RESOLUTION 80-10

Inducement Resolution for Economic Development
Revenue Bonds for the Woodbridge Apartment Project

WHEREAS, pursuant to IC 18-6-4.5-1 (the "Act"), the Common Council of the City of Bloomington, Indiana created the Bloomington Economic Development Commission, which Commission, following an investigation and survey, has determined that a need exists in the community for additional residential opportunities for persons of low and moderate income and commercial diversification. That in order to improve and promote development of sites for residential use, commercial diversification and the general welfare of the community, a financing agreement should be entered into with Woodbridge Apartments of Bloomington, an Indiana limited partnership, relating to an Economic Development Facility, as that term is defined in the Act, to be known as the "Woodbridge Apartments Project"; and

WHEREAS, Woodbridge Apartments of Bloomington will be a limited partnership engaging in the business of developing, owning and operating multifamily residential facilities and desires to develop, construct and equip multifamily residential facilities for persons of low and moderate income with the result that it will increase residential opportunities for such persons; and

WHEREAS, said partnership proposes to acquire or has acquired a parcel of real estate located at the south side of Tenth Street, 500 feet east of Range Road in Bloomington, Indiana, and to develop, construct thereon and equip buildings and related facilities, consisting of a 150-unit housing project for persons of low and moderate income; and

WHEREAS, to induce said partnership to develop, construct and equip such Economic Development Facility, the Bloomington Common Council desires to adopt this resolution; and

WHEREAS, it is apparent that the development of the Woodbridge Apartments Project will increase residential and commercial diversification in Bloomington, Indiana, resulting in benefit to the welfare of the public in the City of Bloomington, Indiana;

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

SECTION I. That approval is hereby given to the application of Woodbridge Apartments of Bloomington relating to the acquisition of such real estate and the development, construction and equipping of a 150-unit housing project for persons of low and moderate income thereon, wherein Construction Loan Bonds (FHA Insured Advances) would be issued by the City of Bloomington, Indiana, for an amount not exceeding Seven Million Dollars ($7,000,000) repayable with interest thereon over a period of time and with a maturity date which does not extend beyond two (2) years after the issue date, for purposes of financing such construction with long-term financing to be provided pursuant to a GNMA Tandem Plan takeout.

SECTION II. In order to encourage, induce and solicit such application by Woodbridge Apartments of Bloomington for such Construction Loan Bond issue relating to the acquisition, development and construction of such Economic Development Facility, the Bloomington Common Council shall proceed to cooperate with and take such action as may be necessary in the drafting of documents or the performance of such other acts as will facilitate the issuance of such Construction Loan Bonds by the City of Bloomington, Indiana, to provide funds to be used toward the payment of the costs of acquiring such real estate and the development and construction of such Economic Development Facility.

SECTION III. Any costs or expenses of the City of Bloomington, Indiana, incurred in connection with the Woodbridge Apartments Project shall be included in the Project costs and reimbursed from the proceeds of the Construction Loan Bonds to be issued with respect thereto or be paid by one or more of the parties involved in the financing.

SECTION IV. The liability and obligation of the Common Council of the City of Bloomington and the City of Bloomington, Indiana, shall be limited soley to good faith efforts to consummate such proceedings and issue such Bonds, and neither the Bloomington Common Council nor the City of Bloomington, Indiana, or their officers or agents, shall incur any liability whatsoever if for any reason the proposed issuance of such Bonds is not consummated.

SECTION V. This resolution 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 4th day of April, 1980.

Tomilea Allison
Tomilea Allison, President
Bloomington Common Council

ATTEST:

Nora M. Connors
Nora M. Connors, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 4th day of April, 1980.

Nora M. Connors
Nora M. Connors, City Clerk

SIGNED and APPROVED by me upon this 11th day of April, 1980.

Francis X. McCloskey
Francis X. McCloskey, Mayor
City of Bloomington

SYNOPSIS

IC 18-6-4-5 authorizes the City of Bloomington to issue revenue bonds for the financing of economic development facilities. Glick, Incorporated wants to construct a 150-unit low and moderate income housing project on the south side of E. Tenth Street near Range Road, and this resolution states that if all necessary statutory, planning, legal and financial requirements are met then the Council will pass an ordinance authorizing the issuance of bonds for the construction and development of Woodbridge Apartments. A similar resolution has been passed by the Economic Development Commission. The City has no liability or responsibility for these bonds if they are approved.