Committee 11/13/91 5-1-1
Final Vote 11/20/91 8-0

RESOLUTION 91-31

TO DESIGNATE THE PROPERTY LOCATED AT 211 N. WASHINGTON AS AN "ECONOMIC REVITALIZATION AREA"
(David L Ferguson, Petitioner)

WHEREAS, David L. Ferguson has filed an application for designation of the property located at 211 N. Washington 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, the Common Council has investigated the area described in detail in Exhibit "A", attached hereto and made a part hereof, more commonly described as 211 N. Washington Street in the City of Bloomington); 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;

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.

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 construction) 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 20 day of November, 1991.

JOHN FERNANDEZ, President
Bloomington Common Council

ATTEST:

Patricia Williams
Patricia Williams, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 25 day of November, 1991.

Tomilea Allison
TOMILEA ALLISON, Mayor
City of Bloomington

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

SYNOPSIS

David L. Ferguson has filed an application for designation of the property located at 211 N. Washington as an "Economic Revitalization Area"; Indiana law provides that upon a finding by the Common Council that an area is and "Economic Revitalization Area", property taxes are reduced on improvements to that real estate for a period of three, six, or ten years. This Resolution provides that the owners of the property shall be entitled to a deduction for a period of ten (10) years. Property tax rates and assessments on land existing prior to the designation are not reduced.

Signed copies to:
Petitioner
Redevelopment

91-62
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 239 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 239 W. Grimes Lane as an Economic Revitalization Area.

BE IT FURTHER RESOLVED that the term of the "Economic Revitalization Area" designation on the purchase and installation of new manufacturing equiptment be for a period of five years.

_____
Doris Sims, President

_____
David Walter, Secretary

_____
Date

CITY OF BLOOMINGTON - DEPARTMENT OF REDEVELOPMENT
PROPERTY TAX ABATEMENT PROGRAM

Report on application for designation as an **Economic Revitalization Area**

1. Description of property
   239 W. Grimes Lane

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

   Officers

   Harry T. Bottle
   President
   11261-2 key West Ave.
   Northridge, Ca. 91364

   John M. Goode, Jr.
   Executive Vice President
   5582 Lakeview Dr.
   La Verne, Ca. 01950

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

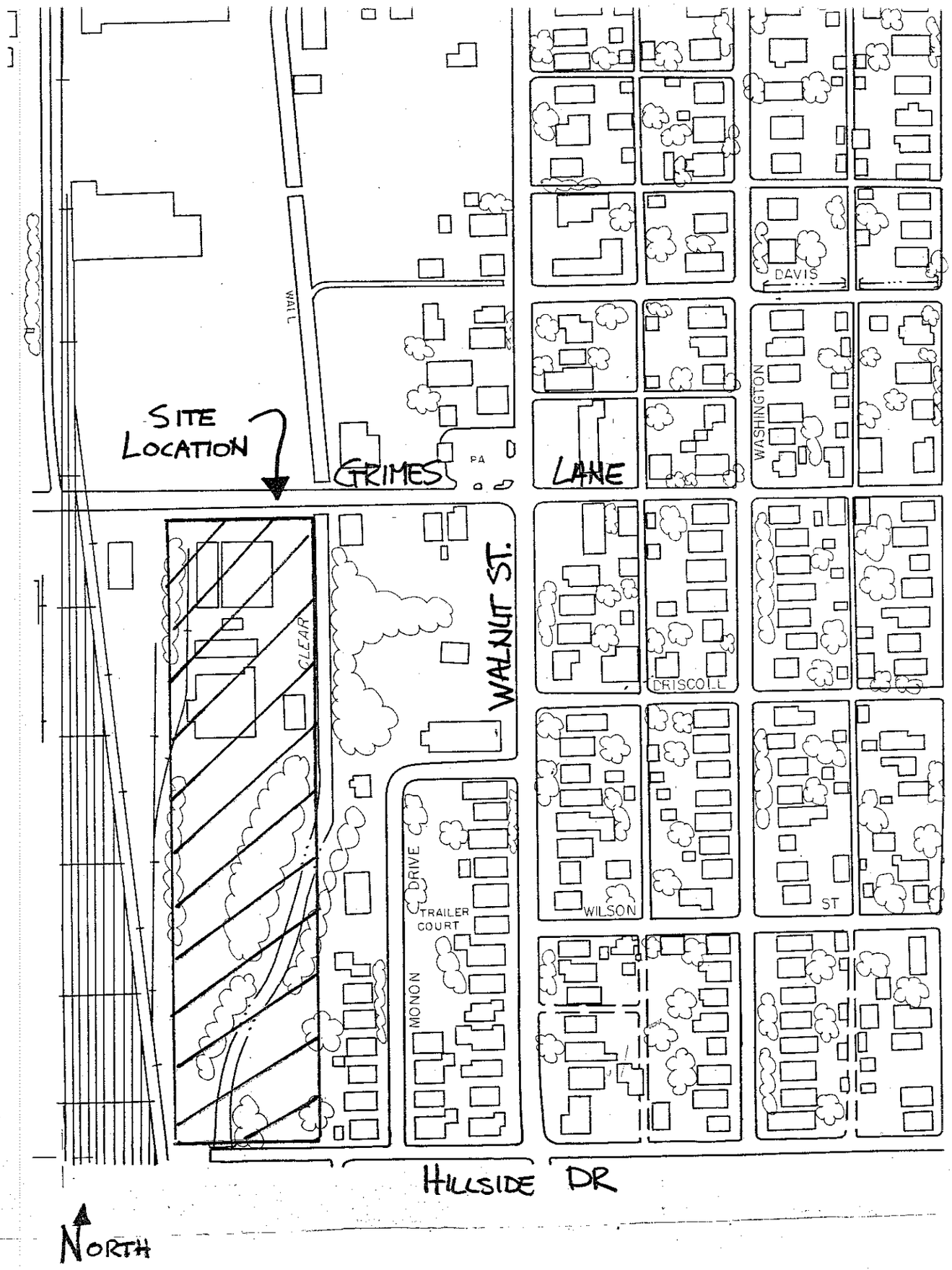
3. Proposed Development
   K &W is proposing the addition of Approx. $120,000 of improvements in the form of equipment, new tanks, and the modernization of its existing facility at 239 W. Grimes lane. Labeling machinery, new gas heaters, a water system, air compressor, new scales, shrink wrapping equipment, and a cap sealing machine are planned.

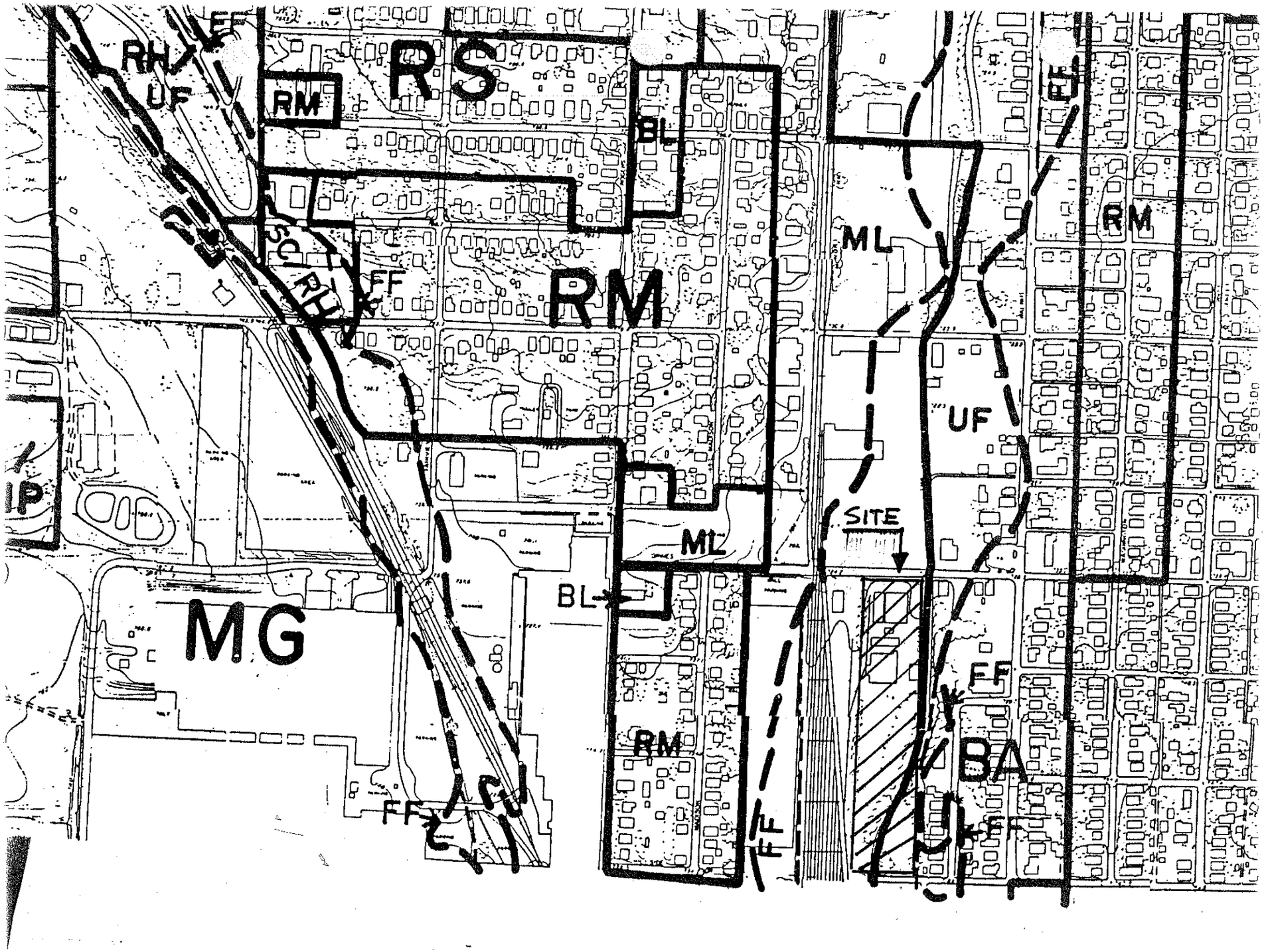
4. Public improvements or zoning approvals
   No public improvements are required in conjunction with this proposal. The current zoning on site is ML (light manufacturing) which is the correct zoning designation for this business.

5. Estimate of yearly property tax revenues to be abated
   See attachment

6. Conformance to existing City policies
   The tax abatement guidelines for purchase and installation of new equipment stipulate that the area where a facility or group of facilities is located be technologically , economically, or energy obsolete. This obsolescence may lead to a decline in employment and tax revenue. In this case K & W maintains that without the additional equipment and improvements to their existing facility they

will lose the ability to grow and remain competitive. This would threaten the potential for the company to continue to be a viable member of the business community. The current work force at K & W has been reduced to ten employees. With the planned improvements the existing work force would be retained, with the possibility of additional personnel being added to the Bloomington plant via a consolidation of the companies California and Bloomington operations. Also planned is a possible addition of 9,000 sq. ft. of warehouse space on Grimes Lane as a result of increased operations in Bloomington.


SITE LOCATION
WALL
GRIMES
PA
LANE
DAVIS
WASHINGTON
WALNUT ST.
CLEAR
DRIVE
TRAILER COURT
MONON
DRISCOLL
WILSON
ST
HILLSIDE DR
NORTH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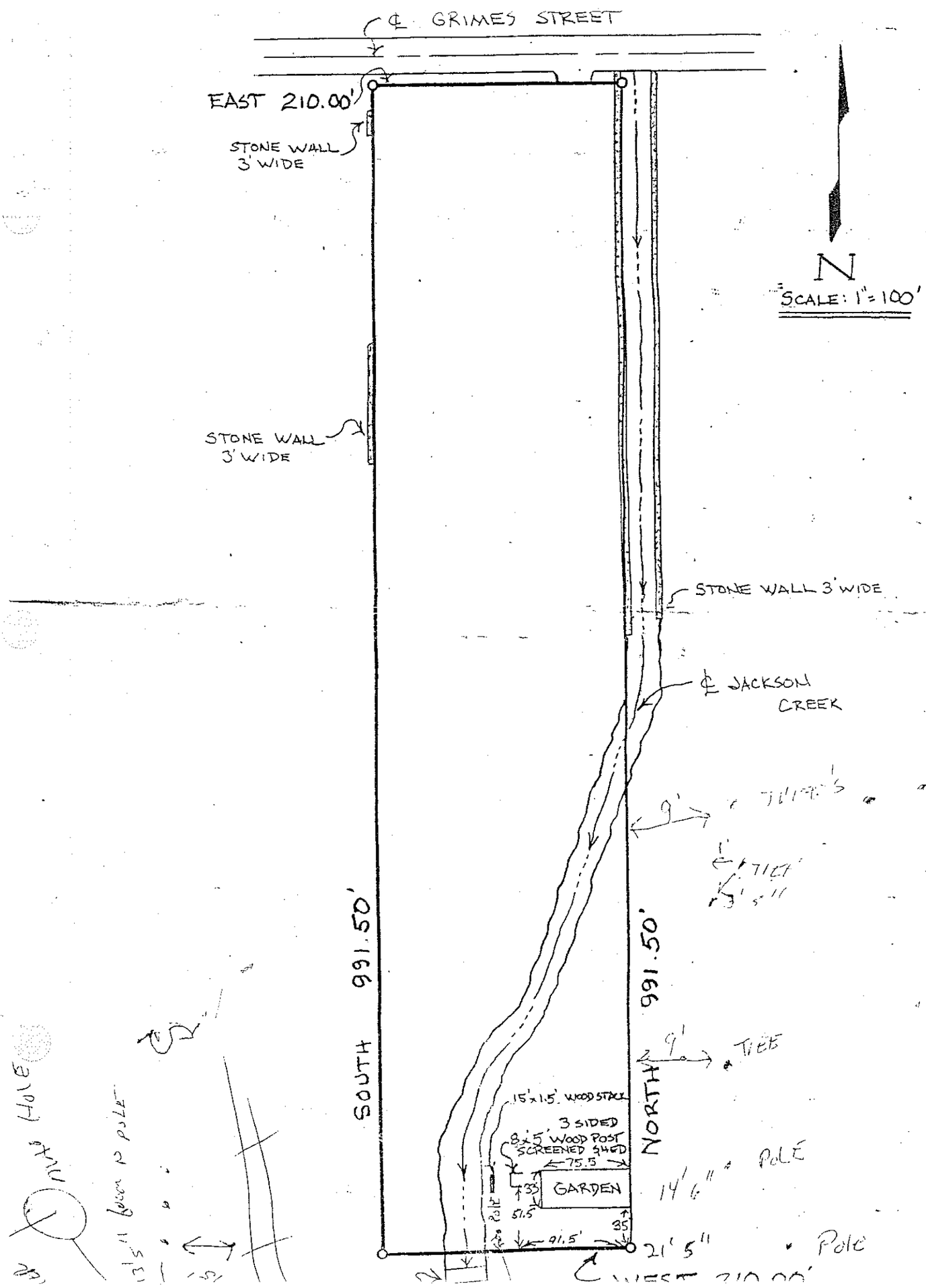

℄ GRIMES STREET
EAST 210.00'
STONE WALL 3' WIDE
N
SCALE: 1" = 100'
STONE WALL 3' WIDE
STONE WALL 3' WIDE
℄ JACKSON CREEK
9'
TREE
SOUTH 991.50'
NORTH 991.50'
9'
TREE
15'x1.5' WOOD STACK
3 SIDED
8'x5' WOOD POST SCREENED SHED
75.5
GARDEN
33
51.5
35
91.5'
14'6"
POLE
21'5"
Pole

City of
Bloomington
Indiana

Post Office Box 100
Municipal Building
Bloomington, Indiana 47402

Telephone 812 331 6423

Planning
Department

MEMO

To: Redevelopment Commission

From: Tim Mueller, Planning Director

Re: Planning and Zoning Compliance - K & W Products 239 W. Grimes Lane

This memo certifies that the existing facility for K & W Products at 239 W. Grimes Lane has been reviewed by the Planning Dept. for conformance to applicable zoning regulations. The site is currently zoned ML (light manufacturing) which is the appropriate zoning designation for the current use of the property. No expansion to the physical plant facility is requested at this time. Any expansion to the facility at a later date will be required to meet current site planning requirements.

Tim