Passed: 9-0

ORDINANCE 94-05
TO DESIGNATE AN ECONOMIC DEVELOPMENT TARGET AREA
Re: 314 N. Washington
(Carrithers Construction, Inc., Petitioners)

WHEREAS, Indiana Code §6-1.1-12.1-7 authorizes the Common Council to designate an area as an Economic Development Target Area; and

WHEREAS, statutory criteria (IC 6-1.1-12.1-7(a)) 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 of improvement or character of 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, 36-77-11.1 or 14-3-3.2; or

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

(A) listed on the national register of historic places under the National Historic Preservation Act of 1966; or

(B) listed on the register of 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 request to designate the above-described area as an Economic Development Target Area alleges that the property is impossible or undesirable for normal development and is based upon IC 6-1.1-12.1-7(a)(1); and

WHEREAS, the City of Bloomington Economic Development Commission considered the request of Carrithers Construction, Inc. to designate the area commonly known as 314 N. Washington Street, Bloomington, Indiana, as a Economic Development Target Area at a public hearing held on January 10, 1994; and

WHEREAS, the Economic Development Commission, by a vote of 3-0, recommends 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)(1) recited above. A copy of Resolution 94-01 of the Economic Development Commission is attached hereto and incorporated herein;

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

SECTION I. The area commonly known as 314 N. Washington St., 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)(1).

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

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

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this 1rd day of 1994.

Jim Sherman

JIM SHERMAN, 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 3rd day of 1994.

Patricia Williams

PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED and APPROVED by the me upon this 3rd day of 1994.

Tomilea Allison

TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance designates parts of the area commonly known as 314 N. Washington Street, in Bloomington, Indiana, as an Economic Development Target Area. Such designation is an optional step in the process of obtaining a tax abatement that offers a broader range of uses than are available under an Economic Revitalization Area (ERA). Further action by the Council in the form of a resolution is necessary before the tax abatement is finally approved.

Signed copies to
Petitioner
Legal

CITY OF BLOOMINGTON

APPLICATION

DESIGNATION AS ECONOMIC DEVELOPMENT
TARGET AREA

1. OWNERSHIP:

A. Carrithers Construction Company, Inc.
300 Matlock Road, #32
P.O. Box 5866
Bloomington, IN 47407
Phone: (812) 334-1024

B. 100%

C. N/A

D. Harold L. Carrithers
President
8484 N. Mount Tabor Rd.
Ellettsville, IN 47429
Phone: (812) 876-1241

Connie D. Carrithers
Secretary-Treasurer
8484 N. Mount Tabor Rd.
Ellettsville, IN 47429
Phone: (812) 876-1241

2. PROPERTY DESCRIPTION:

A. 314 North Washington Street, Bloomington, Indiana 47408
Lot Number 331
66' X 132'

B. Legal Description: Original Plat, Lot 331

3. CURRENT STATUS OF PROPERTY:

A. Applicant has already received approval from the BZA for development of a six unit condominium building.

B. Currently, there are no improvements other than a parking surface.

C. Current use of property is that it is vacant with occasional use as a parking lot.

D. Estimated current market value is $85,000.
Current Assessed value is $14,770.

E. There are no historical structures upon this property however we feel that with the construction we are proposing, it will most certainly look aesthetically pleasing.

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I hereby certify that the representations made in this application are true and I understand that if the above improvements are not commenced (defined as obtaining a building permit and actual start of construction) within 12 months of the date of the designation of the above area as an Economic Revitalization Area, the Bloomington Common Council shall have the right to void such designation.

OWNER	DATE
Carrithers Construction, Inc.	11/29/93
Harold L. Carrithers, President	11/29/93
Connie Carrithers, Sec. Treas.	11/29/93

*All owners must sign; all general partners must sign; the president of the corporation must sign.

Please submit this Application along with a non-refundable fee of $100.00. Checks should be made out to the City of Bloomington.

STATEMENT OF BENEFITS

State Form 27167 (R3 / 11-91)
Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989
The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

FORM SB - 1

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the economic revitilization area prior to the public hearing if the designating body requires info mation from the applicant in making its decision about whether to designate an Economic Revitilization Area. Otherwise this statement must be submitte to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property fo which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and th "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to aft July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)*
2. *Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitatior or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.*
3. *To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. Wit respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessmer is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufac turing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 an June 14 of that year.*
4. *Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement c Benefits. (IC 6-1.1-12.1-5.6)*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Carrithers Construction Company, Inc.

Address of taxpayer *(street and number, city, state and ZIP code)*: P.O. Box 5866, 300 Matlock Rd. #32, Bloomington, IN 47407

Name of contact person: Harold L. Carrithers

Telephone number: (812) 334-1024

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Bloomington Common Council

Resolution number:

Location of property: 314 N. Washington St., Bloomington, IN

County: Monroe

Taxing district: Bloomington City

Description of real property improvements and / or new manufacturing equipment to be acquired *(use additional sheets if necessary)*: Proposed development will be a new brick two-story with parking below six unit condominium building. The grounds will be heavily landscaped with a minimum of 1.5 times the normal greenery used. *Drawing attached.

Estimated starting date: March 1994

Estimated completion date: March 1995

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
Carrithers 7	$191,928	7	$191,928	6-12	$58,000-116,000

*These figures are Carrithers employees only. There will be significant other sub co ra jo

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	85,000	14,770	0	0
Plus estimated values of proposed project	815,000	271,667	0	0
Less values of any property being replaced	0	0	0	0
Net estimated values upon completion of project	900,000	286,437	0	0

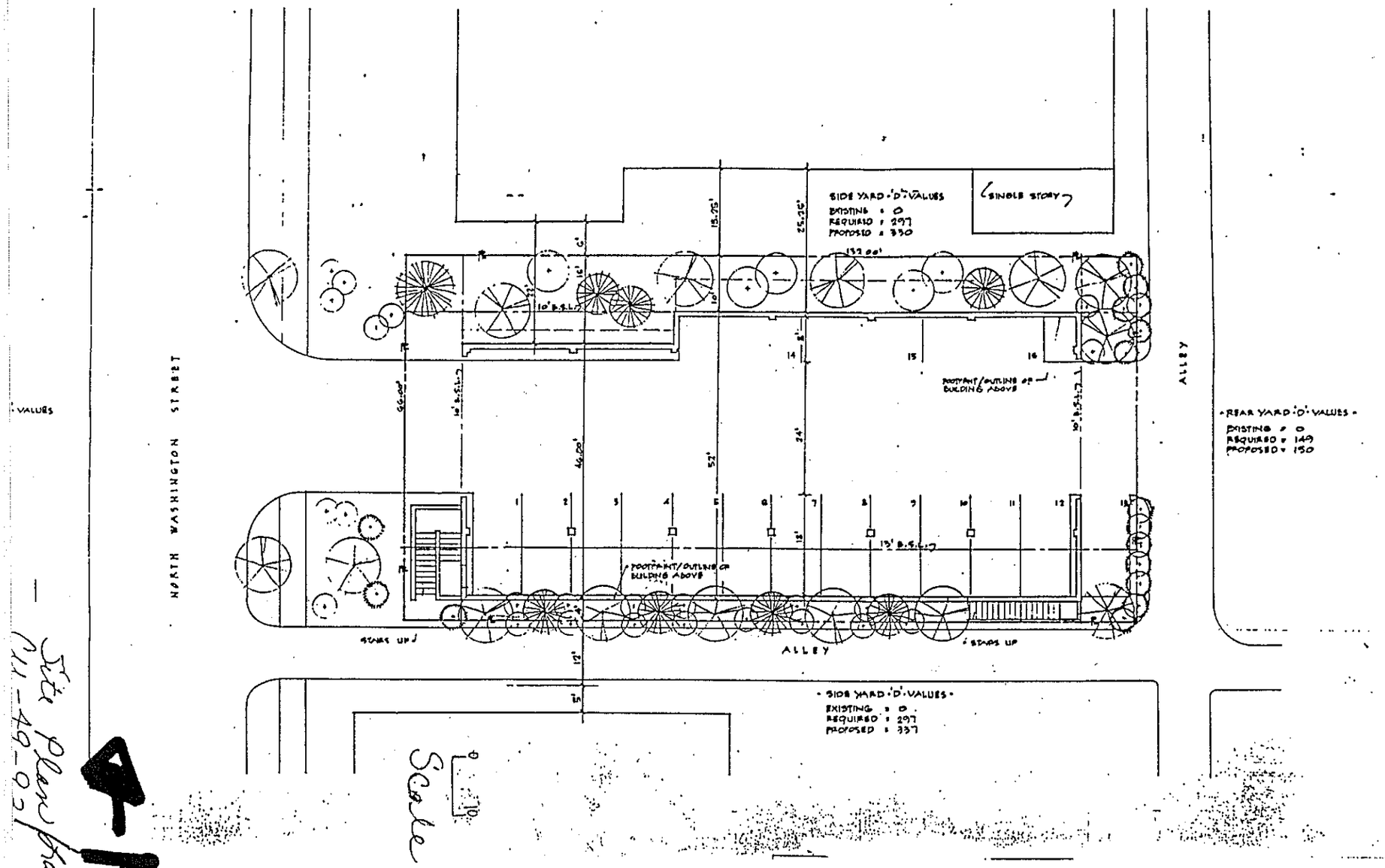
SECTION 5 — OTHER BENEFITS PROMISED BY THE TAXPAYER

1. Provide new stimulation for downtown living. 2. Provide new parking for the proposed building on site instead of the normal on street parking. 3. Provide a aesthethically pleasing development featuring 1.5 times normal greenery in landscaping. 4. Produce new efficient modern dwelling units with a historical brick exterior to most effectively blend in and further enhance the beauty of the area.

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*
Harold L Carrithers	President	11/29/93



Site Plan Landscape
11-49-92
55

WEST BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

West Building Elevation
CH-49-93
GA

CU-49-93 **Harold Carrithers**
314 N. Washington
Requesting a conditional use permit and setback variances.

Nancy Hiestand reported that the petitioner is requesting conditional use approval in order to construct a (6) unit townhouse development in the RH zone, as well as setback variances. The site is located in a high-density residential zone and adjacent to downtown business zoning on the west and general business zoning to the south. The petitioner proposed (6) units that include (4) 3-bedroom units and (2) 2-bedroom units. Living space will be located above the garage. The entire development will require (16) parking spaces. Nancy noted that the quality and design of the structure is meant to attract professional working people to the downtown area. The proposed development would be a visual improvement from the current use as a parking lot. Residents are expected to be professionals attracted by the proximity to the downtown area. Increasing the density of population near the Square is expected to support downtown retail. The neighborhood's reaction has been largely supportive, with the exception of two remonstrators. Staff finds peculiar condition in the directives of the Master Plan, which supports high density residential development near downtown, and the difficulty of consolidating city lots in order to construct multiple units per code without variance. In the "Conserve Community Character" section of the Growth Policy Plan it talks about regulatory relief for these types of projects on a case by case basis. Staff finds this project, on a single city lot, to be an example of the need for regulatory relief in order to accomplish the larger goal. Staff finds hardship in the size of the site and conflict with the Master Plan housing initiatives (the 8712 sq. ft. lot would permit only (2) units). Approval does not interfere with the Comprehensive Plan. The proposal would provide more housing in the downtown area, which is greatly needed. Staff recommends approval with the following conditions:

1. Either a landscape island in the driveway on the Washington Street be permitted to screen the entrance, or work with the Engineering Department to find a suitable entrance along the alley that would be acceptable to both the developer and Engineering.

2. Where chimneys are noted on the plans, be constructed of brick rather than vinyl covering.

3. The elevation submitted will accurately reflect in materials and design and is what is actually built on-site.

4. Engineering review of drainage calculations.

Jeff Fanyo, petitioner's representative, the project is provided for professionals who need to be close to the downtown area. The full intent of the design of the project was to provide a high quality residential area for professionals who would like to walk to work. The entire structure is brick and limestone, there is no vinyl. There is a remonstrator to the south of this property. I wrote them a letter explaining our intent and also provided them with copies of our renderings that we are showing here tonight. Our intention is to have a high quality project. This project is not going to be a student rental. Student rentals typically run between 60,000 - 70,000 per unit, and these will be well beyond that amount.

Sherman Bynum, Bynum/Fanyo & Associates, we feel this is a good project for revitalization in the downtown area. The exterior of the proposed project is all brick. These are basically two-story type townhouse units built above a "at grade" parking area. Sherman explained that there are a multitude of architectural things happening in the neighborhood and it becomes difficult to match the unique characteristics of the neighborhood. We tried to create a structure that looks strong, stable, and substantial. We also tried to use some older types of detail i.e., steeper roof pitch, and brick on everything including the chimney. We are trying to provide some covered access points to all of the units. We are proposing to use individual gabled ends above each unit to give it a "row house" effect. We tried to pick up a lot of different features from structures in the neighborhood to come up with a unique mixture that would be extremely compatible with the area.

Dean Arnold (Applegate Emerick & Arnold), representing Irene & Byron Hays. Mr. & Mrs. Hays own a large victorian home to the south of this unit. They are not in favor of this for a number of reasons. They feel that the proposed building is too close to there home. The area to the north is primarily student rentals. The idea of this project being for young professionals is great. However, I'm not quite sure that this will happen. My clients feel that eventually this project will become student rentals. I think that the lot is too small for the amount of units that they are proposing. The normal use would only allow (2), and they want to have (6) units. I disagree that this project would not have a detrimental affect on surrounding property. I think my clients property will be affected. Parking on Washington Street is minimal at best. I think the number of units will only add to the problem that already exists.

Mr. Mitchell, I live in the neighborhood and I would like to see it there.

Jeff Fanyo: "this project, by no means, has any potential to become a student rental. One of our projects that we're involved in is very similar to this one and was renovated into a condominium project. Those units were sold to owner occupied owners before the project was even complete. I think there might have been only one or two units that weren't sold just prior to completion of the structure. So, there is a demand for owner occupied housing of this type."

Joyce Wilson: "how many units are in the old Ashram building."

Fanyo: "its been a long time since I've been in there."

Mr. Mitchell: "at one time I think there were (18) units."

Wilson: "what is the square footage of one of these proposed units?"

Harold Carrithers said they were 1,500 - 1,650 square feet.

Doug Duncan: "I went down and looked at the lot. I think this project seems to be in the spirit of the Master Plan and I am impressed by the drawings that we have seen. I think the developer is to be commended for figuring out how to use the lot. He has basically taken a useless lot and figured out how to get parking and be able to do something with it that will be compatible with the general neighborhoods. We have seen a lot of projects come before us on the Plan Commission that aren't near the quality of this one in terms of the materials being used (brick and limestone). I don't know that much about development costs, but I can tell you that brick and limestone cost a lot more than vinyl siding. Mr. Arnold, development is always a tough issue, but I think that your clients need to realize that something will go up there."

Rick Miracle wanted to commend the staff for their recommendation in regard to the chimneys being constructed of brick and not vinyl covering.

Joyce Wilson commented that these types of properties are in demand.

**Rick Miracle moved approval of CU-49-93 per staff recommendation. Duncan seconded; motion carried 3:0.

Joyce Wilson commented that she was very much in favor of this project because she felt it accomplished what the Master Plan intended for the downtown area.

V-50-93 **Joe Harrell**
400 W. 7th Street
Requesting a parking variance.

Lynne Friedmeyer reported that the petitioner is requesting a parking variance to allow rehabilitation and office use of the existing Johnson Creamery building with (67) on-site parking spaces instead of the required (82). This is an area in Bloomington where a lot of upgrading and refurbishing is going on. The former Johnson Creamery building is vacant and available for development. The building, while structurally sound, is somewhat decrepit and needs much rehabilitation. Much change is projected for the immediate environs. CFC, Incorporated and Keller Heating have engaged in recent upgrade projects in the vicinity. The Showers project is soon to commence, and the area directly east will be cleared for development as a city parking lot. The petitioner proposed to remove certain portions of the existing building and to utilize the building at the north end of the site fronting on 8th Street as a parking structure. (45) parking spaces will be provided on-site and another (22) within that structure for a total of (67) parking spaces. In addition, (17) spaces will be provided along the 7th Street frontage as back-

CITY OF BLOOMINGTON
DEPARTMENT OF REDEVELOPMENT
PROPERTY TAX ABATEMENT PROGRAM

Staff Report on Application for Designation
as an
Economic Development Target Area

CARRITHERS CONSTRUCTION CO., INC.
314 N. NORTH WASHINGTON ST.

1. Description of Property

The property in question is an undeveloped lot measuring 66ft. by 132ft. at 314 N. Washington St. and was formerly used as a parking lot. It is located on North Washington on the east side of the street just north of Seventh St. and across from the telephone building.

2. Owner-Applicant

The site has been purchased by Carrithers Construction Co., Inc.

3. Proposed Development

The proposal involves new construction of six condominium units for sale to individual owners. All required zoning approvals have been granted (see report from Planning Dept.) Construction is anticipated to start spring of 1994 with completion of the project within one year of start-up date.

4. Public Improvements Needed or Required

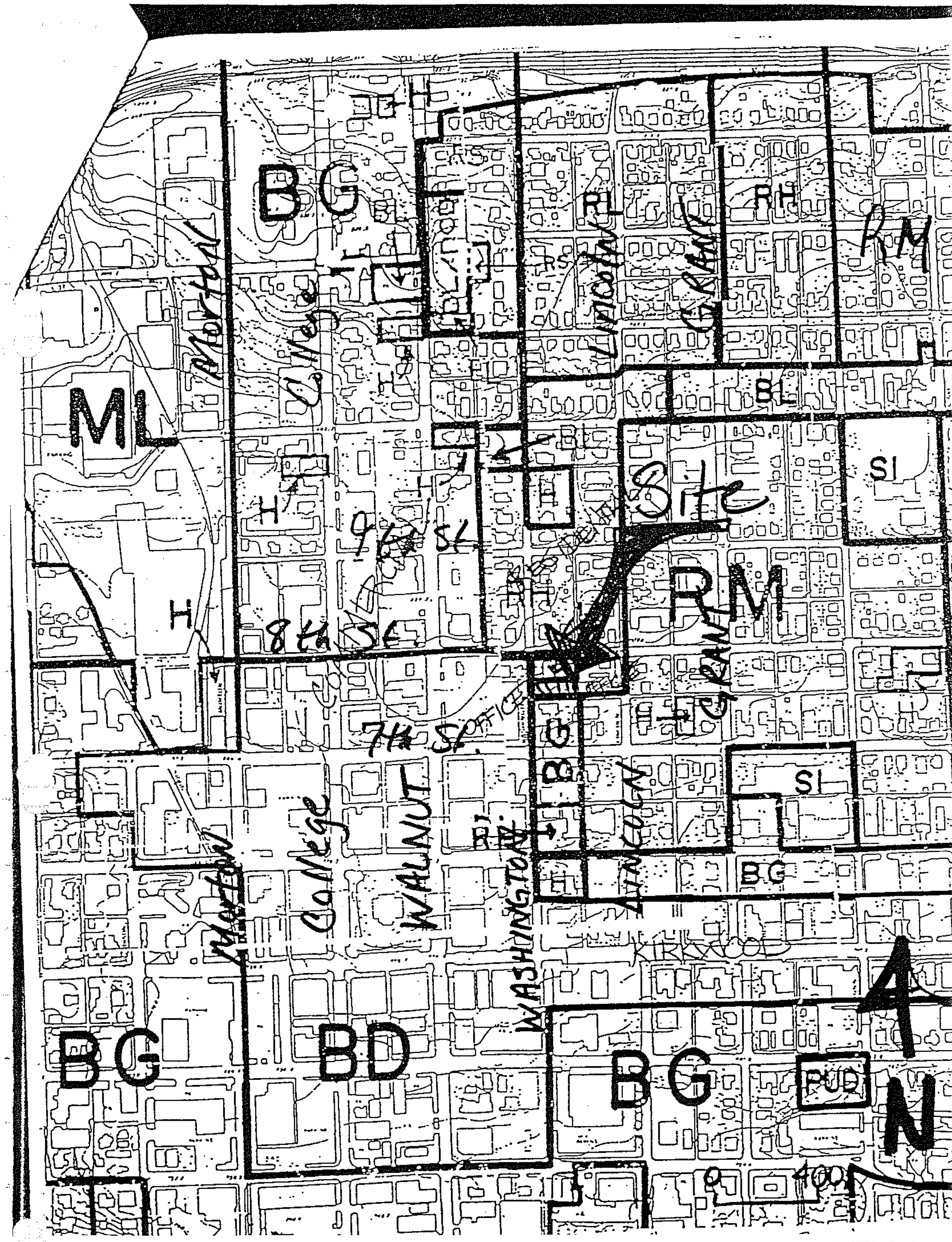
No new publicly funded improvements are necessary or required for this development.

5. Estimate of Yearly Property Tax Revenues to be Abated

See attached chart.

6. Would the Granting of Such a Designation be in Accordance with Existing City Policies?

Designation of this EDTA would be in accordance with current City and Redevelopment Dept. policies for downtown development. The recently adopted Growth Policies Plan recommends encouragement of downtown housing and recommends tax abatement as one tool to stimulate this type of development. The tax abatement guidelines have been recently amended to allow this type of downtown housing to be abated, and the guidelines recommend ten years of abatement for housing in this area. Based on these considerations Staff recommends a full ten year abatement for this development.


BG
ML
H
Morton
College
9th St.
8th St.
7th St.
OFFICE
WALNUT
WASHINGTON
Lincoln
Grant
RM
RH
BL
SI
Site
BD
PUD
KIRKWOOD
N
0
400'

TAX ABATEMENT CALCULATIONS FOR REAL PROPERTY
FOR: CARRITHERS CONSTRUCTION COMPANY, INC.
Using 1992 payable 93 Tax Rate and A.V. Estimates

Jan-94

Improvements	815,000	Current A.V.	14,770
ate	33.33%	From State. Benefit	
st. Assessed Value from		Blgtn City 1993Tax Rate:	.103168
"Statement of Benefits":	271,667	Property Tax Payable:	1,524
Blgtn City 1993Tax Rate:	.103168		
Property Tax Payable:	28,027		

3 YEAR TAX ABATEMENT			Petitioner's T. A.	Current Value
Year	Percentage	Deduction	Payment	Payment
1	100.00%	28,027	0	1,524
2	66.67%	18,686	9,342	1,524
3	33.33%	9,342	18,686	1,524
Total Abatement		56,055	28,027	4,571

6 YEAR TAX ABATEMENT				
Year	Percentage	Deduction		
1	100%	28,027	0	1,524
2	85%	23,823	4,204	1,524
3	66%	18,498	9,529	1,524
4	50%	14,014	14,014	1,524
5	34%	9,529	18,498	1,524
6	17%	4,765	23,263	1,524
Total Abatement		98,656	69,508	9,143

10 YEAR TAX ABATEMENT				
Year	Percentage	Deduction		
1	100%	28,027	0	1,524
2	95%	26,626	1,401	1,524
3	80%	22,422	5,605	1,524
4	65%	18,218	9,810	1,524
5	50%	14,014	14,014	1,524
6	40%	11,211	16,816	1,524
7	30%	8,408	19,619	1,524
8	20%	5,605	22,422	1,524
9	10%	2,803	25,225	1,524
10	5%	1,401	26,626	1,524
Total Abatement		138,735	141,538	15,238

INTERDEPARTMENTAL MEMO

To: Nancy Brinegar, Redevelopment

From: Toni McClure, Planning

Subject: Tax Abatement Application for Carrithers Construction Co., Inc.

Date: December 14, 1993

I have reviewed the application for property tax abatement for the property located at 314 N. Washington Street, owned by Carrithers Construction Co., Inc. and respond to your questions below.

1. Does the envisioned construction meet the current zoning requirement?

   Yes. The site is zoned RH (Residential High Density) and received Conditional Use approval from the Board of Zoning Appeals to permit higher density residential uses as per Bloomington Municipal Code Section 20.10.09.00.

2. Would any variances be required, and are they likely to be approved?

   Variances to permit a 4' sideyard and a 10' rearyard were approved by the Board of Zoning Appeals on June 17, 1993.

3. Are any public improvements needed?

   No public improvements are needed.

4. Are there any probable significant environmental problems likely to result?

   No significant environmental problems are likely to result from the proposed construction.

5. Please prepare a street map/plat of the property.

   A street map showing the location and zoning of the property is enclosed.

If you have further questions or need more information, please call me.