Passed 9-0

RESOLUTION 02-06

TO CONFIRM RESOLUTION 02-05 WHICH DESIGNATED AN ECONOMIC REVITALIZATION AREA (ERA)
Re: West Kirkwood Corridor from Rogers Street to Adams Street

WHEREAS, the City has requested designation of the properties located along the West Kirkwood Corridor as an "Economic Revitalization Area" (ERA); and

WHEREAS, the addresses of the properties to be included in the ERA are: 108 N. Rogers; 105, 109, 110 and 111 N. Maple; 100 and 102 N. Waldron; 503, 504, 508, 514, 515, 520 and 521 W. Kirkwood; 601, 607, 608, 615, 620, and 621 W. Kirkwood; 701, 702, 706, 711, 714, 715, 723, 725, 726 and 727 W. Kirkwood; 800, 801, 803, 804, 808, 811, 813, 816, 819, 819 ½ , 820, 822, 823, 825, 826, 830, 834, and 835 W. Kirkwood; 900, 903, 907, 914, 915, 916, 917, 919, 920, 921, 924, 928, 929, 930, 934, and 935 W. Kirkwood; 1004, 1008, 1012, 1016, 1020, 1022, 1026, 1028, and 1030 W. Kirkwood; 1100, 1112, 1114, 1116, 1124, and 1130 W. Kirkwood; 1200, 1200 ½, 1208, 1212, 1218, 1222 and 1226 W. Kirkwood, as well as any unimproved lots or partial lots without assigned addresses between West Kirkwood and the first alleys to the north and south of West Kirkwood; and

WHEREAS, the property described above is within the corporate limits of the City and has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent normal development of property or use of property; and

WHEREAS, the Economic Development Commission has passed Resolution 02-01 which recommended that the Common Council approve the ERA designation for said properties; and

WHEREAS, Indiana law allows designation of an area as an ERA prior to approval of a Statement of Benefits, but requires petitioners seeking tax abatement for properties within the ERA to file a Statement of Benefits before the project commences, and to provide the county Auditor and the Common Council, prior to March 1st each year, with information showing the extent to which there has been compliance with the Statement of Benefits; and

WHEREAS, the Planning Commission and Common Council have approved "The Plan for West Kirkwood" (the "Plan"), a subarea plan under Bloomington's Growth Policies Plan, to encourage new commercial and residential development in the West Kirkwood Corridor that uses the forms of traditional neighborhood patterns; and

WHEREAS, the Common Council adopted Resolution 02-05 on February 20, 2002 which designated the above properties as an "Economic Revitalization Area," and the City Clerk published a notice of the passage of that resolution, which requested that persons having objections or remonstrances to the designation appear before the Common Council at its Regular Session on April 3, 2002 and

WHEREAS, the Common Council has reviewed and heard all such objections and remonstrances to such designation;

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

SECTION I. The Common Council affirms that the area described as the West Kirkwood Corridor and containing the properties described herein should be designated as an "Economic Revitalization Area" as set forth in IC 6-1.1-12.1-1 et. seq.;

SECTION II. The Common Council further affirms that the recommendations contained in the Plan for West Kirkwood, as approved by the Common Council in Resolution 02-04, are approved as standards pursuant to IC 6-1.1-12.1-2(i)(5) for the receipt of tax abatement for projects within the West Kirkwood Corridor ERA. To the extent that any provision in the City of Bloomington's general tax abatement guidelines conflict with the Plan for West Kirkwood, the provisions of the Plan for West Kirkwood shall control. As part of these standards and guidelines, the improvements described in the application shall be commenced within twelve months of the date of this designation, and the land and improvements shall be developed and used in a manner that complies with local regulations.

SECTION III The Common Council also affirms that the Common Council must approve the Statement of Benefits for any tax abatement project within the West Kirkwood Corridor ERA before the redevelopment or rehabilitation of the affected real property has commenced. The Statement of Benefits shall not be submitted to the Common Council until after the Planning Director and the Mayor's Executive Assistant for Economic Development have determined that the project is in compliance with the Plan, and the Board of Zoning Appeals has approved any variances necessary for projects brought forward before the recommendations in the Plan have been reflected in the zoning ordinance.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 3RD day of APRIL, 2002.

Chris Gaal

CHRIS GAAL, President
Bloomington Common Council

SIGNED and APPROVED by me upon this 4th day of April, 2002.

JF Fernandez

JOHN FERNANDEZ, Mayor
City of Bloomington

ATTEST:

Regina Moore

REGINA MOORE, Clerk
City of Bloomington

SYNOPSIS

This resolution affirms the decision in Resolution 02-05 to designate the properties along the West Kirkwood corridor that are included in The Plan for West Kirkwood as an Economic Revitalization Area (ERA). It also establishes an expedited tax abatement procedure for projects within the corridor that comply with the Plan. Before the Council can adopt the resolution, state law requires that it hold a legally advertised public hearing for the purpose of receiving public comment on this legislation.

signed copies to:
Mayors Econ Dev.
MC Auditor
MC Assessor

taxing bodies list