Comm 8-0
final 9-0
7/18/91

RESOLUTION 91-38

RESOLUTION APPROVING THE ECONOMIC DEVELOPMENT PLAN FOR THE THOMSON CONSUMER ELECTRONICS ECONOMIC DEVELOPMENT AREA

WHEREAS, pursuant to IC 36-7-14, the Redevelopment Commission of the City of Bloomington, Indiana, has declared the area surrounding the Thomson Consumer Electronics facility, which is a part of the Westside and South Central Redevelopment Areas, to be an economic development area, hereinafter referred to as the "Thomson Economic Development Area." Said Area is located within the corporate limits of the City of Bloomington, Indiana, and is described as follows:

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.

WHEREAS, following the procedures outlined in IC 36-7-14 the Bloomington Redevelopment Commission has had completed and referred to the Common Council of the City of Bloomington, Indiana, an Economic Development Plan for the Thomson Economic Development Area dated November of 1991; and

WHEREAS, the Bloomington Redevelopment Commission on December 2, 1991, 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 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 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 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 December 3, 1991, is hereby approved.

4. It is hereby found and determined that the Thomson 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, 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 relevant proposals and measures and take appropriate action upon them.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, on this 18th day of December, 1991.

JOHN FERNANDEZ, President
Bloomington Common Council

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, County of Monroe, Indiana upon this 19 day of December, 1991.

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me on this 19 day of December, 1991.

Tomilea Allison
TOMILEA ALLISON, Mayor
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 Economic Development Area to be an economic development area, and establishes an allocation area for purposes of tax increment financing.

Signed copies to
Redevelopment controller
Planning mayor
Art Barker legal
Thomson ABB
Bob Anderson

NOTICE OF PUBLIC HEARING
ON THE THOMSON ECONOMIC DEVELOPMENT AREA

Notice is hereby given that the Redevelopment Commission of the City of Bloomington, Indiana, will hold a public hearing on Monday, January 6, 1992, at 5:30 p.m. (Eastern Standard Time) in the Conference Room of the Municipal Building, 220 East Third Street, to receive and hear both remonstrances and/or support for an Economic Development Plan and the projects included in said plan from persons or organizations interested in or affected by these proceedings, and to determine the public utility and benefit of said Plan, for the Thomson Economic Development Area. The Thomson Economic Development Area is located within the corporate limits of the City of Bloomington, Indiana, described as follows:

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 [illegible] of Seminary Lots #171, 170, and [illegible] of approximately 963.26 feet to the [illegible] 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 south along the east right-of-way line of the alley to the south right-of-way line of East Hillside Drive;

Thence east 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.

Notice is further given that after said hearing for remonstrance and/or support, the Bloomington Redevelopment Commission will take final action of the Declaratory Resolution declaring the Thomson Economic Development Area to be an Economic Development Area and approving the Economic Development Plan that was adopted on December 2, 1991, by said Commission.

The Thomson Economic Development Plan has been prepared, including maps and plats, and can be inspected, along with the aforementioned Declaratory Resolution, in the office of the Redevelopment Director, 220 East Third Street, Bloomington, Indiana between the hours of 8:00 a.m. and 5:00 p.m.

Chris Speik, Executive Director
Department of Redevelopment

City of Bloomington 23

State Board of Accounts General Form #99P (Rev 1988)
[TO: The Herald-Times Dr.
l Unit) Box 909
ana Bloomington, IN 47402

PUBLISHER'S CLAIM

(Must not exceed 2 actual lines, neither of which shall
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GES:
UMN wide, equals 116 equivalent lines
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COST
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due, after allowing all just credits, and that no part
n paid.

Sue May
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:

1991 :
12/23

Sue May

Subscribed and sworn to before me 12/23/91

John D. Hodge JOHN D. HODGE Notary Public
Monroe Co. Indiana
My Commission expires

NOTARY PUBLIC STATE OF INDIANA
MONROE COUNTY
MY COMMISSION EXP JAN.10,1992

Claim No.____ Warrant No._____

IN FAVOR OF

Herald-Telephone

P.O. Box 909, Bloomington, IN 47402

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$_____

ON ACCOUNT OF APPROPRIATION FOR

_____

Appropriation No. 3512 62682

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Allowed_____,19__

In the Sum of $_____

_____

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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 statut 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__

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NOTICE OF PUBLIC HEARING
THOMSON ECONOMIC DEVELOPMENT AREA

Notice is hereby given that the Bloomington Common Council will hold a PUBLIC HEARING on Wednesday, December 18, 1991, said meeting commencing at 5:30 P.M. in the Council Chambers of the Municipal Building, 220 E. Third Street, to receive and hear both remonstrances, and/or support for a redevelopment plan and the projects included in said plan, from persons and organizations interested in or affected by these proceedings and to determine the public utility and benefit of the Thomson Economic Development Area. The area to be considered is located within the corporate limits of the City of Bloomington, Indiana and described as follows:

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.

The Common Council will take final action on Common Council Resolution 91-38 declaring the Thomson Consumer Electronic Development Area to be an Economic Development Area and approving an Economic Development Plan, as submitted by the Bloomington Redevelopment Commission at a Public Hearing that was held on December 2, 1991 (Declaratory Resolution 91-87 of the Redevelopment Commission).

The Thomson Economic Development Plan has been prepared including maps and plats, and can be inspected, along with the aforementioned Declaratory Resolution, in the Office of the Redevelopment Director, 220 E. Third Street, Bloomington, Indiana between the hours of 8:00 A.M. - 5:00 P.M.

Submitted by:
Patricia Williams
Patricia Williams, CLERK
City of Bloomington

331-4285

91-87
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

WHEREAS, the Bloomington Redevelopment Commission (the "Commission") has, pursuant to IC 36-7-14, as amended (the "Act"), conducted surveys and investigations and thoroughly studied, and caused to be prepared a description and map showing the boundaries of that area in the City of Bloomington, County of Monroe, State of Indiana, (the "City"), hereby designated as the "Thomson Economic Development Area" and referred to as the "Economic Development Area," which area is more particularly described and shown in the map attached hereto as Exhibit A and the legal description attached hereto as Exhibit B; and

WHEREAS, upon such surveys, investigations and studies being made, the Commission finds that the Economic Development Plan for the Economic Development Area, which Economic Development Plan is hereinafter adopted in this Resolution, cannot be achieved by regulatory process or by the ordinary operation of private enterprise without resort to the powers allowed under the Act because of lack of local public improvements, existence of improvements or conditions that lower the value of the land below that of nearby land, or other similar conditions and that the public health and welfare will be benefited by the accomplishment of the Economic Development Plan for the Economic Development Area as adopted herein; and

WHEREAS, there was presented to this meeting of the Commission for its consideration and approval, a copy of the Economic Development Plan dated November, 1991 for the Economic Development Area, with attachments, and is attached hereto as Exhibit "C", and is hereafter referred to as the Economic Development Plan; and

WHEREAS, the Economic Development Plan for the Economic Development Area promotes significant opportunities for the gainful employment of the citizens of the City, retains or expands significant business enterprises existing in the boundaries of the City and meets the other purposes of Section 2.5, 41 and 43 of the Act; and

WHEREAS, the public health and welfare will be benefited by the planning, development and redevelopment or economic development of the Economic Development Area under the provisions of the Act and the accomplishment of the Economic Development Plan for the Economic Development Area will be of public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base and improved diversity of the economic base; and

WHEREAS, the Commission does not, at this time, propose to acquire any property in the Economic Development Area, but property may be acquired in the future as a result of on-going studies and plans for the Economic Development Area; and

WHEREAS, in determining the location and extent of the Economic Development Area, the Commission has given consideration to transitional and permanent provisions for adequate housing for the residents of the Economic Development Area, if any, who will be displaced by the redevelopment or economic development thereof; and

WHEREAS, Section 43 of the Act establishes that an economic development area may be an allocation area for the purposes of distribution and allocation of property taxes; and

WHEREAS, Section 39 of the Act has been created to permit the creation of allocation whereas within an economic development area to provide for the allocation and distribution, as provided in the Act, of the proceeds of taxes levied on property situated in an allocation area, and the Commission deems it advisable to create an allocation area within and coterminous with the Economic Development Area; and

WHEREAS, the Economic Development Plan for the Economic Development Area conforms to other development and redevelopment plans for the City.

NOW, THEREFORE, BE IT RESOLVED by the Bloomington Redevelopment Commission as follows:

1. The Commission hereby finds and determines that the Economic Development Area is an economic development area in that the Economic Development Plan for the Economic Development Area:

(a) promotes significant opportunities for the gainful employment of the citizens of the City;

(b) retains or expands a significant business enterprise existing in the boundaries of the City; and

(c) meets the other purposes of Section 2.5, 41 and 43 of the Act.

2. The Commission hereby finds and determines that the Economic Development Plan for the Economic Development Area cannot be achieved by regulatory process or by the ordinary operation of private enterprise without resort to the powers allowed under Section 2.5, 41 and 43 of the Act because of:

(a) lack of local public improvements;

(b) existence of improvements or conditions that lower the value of the land below that of nearby land; and

(c) multiple ownership of land.

3. The Commission hereby finds and determines that the public health and welfare

will be benefited by accomplishment of the Economic Development Plan for the Economic Development Area.

4. The Commission hereby finds and determines that the accomplishment of the Economic Development Plan for the Economic Development Area will be of public utility and benefit as measured by:

(a) the attraction or retention of permanent jobs;

(b) an increase in the property tax base; and

(c) improved diversity of the economic base.

5. The Commission hereby finds and determines that the Economic Development Plan for the Economic Development Area conforms to other development and redevelopment plans for the City.

6. The Commission hereby finds and determines that it will be of public utility and benefit to establish the Economic Development Area as set forth herein and in the Economic Development Plan and develop it under the Act.

7. The Economic Development Plan is in all respects approved and is hereby adopted as the Economic Development Plan for the Economic Development Area.

8. The maps of the Economic Development Area showing its boundaries, the location of the various parcels of property, streets, alleys and other features affecting the redevelopment or economic development of the Economic Development Area, indicating the parcels of property to be excluded from acquisition and the parts of the Economic Development Area that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the Economic Development Plan are hereby approved and adopted as the maps for the Economic Development Area.

9. The Commission does not, at this time, propose to acquire any property in the Economic Development Area, but property may be acquired in the future as a result of on-going studies and plans for the Economic Development Area;

10. The Commission hereby finds and determines that for purposes of the allocation provisions of Section 39 of the Act, the Economic Development Area shall constitute an Allocation area for purposes of the Act and this Resolution.

11. Such Allocation Area shall be designated as the Economic Development Area Allocation Area, hereinafter referred to as the "Allocation Area".

12. Any property taxes levied on property in the Allocation Area in 1992 for collection in 1993, and thereafter, except as otherwise provided in Section 39 of the Act, by or for the benefit of any public body entitled to a distribution of property taxes on taxable

property in the Allocation Area shall be allocated and distributed as follows:

(a) the proceeds of the taxes attributable to the lesser of: (i) the assessed value of the property for the assessment date with respect to which the allocation and distribution is made; or (ii) the assessed value of all the property as finally determined for the assessment date immediately preceding the effective date of these allocation provisions (as adjusted under Section 39(h) of the Act), which assessment date is March 1, 1991, shall be allocated to, and when collected, paid into the funds of the respective taxing units;

(b) property tax proceeds in excess of those described in clause (a) shall be allocated to the Redevelopment District of Bloomington, Indiana (the "Redevelopment District"), and, when collected, paid into an allocation fund for the Allocation Area, such fund hereinafter created by this Resolution.

13. The proceeds of such taxes distributed to the Redevelopment District pursuant to Paragraph 12 (b) hereof shall be deposited in an allocation fund ("the Allocation Fund"), and may be used only as provided for in the Act, and more particularly to (i) pay the principal of and interest on any obligations payable solely from allocated tax proceeds which are incurred by the Redevelopment District for the purpose of financing or refinancing the redevelopment or economic development of the Allocation Area; or (ii) establish, augment, or restore the debt service reserve for bonds payable solely or in part from allocated tax proceeds in the Allocation Area; or (iii) pay the principal of and interest on bonds payable from allocated tax proceeds in the Allocation Area and from the special tax levied under Section 27 of the Act; or (iv) pay the principal of and interest on bonds issued by the City to pay for local public improvements in or serving the Allocation Area; or (v) pay premiums on the redemption before maturity of bonds payable solely or in part from allocated tax proceeds in the Allocation Area; or (vi) make payments on leases payable from allocated tax proceeds in the Allocation Area under Section 25.2 of the Act; or (vii) reimburse the City for expenditures made by it for local public improvements (which include buildings, parking facilities, and other items described in Section 25.1(a) of the Act) in or serving the Allocation Area; or (viii) reimburse the City for rentals paid by it for a building or parking facility in or serving the Allocation area under any lease entered into under IC 36-1-10; or (ix) pay all or a portion of a property tax replacement credit to taxpayers in the Allocation Area as determined by the Commission in accord with the provisions of the Act; or (x) pay expenses incurred by the Commission for local public improvements that are in or serving the Allocation Area. Public Improvements include buildings, parking facilities and other items described in Section 25.1(a) of the Act; provided however, that if future uses of property tax proceeds allocated to the Allocation Fund are authorized or permitted by amendments to the Act, including Section 39 and 43, after the effective date of this Resolution, those uses shall also be authorized or permitted for property tax proceeds allocated to the Allocation Fund.

14. If any part of the Allocation Area is located within an enterprise zone created under Indiana Code 4-4-6.1, a special zone fund shall be created by the Redevelopment District and in it shall, until the end of the enterprise zone phase out period, be deposited any amount in the allocation fund derived from property tax proceeds in excess of those

described in clause 12(a), above, from property located in the enterprise zone that exceeds the amount sufficient for the purposes specified in Paragraph 13, above, for the year. The special zone fund shall be used according to the restrictions stated in Section 39(g) of the Act.

15. Except as provided in Section 39(g) of the Act, before July 15 of each year, the Commission shall do the following:

(a) determine the amount, if any, by which property taxes payable to the Allocation Fund in the following year will exceed the amount of property taxes necessary to make, when due, principal and interest payments on bonds described in Paragraph 13 plus the amount necessary for the other purposes described in Paragraph 13;

(b) notify the County Auditor of the amount, if any, of the amount of excess property taxes that the Commission has determined may be paid to the respective taxing units in the manner prescribed in Paragraph 12(a). The Commission may not authorize the payment to the respective taxing units if to do so would endanger the interests of the holders of bonds described in Paragraph 13 or lessors under Section 25.3 of the Act.

16. "Property Taxes" referred to herein shall mean taxes imposed under I.C.6-1.1 on real property only.

17. The Secretary is directed to file a certified copy of the Economic Development Plan with the minutes of this meeting.

18. The officers of the Commission are hereby directed to make any and all required filings with the Indiana State Board of Tax Commissioners and the Monroe County Auditor in connection with the creation of the Allocation Area.

19. The Commission hereby requires all neighborhood associations to register with the Commission pursuant to Section 17.5 of the Act. The Commission also hereby adopts a rule requiring that a neighborhood association must encompass a part of the geographic area included in the Economic Development Area in order to qualify as an affected neighborhood association under Section 17.5 of the Act.

20. This Resolution, together with the Economic Development Plan and any supporting data, shall be submitted to the Plan Commission and the City of Bloomington Common Council, as provided by Section 16 of the Act.

21. All orders or Resolutions in conflict herewith are hereby rescinded, revoked and repealed in so far as such exist.

22. This Resolution does not affect any rights or liabilities accrued, penalties incurred, offenses committed, or proceedings begun before the effective date of this Resolution.

23. This Resolution shall be in full force and effect from and after its adoption by the Commission.

ADOPTED AND APPROVED at a regular meeting of the Bloomington Redevelopment Commission held on the 2nd day of December, 1991, at the Conference Room of the Municipal Building, Bloomington, Indiana.

BLOOMINGTON REDEVELOPMENT COMMISSION

_____
DORIS J. SIMS, President

ATTEST:

_____
DAVID L. WALTER, Secretary

This Instrument Prepared by: Susan Failey, Assistant City Attorney, City of Bloomington, P.O. Box 100, Bloomington, IN 47402

RESOLUTION OF THE PLAN COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
CONCERNING THE DECLARATION OF AN ECONOMIC DEVELOPMENT AREA AND
THE ECONOMIC DEVELOPMENT PLAN FOR THE
ECONOMIC DEVELOPMENT AREA

WHEREAS, pursuant to IC-36-7-14, approval of the Bloomington Redevelopment Commission, Plan Commission, and Common Council of an Economic Development Plan for a project area is required; and

WHEREAS, the Common Council of the City of Bloomington, Indiana, under the provisions of IC 36-7-14 may give its approval of the Economic Development Plan only after the Plan Commission of the Locality has issued its written order approving a Declaratory Resolution and Economic Development Plan approved and adopted by the Redevelopment Commission of the Locality; and

WHEREAS, the Bloomington Redevelopment Commission has approved and adopted a Declaratory Resolution and Redevelopment Plan on behalf of the Downtown Redevelopment Plan Area and has submitted said Resolution and Plan to the Plan Commission of the City of Bloomington, Indiana both of which are attached hereto and made a part hereof; and

WHEREAS, in determining the location and extent of the Economic Development Area the Plan Commission has given consideration to transitional and permanent provisions for adequate housing for the residents of the Economic Development Area, if any, who will be displaced by the redevelopment or economic development thereof:

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Bloomington, Indiana as follows:

1. That the Economic Development Plan for the Economic Development Area conforms to the General Plan of Development for the City of Bloomington.

2. That the Redevelopment Plan and Declaratory Resolution in behalf of the Economic Development Area are hereby approved and this Resolution shall constitute and be deemed a written order approving said Plan and Declaratory Resolution.

3. The Declaratory Resolution and the Plan are in all respects hereby approved, ratified and confirmed.

4. That the Executive Director is hereby directed to file a copy of said Declaratory Resolution and the Economic Development Plan for the Economic Development Area with the minutes of this meeting.

Adopted this 3rd day of December, 1991.

_____
Thomas Swafford, President

ATTEST:_____
Tim Mueller, Executive Director

ECONOMIC DEVELOPMENT PLAN
FOR THE
THOMSON CONSUMER ELECTRONICS
ECONOMIC DEVELOPMENT AREA

Prepared by the
Department of Redevelopment
Bloomington, Indiana

Chris Spiek
Executive Director

Craig Berndt
Redevelopment Specialist

November 1991

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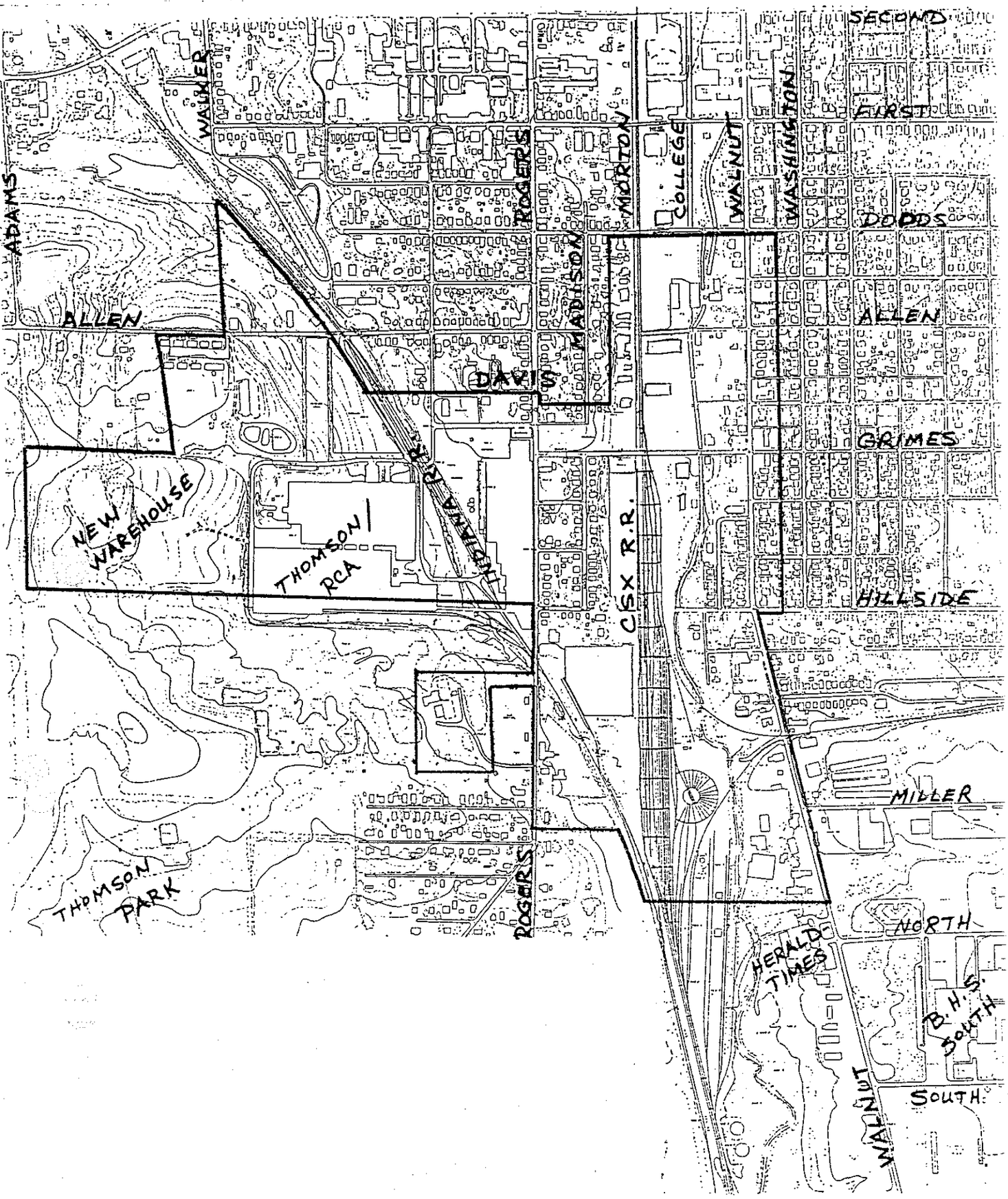
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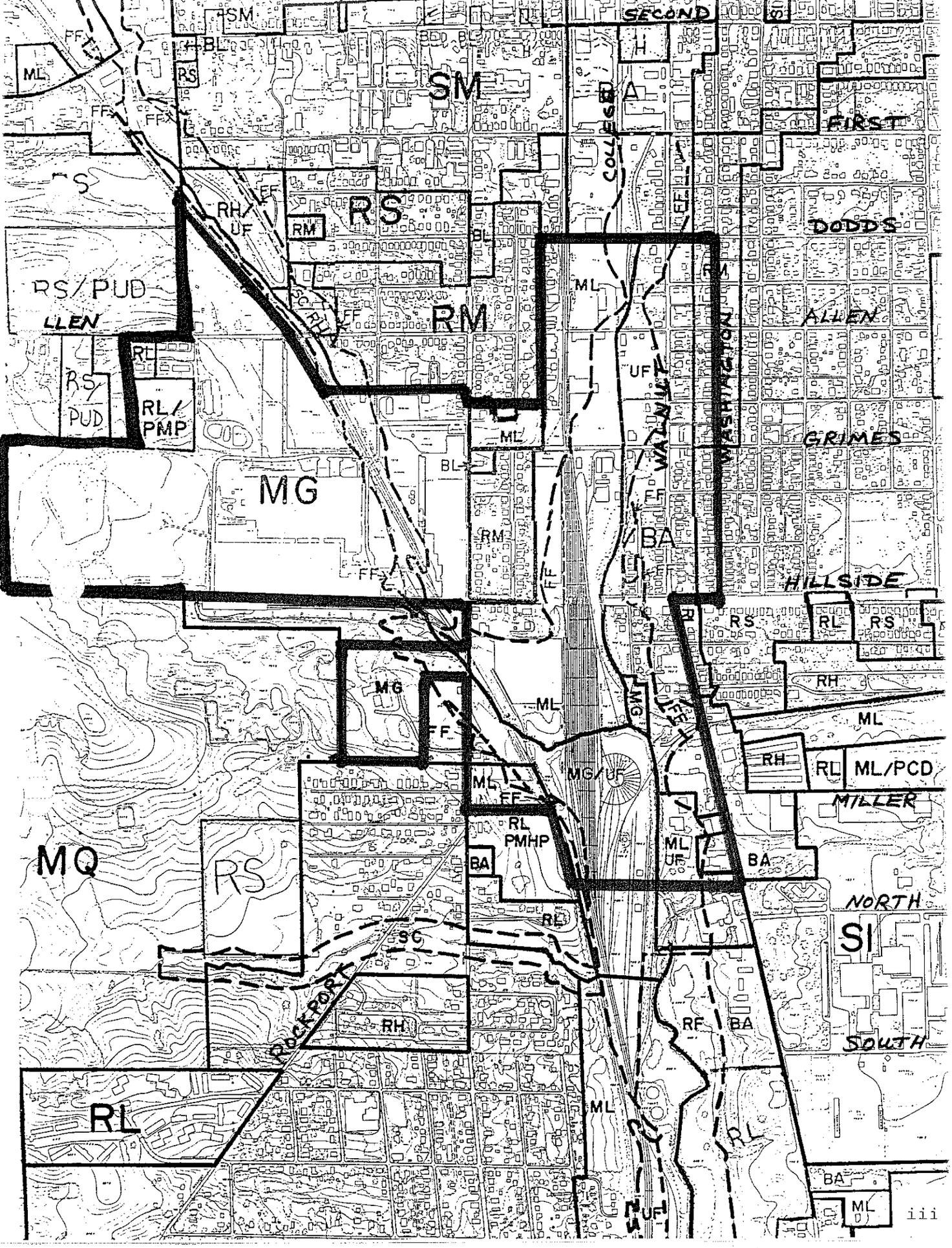
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SUMMARY

This Economic Development Plan provides guidance for development and redevelopment objectives within the Thomson Consumer Electronics (TCE) Economic Development Area, hereinafter referred to as the "Thomson Economic Development Area." The Thomson Economic Development Area is an allocation area for the purposes of tax increment financing, and was developed in accordance with Indiana Code § 36-7-14.

The Thomson Economic Development Area is located entirely within the corporate limits of the City of Bloomington.

Objectives of this Plan include promotion of gainful employment, attraction of new business enterprises, and retention and expansion of existing business enterprises.

Proceeds of the Plan will assist in implementation of the Walnut Street Access Control Plan, and analysis and implementation of an improved or alternate truck route for TCE truck traffic. The Plan will also provide resources for public improvements to serve developable land along the CSX Transportation railroad corridor, including vacant or underutilized existing warehouse facilities.

This Plan conforms with the redevelopment plans for both the Westside and South-Central Redevelopment Areas, and conforms with the City's Growth Policies Plan.

DESCRIPTION OF THE ECONOMIC DEVELOPMENT AREA

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.

GENERAL LAND USE PLAN

The Thomson Economic Development Area includes areas zoned for commercial, manufacturing, and residential uses. This Plan does not propose or require any rezoning for its implementation.

This Plan does not propose any property acquisition at this time. However, the current truck route feasibility study being conducted for the TCE expansion may result in a recommendation for an alternative truck route. Under such a recommendation, use of funds generated under this Plan for property acquisition and/or development of an alternative truck route may be anticipated.

1. Commercial Component

The commercial component lies generally along South Walnut Street, and includes a mix of office and retail business uses. Funds generated as a result of establishment of a tax allocation area under this Plan may be used for implementation of public improvements as outlined in the Walnut Street Access Control Plan, which has been prepared by the City.

2. Manufacturing Component

The manufacturing areas include the land surrounding the TCE facility, and the land along the CSX Transportation railroad right-of-way. The development and enhancement of these manufacturing areas are of primary importance under this Plan. Public improvements may be provided as required with the planned expansion of the TCE facility, increased utilization of existing warehouse facilities along the railroad right-of-way, and development of the undeveloped land along the railroad right-of-way.

3. Residential Component

The residential component includes a mix of traditional single family homes, apartments, and manufactured homes. The benefit for these areas will derive from improved transportation infrastructure and enhanced employment opportunities, both of which will lead to increased investment in the residential stock of the area, resulting in higher property values.

STATEMENT OF DEVELOPMENT OBJECTIVES

1. Promote Significant Opportunities for Gainful Employment

Employment opportunities will result initially from the retention of the TCE facility, followed by that facility's warehouse expansion. Additional employment opportunities will result from improvements to the South Walnut Street corridor.

2. Attract New Major Business Enterprises, and Retain and Expand Existing Business Enterprise

The Plan targets commercial and industrial development in the TCE area, and along the Walnut Street and CSX Railroad rights-of-way. Retention and expansion of the TCE facility is of primary importance. Expansion of the commercial component is expected with improvements to South Walnut Street.

3. Improve and Expand Transportation Infrastructure

Funds generated under this Plan will be utilized to implement the

South Walnut Street Access Control Plan, which is currently being developed. Funds may also be used for the implementation of the future TCE truck route. The plans for this route are in preliminary development stages, and no final recommendation has been made. Recommendations for improvements to West Allen Street and South Adams Street are anticipated, as is possible development of a new truck route linking West Allen Street and Bloomfield Road.

4. Facilitate Public Infrastructure Improvements

These improvements cannot be accomplished in a timely fashion through the existing regulatory processes, or by ordinary operation of the existing commercial and industrial enterprises in the Economic Development Area. The implementation of this Plan will result in the generation of funds that can be directly allocated to the infrastructure improvements that will benefit this area. Public health and welfare will be enhanced by the provision of public sector improvements which would not be instituted as quickly without this Plan.

5. Implement Growth Policies and Redevelopment Plans

This Plan conforms with the City's Growth Policies Plan, and with the redevelopment plans for both the Westside and South-Central Redevelopment Areas, all of which support the industrial, commercial and residential enhancement that would be facilitated by this Plan. Public benefit will accrue as taxes allocated under this Plan facilitate the implementation of the Growth Policies and Redevelopment Plans.

PROVISIONS FOR AMENDING THE PLAN

This plan may be amended as outlined under Indiana Code § 36-7-14. Modifications could arise from property acquisition for right-of-way improvements or other public purposes, or from enlargement of the area of the Economic Development Plan.

Adjustments resulting from experience during project execution are authorized in the administration of this project, provided that the intent of this approved Economic Development Plan is not changed. Any modification which substantially changes the approved Economic Development Plan will be subject to the requirements of applicable State codes for plan amendment.

Inventory Tax Calculation

Estimated Value of Inventory	100,000
Equalization Factor	x 65%
True Tax Value	65,000
Assessment Ratio	x 33%
Assessed Value	21,670
Estimated Tax Rate	9.40
Estimated Tax Savings	2,037

Bloomington Property Tax Base - March 1 1991

Real Property (Land & Buildings)	248,831,090
Personal Property (8% inventory)	30,983,568
Inventory	24,136,244
Total Assessed Value	303,950,902

Fiscal Impact of Enterprise Zone Inventory Tax Credit

Estimated Inventory Tax Valuation Within Proposed Enterprise Zone

	Perry Township	Bloomington Township	Totals
True Tax Value (1) (1990 Pay 1991 Values)	22,265,000	749,000	23,014,000
	x1/3	x1/3	x1/3
Assessed Value	7,421,667	249,667	7,671,333
1991 Tax Rate	9.4124	9.4323	
Estimated Inventory Tax	698,557	23,549	722,106

(1) Valuations of individual taxpayers are confidential pursuant to I.C. 6-1.1-35-9.

Estimated Inventory Tax Impact on City Tax Base

1991 Assessed Valuation - City of Bloomington	291,171,256
Estimated Assessed Value - Enterprise Zone Inventory	7,671,333
Impact on Total City Tax Base	2.63%

CITY OF BLOOMINGTON
PRINCIPAL TAXPAYERS
As Of December 31, 1990

Taxpayer	Type Of Business	1990 Assessed Valuation	Percentage Of City's Assessed Valuation
Thomson Corporation	Electronics	$ 14,816,130	5.09%
Regency Management	Rental Properties	5,602,040	1.92
Woodbridge Apartments	Rental Properties	4,813,710	1.65
Indiana Bell Telephone	Utility	4,767,950	1.64
CFC, Inc.	Rental Properties	4,656,600	1.60
College Mall Company	Regional Shopping Center	4,296,250	1.48
Carlisle (B.F. Goodrich)	Off-road Braking Systems	4,136,010	1.42
Summit Pointe Associates	Apartments	3,254,621	1.12
Rogers Group	Construction	2,588,720	0.89
Public Service Indiana	Utility	2,492,680	0.86
Principal Taxpayers' Assessed Valuation		49,193,551	16.90%
Remaining Assessed Valuation		241,977,705	83.10%
City's Total Assessed Valuation		$291,171,256	100.00%

City of Bloomington

INTERDEPARTMENTAL MEMO

TO: Chris Spiek, Chuck Ruckman, Bryan Hacker, Tim Mueller, Toni McClure

FROM: Susan Failey SF

DATE: November 4, 1991

SUBJECT: Timetable for obtaining TIF on Thomson warehouse expansion and vicinity

To obtain TIF on the Thomson warehouse area, it will need to be established as an economic development area (EDA) and an allocation area pursuant to IC 36-7-14-41 and IC 36-7-14-15 through 17. The steps are as follows:

<u>November 4</u> -- Redevelopment Commission passes resolution initiating preparation of economic development plan and gathering of facts necessary to show need for an EDA. The plan must show how it will meet the criteria in #1-5 below, which must be found to exist in order for the Redevelopment Commission to make its declaratory resolution on December 2nd.

1. The plan must:
   a. Promote significant opportunities for the gainful employment of citizens of the EDA;
   b. Attract a major new business enterprise to the unit (city)
   c. Retain or expand a significant business enterprise existing in the unit; <u>or</u>
   d. Meet other purposes of redevelopment and economic development.

2. The plan must indicate why its goals cannot be achieved by regulatory processes or by the ordinary operation of private enterprise because of:
   a. lack of local public improvements;
   b. existence of improvements or conditions that lower the value of land below that of nearby land;
   c. multiple ownership of land; <u>or</u>
   d. other similar conditions.

3. The plan should describe how the public health and welfare will be benefited by the accomplishment of the plan for the EDA.

4. The plan should show how accomplishment of its goals will be of public utility and benefit as measured by:
   a. the attraction or retention of permanent jobs;
   b. an increase in the property tax base;
   c. improved diversity in the economic base; <u>or</u>

d. other similar benefits.

5. The plan should conform to other development and redevelopment plans for the city.

The redevelopment and planning staff must also prepare:
1. Maps and plats showing:
a. the boundaries of the EDA;
b. the location of the various paracels of property, streets, alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, economic development or redevelopment of the area, including any parcels of property to be excluded from acquisition by the commission.
c. the parts of the area that are to be devoted to other public purposes under the plan.
d. lists of the owners of the various parcels of property to be acquired (if we intend to acquire any);and
e. an estimate of the cost of acquisition, economic development and redevelopment.

December 2 -- The Redevelopment Commission, at its regularly scheduled meeting, passes a Declaratory Resolution finding that the geographic area in question and the plan for its economic development meet the criteria listed above, and that the area should be an EDA and an allocation area for TIF purposes. The effective date of this resolution should be on or before March 1, 1992, to establish March 1, 1991, as the base assessment date for TIF purposes.

December 2 -- noon deadline for council resolution approving Redevelopment Commission's declaratory resolution.

December 9 -- Plan Commission, at a special meeting, considers Redevelopment Commission's declaratory resolution and supporting data and issues a written order approving or disapproving the ecomonic development plan and the declaratory resolution.

IC 36-7-4-307 governs special meetings of the Plan Commission. A special meeting may be called by the president or by two members upon written request to the secretary. Written notice of the time and place of the meeting must be sent to the members at least three days before the special meeting, unless the date, time and place are fixed in a regular meeting at which all members of the commission were present. Notice of this special meeting does not need to be published in the newspaper.

December 11 -- Council committee hearing on approval of Redevelopment Commission's declaratory resolution creating the EDA. The resolution is due to the Council office via E-mail by noon on December 2.

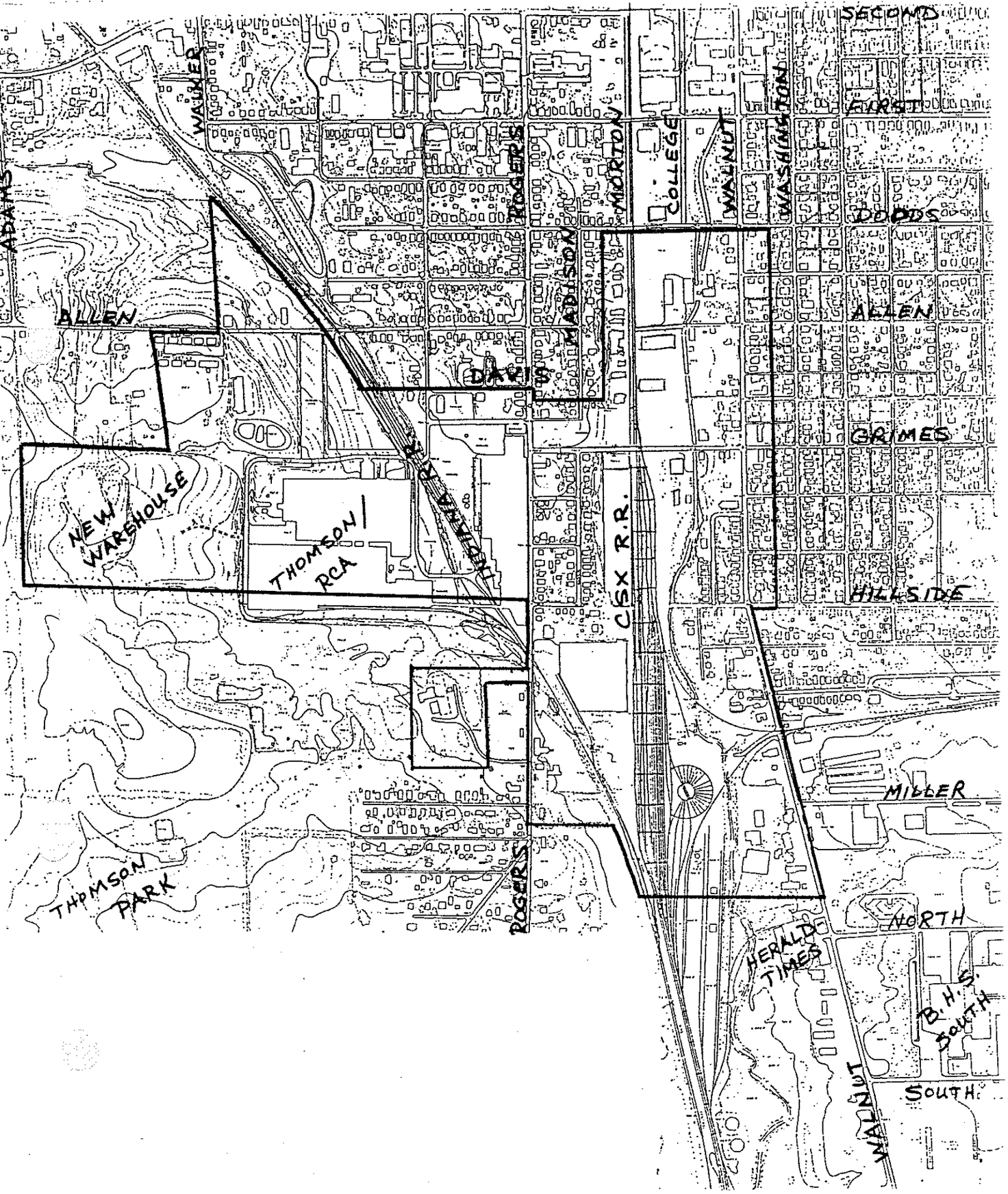
December 18 -- final council vote to approve declaratory resolution.

ecember 24 -- noon deadline for notice to the H-T. Get it there early to avoid delays due to Christmas.

On or before December 27 -- publication in the H-T of notice of adoption and substance of the declaratory resolution and public hearing to be held by the Redevelopment Commission on January 6, 1992. For Friday publication, copy of notice must be at H-T no later than noon Tuesday, December 24. Notice must state that maps and plans have been prepared and where they may be inspected and set date for public hearing at which remonstrances and objections from persons interested in or affected by the proceedings will be heard. Copies of the notice must also be filed with the Planning Dept., Public Works, Engineering, Parks, and other local offices dealing with zoning, unit planning, land use, and the issuance of building permits.

January 6 -- a public hearing to hear objections and remonstrances must be held as the first part of Redevelopment Commission's regularly scheduled meeting. At the end of the hearing, the commission must vote to confirm, modify, or rescind the declaratory resolution. This vote is the "confirmatory resolution." The statute says that this vote is "final action" on the project and is final and conclusive, except that an appeal may be filed in court within ten days of the action by a person who filed a written remonstrance with the commission prior to the public hearing. I could find no mention in the statute of the need for approval by the County Commissioners, but I'll continue to check into this.

Immediately after January 6 -- the Redevelopment Commission must notify the State Board of Tax Commissioners of the EDA/allocation area designation.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CSX R.R.
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ROGERS
NORTH
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SOUTH
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SAMPLE PUBLICATION
NOTICE OF RES 91-36 DUE BY 12/1/91

Please advertize 4/14/85

NOTICE OF PUBLIC HEARING
ON THE ~~DOWNTOWN REDEVELOPMENT AREA~~

Notice is hereby given that the Bloomington City Council will hold a public hearing on Wednesday, ~~April 24, 1985~~ at 7:30 p.m. in the Municipal Building Council Chambers, 220 East Third Street, to receive and hear both remonstrances, and/or support for a redevelopment plan and the projects included in said plan, from persons or organizations interested in or affected by these proceedings and to determine the public utility and benefit of the ~~Downtown Redevelopment Project~~. The ~~Downtown Redevelopment Area~~ is located within the corporate limits of the City of Bloomington, Indiana and described as follows:

LEGAL DESCRIPTION

Beginning at a point which is the intersection of the east right-of-way line of Rogers Street and the south right-of-way line of 10th Street; Thence, east along the south right-of-way line of 10th Street to the east right-of-way line of Washington Street; Thence, south along the east right-of-way line of Washington Street to the north right-of-way line of 6th Street; Thence, east along the north right-of-way line of 6th Street to the east right-of-way line of Indiana Avenue; Thence, south along the east right-of-way line of Indiana Avenue to the south right-of-way line of 3rd Street; Thence, west along the south right-of-way line of 3rd Street to the east right-of-way line of Rogers Street; Thence, north along the east right-of-way Rogers Street to a point which is the intersection of the east right-of-way line of Rogers Street and the south right-of-way line of 10th Street, said point being the point of beginning of this description.

Econ Dev

The City Council will take final action on the ~~Declaratory~~ Resolution 91-35 declaring the Downtown Redevelopment Area to be ~~blighted~~ and approving a ~~Redevelopment Plan~~ as submitted by the Bloomington Redevelopment Commission, at a Public Hearing ~~to be~~ held on ~~May 1, 1985~~ at 5:30 p.m. in the Council Chambers in the City Municipal Building at 220 East Third Street.

Econ dev. area

The ~~Downtown Redevelopment Area~~ Thomson Econ Dev. Plan has been prepared including maps and plats, and can be inspected, along with the aforementioned Declaratory Resolution, in the office of the Redevelopment Director, 220 East Third Street, Bloomington, Indiana between the hours of 8:00 a.m. - 5:00 p.m.

Thomson ~~Consul~~ Consul Elec area ~~Econ~~ to be an econ dev area

Dec 2, 1991