

Addendum  
to the  
Amended Economic Development Plan  
for the  
Thomson and Expanded Thomson Economic Development Areas

April 2, 2001

Background

The Thomson Economic Development Area (EDA) and tax increment finance (TIF) allocation area was established in 1992 when Thomson Consumer Electronics constructed a large warehouse to serve its television assembly plant. The original EDA plan provided for TIF fund expenditures to construct a truck route serving the Thomson plant and to make traffic improvements in the South Walnut Street vicinity. In 1993, the EDA was enlarged to include approximately 245 acres of recently-annexed land adjoining the original EDA. The plan for the enlarged EDA remained essentially the same; TIF expenditures were to be made for road and other infrastructure improvements in and serving the EDA. Thomson Community Park was also added to the EDA, and TIF funds were authorized towards its improvement.

In 1998 Thomson Consumer Electronics closed its television assembly plant, resulting in a loss of approximately 1200 jobs, significant property tax revenues, and \$350,000 in county option income taxes. The Thomson facility covered about 200 acres and contained a 1.8 million square foot plant. The site was purchased by a group of local investors, Patterson Management Group, who are attempting to redevelop it into the Indiana Enterprise Center (IEC) to attract desirable businesses that will provide high-quality employment opportunities for Bloomington.

Funds from the Thomson TIF have been used to construct Patterson Drive Phases I and II, the truck route linking the IEC site with West Third Street and South Walnut Street that was envisioned in the original EDA plan. TIF funds have also been used for improvements to Thomson Community Park.

Revised Development Plan Objectives

Redevelopment of the Thomson site into the IEC is hampered by the size, location and condition of the buildings on the site. The site will best be redeveloped by demolition of the large manufacturing building known as Building One. (See map, attached as Exhibit A). Building One runs the length of Rogers Street and is very close to the road. It presents a solid, windowless wall of limestone along the entire block between Grimes and Hillside, and its structure and design are not compatible with the needs of the type of businesses the IEC hopes to attract. Other buildings within the IEC may also be considered for improvement using TIF funds. Decisions will be made on a case-by-case basis.

The presence of a child care facility within the IEC will significantly enhance its appeal to businesses. TIF funds may be used for land acquisition and other costs associated with construction of a child care facility.

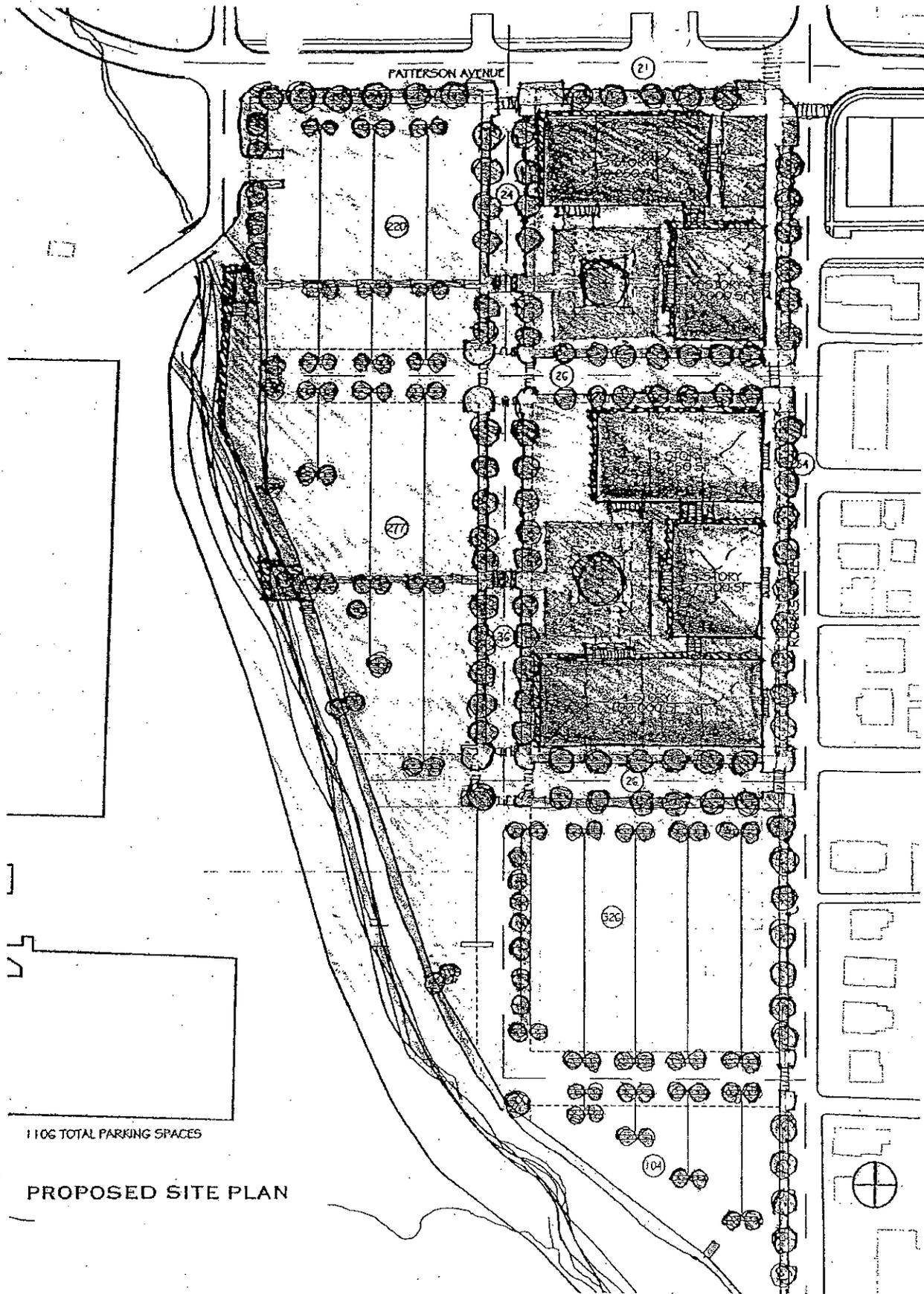
#### Statement of Public Purpose and Relation to Comprehensive Plan

The overall goals of the EDA plan since its creation have been to attract and retain business to the EDA, provide opportunities for gainful employment, and promote the retention and expansion of existing businesses in the EDA. Those goals remain the same, but due to Thomson's departure, the emphasis of the plan has shifted from retention to attraction of businesses.

Indiana Code 36-7-14-2.5(c) provides that "The planning, replanning, development, and redevelopment of economic development areas under this chapter are public uses and purposes for which public money may be spent." The losses that have resulted from Thomson Consumer Electronics' departure from Bloomington and the potential its site has to make significant contributions to Bloomington's economy require the ability to use TIF funds for economic development purposes beyond the traditional infrastructure construction.

The expenditures provided for in this Addendum are consistent with the City of Bloomington's comprehensive plan. Following Thomson Consumer Electronics' announcement of the plant closure, the City commissioned studies by the Urban Land Institute and Development Concepts, Inc. to develop strategic plans for the reuse of the site. Both studies stressed the need for a comprehensive development plan for the entire site. A PUD was then approved for the site which recommended creation of a well-planned campus design that includes a mix of light industrial, office and retail uses. The PUD plan addresses the possible need to demolish Building One. All of these plans were developed with the City's comprehensive plan in mind. The TIF expenditures allowed by this Addendum will aid in redevelopment of the IEC in accordance with its PUD and the comprehensive plan.





PATTERSON AVENUE

1106 TOTAL PARKING SPACES

PROPOSED SITE PLAN

# IEC - INDIANA ENTERPRISE CENTER

PREPARED BY KIRKWOOD DESIGN STUDIO PC, ARCHITECTS