City of Bloomington Indiana

City Hall
401 N. Morton St.
Post Office Box 100
Bloomington, Indiana 47402

Office of the Common Council
(812) 349-3409
Fax: (812) 349-3570
email: council@bloomington.in.gov

To: Council Members
From: Council Office
Re: Weekly Packet Memo
Date: September 1, 2004

Reminder of Four Packets of Material for Special Session and Committee of the Whole on September 8th

Packets Distributed on August 27th for September 1st Meetings

2005 Budget Packet containing
Cover Sheet, Two Appropriation Ordinances, Four Salary Ordinances, a Transit Ordinance, and Three Pieces of Background Material
Contact: Susan Clark, Interim Controller at 349-3416 or clarks@bloomington.in.gov

Weekly Packet containing Introductory Materials as well as:
Ord 04-23 To Amend Title 6 of the Bloomington Municipal Code Regarding "Health and Sanitation" (Changing User fees, Establishing Uniform Fines for Certain Violations, Affording Non-Resident Owners an Opportunity to Cure Violations, and Making Other Minor Amendments)
Contact: Julio Alonso, Director of Public Works, at 349-3516 or alonsoj@bloomington.in.gov
Ord 04-24 To Codify the Provisions of Ordinance 79-74, and Ordinance 87-31, Each as Amended, Establishing and Authorizing Expenditures from the Special Non-Reverting Improvement Fund, To Codify the Provisions of Ordinance 96-31 as Amended, Establishing and Authorizing Expenditures from the Telecommunications Fund, and to Authorize Expenditures from the Mayor's Promotion of Business Line in the Mayor's Office Budget
Contact: Susan Clark, Interim Controller at 349-3416 or clarks@bloomington.in.gov
Res 04-15 Petition to Appeal for an Increase in the Maximum Levy
Contact: Susan Clark, Interim Controller at 349-3416 or clarks@bloomington.in.gov

Packets Distributed on September 1st for Meetings on September 8th

Annexation Packet containing
Memo, Maps, Ordinances, Resolutions, and Fiscal Plans for the Annexation of Three Areas – Hoadley Quarries Area, Rhorer / Gordon Area, St. James Woods /East Wingfield / Rolling Hills Area
Contact: Susan Clark, Interim Controller at 349-3416 or clarks@bloomington.in.gov

Weekly Packet containing
Memo
Agenda
Calendar
Notices
None
Res 04-14 To Authorize Expenditures from the Industrial Development Fund for Physical Improvements to Support Development Projects (Cook Pharmica, LLC and Schulte Corporation) at the Indiana Enterprise Center
- Memo from Ron Walker, Director of Economic Development; BIDAC Res 04-02; Exh. A; Map of Site and Improvements; Balance Sheets for IDF and TIF

Contact: Ron Walker at 349-3534 or walkerr@bloomington.in.gov
Minutes
None

Memo

Chair of Meeting: Volan

Special Session and Committee of the Whole on September 8th

There are two meetings next Wednesday. The first is a Special Session which is being held in order to take final action on the 2005 budget, which includes two appropriation ordinances, four salary ordinances, and a transit ordinance.
(Please note that all 7 of these ordinances can be found in the 2005 Budget Packet which was distributed on August 27th for the September 1st meetings.)

You are also scheduled to take final action on two items that directly relate to the budget including an ordinance (**Ord 04-23**) which increases sanitation fees, flattens fines, and makes other minor changes to Title 6 (Health and Sanitation) and a

resolution (**Res 04-15**) which petitions for an increase in our maximum tax levy. In addition, you are also scheduled to take final action on an ordinance (**Ord 04-24**) which broadens and codifies the Special Non-Reverting Improvement Fund and the Telecommunications Fund and which authorizes expenditures from the Mayor's promotion of business line. *(Please note that these 3 items can be found in the Weekly Packet that was distributed on August 27th for the September 1st meetings.)*

Along with those items, you will also commence action on the annexation of three areas by considering approval of three fiscal plans and introducing three annexation ordinances, which will need a public hearing in November before you can consider final action on them at the last meeting of the year. Those areas include:

- Hoadley Quarries Area,
- Rhorer / Gordon Area, and
- St. James Woods /East Wingfield / Rolling Hills Area

(Please note that those 6 items can be found in a separate Annexation Packet that will be distributed on September 1st.)

Then you are scheduled to adjourn and immediately reconvene for a Committee of the Whole to consider a resolution (**Res 04-14**) which approves expenditures from the Industrial Development Fund for road and water improvements at the Indiana Enterprise Center. *(Please note that this item is included in this packet and briefly summarized below.)*

Here are those items as they will appear on the agendas on September 8th:

Items Ready for Final Action at the Special Session on September 8th
(in the order they will appear on the agenda)

Civil City Budget

Ord 04-18	Authorizing Salaries for Elected Officials for 2005
Ord 04-19	Authorizing Salaries for Employees and Appointed Officers of the Civil City for 2005
Ord 04-20	Authorizing Salaries for the Police and Fire Departments for 2005
Ord 04-13	Amending Title 6 by Increasing Sanitation Fees, Flattening Fines, Giving Landlords an Opportunity to Cure Violations of Tenants and Others, and Making Other Minor Changes
Res 04-15	Petitioning for an Increase in the City's Maximum Levy
App Ord 04-05	Approving the Civil City Budget for 2005

Utilities Budget

Ord 04-21	Authorizing Salaries for Employees and Appointed Officers of the Utilities Department for 2005
App Ord 04-06	Approving the Utilities Budget for 2005

Transit Budget

Ord 04-22	Approving the Transit Budget for 2005

Other Legislation Indirectly Related to the 2005 Budget

Ord 04-24	Broadening the Purpose and Codifying the Special Non-Reverting Improvement Fund and Telecommunications Fund, and Authorizing Expenditures from the Mayor's Promotion of Business Line

Annexation Legislation – Resolutions Approving Fiscal Plans

Res 04-16	Approving the Fiscal Plan for the Hoadley Quarries Area
Res 04-17	Approving the Fiscal Plan for the Rhorer / Gordon Area
Res 04-18	Approving the Fiscal Plan for the St. James Woods / East Wingfield / Rolling Hills Area

Items Ready for Introduction at the Special Session on September 8th

Note: In accordance with a statutory schedule for annexation legislation, these items will require a public hearing at a Special Session on November 11th before you can consider final action on December 15th

Ord 04-25	Annexing the Hoadley Quarries Area
Ord 04-26	Annexing the Rhorer / Gordon Area
Ord 04-27	Annexing the St. James Woods / East Wingfield / Rolling Hills Area

Item Ready for Discussion at the Committee of the Whole on September 8th

Res 04-14	Authorizing the Expenditure of $850,000 from the Industrial Development Fund for Road and Water Improvements at the Indiana Enterprise Center

<u>Res 04-14</u> - Authorizing the Expenditure of $850,000 from the Industrial Development Fund for Road and Water Improvements at the Indiana Enterprise Center

<u>Res 04-14</u> authorizes the expenditure of $850,000 from the Industrial Development Fund for road and water line improvements at the Indiana Enterprise Center. As Ron Walker, Director of Economic Development, recounts in his memo, the Indiana Enterprise Center has been the focus of concerted redevelopment and economic development efforts at a state and local level since Thomson Consumer Electronics left the site in 1998.

Some of those efforts led to the establishment of a Community Revitalization Enhancement District (CRED) for the site which captures a certain amount of the increase in sales and income taxes generated in the district which is then available to help revitalize it. These monies along with other revenues must be deposited in Industrial Development Fund and may be expended upon the recommendation of the Bloomington Industrial Advisory Commission and approval of the Common Council. The CRED also allows the City to enter into financial agreements with developers to receive some of these funds if agreed upon benchmarks have been met. It also provides generous tax credits for certain private improvements within the district.

In the last few months both Cook Pharmica and Schulte Corporation have announced plans to invest over $65 million in real estate improvements, machinery, and technology here which is expected to create over 400 new jobs. Their announcement follows the acceptance of an incentive package offered by state and local entities where the City's portion will leverage $250,000 from the state and $50,000 from the county.

Part of City's commitment was the investment of public funds for constructing a road from Allen Street to the southern end of the site near the proposed Juvenile Detention facility and for extending a water main east from South Rogers to the western end of the site. The total cost of these improvements is approximately $997,000. This resolution would provide $850,000 of that amount from the Industrial Development Fund and the Redevelopment Commission has already agreed to provide the remaining $150,000 from the Thomson TIF Fund. The balance sheet for the IDF (see packet) indicates that it will drop to $30,257 by the end of this year and then rise to $234,000 by the end of next year. And, the balance sheet for the TIF Fund indicates that expenditure will occur in 2005 and leave a balance of about $686,000 at the end of that year.

NOTICE AND AGENDA
BLOOMINGTON COMMON COUNCIL
SPECIAL SESSION AND COMMITTEE OF THE WHOLE
7:30 P.M., WEDNESDAY, SEPTEMBER 8, 2004
COUNCIL CHAMBERS
SHOWERS BUILDING, 401 N. MORTON

I. ROLL CALL

II. AGENDA SUMMATION

III. LEGISLATION FOR SECOND READING AND RESOLUTIONS

1. Ordinance 04-18 To Fix the Salaries of All Elected City Officials for the City of Bloomington for the Year 2005

Committee Recommendation: Do Pass Pending Outcome of Vote

2. Ordinance 04-19 An Ordinance Fixing the Salaries of Appointed Officers and Employees of the City of Bloomington, Monroe County, Indiana, for the Year 2005

Committee Recommendation: Do Pass Pending Outcome of Vote

3. Ordinance 04-20 An Ordinance Fixing the Salaries of Officers of the Police and Fire Departments for the City of Bloomington, Indiana, for the Year 2005

Committee Recommendation: Do Pass Pending Outcome of Vote

4. Ordinance 04-23 To Amend Title 6 of the Bloomington Municipal Code Regarding "Health And Sanitation" (Changing User Fees, Establishing Uniform Fines for Certain Violations, Affording Non-Resident Owners an Opportunity to Cure Violations, and Making Other Minor Amendments)

Committee Recommendation: Do Pass Pending Outcome of Vote

5. Resolution 04-15 Petition to Appeal for an Increase to the Maximum Levy

Committee Recommendation: Do Pass Pending Outcome of Vote

6. Appropriation Ordinance 04-05 An Ordinance for Appropriations and Tax Rates (2005 Civil City Budget for the City of Bloomington)

Committee Recommendation: Do Pass Pending Outcome of Vote

7. Ordinance 04-21 An Ordinance Fixing the Salaries of Appointed Officers and Employees of the Utilities Department for the City of Bloomington, Monroe County, Indiana, for the Year 2005

Committee Recommendation: Do Pass Pending Outcome of Vote

8. Appropriation Ordinance 04-06 An Ordinance Adopting a Budget for the Operation, Maintenance, Debt Service and Capital Improvements for the Water and Wastewater Utility Departments of the City of Bloomington, Indiana for the Year 2005

Committee Recommendation: Do Pass Pending Outcome of Vote

9. Ordinance 04-22 An Ordinance Reviewing and Modifying the Budget of the Bloomington Public Transportation Corporation for the Year 2005

Committee Recommendation: Do Pass Pending Outcome of Vote

10. Ordinance 04-24 To Codify the Provisions of Ordinance 79-74, and Ordinance 87-31, Each as Amended, Establishing and Authorizing Expenditures from the Special Non-Reverting Improvement Fund, To Codify the Provisions of Ordinance 96-31 as Amended Establishing and Authorizing Expenditures from the Telecommunications Fund, and To Authorize Expenditures from the Mayor's Promotion of Business Line in the Mayor's Office Budget

Committee Recommendation: Do Pass Pending Outcome of Vote

(Over)

Annexation Legislation

11. Resolution 04-16 To Adopt a Written Fiscal Plan and to Establish a Policy for the Provision of City Services to an Annexed Area (Hoadley Quarries Area)

Committee Recommendation: None

12. Resolution 04-17 To Adopt a Written Fiscal Plan and to Establish a Policy for the Provision of City Services to an Annexed Area (Rhorer/Gordon Area)

Committee Recommendation: None

13. Resolution 04-18 To Adopt a Written Fiscal Plan and to Establish a Policy for the Provision of City Services to an Annexed Area (St. James/ East Wingfield/ Rolling Hills Area)

Committee Recommendation: None

IV. LEGISLATION FOR FIRST READING

Annexation Ordinances

Note: These ordinances are scheduled for a public hearing at a Special Session on November 11, 2004 and final action on December 15, 2004

1. Ordinance 04-25 An Ordinance Concerning the Annexation of Adjacent and Contiguous Territory (Hoadley Quarries Area)

2. Ordinance 04-26 An Ordinance Concerning the Annexation of Adjacent and Contiguous Territory (Rhorer/Gordon Area)

3. Ordinance 04-27 An Ordinance Concerning the Annexation of Adjacent and Contiguous Territory (St. James/ East Wingfield/ Rolling Hills Area)

V. ADJOURNMENT (and Immediately Reconvene for)

COMMITTEE OF THE WHOLE

Chair: Councilmember Volan

1. Resolution 04-14 To Authorize Expenditures from the Industrial Development Fund for Physical Improvements to Support Development Projects (Cook Pharmica, LLC and Schulte Corporation) at the Indiana Enterprise Center

Asked to Attend: Ron Walker, Director of Economic Development

City of
Bloomington
Indiana

City Hall
401 N. Morton St.
Post Office Box 100
Bloomington, Indiana 47402

Office of the Common Council
(812) 349-3409
Fax: (812) 349-3570
e-mail: council@bloomington.in.gov

To: Council Members
From: Council Office
Re: Calendar for the Week of
September 6, 2004 – September 11, 2004
Date: September 3, 2004

Monday, September 6, 2004

City Holiday: Labor Day – Offices Closed.

Tuesday, September 7, 2004

1:30 pm Development Review Committee, McCloskey
3:00 pm Bloomington Community Farmers' Market, Plaza
5:00 pm Utilities Service Board – 501 N. Morton, Conference Room 100B
5:30 pm Board of Public Works, Council Chambers
6:00 pm Neighborhood Improvement Grant, Hooker Room
7:30 pm Telecommunications Council, Council Chambers

Wednesday, September 8, 2004

4:00 pm Bloomington Housing Quality Appeals, McCloskey
7:30 pm Common Council – Special Session, Council Chambers
immediately followed by
Common Council – Committee of the Whole, Council Chambers

Thursday, September 9, 2004

12:00 pm Housing Network, McCloskey
3:30 pm Bloomington Historic Preservation Commission, McCloskey
4:00 pm Solid Waste Management District, SWM Facilities – 3400 Old SR 37

Friday, September 10, 2004

1:30 pm Metropolitan Planning Organization Policy and Technical Advisory Committee, McCloskey

Saturday, September 11, 2004

7:00 am Bloomington Community Farmers' Market, Showers Common

RESOLUTION 04-14

TO AUTHORIZE EXPENDITURES FROM THE INDUSTRIAL DEVELOPMENT FUND FOR PHYSICAL IMPROVEMENTS TO SUPPORT DEVELOPMENT PROJECTS (COOK PHARMICA, LLC AND SCHULTE CORPORATION) AT THE INDIANA ENTERPRISE CENTER

WHEREAS, in 1998 Thomson Consumer Electronics closed its television assembly plant in Bloomington, Indiana, eliminating 1200 jobs and leaving vacant a 200 acre, 1.8 million square foot industrial facility; and

WHEREAS, in 1997 the Common Council created pursuant to Indiana Code 36-7-13-4 an Industrial Development Fund (see Ordinance 97-22), which is a special fund used for the purposes of industrial development and expansion in or serving the City of Bloomington; and

WHEREAS, at the same time, the Common Council also established the Bloomington Industrial Development Advisory Commission which has the responsibility to make recommendations to the Common Council for expenditures from the Industrial Development Fund; and

WHEREAS, in 1999 a Community Revitalization Enhancement District ("CRED") was established pursuant to Indiana Code 36-7-13 upon the former Thomson site (see Resolution 99-15), under which the City may expend monies from the Industrial Development Fund for infrastructure improvements to make land more suitable for industrial use, as approved by the Bloomington Industrial Development Advisory Commission and Common Council; and

WHEREAS, the Industrial Development Fund has a current balance of $1,079,117.24; and

WHEREAS, the former Thomson site is being redeveloped as the Indiana Enterprise Center (IEC); and

WHEREAS, Cook Pharmica LLC has acquired and intends to renovate the building commonly known as Building Two of the IEC, install new manufacturing equipment and new research and development equipment, and make improvements to the land, to house a new company engaged in pharmaceutical manufacturing that is expected to employ 200 new employees by 2008 (the "Cook Pharmica Project"); and

WHEREAS, Schulte Corporation intends to acquire and renovate the building commonly known as Building Four of the IEC and install new manufacturing equipment to house its expanded manufacturing operation that is expected to employ 223 new employees and retain 168 current employees by 2009 (the "Schulte Project"); and

WHEREAS, both the Cook Pharmica and Schulte Projects require construction of waterline improvements and construction of a new road from Allen Street to the south boundary of the IEC to provide access to both Projects, as well as to the Best Beers site, IEC Building Four, the south side of IEC Building Three, Monroe County's juvenile justice facility site, and other potential sites in the IEC; and

WHEREAS, the estimated cost of the road construction is $747,000 and the estimated cost of the water system improvements is $250,000, for a total estimated cost of $997,000, as shown on Attachment A, attached hereto and incorporated herein by reference; and

WHEREAS, the City wishes to use $850,000 from the Industrial Development Fund and $150,000 from the Thomson Walnut Winslow TIF fund for construction of the road and water system improvements; and

WHEREAS, encouraging the development of the Cook Pharmica and Schulte Projects serves an important public purpose, in that the Projects offer significant investments in the area, will create new jobs, will allow Schulte Corporation to remain in

Bloomington, and will allow Cook Pharmica LLC to establish a significant new company in Bloomington;

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

SECTION 1. Payment of $850,000 from the IDF for construction of a roadway from Allen Street to the south boundary of the Indiana Enterprise Center and water system improvements as described in Attachment A, attached hereto and incorporated herein by reference, should be, and hereby is, authorized.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2004.

_____
MICHAEL DIEKHOFF, President
Bloomington Common Council

ATTEST:

_____
REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2004.

_____
REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2004.

_____
MARK KRUZAN, Mayor
City of Bloomington

SYNOPSIS

This resolution authorizes payment of $850,000 from the City's Industrial Development Fund for road and water system improvements in the Indiana Enterprise Center (IEC), the former Thomson Consumer Electronics site. These improvements will serve new employment-generating businesses and facilities in the IEC, including Cook Pharmica, LLC; Schulte, Inc.; Best Beers, Inc.; and the Monroe County Juvenile Justice facility.

Memorandum

To: **City of Bloomington Common Council**
From: Ron Walker, Director of Economic Development
Date: August 25, 2004
Regarding: Resolution 04-14

In 1998 Thomson Consumer Electronics closed its television assembly plant, eliminating 1,200 jobs and leaving their 200 acre, 1.8 million square foot industrial facility vacant. In response to Thomson's departure, the community came together to develop a vision for the redevelopment and reuse of the site. This effort involved not only the City of Bloomington and Monroe County, but also the State of Indiana, economic development organizations and the McDoel Gardens Neighborhood Association. This comprehensive planning effort led to the following:

- Development of the Community Revitalization Enhancement District (CRED) legislation and subsequent designation of the entire Thomson site as a CRED district
- Improvement of Patterson Drive
- Approval of the Thomson Area PUD (approved in 1998)
- A marketing plan that included changing the name of the site to the "Indiana Enterprise Center"

Within the past four months, Cook Pharmica and Schulte Corporation announced a commitment to invest at the Indiana Enterprise Center (IEC) and create jobs. Together, the companies will create over 400 new jobs and invest over $65 million in real estate improvements, new machinery, and research and development equipment. Cook Pharmica purchased the facility located at 1300 S. Patterson Drive (known as Building Two) and Schulte purchased the facility located at 1500 S. Patterson Drive (known as Building Four). Both companies had been engaged in discussions with local and state officials for several months preceding their respective announcements to locate in Bloomington.

Both companies accepted incentive proposals from the City of Bloomington and the State of Indiana prior to purchasing their buildings**. The City's incentive proposal offered a commitment to partially fund public infrastructure improvements in the IEC. The State of Indiana and Monroe County also agreed to help fund the improvements.**

The specific improvements to be funded include construction of a new street providing access to the south and west portions of the IEC, and improvements to the public water infrastructure (primarily a 12" water main extension from the existing 24" main on South Rogers Street extending through the IEC to the line being extended from Allen Street as a part of the IEC site #5 development).

The new street will begin at Allen Street, just west of the Patterson Drive intersection, and terminate at the south end of the IEC. The street will provide access to Schulte Corporation, the west end of Cook Pharmica and the west end and south side of Building Three. The street will have multiple public uses, including access to Monroe County's property south of the IEC and future connection to additional roadways. **The idea for a new public street at the IEC is not new; construction of a new street was called for in the Thomson Area PUD, approved in August, 1998.** The water improvements will be completed concurrently with the road construction.

Because the IEC was once under common ownership, the property that was purchased by Cook Pharmica contained a common access easement that served Buildings Three and Four. For security reasons, Cook Pharmica cannot allow access through their site and would not purchase Building Two without the removal of the easement. However, without the easement in place, Building Four has no guaranteed access. Therefore, for the owners of Building Four to give up their right to the common access easement, they needed confirmation that access would be provided to their site. The commitment by the City of Bloomington to construct the public street satisfied the property owners that access would be provided, enabling the Cook Pharmica to purchase Building Two and locate their business in Bloomington.

The total cost of all improvements is approximately $997,000. The majority of the funding will come from the Industrial Development Fund (IDF), which is funded by CRED revenues. Those revenues will fund $850,000 of the project costs and Thomson-Walnut-Winslow TIF revenues will fund the remaining $150,000. By committing to make these infrastructure improvements, the City of Bloomington will leverage $250,000 in funding from the State of Indiana and $50,000 from Monroe County. The City's commitment to the infrastructure improvements will serve as a local match for the state funding, which comes from the State's Industrial Development Grant Fund.

On July 27, 2004 the Bloomington Industrial Development Advisory Commission voted to recommend that the Common Council authorize payment of $850,000 from the IDF for the infrastructure improvements. On August 2, 2004 the Redevelopment Commission authorized $150,000 from the Thomson-Walnut-Winslow TIF for the infrastructure improvements. If approved, we anticipate completing the improvements in late summer of 2005.

RESOLUTION 04-02

TO AUTHORIZE EXPENDITURES FROM THE INDUSTRIAL DEVELOPMENT FUND FOR PHYSICAL IMPROVEMENTS TO SUPPORT TWO DEVELOPMENT PROJECTS (COOK PHARMICA, LLC AND SCHULTE CORPORATION) AT THE INDIANA ENTERPRISE CENTER

WHEREAS, in 1998 Thomson Consumer Electronics closed its television assembly plant in Bloomington, Indiana, eliminating 1200 jobs and leaving vacant a 200 acre, 1.8 million square foot industrial facility; and

WHEREAS, in 1997 the Common Council created pursuant to Indiana Code 36-7-13-4 an Industrial Development Fund, which is a special fund used for the purposes of industrial development and expansion in or serving the City of Bloomington; and

WHEREAS, the Common Council also established the Bloomington Industrial Development Advisory Commission which has the responsibility to make recommendations to the Common Council for expenditures from the Industrial Development Fund; and

WHEREAS, in 1999 a Community Revitalization Enhancement District ("CRED") was established pursuant to Indiana Code 36-7-13 upon the former Thomson site, under which the City may expend monies from the Industrial Development Fund for infrastructure improvements to make land more suitable for industrial use, as approved by the Bloomington Industrial Development Advisory Commission and Common Council; and

WHEREAS, the Industrial Development Fund has a current balance of $1,079,117.24; and

WHEREAS, the former Thomson site is being redeveloped as the Indiana Enterprise Center (IEC); and

WHEREAS, Cook Pharmica LLC has acquired and intends to renovate the building commonly known as Building Two of the IEC, install new manufacturing equipment and new research and development equipment, and make improvements to the land, to house a new company engaged in pharmaceutical manufacturing that is expected to employ 200 new employees by 2008 (the "Cook Pharmica Project"); and

WHEREAS, Schulte Corporation intends to acquire and renovate the building commonly known as Building Four of the IEC and install new manufacturing equipment to house its expanded manufacturing operation that is expected to employ 223 new employees and retain 168 current employees by 2009 (the "Schulte Project"); and

WHEREAS, both the Cook Pharmica and Schulte Projects require construction of waterline improvements and construction of a new road from Allen Street to the south boundary of the IEC to provide access to both Projects, as well as to the Best Beers site, IEC Building Four, the south side of IEC Building Three, Monroe County's juvenile justice facility site, and other potential sites in the IEC; and

WHEREAS, the estimated cost of the road construction is $747,000 and the estimated cost of the water system improvements is $250,000, for a total estimated cost of $997,000, as shown on Attachment A, attached hereto and incorporated herein by reference; and

WHEREAS, the City wishes to use $850,000 from the Industrial Development Fund and $150,000 from the Thomson Walnut Winslow TIF fund for construction of the road and water system improvements; and

WHEREAS, encouraging the development of the Cook Pharmica and Schulte Projects serves an important public purpose, in that the Projects offer significant investments in the area, will create new jobs, will allow Schulte Corporation to remain in Bloomington, and will allow Cook Pharmica LLC to establish a significant new company in Bloomington;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE BLOOMINGTON INDUSTRIAL DEVELOPMENT ADVISORY COMMISSION THAT:

SECTION 1. The Commission hereby recommends to the Common Council that it:

1. Authorize payment of $850,000 from the IDF for construction of a roadway from Allen Street to the south boundary of the Indiana Enterprise Center and water system improvements as described in Attachment A, attached hereto and incorporated herein by reference.

BLOOMINGTON INDUSTRIAL DEVELOPMENT ADVISORY COMMISSION

Danise Alano

Richard Rampley

Kirk Hobbs

Senator Vi Simpson

Roger Kent

Doris Sims

Don Moore

Joyce Poling

Ron Walker

Approved this 27th day of July, 2004.

EXH A

IEC Public Access Road

Phase I

Raodway from Allen Stret extending south along the east side of the Best Beer site, then curving westerly and then southerly between buildings 2 and 4 to a point 360' south of the south line of the Best Beer site. Asphalt pavement with concrete curb and gutter (32' back to back), inlets, storm sewer and sidewalk on the east side. Driveways to Best Beers and IEC building #4 are being reconstructed to connect to the new road.

Job No. 3121R

SMITH NEUBECKER & ASSOCIATES, INC

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Mobiliozation and Demobilization	1.00	LSUM	$10,000.00	$10,000.00
Design and Administration	1.00	LSUM	$30,000.00	$30,000.00
Maintenance of Traffic	1.00	LSUM	$2,500.00	$2,500.00
Surface Mill Existing Pavement	1565.00	SYS	$5.00	$7,825.00
Common Excavation	7919.00	CYS	$6.00	$47,514.00
Concrete Curb and Gutter	3424.00	LFT	$10.00	$34,240.00
Pole Relocation	4.00	EA	$2,000.00	$8,000.00
Concrete Sidewalk, 4'	574.00	SYS	$30.00	$17,220.00
Concrete Curb Ramp	3.00	EA	$500.00	$1,500.00
Bituminous Surface #11, LV	308.00	TONS	$45.00	$13,860.00
Bituminous Binder #8 or #9, LV	444.00	TONS	$42.00	$18,648.00
Bituminous Base #5, LV	666.00	TONS	$40.00	$26,640.00
Compacted Aggregate Base #53	1614.00	TONS	$10.00	$16,140.00
Curb Inlet and Casting	18.00	EA	$1,200.00	$21,600.00
Pipe, HDPE, 12"	610.00	LFT	$24.00	$14,640.00
Pipe, HDPE, 15"	351.00	LFT	$27.00	$9,477.00
Pipe, HDPE, 18"	202.00	LFT	$33.00	$6,666.00
Transverse Markings, Paint, 24" Stop Line	48.00	LFT	$2.00	$96.00
Sign, R1-1	1.00	EA	$250.00	$250.00
Unsuitable Material Excavation	500.00	CYS	$5.00	$2,500.00
Rock Removal, Hoe Rammed	100.00	CYS	$150.00	$15,000.00
Topsoil Placement	912.00	CYS	$8.00	$7,296.00
Norht Drive for Best Beers	1.00	LSUM	$10,000.00	$10,000.00
South Drive for Bldg. #4	1.00	LSUM	$8,000.00	$8,000.00
Nursery Sod	2927.00	SYS	$3.50	$10,244.50
Street Trees	110.00	EA	$175.00	$19,250.00
Erosion Control Silt Fence	1168.00	LFT	$2.00	$2,336.00
Inlet Protection	18.00	EA	$25.00	$450.00
Erosion Control Silt Trap	2.00	EA	$800.00	$1,600.00
Erosion Control No. 2 Construction Entrance	50.00	TONS	$6.00	$300.00
			Subtotal	$363,792.50
			20% Contingency	$72,758.50
			Total Estimate	$436,551.00
			Budget	$437,000

IEC Public Access Road

Phase II

Roadway from Phase I. The road begins 360' south of Best Beers South line and continues south between IEC Building 4 to the west and Buildings 2 and 3 to the east to the south IEC boundary. Asphalt paved road, curb and gutter (32' back to back), inlets, storm sewer and sidewalk on the east side.

Job No. 3121R

SMITH NEUBECKER & ASSOCIATES, INC

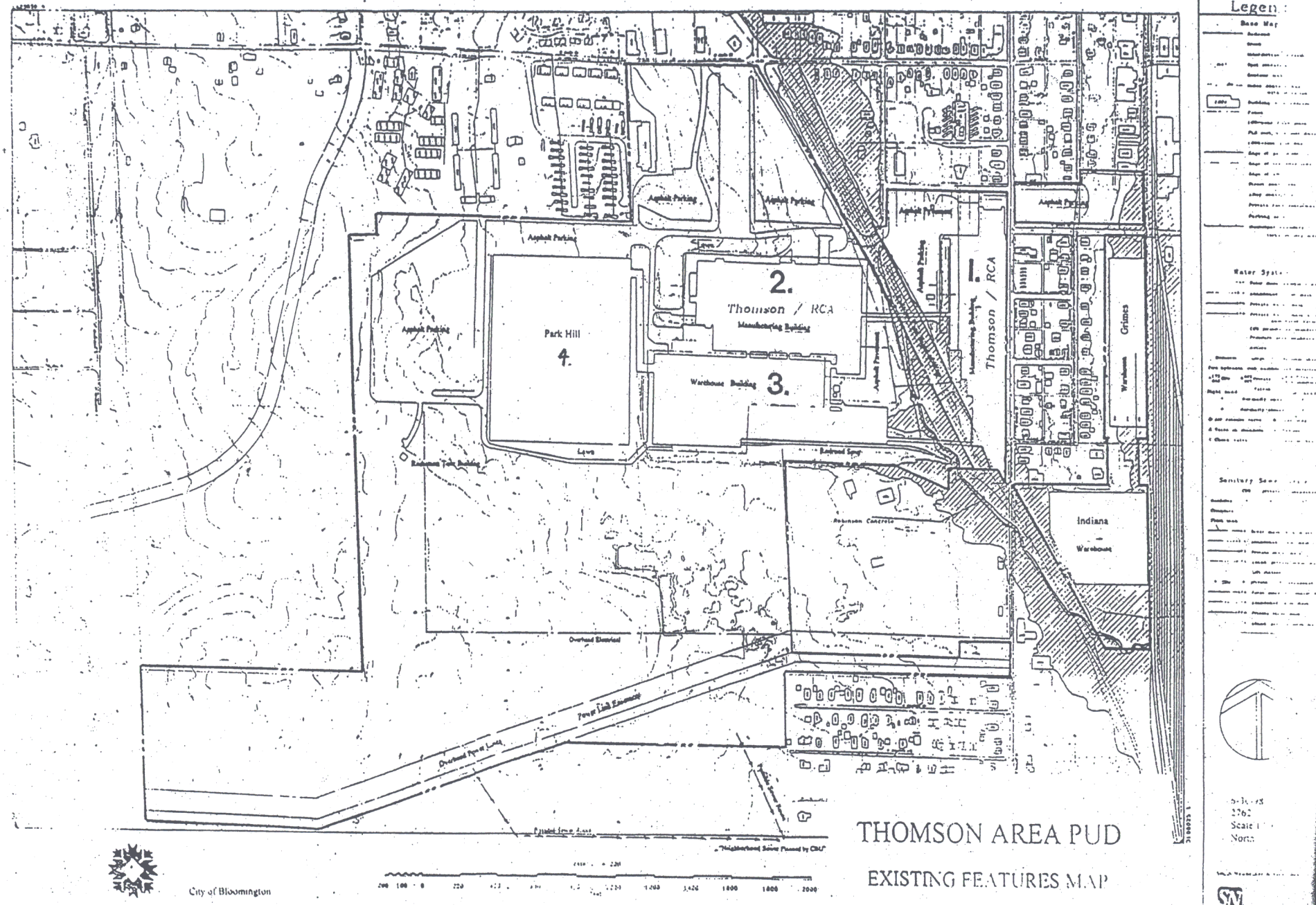
DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Mobiliozation and Demobilization	1.00	LSUM	$10,000.00	$10,000.00
Design and Administration	1.00	LSUM	$30,000.00	$26,000.00
Maintenance of Traffic	1.00	LSUM	$2,500.00	$2,500.00
Common Excavation	5350.00	CYS	$6.00	$32,100.00
Concrete Curb and Gutter	2174.00	LFT	$10.00	$21,740.00
Concrete Sidewalk, 4'	474.00	SYS	$30.00	$14,220.00
Concrete Curb Ramp	2.00	EA	$500.00	$1,000.00
Bituminous Surface #11, LV	183.00	TONS	$45.00	$8,235.00
Bituminous Binder #8 or #9, LV	367.00	TONS	$42.00	$15,414.00
Bituminous Base #5, LV	550.00	TONS	$40.00	$22,000.00
Compacted Aggregate Base #53	1332.00	TONS	$10.00	$13,320.00
Curb Inlet and Casting	14.00	EA	$1,200.00	$16,800.00
Pipe, HDPE, 12"	667.00	LFT	$24.00	$16,008.00
Pipe, HDPE, 15"	300.00	LFT	$27.00	$8,100.00
Pipe, HDPE, 18"	300.00	LFT	$33.00	$9,900.00
Transverse Markings, Paint, 24" Stop Line	24.00	LFT	$2.00	$48.00
Sign, R1-1	1.00	EA	$250.00	$250.00
Unsuitable Material Excavation	500.00	CYS	$5.00	$2,500.00
Rock Removal, Hoe Rammed	100.00	CYS	$150.00	$15,000.00
Topsoil Placement	500.00	CYS	$8.00	$4,000.00
Nursery Sod	1225.00	SYS	$3.50	$4,287.50
Street Trees	60.00	EA	$175.00	$10,500.00
Erosion Control Silt Fence	1225.00	LFT	$2.00	$2,450.00
Inlet Protection	14.00	EA	$25.00	$350.00
Erosion Control Silt Trap	2.00	EA	$800.00	$1,600.00
Erosion Control No. 2 Construction Entrance	50.00	TONS	$6.00	$300.00
			Subtotal	$258,622.50
			20% Contingency	$51,724.50
			Total Estimate	$310,347.00
			Budget	$310,000

IEC Water System Improvements

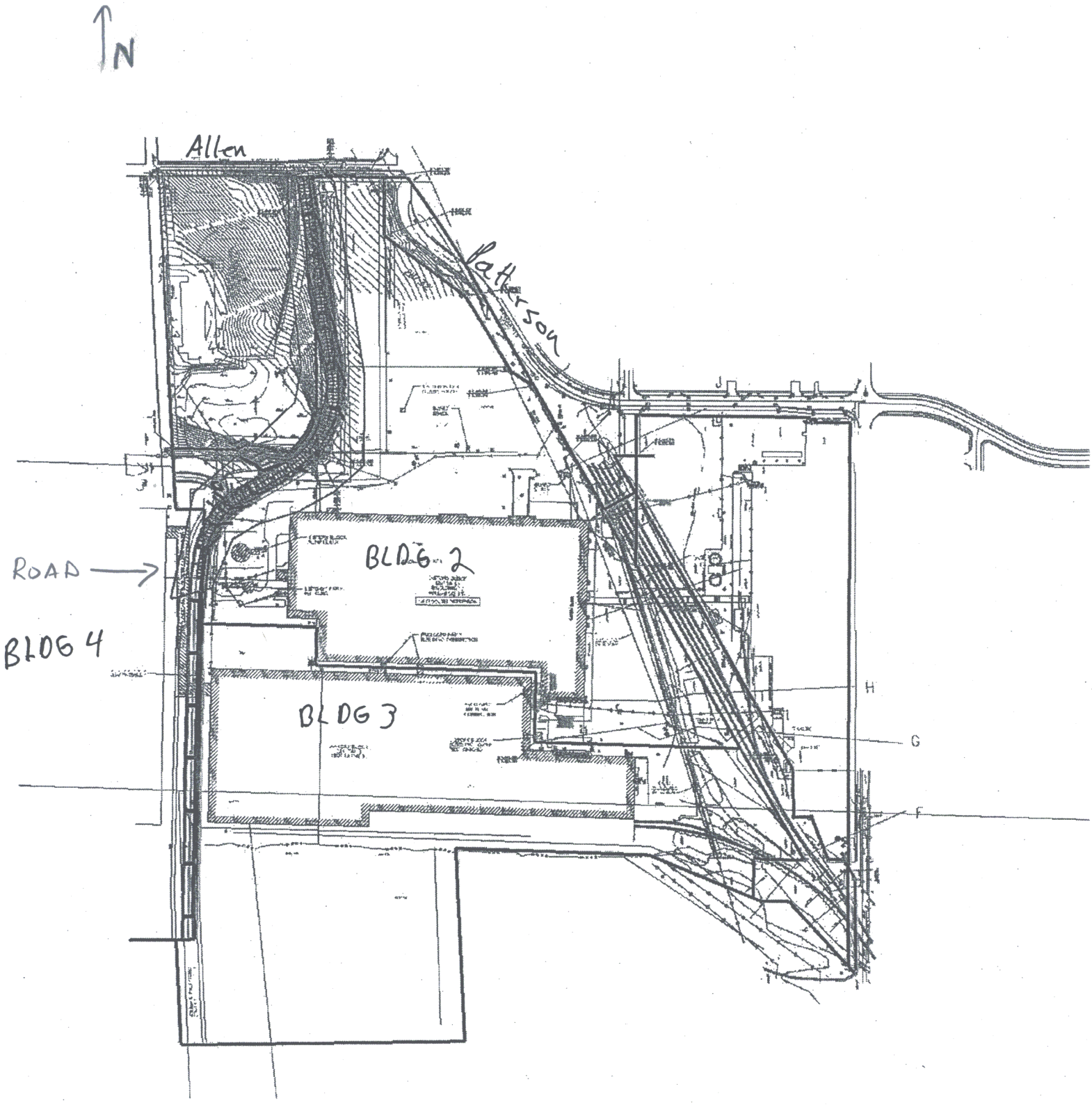
Twelve inch water main extension from the existing 24" main on South Rogers Streeet extending through the IEC to the line being extended from Allen Street as a part of the IEC site #5 development.

Job No. 3121
SMITH NEUBECKER & ASSOCIATES, INC
Latest Update 4/12/04

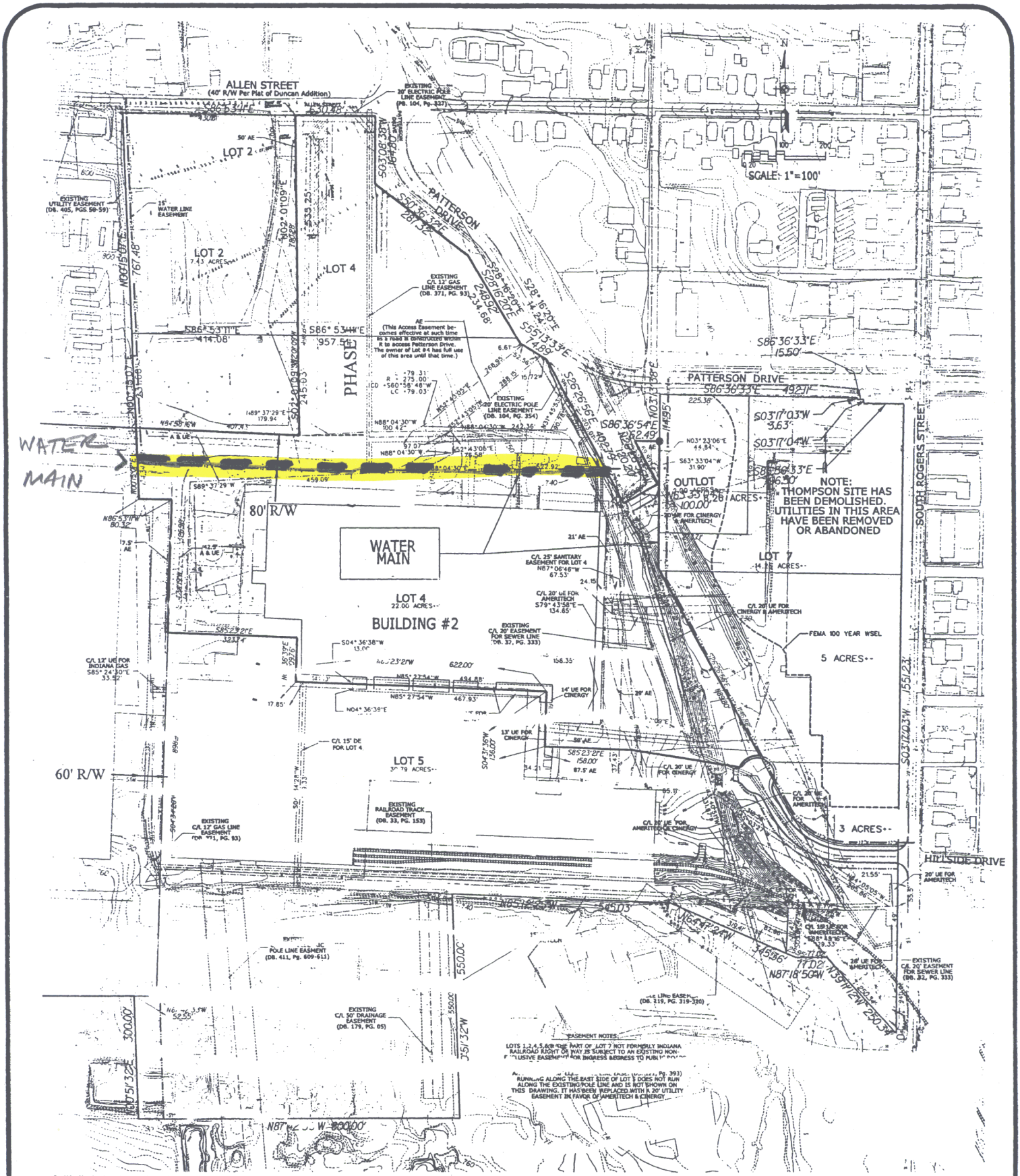
DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Mobilization and Demobilization	1.00	LSUM	$4,270.00	$4,270.00
Design and contract Administration	1.00	LSUM	$15,000.00	$15,000.00
Maintenance of Traffic	1.00	LSUM	$1,500.00	$1,500.00
Pipe, DIP, 12"	3696.00	LFT	$40.00	$147,840.00
Gate Valve, 12"	11.00	EA	$500.00	$5,500.00
Fire Hydrant and Valve Assembly	7.00	EA	$2,100.00	$14,700.00
Connect to Existing Main	3.00	EA	$2,000.00	$6,000.00
Rock Allowance		LSUM	$15,000.00	$15,000.00
			Subtotal	$209,810.00
			20% Contingency	$41,962.00
			Total Estimate	$251,772.00
			Budget	$250,000


Legen
Base Map
Water Syst
Sanitary Sewe
Asphalt Parking
Park Hill
4.
2.
Thomson / RCA
Manufacturing Building
Warehouse Building
3.
1.
Thomson / RCA
Grimes
Indiana
Warehouse
Lawn
Railroad Spur
Robinson Concrete
Overhead Electrical
Power Line Easement
Overhead Power Lines
"Neighborhood Sewer Planned by CBU"
City of Bloomington
THOMSON AREA PUD
EXISTING FEATURES MAP
2762
Scale
North

MAP #1



PROPOSED ROAD LOCATION



Smith Neubecker & Associates, Inc.
453 S. Clarizz Boulevard
Bloomington, Indiana, 47407-5855
Telephone (812) 336-6536
FAX (812) 336-0513
www.snainc.com

IEC BUILDING WATERMAIN

DRAWN BY: LAH DATE: 4/12/04
FILE: 31218BUILD2ACC.DGN

City of Bloomington
Bloomington Industrial Development Fund
Statement of Revenues, Expenditures and Changes in Fund Balance

	1997	1998	1999	2000	2001	2002	2003	*Projected 2004*	*Projected 2005*	*Projected 2006*	*Projected 2007*	*Projected 2008*	*Projected 2009*	*Projected 2010*	*Projected 2011*	*Projected 2012*	*Projected 2013*	*Projected 2014*
Revenues																		
CREED Payments	200,000	300,000	-	-	-	-	492,005											
Interest on Investments	1,666	13,244	15,574	57,080	36,878	9,069	6,741	*8,000*	*4,605*	*2,697*	*751*	*766*						
Miscellaneous Reimbursements									*300,000*									
Total Revenues	201,666	313,244	15,574	57,080	36,878	9,069	498,746	*8,000*	*304,605*	*2,697*	*751*	*766*	-	-	-	-	-	-
Expenditures																		
Personnel																		
Supplies																		
Other Services & Charges		60,000						*200,000*	*100,000*	*100,000*	*100,000*	-	-	-	-	-	-	-
Capital Outlays								*850,000*										
Total Expenditures	-	60,000	-	-	-	-	-	*1,050,000*	*100,000*	*100,000*	*100,000*	-	-	-	-	-	-	-
Other Financing Sources																		
Operating Transfers In																		
Operating Transfers Out																		
Excess (Deficiency) of Revenues	201,666	253,244	15,574	57,080	36,878	9,069	498,746	*(1,042,000)*	*204,605*	*(97,303)*	*(99,249)*	*766*	-	-	-	-	-	-
Fund Balance - January 1	-	201,666	454,910	470,484	527,563	564,442	573,511	*1,072,257*	*30,257*	*234,862*	*137,559*	*38,310*	*39,077*	*39,077*	*39,077*	*39,077*	*39,077*	*39,077*
Fund Balance - December 31	201,666	454,910	470,484	527,563	564,442	573,511	1,072,257	*30,257*	*234,862*	*137,559*	*38,310*	*39,077*	*39,077*	*39,077*	*39,077*	*39,077*	*39,077*	*39,077*

Expenses include:	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Thompson Marketing		60,000																
Cook Pharmical Project: Grant Match																		
Cook Pharmica Project: Infrastructure Reimbursements								*850,000*										
Best Beers: Infrastructure Reimbursements								*100,000*										
Thomson Demolition Reimbursement to TIF								*100,000*	*100,000*	*100,000*	*100,000*							
Best Beers: Infrastructure Reimbursements																		
	-	60,000	-	-	-	-	-	1,050,000	100,000	100,000	100,000	-	-	-	-	-	-	-

Thomson Walnut Winslow TIF Fund (includes both original and expansion Thomson and Walnut Winslow)
City of Bloomington
Historical Revenues and Expenditures and Projected Revenues, Commitments and Surplus

last update
04/28/2004

Base Year:	3/1/91,3/1/92, 3/1/01
Date of Resolution:	1992, 1993, 2002
Date Amended:	
Date TIF Authorization Ends:	2018
City Fund:	448

	Tax Revenue	CREeD Transfer	TIR	Misc. & Interest	Total Revenue	T2000 Street Lease	Rail/Trail Project	Other Exp.	Total Expenses	Annual Surplus	Cumulative Surplus
2001									Beginning Balance		1,328,706
2002	678,897			15,320	694,218			529,811	529,811	164,407	1,493,113
2003	**651,606**			**14,846**	**666,452**	**455,000**	**620,418**	**1,083**	**1,076,502**	**(410,050)**	**1,083,063**
2004	*651,606*	*100,000*	**95,834**	*16,246*	*863,685*	*455,000*	*1,051,725*	*6,992*	*1,513,717*	*(650,032)*	*433,031*
2005	*651,606*	*100,000*	*100,338*	*6,495*	*858,439*	*455,000*		*150,000*	*605,000*	*253,439*	*686,470*
2006	*651,606*	*100,000*	*105,054*	*10,297*	*866,957*	*500,000*			*500,000*	*366,957*	*1,053,427*
2007	*651,606*	*100,000*	*109,991*	*15,801*	*877,398*	*500,000*			*500,000*	*377,398*	*1,430,825*
2008	*676,314*	*100,000*	*115,161*	*21,462*	*912,937*	*500,000*			*500,000*	*412,937*	*1,843,763*
2009	*750,440*	*100,000*	*120,573*	*27,656*	*998,670*	*500,000*			*500,000*	*498,670*	*2,342,432*
2010	*824,566*	*100,000*	*126,240*	*35,136*	*1,085,942*	*500,000*			*500,000*	*585,942*	*2,928,375*
2011	*898,691*	*100,000*	*132,174*	*43,926*	*1,174,791*	*500,000*			*500,000*	*674,791*	*3,603,165*
2012	*948,108*	*100,000*	*138,386*	*54,047*	*1,240,542*	*500,000*			*500,000*	*740,542*	*4,343,707*
2013	*997,525*	*100,000*	*144,890*	*65,156*	*1,307,571*	*500,000*			*500,000*	*807,571*	*5,151,278*
2014	*1,046,942*	*100,000*	*151,700*	*77,269*	*1,375,911*	*500,000*			*500,000*	*875,911*	*6,027,189*
2015	*1,096,360*		*158,830*	*90,408*	*1,345,597*	*500,000*			*500,000*	*845,597*	*6,872,787*
2016	*1,121,068*		*166,295*	*103,092*	*1,390,455*	*500,000*			*500,000*	*890,455*	*7,763,241*
2017	*1,145,777*		*174,111*	*116,449*	*1,436,336*	*500,000*			*500,000*	*936,336*	*8,699,577*
2018	*1,145,777*		*182,294*	*130,494*	*1,458,564*	*-*			*-*	*1,458,564*	*10,158,141*
2019			*190,862*	*152,372*	*343,234*				*-*	*343,234*	*10,501,375*
2020				*157,521*	*157,521*				*-*	*157,521*	*10,658,896*
2021				*159,883*	*159,883*				*-*	*159,883*	*10,818,779*
2022				*162,282*	*162,282*				*-*	*162,282*	*10,981,061*
2023				*164,716*	*164,716*				*-*	*164,716*	*11,145,777*
2024				*167,187*	*167,187*				*-*	*167,187*	*11,312,963*
2025				*169,694*	*169,694*				*-*	*169,694*	*11,482,658*
2026				*172,240*	*172,240*				*-*	*172,240*	*11,654,898*
2027				*174,823*	*174,823*				*-*	*174,823*	*11,829,721*
2028				*177,446*	*177,446*				*-*	*177,446*	*12,007,167*
2029				*180,108*	*180,108*				*-*	*180,108*	*12,187,274*
2030				*182,809*	*182,809*				*-*	*182,809*	*12,370,083*

Notes: Italicized numbers are projections based on 2003 revenues.
Assumes TIF balance earns 1.5% after 2003.
Revenue decrease for 2003 is due to the demolition of Thomson Building 1.
Includes projected revenue from Cook Pharmica beginning in 2008.
Tax Increment Replacement (TIR) is a levy established in 2002 to replace the funds lost when the state legislature increased the PTRC on all school districts' general funds from 20% to 60%. At this time, we assume the levy will increase 4.7% each year.