Passed: 8-0

RESOLUTION 95-02

TO DESIGNATE AN "ECONOMIC REVITALIZATION AREA"
Re: 1721, 1725, 1731 Highland Avenue and
1239, 1249, 1251 Miller Drive
(East Third Street Properties,Inc. d/b/a Abodes,Inc., Petitioner)

WHEREAS, East Third Street Properties, Inc. d/b/a Abodes, Inc. has filed an application for designation of the property located at 1721, 1725, 1731 Highland Avenue and 1239, 1249, 1251 Miller Drive as an "Economic Revitalization Area"; and

WHEREAS, petitioners seeking designation for their property as an Economic Revitalization Area must complete a Statement of Benefits and must, prior to March 1st of each year, provide the county Auditor and the Common Council with information showing the extent to which there has been compliance with the Statement of Benefits; 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, commonly described as 1721, 1725, 1731 Highland Avenue and 1239, 1249, 1251 Miller Drive; and reviewed the Designation Application and the Statement of Benefits, which are attached and made a part of this resolution; and found the following:

A. the estimate of the value of the redevelopment or rehabilitation is reasonable.

B. the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

C. the estimate of the annual salaries of these individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

D. the rehabilitation or redevelopment is consistent with the Growth Policies Plan and can reasonably be expected to be developed and used in a manner that complies with local code;

E. the totality of benefits is sufficient to justify the deduction;

and

WHEREAS, the property described above is part of the Miller Drive 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 according to the conditions approved by the Board of Zoning Appeals (case number V-5-95); and pursuant to I.C. 6-1.1-12.1-3.

2. In granting this designation and deduction, the Council is also expressly exercising the power set forth in I.C. 6-1.1-12.1-2(i)(5) to impose additional, reasonable conditions on the rehabilitation or redevelopment beyond those listed in the Statement of Benefits. Failure of the property owner to make reasonable efforts to comply with these following conditions are

reasons for the Council to rescind this designation and deduction:

a. the improvements described in the application shall be commenced (defined as obtaining a building permit and actual start of installation) within twelve months of the date of this designation; and

b. the land and improvements shall be developed and used in a manner that complies with local code and the conditions approved by the Board of Zoning Appeals (V-5-95).

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 15th day of February, 1995.

Iris Kiesling

IRIS KIESLING, President
Bloomington Common Council

SIGNED AND APPROVED by me upon this 16th day of February, 1995.

Tomilea Allison

TOMILEA ALLISON, Mayor
City of Bloomington

ATTEST:

Patricia Williams

PATRICIA WILLIAMS, Clerk
City of Bloomington

SYNOPSIS

East Third Street Properties, Inc. d/b/a Abodes, Inc. has filed an application for designation of the property located at 1721, 1725, 1731 Highland Avenue and 1239, 1249, 1251 Miller Drive as an "Economic Revitalization Area." Indiana Law provides that upon a finding by the Common Council that an area is an "Economic Revitalization Area," the property taxes on improvements to that real estate are reduced 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.

Signed copies
(Legal Notice to HT)
MC Assessor

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 information from the applicant in making its decision about whether to designate an Economic Revitilization Area. Otherwise this statement must be submitted to the designating body 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. (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. 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 extension has been obtained. A person who obtains a filing extension must file the form between March 1 and 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 of Benefits. (IC 6-1.1-12.1-5.6)*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: East Third Street Properties, Inc. d/b/a Hoodes, Inc.

Address of taxpayer *(street and number, city, state and ZIP code)*: 120 N. Walnut St. Bloomington, IN 47408

Name of contact person: Michael Pollack

Telephone number: (812) 336-1841

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Bloomington City Council

Resolution number:

Location of property: Highland + Miller Drive

County: Monroe

Taxing district:

Description of real property improvements and / or new manufacturing equipment to be acquired *(use additional sheets if necessary)*:
Lot 52 and part Lot 53
Huntington Park Addition

Estimated starting date: March, 1995

Estimated completion date: December, 1995

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values Land Only	-0-	2,240		
Plus estimated values of proposed project	$450,000	$150,000		
Less values of any property being replaced	-0-			
Net estimated values upon completion of project	$450,000	$150,000		

SECTION 5 — OTHER BENEFITS PROMISED BY THE TAXPAYER

6 individual 3 bedroom homes enrolled in The Home program, providing 20 years of low income and affordable housing. 100% of project is low-income.

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)*
M Pollack	President	12/20/94

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.

The designated area has been limited to a period of time not to exceed _____ calendar years * *(see below)*. The date this 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)* NOTED IN THE "NOW THEREFORE" PORTION OF THE REAFFIRMING AGREEMENT RESOLUTION RES 95-03

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)*
X Jim Fiesling	(812) 331-6408	02-15-95
Attested by: Tahira Williams, City Clerk	Designated body Common Council City of Bloomington	

* 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%

TAX ABATEMENT CALCULATIONS FOR REAL PROPERTY
FOR: East Third Street Properties, Inc. d/b/a Abodes, Inc.
Using PROPOSED 1994 payable 95 Tax Rate and A.V. Estimates
Jan-95

Improvements	450,000			Current A.V.	2,240
Rate	33.33%			From State. Benefit	
Est. Assessed Value from				Perry City 1994Tax Rate	.1239709
"Statement of Benefits"	150,000			Property Tax Payable:	278
Perry City 1994Tax Rate:	.1239709				
Property Tax Payable:	18,596				

3 YEAR TAX ABATEMENT			**Petitioner's T. A. Payment**	**Current Value Payment**
Year	Percentage	Deduction		
1	100.00%	18,596	0	278
2	66.67%	12,398	6,198	278
3	33.33%	6,198	12,398	278
Total Abatement		37,191	18,596	833

6 YEAR TAX ABATEMENT				
Year	Percentage	Deduction		
1	100%	18,596	0	278
2	85%	15,806	2,789	278
3	66%	12,273	6,323	278
4	50%	9,298	9,298	278
5	34%	6,323	12,273	278
6	17%	3,161	15,434	278
Total Abatement		65,457	46,117	1,666

10 YEAR TAX ABATEMENT				
Year	Percentage	Deduction		
1	100%	18,596	0	278
2	95%	17,666	930	278
3	80%	14,877	3,719	278
4	65%	12,087	6,508	278
5	50%	9,298	9,298	278
6	40%	7,438	11,157	278
7	30%	5,579	13,017	278
8	20%	3,719	14,877	278
9	10%	1,860	16,736	278
10	5%	930	17,666	278
Total Abatement		92,048	93,908	2,777

APPLICATION

PROPERTY TAX ABATEMENT PROGRAM

MILLER AND HIGHLAND

OWNERSHIP

1.A. East Third Street Properties, Inc.
d/b/a Abodes, Inc.
120 North Walnut Street
Bloomington, In 47408
336-1841

1.D. Corporate Officers:
Michael Pollack, President
Lynn Pollack, Secretary-Treasurer
C/O 120 North Walnut Street
Bloomington, In 47408
336-1841

PROPERTY DESCRIPTION

2.A. 1721 Highland Ave
1725 Highland Ave
1731 Highland Ave
1239 Miller Drive
1249 Miller Drive
1251 Miller Drive
Property to be subdivided into lots 1-6, each lot to be 7,000+ square feet.
Dimensions: property is "L" shaped. Longer side (one full lot) : 319" x 122".
Shorter side (one half lot) : 159.5" x 122"

2.B. Legal description: Part Lot 52 and Part of West half Lot 53,
in Huntington Park Addition

CURRENT STATUS OF PROPERTY

3.A. RS
3.B. No current improvements to property exist
3.C. No current use of property -- lot is vacant.
3.D. Current market value of land: $65,000
Property tax assessment: Part Lot 52: $1,170
Part Lot 53: $1,070

3.E. None

PROPOSED IMPROVEMENTS

4.A. Six (6) detached houses, one per lot. All three bedroom, one bath, both of one story and one and a half story design. Average of 1,200 square feet per house.

4.B. See attached sketch and floor plans for general architectural style and typical layout.

4.C. None.

4.D. Begin construction March 1, 1995. Not less than three houses to be completed in 1995. Remainder to be completed in 1996.

4.E. Construction-related jobs

4.F. The beneficial economic effect of this project will be twofold. Firstly, it will utilize land that has long sat vacant for new development. Secondly, it will provide well-constructed and aesthetically pleasing houses at affordable rates to low-income families or individuals. Further, because this project is in accordance with the HOME New Construction program, Abodes will be committed to offer these homes to qualifying low-income individuals according to nationally determined rates. This commitment by Abodes is for a term of twenty (20) years, rather than the ten (10) years required by the Tax Abatement program.

ELIGIBILITY

5.A. Enhancing the benefit to the City community is the location of this project in an area designated as requiring economic revitalization. The site for the proposed project has remained a vacant lot for over ten (10) years, benefiting neither the local community in general nor those individuals in need of low income housing. New construction in the neighborhood immediately surrounding this lot has been negligible for some time.

MILLER HIGHLAND
PRO FORMA

FUNDS AMOUNT	SOURCE	TERMS
$108,000	HOME Program	Grant
$85,000	Developer	Equity
$260,956	Bank	Loan

PROJECT COSTS

Construction Costs [see estimator]	$264,120
Site Work Costs [see estimator]	$39,900
General Costs [see estimator]	$42,600
Land Costs	$70,050
Title and Recording	$1,800
Construction Interest	$10,000
Permanent Loan Origination Fee	$3,086
Appraisal Report	$1,200
Closing Costs	$1,200
Developer's Fee	$20,000
Total Project Costs:	$453,956

DEBT SERVICE

Principle: $345,956.00	$2,475	Monthly payment
20 year amoritization	$29,700	Yearly payment
9.75% ARM	$4,950	Yearly payment per house

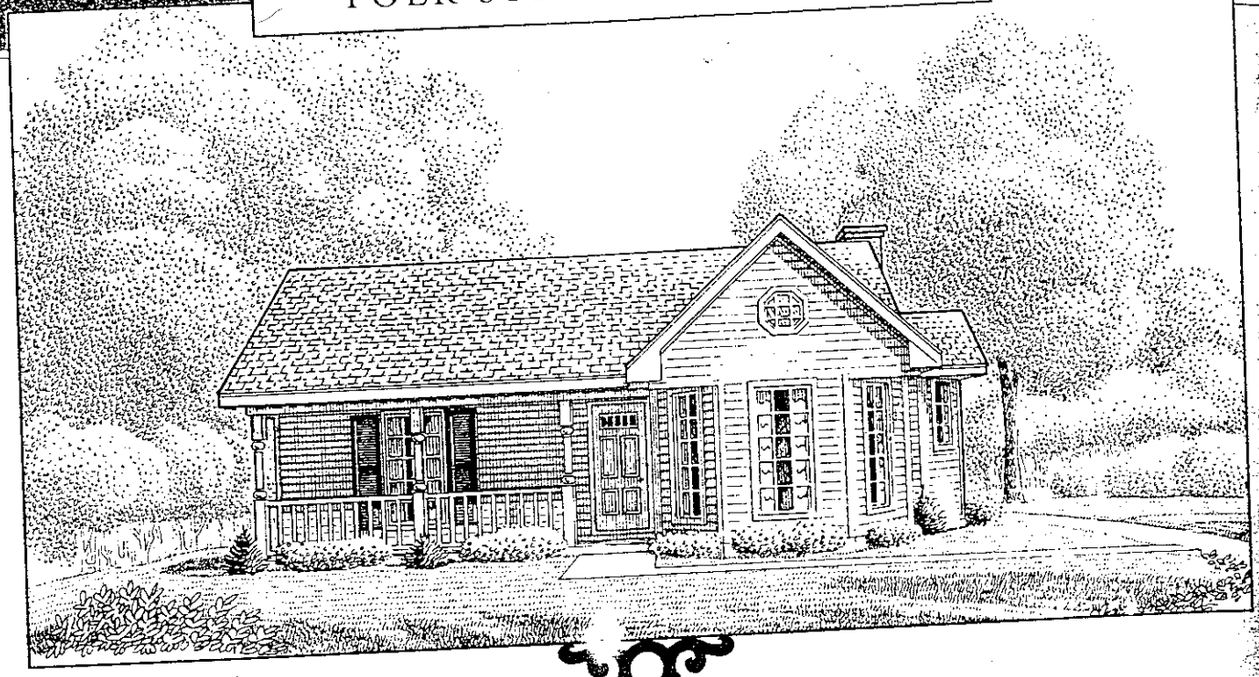
MILLER AND HIGHLAND AFFORDABLE HOMES

MILLER DRIVE PROJECT DESCRIPTION	ESTIMATOR # OF S.F.	3 BEDROOM HOUSE	TOTAL 6 HOUSES
	1100		
EXCAVATION		$550.00	$3,300.00
BACKFILL\GRADING		$600.00	$3,600.00
FOUNDATION: FOOTERS	$0.25	$275.00	$1,650.00
FOUNDATION: BLOCKS	550 BLOCKS	$1,375.00	$8,250.00
GRAVEL		$200.00	$1,200.00
BUILDING MATERIALS: ROUGH IN	$6.00	$6,600.00	$39,600.00
BUILDING MATERIALS: FINISH	$2.25	$2,475.00	$14,850.00
BUILDING MATERIALS: SIDING	$2.50	$2,750.00	$16,500.00
BUILDING MATERIALS: DECKS		$850.00	$5,100.00
BUILDING MATERIALS: WINDOWS		$2,500.00	$15,000.00
KITCHEN\BATH CABINETS		$1,800.00	$10,800.00
COUNTERTOPS		$600.00	$3,600.00
CARPENTRY LABOR:	$5.50	$6,050.00	$36,300.00
ELECTRICAL	$2.25	$2,475.00	$14,850.00
LIGHT FIXTURES		$300.00	$1,800.00
PLUMBING	$2,000.00	$2,000.00	$12,000.00
NUMBER OF BATHS	$1.00	$600.00	$3,600.00
HVAC	$2,750.00	$2,750.00	$16,500.00
INSULATION	$0.60	$660.00	$3,960.00
DRYWALL	$2.00	$2,200.00	$13,200.00
PAINTING: INTERIOR & STAIN	$1.20	$1,320.00	$7,920.00
PAINTING: EXTERIOR	$1.00	$1,100.00	$6,600.00
CARPET\LINO	$1.50	$1,650.00	$9,900.00
APPLIANCES		$1,000.00	$6,000.00
WINDOW COVERINGS		$350.00	$2,100.00
MISCELLANEOUS	$0.50	$550.00	$3,300.00
GUTTERING	$0.25	$275.00	$1,650.00
CLEAN UP	$0.15	$165.00	$990.00
SUB-TOTAL		**$44,020.00**	**$264,120.00**
SITE WORK			
CONCRETE SIDEWALKS & CURBS		$750.00	$4,500.00
DRIVEWAY EXCAV\GRAVEL		$650.00	$3,900.00
ASPHALT		$450.00	$2,700.00
LANDSCAPING		$700.00	$4,200.00
WATER PERMITS		$350.00	$2,100.00
WATER		$1,500.00	$9,000.00
SEWAR		$1,500.00	$9,000.00
GENERAL SITE, SIGNEAGE		$750.00	$4,500.00
SUB-TOTAL		**$6,650.00**	**$39,900.00**

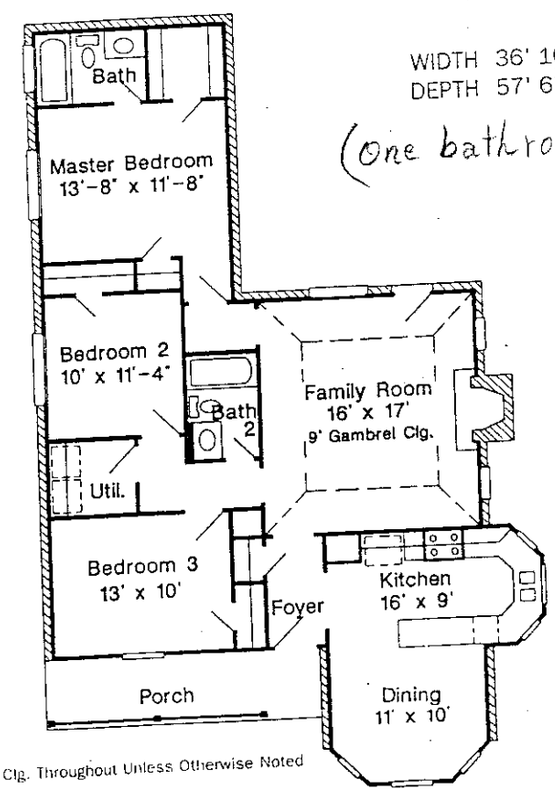
MILLER AND HIGHLAND
AFFORDABLE HOMES

GENERAL		
SUPERINTENDENT	$5,000.00	$30,000.00
ARCHITECTURAL	$400.00	$2,400.00
SITE PLAN, UTILITIES ENGINEER	$850.00	$5,100.00
LEGAL & INSURANCE	$600.00	$3,600.00
PERMITS	$250.00	$1,500.00
SUB-TOTAL	**$7,100.00**	**$42,600.00**
LAND COSTS	$11,675	$70,050.00
GRAND TOTAL	**$69,445.00**	**$416,670.00**

FOLK-STYLE FARMHOUSE



This economical Farmhouse design offers a practical floor plan with some exciting surprises. The dining area is filled with natural light from a full-length bay window at the front of the house, while the kitchen area enjoys plenty of sun and light from the bay window over the sink. A nine-foot gambrel ceiling and fireplace add to the coziness of the family room. The private master bedroom has both a walk-in closet and a small linen closet. The laundry room is conveniently located next to bedrooms 2 and 3. Plans for a detached two-car garage are included.



WIDTH 36' 10"
DEPTH 57' 6"

(One bathroom)

8' Clg. Throughout Unless Otherwise Noted

DESIGN	M9035
BEDROOMS	3
BATHROOMS	2
SQUARE FOOTAGE	1,341
PRICE	A1

ABODES INC
RES. 95-02 NOT

THE HERALD-TIMES
BLOOMINGTON, INDIAN

Attach to ordinance / Ord Book & Res Book

PROO

NOTICE OF PUBLIC HEARING

Notice is hereby given, pursuant to IC 6-1.1-12.1 as amended, that on the 15th day of February, the Bloomington Common Council adopted Resolution 95.02 declaring the following property to be an Economic Revitalization Area, and eligible for deductions from the assessed value of the property for a period of 10 years if rehabilitated or redeveloped.

1721, 1725, 1731 Highland Avenue and 1239, 1249, 1251 Miller Drive.

(East Third St. Properties, Inc. d/b/a Abodes, Inc., Petitioner)

A description of the affected area is available for inspection in the office of the Monroe County Assessor.

On the 1st day of March, at 7:30 P.M. in the Council Chambers of the Municipal, the Common Council will hold a Public Hearing at which time the Council will reconsider Resolution 95.03 and will receive and hear remonstrances and objections from all interested persons.

Submitted by: Patricia Williams, CLERK
City of Bloomington
Date: 2-16-95 19

State of Ind

County of Monroe.....)

Leah Leahy or Sue May being duly sworn on oath, says that she is billing clerk of The Herald-Times, a public newspaper of general circulation, printed in the town of Bloomington in said county and state; that the notice, of which the annexed is a true copy, was published in regular edition of said paper, issued upon the following dates, to wit:

1995 :
02/19

Leah Leahy

Subscribed and sworn to before me on 02/19/95 .

John D Hodge

Notary Public or Clerk

My commission expires 1-10-96

Publication Fee $12.00