Passed: 6-2 (PS, DS)

ORDINANCE 99-23

TO DESIGNATE AN ECONOMIC DEVELOPMENT TARGET AREA
Re: 114-116 North Walnut Street
(David Ferguson, John Seeber, Tom Seeber, and Randy Cassady, Petitioners)

WHEREAS, Indiana Code 6-1.1-12-7(a) authorizes the Common Council to designate an area as an Economic Development target Area; and

WHEREAS, statutory criteria require that an area so designated must be an area that:

(1) has become undesirable or impossible for normal development and occupancy because of a lack of development, cessation of growth, deterioration or improvement or character or occupancy, age, obsolescence, substandard buildings, or other factors that have impaired values or prevented a normal development of property or use of property; or

(2) is designated as a registered historic district under the National Historic Preservation Act of 1966 or under the jurisdiction of a preservation commission organized under Indiana Code 36-7-11, 36-7-11.1 or 14-3-3.2; or

(3) encompasses buildings, structures, sites or other facilities that are:

(A) listed in the national register of historic places under the National Historic Preservation Act of 1966; or
(B) listed on the register of the Indiana historic sites and historic structures; or
(C) determined to be eligible for listing on the Indiana register by the state historic preservation officer; and

WHEREAS, the City of Bloomington Economic development Commission considered the request to designated the area commonly known as 114-116 N. Walnut Street, Bloomington, Indiana, as a Economic Development target Area at a meeting held on May 13, 1999; and

WHEREAS, the Economic Development Commission adopted Resolution 99-07 which recommended that the Common Council designate the above described area as an Economic Development Target Area in compliance with Indiana Code 6-1.1-12.1-7(a);

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

SECTION 1. The area commonly known as 114-116 North Walnut Street, Bloomington, Indiana, described in Exhibit A attached hereto and incorporated herein, is hereby designated as an Economic Development Target Area under the authority of Indiana code 6-1.1-12.1-7(a).

SECTION 2. The favorable recommendation of the Economic Development Commission shall be attached hereto and made a part hereof.

SECTION 3. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 21 day of July, 1999.

TIMOTHY MAYER, President
Bloomington Common Council

ATTEST:

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 22nd day of July, 1999.

Patricia Williams
PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 22nd day of July, 1999.

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance designates the area commonly known as 114-116 North Walnut Street in Bloomington, Indiana, as an Economic Development Target Area. Such designation will enable the uses of the building to be eligible for tax abatement.

Signed copies to:
Randy Lloyd, Mayor's Office
Petitioner
MC Auditor
MC Assessor

RESOLUTION 99-07
OF THE
ECONOMIC DEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON

WHEREAS, Indiana Code 6-1.1-12.1-7 specifies that an economic development target area (EDTA) may be designated by the Common Council after a favorable recommendation by an Economic Development Commission; and

WHEREAS, the Bloomington Economic Development Commission, at the request of petitioners (David Ferguson, John Seeber, Tom Seeber, Randy Cassady) held a meeting on May 13, 1999 to consider the petitioners' application for a EDTA designation of an area located at 114-116 N. Walnut Street in the City of Bloomington, Indiana; and

WHEREAS, the Commission has determined after a meeting that the application falls within the statutory qualifications in Indiana Code 6-1.1-12.1-7 and has voted approval of the designation.

NOW THEREFORE, BE IT RESOLVED by the Bloomington Economic Development Commission that the Commission recommends to the City of Bloomington Common Council that an ordinance be passed designating the above described location as an EDTA.

Dick McGarvey, President

Joyce Poling, Secretary

Approved this 13 day of May, 1999

Exhibit A (Legal Description) for

<u>Ordinance 99-23</u>
(Designating an EDTA for Knights of Pythias Building)

The application provides the following description of the property:

The property is a 45' by 132' lot located at 114-116 North Walnut Street. The property is further described as "In-Lot 192 in the City of Bloomington, Indiana except for twenty-two (22) feet taken off the north side of said lot."

PLEASE
ATTACH TO
ORD

Project Address	Apts.	SF	Condo	Afford.	Year	Council Action	*Notes:*
Barclay Subdivision-Thornton*	50	31			1983	Approved	4 duplexes instead of Apts.
7th & Madison*	10				1983	Approved	Offices built
Morgan House	1				1983	Approved	
Allen Ct.-6th/Washington	13				1983	Approved	
Brownstone Terrace-14th St.	*120*				1984	Denied	
4th & Dunn*	57				1985	Approved	Never constructed
1900 S. Henderson	*246*				1985	Denied	
Antique Mall	9				1985	Approved	All commercial
1400 E. Hillside		26	20		1985	Approved	
Princess	4		8		1985	Approved	
343 S. Rogers	4				1988	Approved	
1200 Miller Drive	6			Yes (sec 8)	1989	Approved	
Cantol Wax Bldg.	5				1991	Approved	Historic
Madison Place Condo		1*	16		1991	Approved	Rental/Historic
Gables-S. Washington*	6				1992	Approved	Appr. as condos
1851 S. Covey Lane	4			Yes	1993	Approved	
1204 W.Cottage Grove	2			Yes	1993	Approved	
1201 W. Cottage Grove	1			Yes	1994	Approved	
Huntington Gardens- Miller Dr.	16			Yes	1994	Approved	
Lincoln Place Condo			8		1994	Approved	
The Highlands-Miller Dr.		6*		Yes	1995	Approved	Rentals
Bicycle Apartments	78			Yes	1995	Approved	
Hopewell-W. 6th St.*	13	12		Yes	1996	Approved	Not completed
526 N. Morton St.*	20				1996	Approved	Not viable
417 W. 6th St.	5				1998	Approved	
315 N. Grant			6		1998	Approved	Under construction
Units Approved:	304	76	58				
Units Constructed:	153	64	52				
Affordable Constructed:	120	6	0				