(Passed 9-0)

RESOLUTION 01-30

TO DESIGNATE AN ECONOMIC REVITALIZATION AREA
Re: 318 South Washington Street
(Evergreen Place Apartments, L.P., Petitioner)

WHEREAS, Petitioner has filed an application for designation of the property located at 318 South Washington 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 renovate an existing structure and construct a new building on the vacant lot located at 318 South Washington Street for use as low-income senior 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 01-08, 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, attached hereto and made a part hereof, and found the following:

A. the estimate of the cost of the Project 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 Project;
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;
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:

1. The Common Council finds and determines that the area described as 318 South Washington 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.

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 laws and regulations.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 12th day of December, 2001.

S. Patricia Cole

PATRICIA COLE, President
Bloomington Common Council

ATTEST:

Regina Moore

REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor on this 13th day of December, 2001.

ATTEST:

Regina Moore

REGINA MOORE, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 13th day of December, 2001.

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

Petitioner (Evergreen Place Apartments, L.P.) has filed an application for designation of the property located at 318 South Washington Street as an "Economic Revitalization Area" to facilitate a mixed use project involving the renovation of an existing building and construction of a new building on adjacent vacant property for use as low-income senior housing and commercial space. Under Indiana law the property taxes on improvements to real estate in areas designated as an "Economic Revitalization Area," may be abated for a period from one to ten years. This resolution provides that the owners 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.

Signed Copies to:

legal(5)
Ec. Dev. Director
Controller
petitioner
MC. Auditor
MC. Assessor
MC. Recorder
calca
file