RESOLUTION 01-05

TO DESIGNATE AN ECONOMIC REVITALIZATION AREA
Re: 1403 and 1405 West 6th Street
(Leo E. Moncel, Petitioner)

WHEREAS, Petitioner has filed an application for designation of the properties located at 1403 and 1405 West 6th Street as an "Economic Revitalization Area" ("ERA") pursuant to IC 6.1.1-12.1 et. seq.; and

WHEREAS, Petitioners seeking designation of the their property as an ERA must submit to the Common Council a Statement of Benefits and must, prior to March 1st of each year, provide the Monroe County Auditor and the Common Council with information showing the extent to which there has been compliance with the Statement of Benefits; and

WHEREAS, Petitioners intend to construct two single-family residential units for low-income residents located at 1403 and 1405 for use as housing (the "Project"), and wish to obtain tax abatement on the Project; and

WHEREAS, the application has been reviewed by the Economic Development Commission, which passed Resolution 01-04, recommending that the Common Council approve the "Economic Revitalization Area" designation for said property to provide a ten-year tax abatement on the improvements to real estate and to approve the new Statement of Benefits; and

WHEREAS, the Common Council has investigated the area and reviewed the Application and Statement of Benefits, which are attached hereto and made a part hereof, and found the following:

A. the estimate of the cost of the Project is reasonable; and
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 Project; and
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 Project; and
D. any other benefits about which information was requested are benefits that can be reasonably expected to result from the Project; and
E. the totality of the benefits is sufficient to justify the deduction; 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;

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

SECTION 1. The Common Council finds and determines that the area described as 1403 and 1405 West 6th Street should be designated as an "Economic Revitalization Area" as set forth in IC 6-1.1-12.1-1 et. seq.; and, the Common Council further finds and determines that the Petitioner shall be entitled to a deduction from the assessed value of the Project for a period of ten (10) years.

SECTION 2. In granting this deduction, the Council also expressly exercises the power set forth in IC 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 conditions are reasons for the Council to rescind this designation and deduction:

a) the improvements described in the application shall be commenced 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.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 18th day of April, 2001.

PATRICIA COLE, President
Bloomington Common Council

ATTEST:

REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor on this 19th day of April, 2001.

ATTEST:

REGINA MOORE, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 19 day of April, 2001.

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

Petitioner (Leo E. Moncel) has filed an application for designation of the property located at 1403 and 1405 West 6th Street as an "Economic Revitalization Area" and is seeking ten-year tax abatement for the construction of a new residential building on vacant property. Under Indiana Law, property taxes on improvements to land that has been designated by the Common Council as an "Economic Revitalization Area" may be abated for a period from one to ten years. This resolution provides that the owner of the property shall be entitled to a deduction for a period of ten (10) years. It is the first of two resolutions that must be adopted by the Council before this tax abatement may take effect.

Petitioner
Auditor
Legal
Controller
HAND

Public Works
CBU