RESOLUTION 81-4

Inducement Resolution for the Jerry Gates Office and Retail Sales Center

WHEREAS, the Bloomington Economic Development Commission (the "Commission") was created by Ordinance pursuant to authority granted by then existing statutes; and

WHEREAS, the Commission was created to investigate, study and survey the need for and to recommend action to improve and promote job opportunities, industrial diversification, pollution control and health facilities in and near Bloomington, Indiana (the "City") pursuant to IC 18-6-4.5-1, et seq.; and

WHEREAS, the Commission has adopted a Resolution and has recommended that the Bloomington Common Council (the "Governing Body") adopt this Resolution to induce Jerry W. Gates (the "Company") to acquire real property and construct an office and retail sales center (the "Facilities");

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

SECTION I. That the Governing Body does hereby find that in order to improve and promote job opportunities and industrial diversification in and near the City, the prosperity, economic stability and general welfare of the City would be benefited by entering into a financing agreement for the financing of the acquisition of real estate and construction of the Facilities, and in particular, the Governing Body finds that the economic welfare of the City and the surrounding area would be benefited by entering into an agreement with the Company, for the financing of the acquisition of real property and construction of economic development facilities (the "Facilities") by a direct loan to the Company, which facilities the Company intends to lease or sell to various private sector tenants.

SECTION II. That it appears that there would be no adverse competitive effect on any similar facilities located in or near the City, all as presented before the Governing Body at a meeting held February 4, 1981.

SECTION III. In order to induce the Company to proceed with the acquisition and remodeling of the Facilities, the Governing Body of the City hereby determines that (a) the City will authorize and issue revenue bonds not to exceed the aggregate amount of $2,500,000.00 (collectively the "bond") of the City pursuant to law, to finance part of the cost of acquisition and construction of the Facilities including reimbursement or repayment to the Company of any monies heretofore expended by the Company for the Facilities, and any monies expended by the Company for acquisition and construction after the date of this resolution, (2) enter into contractual arrangements with the Company to apply the proceeds derived from the issuance and sale of the bond to the financing of the acquisition and construction of the Facilities and the expenses incidental thereto, and whereby payments to be made by the Company shall be sufficient to pay the bond and the interest thereon, as and when the same shall become due and payable, (c) adopt such ordinances and resolutions and authorize the execution and delivery of such instruments and the taking of such actions as may be necessary or advisable for the authorization, issuance and sale of the bond.

SECTION IV. The Commission is hereby authorized and directed to proceed in accordance with the Act and this Resolution to take further proceedings to accomplish the financing.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 4th day of February, 1981.

Alfred I. Towell, President
Bloomington Common Council

ATTEST:

Nora M. Connors, City Clerk

SIGNED and APPROVED by me upon this 9th day of February, 1981.

Francis X. McCloskey, Mayor
City of Bloomington

SYNOPSIS

IC 18-6-4.5 authorizes cities to issue revenue bonds for the financing of economic development facilities. Jerry Gates wants to construct an office and retail sales center at the SE corner of Tenth Street and the Bypass. The bonds will be for $2,500,000 and this facility will result in ten new jobs. The City is not liable for these bonds if approved.