ten years when well-compensated, permanent jobs will be created. This proposal would retain 10 existing jobs and add 2 new jobs to Bloomington with the potential for 10 additional jobs if the company consolidates its operation in Bloomington. Five-year abatement for the new equipment is recommended.

June 1992

K & W Products
T.A. on New Equipment

TAX ABATEMENT CALCULATIONS

Using 1992 Tax Rate and A.V. Estimates

Estimated Assessed Value
from "Statement of Benefits": $20,000 ($100,000 @ 20%)
Perry City 1992 Tax Rate 9.5682
Property Tax Payable: $1,914

Five Year Tax Abatement

Year	Percentage	Deduction
1	100%	$1,914
2	95%	$1,818
3	80%	$1,531
4	65%	$1,244
5	50%	$957
Total Abatement:		$7,463

Ten Year Tax Abatement

Year	Percentage	Deduction
1	100%	$1,914
2	95%	$1,818
3	80%	$1,531
4	65%	$1,244
5	50%	$957
6	40%	$765
7	30%	$574
8	20%	$383
9	10%	$191
10	5%	$96
Total Abatement:		$9,473

CORRECTED ABATEMENT FIGURES USING PERRY (NOT VAN BUREN) TAX RATES

June 1992

K & W Products
T.A. on Real Estate Improvements

TAX ABATEMENT CALCULATIONS

Using 1992 Tax Rate and A.V. Estimates

Estimated Assessed Value from "Statement of Benefits"	$100,000	($500,000 @ 20%)
Perry City 1992 Tax Rate	9.5682	
Property Tax Payable:	$9,568	

Three Year Tax Abatement

Year	Percentage	Deduction
1	100.00%	$9,568
2	66.67%	$6,379
3	33.33%	$3,189
Total Abatement:		$19,136

Six Year Tax Abatement

Year	Percentage	Deduction
1	100%	$9,568
2	85%	$8,133
3	66%	$6,315
4	50%	$4,784
5	34%	$3,253
6	17%	$1,627
Total Abatement:		$33,680

Ten Year Tax Abatement

Year	Percentage	Deduction
1	100%	$9,568
2	95%	$9,090
3	80%	$7,655
4	65%	$6,219
5	50%	$4,784
6	40%	$3,827
7	30%	$2,870
8	20%	$1,914
9	10%	$957
10	5%	$478
Total Abatement:		$47,363

BACKGROUND

Received
5-13-92

City of Bloomington
Application
Property Tax Abatement Program

1. OWNERSHIP:

K & W Products Division of Blue Chip Stamps is a corporation, the following is a list of K & W's officers:

Harry T. Bottle
President
11261-2 Key West Avenue
Northridge, CA 91364
(818) 366-2968

John M. Goode, Jr.
Executive Vice President
5582 Lakeview Drive
LaVerne, CA 91750
(714) 596-9947

Dexter P. May
Vice President, National Sales Manager
2302 Castle Gate Lane
Vista, CA 92084

2. PROPERTY DESCRIPTION:

The location of the facility in Bloomington, Indiana:

K & W Products
239 W. Grimes Lane
Bloomington, In 47402
(812) 336-3083

The Parcel Number is 015-29270-00.
The Taxing Unit Name is Perry City.
The description, per the Monroe County Tax bill is:

Seminary PT LOT 66
MAP NO: 015-29270-00

The approximate lot dimensions are 991.5 feet (East to West) and 210 feet (North to South).

3. CURRENT STATUS OF PROPERTY:

To the best of my knowledge the property is zoned for manufacturing and warehousing. It is part of the Enterprise Zone.

The 8 buildings are approximately 20 years old and are single story pre-engineered steel constructed.

The buildings are being used by K & W Products, an automotive chemical company, which manufactures and distributes automotive products which are used to extend the useful life of an automobile.

K & W Products currently employees 10 people at its Bloomington facility and is a conscious manufacturer of high quality products.

We do not have a current market value estimate of the land and building. The property tax bill gives a gross assessed value of the land of 20030 and the improvements of 98520.

There does not appear to be any unique historical structural or aesthetic improvements.

4. PROPOSED IMPROVEMENTS:

K & W is proposing the addition of a new 22,500 sq. foot building to be used to warehouse products. The approximate value of the new building is $500,000 and equipment with an estimated value of $100,000.

Sketches will be forwarded as they become available.

The desired start time for the construction would be July 6, 1992 with a desired completion date of June 30, 1993.

This modernization would allow us to retain 12 jobs.

The benefit to the city is the continued employment of 12 of its residents with 2 jobs being added in the next 12 months, with the possibility of 10 more being added in the next 5 years versus the potential relocation of the production and distribution out of Bloomington and the state of Indiana.

5. ELIGIBILITY:

I believe without the additional building and equipment K & W Products will lose its ability to grow and remain competitive. This will threaten the potential for the company to continue to be viable member of the business community.

K & W can retain its current work force of 12 with the proposed improvements. The total annual salaries exceed $250,000 and are in the upper 25% of the weighted mean for comparable jobs within the county of Monroe, per the Indiana Manufacturers Association's most recent compensation survey.

K & W Products offers an extensive employee benefit program which includes the following:

A 401K Profit Sharing Program.
Blue Cross Group Health Insurance Coverage.
2 Weeks Paid vacation per year.
10 Paid holidays per year.
6 Days of paid sick or health pay per year.
Quarterly performance incentive programs.
Year end bonus programs.

A. State reasons why the project site qualifies as an Economic Revitalization Area as defined under State Law ("lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property." In the case of Manufacturing equipment, "any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.")

B. State the estimated number of new employees and employees retained as a result of the project. Also include salaries and a description of employee benefits.

C. Complete and submit the attached Statement of Benefits form with narrative application.

I hereby certify that the representations made in this application are true and I understand that if the above improvements are not commenced (defined as obtaining a building permit and actual start of construction) within 12 months of the date of the designation of the above areas as an Economic Revitalization Area, the Bloomington Common Council shall have the right to void such designation.

*OWNER

John Goode
Executive Vice President

DATE

May 11, 1992

STATEMENT OF BENEFITS

State Form 27167 (R 2 / 1-89)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1989)

STATE BOARD OF TAX COMMISSIONERS

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. *This statement must be submitted to the body designating the economic revitilization area prior to the public hearing required to designate an economic revitalization area, or 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.*
2. *If a person is requesting the designation of an economic revitalization area, this form must be submitted prior to the public hearing required under IC 6-1.1-12.1-2.5 (c). Otherwise, the Statement of Benefits must be submitted for the designating body's approval prior to the installation of the new manufacturing equipment or prior to redevelopment or rehabilitation of real property.*
3. *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.*
4. *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 extention has been obtained. A person who obtains a filing extention must file the form between March 1 and June 14 of that year.*

e of Designating Body	County
City of Bloomington, Indiana	Monroe

e of Taxpayer	
K & W Products Division of Blue Chip Stamps	
ess of Taxpayer (Street, city, county)	ZIP Code
239 W. Grimes Lane, Bloomington, Monroe	47402

SECTION I: LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

ion of property if different from above	Taxing District
	Perry City

, description and date of real property improvements and / or estimated installation of new manufacturing equipment to be acquired:

A new 22,500 square foot warehouse estimated installation cost $500,000 plus manufacturing equipment valued at approximately $100,000.

(Attach additional sheets if needed)	Estimated Starting Date	Estimated Completion Date
	7/6/92	6/30/93

SECTION II: ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

ent Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
12	250,286	12	250,286	2	41,714

SECTION III: ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
urrent Values	323,049	118,550	799,021	435,630
us estimated values of proposed project	500,000	–	100,000	–
sal Values of any property being replaced	–	–	–	–
ıt estimated values upon completion of project	823,049	?	899,021	?

SECTION IV: OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

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

Signature of Authorized Representative	
John Goode	John Goode, Executive V.P.
Date of Signature	Telephone Number
5/11/92	213-724-8650

CU/SP-44-92 **K&W Products**
239 W. Grimes
Request for conditional use for construction in a floodway and site plan approval to expand and upgrade the present facility

Toni McClure reported. This property is located on the south side of Grimes Lane between Rogers and Walnut. The wooded area near the back of the property is proposed to remain wooded. The petitioner is requesting a conditional use to allow construction in the floodplain and site plan approval to allow the construction of the new building. The petitioner is proposing to add a 23,500 sqft. structure to the rear of the property. The existing small shed structure will be removed. The site is currently entirely gravel with the exception of the building, the wooded area, and a few scattered areas of grass. K&W Products manufactures car care products, tannery and leather cleaners, etc. The petitioner's have taken responsible environmental measures. The new structure will house containment areas so chemical spills will not leak outside. There will also be a flamable containment area within this new structure for fire protection. There will be no outside storage on the property. The petitioner plans voluntary to convert all their hazardous chemicals to water based prior to mid-year 1995. The front building will have a "facelift". The front parking area will be paved, improved, and landscaped. Staff feels it's appropriate to leave the rear of the property gravel. The petitioner has suggested rip-rap at the outlet to help percolate the parking lot run-off before it gets into the creek. Staff feels that is reasonable. The petitioner has submitted a very good landscape plan and the property will be much more attractive. DNR has approved this project. Staff would like it as a condition of approval that written DNR approval be submitted prior to any permit being issued. Staff recommends approval with the following conditions:

1) Written approval from DNR.
2) Paving is required as stipulated by staff.
3) Landscaping be accomplished as submitted and shown.
4) Shed structure be removed from the property.
5) Containment areas for spills and flammables be constructed.
6) Refurbish the front of the business.

Steve Smith, representing petitioner, stated K & W is expanding their business. This particular expansion is 23,000 sqft. The new part will be warehousing. Outdoor activities will be eliminated. Each building will be contained. There will be an 8" high block liner all around the outside of each room. All the loading docks will have ramps. The rented storage trailers will be removed. The front of the building will get architectural treatment and there will also be curb and gutter. The front will be landscaped. The site will be paved. Verbal approval has been received from DNR.

Faye Kaiser, K & W Products, stated K & W has been on this site since 1950. The main offices are in California but will relocate here over the next five years. The building will be refurbished and all new equipment will be put in. Kaiser stated there is about 26,000 sqft.

existing there now and 23,500 sqft. will be added.

Tom Swafford asked if the new building will be metal.

Faye Kaiser stated yes.

Tom Swafford asked if there is containment in the manufacturing area at this time.

Faye Kaiser stated not at the present time. It will be refurbished and will have one.

Tom Swafford asked if the new building and the manufacturing area will have containment.

Faye Kaiser stated yes.

***Jack Hopkins moved approval of CU/SP-44-92 per staff recommendations; Laraine Cooksey seconded. Approved 7:0

Plan Commission Discussion:

Jack Hopkins stated this is a responsible plan that has been carefully worked out.

Tom Swafford stated he supports improving the site and likes the water soluable products.

BLOOMINGTON PLAN COMMISSION
FINAL STAFF REPORT

CASE NO: CU/SP-44-92
DATE : August 10, 1992

LOCATION : 239 W. Grimes

PETITIONER: Name : K & W Products
Address: 239 W. Grimes

COUNSEL: Name : Smith Quillman Assoc.
Address: P.O. Box 155, Bloomington, IN

REQUEST: Conditional Use for construction in a floodway, and site plan approval to expand and upgrade the present facility.

SURROUNDING ZONING AND LAND USES: K & W Products is located in an ML (light manufacturing) zone. This ML zone continues to the north and west of the site. It is bounded by BA (business arterial) to the south and east. Surrounding land uses include a truck terminal to the north, a railroad yard to the west, and businesses to the east. Toward the southern most portion of the property are residences.

PROPOSAL SUMMARY: K & W Products (which manufactures car care and leather/vinyl care products) is requesting conditional use approval and site plan approval to build a warehouse structure on their site located at 239 W. Grimes. This site is in a UF (urban floodway) zone. Smith Quillman Assoc. has been working closely with the petitioner and the DNR for several months. The department of Natural Resources has given verbal approval of this project. Written confirmation is forthcoming.

The location of the proposed building is directly south of the existing plant buildings and contains 23,500 sq. ft. The placement of the building will not impede water flow should the area flood, nor will the building create more run-off than the area can handle. This is because the water enters the Jordan River canal which is adjacent to the property to the east.

Several improvements and safety features are also being incorporated into the overall upgrade of this property. All of the buildings on this site, with the exception of the oldest building are built above the 100 yr. flood elevation. These buildings are at least two feet above this level. The building on the east side on the property will be removed, and the area will not have outside storage. In addition, the trailers now used for storage will be removed. The buildings which house chemicals will all be containment areas which means that should there be a chemical spill, the fluid will be contained within the building by a barrier lip around the perimeter of the building. As an extra precaution, the new warehouse will contain a flammable containment area which will house all flammable products awaiting shipment. At this time there is outside storage an no

containment area. These safety precautions are of paramount importance environmentally.

K & W Products has voluntarily joined a "club" in which they will voluntarily convert all hazardous chemicals to water base biodegradable chemicals by mid-year 1995. With all of the upgrading and safety measures being implemented, K & W Products appears to be very environmentally conscientious and should be commended for their efforts.

MASTER PLAN COMPLIANCE: Growth Policies Plan (pg.50-51) " Industrial Areas shown on the Land Use Plan Map incorporate existing or planned industrial parks and industrial facilities. Allocation of additional land for future development of industrial facilities is also shown. Areas appropriate for industrial use include large uninterrupted tracts of level land with few environmental constraints and with excellent highway and arterial access. The land use plan, in general, accommodates expansion of existing industries such as the planned 865,000 square foot expansion of distribution facilities for Thompson Electronics."

K & W Products is located in an industrial areas as depicted on the Growth Policies Plan Map and is an existing industry.

TRAFFIC CONSIDERATIONS: Because the pattern and flow of the business will not change with this proposed warehouse, traffic will not be impacted with this change.

ENVIRONMENTAL COMMISSION CONCERNS: The Environmental Commission toured the plant and in general found the changes an improvement to environmental safety conditions. They are concerned about the paving of the parking area and the effects of run-off from the asphalt directly into the creek. As a policy issue, gravel is not an acceptable alternative due to the fugitive dust that is raised by traffic over the surface. As an alternative, we are suggesting a four foot radius around the inlet of #2 stone between the creek and the paved area. This would allow a portion of the water to percolate before entering the drainage system. We are discussing this plan with the environmental commission and the petitioner.

SITE IMPROVEMENTS: The exterior front of the office building will be refurbished to improve the facade of the building. A landscape plan for the northern portion of the site has been submitted, and meets the approval of staff. The parking area will be paved in order to lower the dust factor produced by trucks driving over the existing gravel, and the storage building on the eastern portion of the site will be removed.

RECOMMENDATIONS AND COMMENTS

Staff recommends approval of this petition with the following conditions:

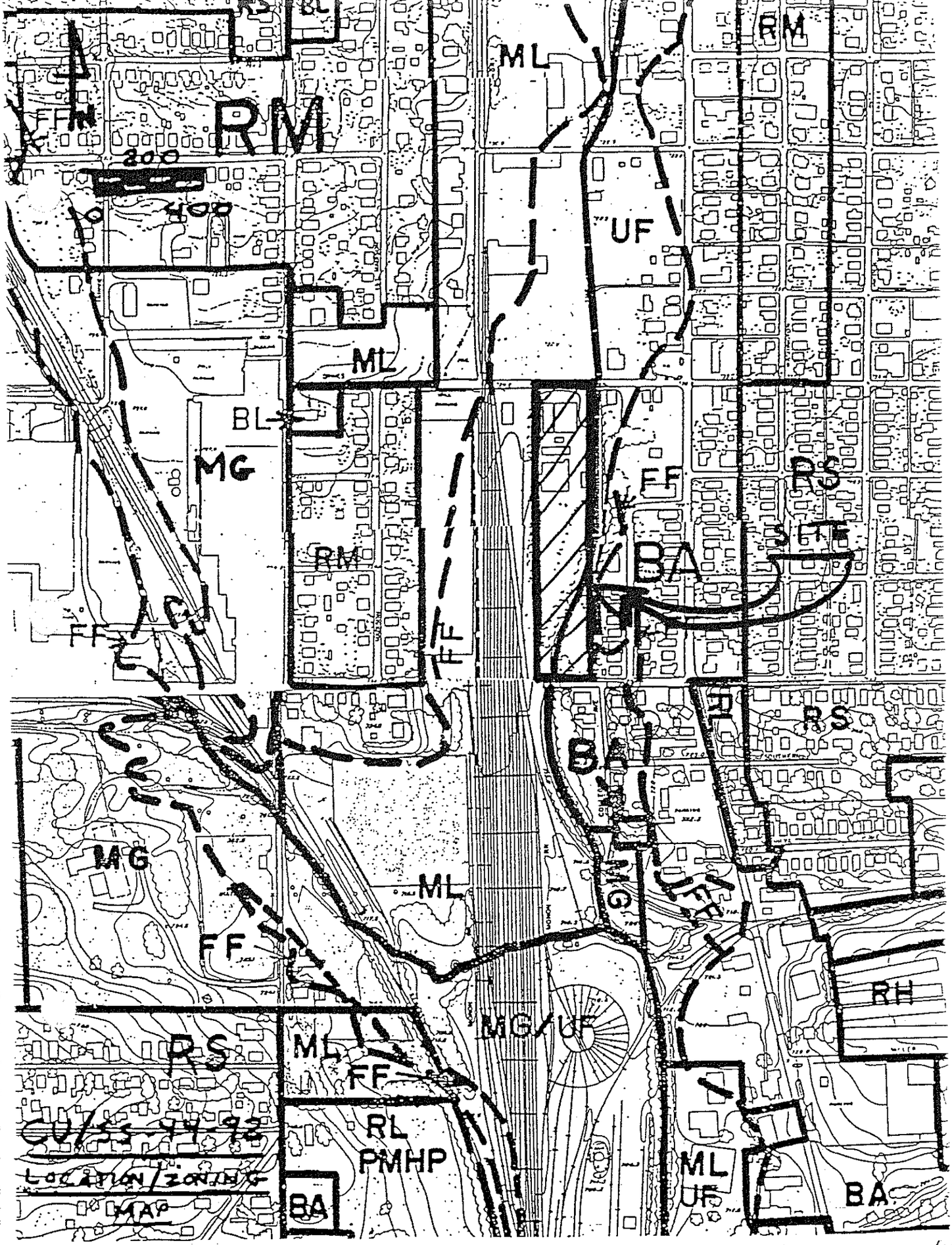
1) Written approval from the DNR before construction begins.

2) Paving of the area is required.

3) Landscape and refurbish front of business.

4) Remove building on east.

5) Construct containment areas for spills and flammables.


RM
ML
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SITE
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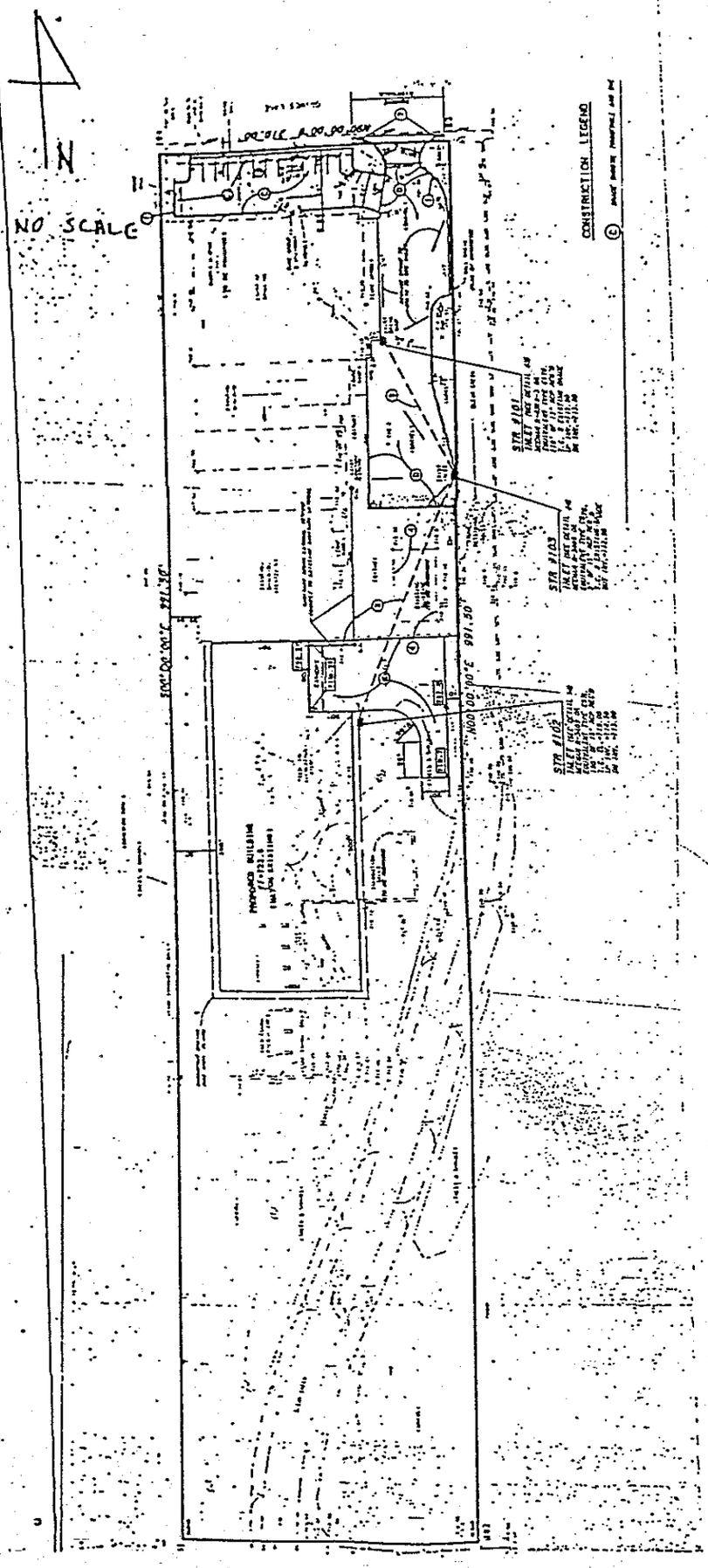
MG/UF
PMHP
CU/SS-44-92
LOCATION/ZONING
MAP



CU/SP-44-92

SITE PLAN

STATE OF INDIANA
DEPARTMENT OF NATURAL RESOURCES
NATURAL RESOURCES COMMISSION

Certificate of Approval of Construction In A Floodway

This certificate is issued to K & W Products

in accordance with an application dated February 23, 1992

filed by Smith Quillman Associates, Inc.

for commercial building along Clear Creek along the right (west) side between 400 and 650 feet north of the Hillside Drive bridge at Bloomington, Monroe County, SW¼, Section 4, T. 8 N., R. 1 W., UTMN=333500, UTME=540150

upon the finding by the Commission that the proposed work will not in the reasonably foreseeable future interfere with flood control in the State, or adversely affect the efficiency of nor unduly restrict the capacity of the floodway or constitute an unreasonable hazard to the safety of life or property, nor result in an unreasonable detrimental effect upon fish, wildlife or botanical resources. The Commission approves the proposed work, subject to the limitations and conditions stipulated below, provided the project is constructed and maintained in accordance with the plans, specifications and other data submitted with the application. There shall be no deviation from said plans unless the proposed change in plans shall first have been submitted to and approved in writing by the State of Indiana acting by and through its Natural Resources Commission.

LIMITATIONS AND CONDITIONS

This approval granted with the conditions that: (1) no felled trees, brush or other debris be left in the floodway of the stream, (2) all disturbed areas be

(over)

Further limitations and conditions are that notice shall be given the Commission five days prior to the beginning of construction. This approval shall become void if construction of the project has not been started within 24 months of the date of this Certificate. The approval by the Commission does not relieve the person making application of the responsibility to obtain all other permits, easements or approvals nor of liability for the effects of his project upon the safety of life and property of others.

August 6 ,19 92
Approved

John N. Young
Director
Division of Water
Department of Natural Resources

Docket No. G-14,408

State Form 42280 (1-88)

LIMITATIONS AND CONDITIONS (continued)

effectively protected from erosion during the construction period, (3) disturbed areas be revegetated with a suitable mixture of grasses (no fescue) and legumes upon completion, (4) minimize any tree clearing to absolute minimum necessary, (5) there be no deviation from the plans received February 25, 1992 on file at the Division of Water without the prior written approval of the Department of Natural Resources

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 infor 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 fo 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 afte 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. 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 assessmen 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 anc 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 o Benefits. (IC 6-1.1-12.1-5.6)*

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer: K&W Products Division of Blue Chip Stamps

Address of taxpayer *(street and number, city, state and ZIP code)*: 739 W. Grimes Lane, Bloomington, Indiana 47402

Name of contact person: John Goode

Telephone number: (812) 336-3083

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: City of Bloomington, Indiana

Resolution number: 92-12

Location of property: 739 W. Grimes Lane Bloomington, IN

County: Monroe

Taxing district: Perry City

Description of real property improvements and / or new manufacturing equipment to be acquired *(use additional sheets if necessary)*: The addition of a 22,500 square foot warehouse and new equipment which will enable K&W to relocate its corporate offices from California to Bloomington, IN.

Estimated starting date: 10/8/92

Estimated completion date: 10/7/93

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
13	225,856	13	225,856	11	300,000

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	335,903	118,550	561,719	237,038
Plus estimated values of proposed project	500,000	500,000	100,000	40,000
Less values of any property being replaced	—	—	—	—
Net estimated values upon completion of project	835,903	618,550	661,719	277,038

SECTION 5 OTHER BENEFITS PROMISED BY THE TAXPAYER

The relocation of the corporate offices should take place prior to October of 1993. This accounts for 10 of the 11 new jobs created.

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)*
John Goode	Executive Vice President	9/25/92

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 of 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)* _____

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)*
Pam Sorin	( )	
Attested by: Patricia Williams	Designated body	

* 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%

Form SB - 1 Continued

Section 5 Continued

K & W Products offers an extensive employee benefit program which includes the following:

A 401k profit Sharing Program
Blue Cross Group Health Insurance coverage
2 weeks paid vacation per year
10 paid holidays per year
6 days of paid sick or health pay per year
Short and Long term disability coverage
Quarterly performance incentive programs
Year end bonus programs

K & W is proposing to add eleven additional jobs within the next twelve months:

1	Executive Vice President
1	Office Manager
3	Customer Service Representatives
3	Accounting Clerks
1	International Customer Service Representative
1	Receptionist
1	Material Handler

Res 92-19

RES. 92-11 NOT
Form Prescribed by State Board of Accounts General Form #99P (Rev 1988)
CITY - CLERK TO: The Herald-Times Dr.
(Governmental Unit) Box 909
Monroe County, Indiana Bloomington, IN 47402

PUBLISHER'S CLAIM

ONE COUNT
Display Matter (Must not exceed 2 actual lines, neither of which shall total more than four solid lines of the type in which the body of the Advertisement is set)-Number of equivalent lines _____
Head-Number of lines _____
Body-Number of lines _____
Tail-Number of lines _____
Total number of lines in notice _____

COMPUTATION OF CHARGES:
23 lines 1 COLUMN wide, equals 23 equivalent lines
at 0.330 cents per line.....$7.59
Additional Charges for notices containing rule or tabular work (50% of above amount).....
Charge for extra proofs of publication.....
($1.00 for each proof in excess of two)
TOTAL AMOUNT OF CLAIM.....$7.59
DATA FOR COMPUTING COST
Width of Single Column 12.5 ems Size of type 6 point
Number of insertions 1 time

Pursuant to the provisions and penalties of Ch 155, Acts 1953.
I hereby certify that the foregoing is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Sue May
Date: 09/26/92 Title: billing clerk

PUBLISHER'S AFFIDAVIT

State of Indiana, Monroe County) ss
Personally appeared before me, a notary public in and for said county and state, the undersigned, Leah Leahy or Sue May who, being duly sworn, says that she is billing clerk for The Herald-Times newspaper of general circulation printed and published in the English language in the city of Bloomington in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time(s), the dates of publication being as follows:

1992 :
09/26

Sue May

Subscribed and sworn to before me 09/26/92

John D Hodge Notary Public
Monroe Co. Indiana
My Commission expires 1-10-96

LEGAL NOTICE

NOTICE OF PUBLIC HEARING
Notice is hereby given, pursuant to IC 6-1.1-12.1 as amended, that on the 16th day of Sept., 1992, the Bloomington Common Council adopted Resolution 92-11, declaring the following property to be an economic revitalization area, and eligible for deduction from the assessed value of the property for a period of 10 years if rehabilitated or redeveloped: and shall be entitled to a deduction from the assessed value of the machinery for a period of five (5) years. The petitioner is K&W Products, located at 239 W. Grimes Lane.
A description of the affected area is available for inspection in the office of the County Assessor.
On the [illegible]y of October, 1992, at 7:30 p.m. in the Council [illegible]nbers of the Municipal Building, the Common Council will hold a public hearing at which time the Council will reconsider Resolution 92-12 and will receive and hear remonstrances and objections from all interested persons.
Submitted by
Patricia Williams, Clerk
City of Bloomington
26

Claim No.___ Warrant No._____
IN FAVOR OF
Herald-Times
P.O. Box 909, Bloomington, IN 47402
****

$_____

ON ACCOUNT OF APPROPRIATION FOR

_____

Appropriation No. 351262682_____

****

Allowed_____,19__

In the Sum of $_____

_____

_____

_____

_____

_____

I have examined the within claim and hereby certify as follows:
That it is in proper form.
That it is duly authenticated as required by law.
That it is based upon statutor authority.
That it is apparently (correct) (incorrect).

_____

I certify that the within claim is true and correct; that the services therein itemized and for which charge is made were ordered by me and necessary to the public business.

_____

_____,19__

RES. 92-11 NOT
Form Prescribed by State Board of Accounts General Form #99P (Rev 1988)
CITY - CLERK TO: The Herald-Times Dr.
(Governmental Unit) Box 909
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hereby certify that the foregoing is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Sue May
Date: 09/26/92 Title: billing clerk

PUBLISHER'S AFFIDAVIT

State of Indiana, Monroe County) ss
Personally appeared before me, a notary public in and for said county and state, the undersigned, Leah Leahy or Sue May who, being duly sworn, says that she is billing clerk for The Herald-Times newspaper of general circulation printed and published in the English language in the city of Bloomington in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time(s), the dates of publication being as follows:

1992 :
09/26

Sue May

Subscribed and sworn to before me 09/26/92

Jack D Hodges Notary Public
Monroe Co. Indiana
My Commission expires 1-10-96

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Herald-Times
P.O. Box 909, Bloomington, IN 47402
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$_____

ON ACCOUNT OF APPROPRIATION FOR

_____

Appropriation No. 351262682_____

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Allowed_____,19__

In the Sum of $_____

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That it is based upon statutor authority.
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A description of the affected area is available for inspection in the office of the County Assessor.

On the 7th day of October, 1992, at 7:30 p.m. in the Council Chambers of the Municipal Building, the Common Council will hold a public hearing at which time the Council will reconsider Resolution 92-12 and will receive and hear remonstrances and objections from all interested persons.

Submitted by
Patricia Williams, Clerk
City of Bloomington

26