Journal 601
Book 70

ORDINANCE 91-42

TO DESIGNATE AN ECONOMIC DEVELOPMENT TARGET AREA

WHEREAS, Ind. Code §6-1.1-12.1-7 authorizes the Common Council to designate an area as an Economic Development Target Area; and

WHEREAS, statutory criteria require that an area so designated must be an area that:

(1) Has become undesirable or impossible for normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvement or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired values or prevented a normal development of property or use of property; or

(2) Is designated as a registered historic district under the National Historic Preservation Act of 1966 or under the jurisdiction of a preservation commission organized under Ind. Code §§36-7-11, 36-7-11.1 or 14-3-3.2; or

(3) Encompasses buildings, structures, sites or other facilities that are:

(a) listed on the national register of historic places under the National Historic Preservation Act of 1966; or

(b) listed on the register of Indiana historic sites and historic structures; or

(c) determined to be eligible for listing on the Indiana register by the state historic preservation officer;

and

WHEREAS, the City of Bloomington Economic Development Commission considered the request of CFC, Inc. to designate the area commonly known as the east side of South Madison between 321 and 349 and the west side of South Morton between 320 and 348, Bloomington, Indiana as an Economic Development Target Area at a public hearing held on July 2, 1991; and

WHEREAS, the Economic Development Commission, by a vote of 4 - 0, recommends that the Common Council designate the above-described area as an Economic Development Target Area in compliance with Ind. Code §6-1.1-12.1-7(a)(1) recited above. A copy of Resolution 91-1 of the Economic Development Commission is attached hereto and incorporated herein.

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

SECTION I. The area commonly known as the east side of South Madison between 321 and 349 and the west side of South Morton between 320 and 348, more specifically described as a part of Seminary Lot 32 and Seminary Lot 33, described in Exhibit A attached hereto and incorporated herein, is hereby designated as an Economic Development Target Area under the authority of Indiana Code §6-1.1-12.1-7(a)(1).

SECTION II. The favorable recommendation of the Economic Development Commission shall be attached hereto and made a part hereof.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 17th day of July, 1991.

JAMES REGESTER, Vice President
Bloomington Common Council

ATTEST:

Patricia Williams, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 18th day of July, 1991.

Patricia Williams, City Clerk

SIGNED and APPROVED by me upon this 18th day of July, 1991.

Tomilea Allison, Mayor
City of Bloomington

SYNOPSIS

This ordinance designates the area commonly known as the east side of South Madison between 321 and 349 and the west side of South Morton between 320 and 348 in Bloomington, Indiana, as an Economic Development Target Area. Such designation will enable future development of the area to be eligible for tax abatement. Tax abatement approval will require additional action by Resolution of the Common Council.

Signed copies to:
Legal
Redevelopment
CFC Petition
Assessor

RESOLUTION 91-1

WHEREAS, Indiana Code §6-1.1-12.1-7 specifies that an economic development target area may be designated by the Common Council after a favorable recommendation by an economic development commission; and

WHEREAS, the Bloomington Economic Development Commission at the request of the petitioner CFC, Inc. held a public hearing on July 2, 1991, to consider CFC, Inc.'s application for an economic development target area designation of an area located between South Morton and South Madison south of High Speed Tire and north of Smith Avenue, commonly known as 321-349 South Madison and 320-348 South Morton of the City of Bloomington, Indiana; and

WHEREAS, the Commission has determined after the public hearing that the application falls within the statutory qualifications in Indiana Code §6-1.1-12.1-7 and has voted approval of the designation;

NOW, THEREFORE, BE IT RESOLVED by the Bloomington Economic Development Commission that the Commission recommend to the City of Bloomington Common Council that an ordinance be passed designating the above described location as an economic development target area.

PASSED this 2nd day of July, 1991

Nathan L. Silverstein
President

Charles C. Zbendow
Secretary

Norman V. Anderson
Member

James B. Wray
Member

Member