

RESOLUTION 83-32

To Designate the Property Located at the SW Corner of Seventh and Madison Streets as an Economic Revitalization Area

WHEREAS, CFC, Inc. has filed an application for designation of the property located at the SW corner of Seventh and Madison Streets as an Economic Revitalization Area; and

WHEREAS, the Application has been reviewed by the Departments of Redevelopment and Planning, and the Redevelopment Commission has passed a Resolution recommending to the Common Council the approval of the Economic Revitalization Area designation for said property; and,

WHEREAS, the Common Council has investigated the area described in detail in Exhibit "A", attached hereto and made a part hereof, more commonly described as the SW corner of Seventh and Madison Streets; and,

WHEREAS, the area described above has become undesirable for normal development and occupancy due to the deterioration of improvements, age, obsolescence, and substandard building conditions.

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

1. The Common Council finds and determines that the area described above is an Economic Revitalization Area, as set forth in Indiana Code 6-1.1-12.1-1 et. seq.
2. As agreed to by CFC, Inc. in its Application, if the improvements described in the Application are not commenced (defined as obtaining a building permit and actual start of construction) within twelve (12) months of the date of the designation of the above area as an Economic Revitalization Area, this Common Council shall have the right to void such designation.

PASSED and ADOPTED by the Common Council of the City of Bloomington upon this 17<sup>th</sup> day of August, 1983.

*Katherine Dilcher*  
Katherine Dilcher, President  
Bloomington Common Council

SIGNED and APPROVED by me upon this 18 day of August, 1983.

*Tomilea Allison*  
Tomilea Allison, Mayor  
City of Bloomington

ATTEST:

*Patricia Williams*  
Patricia Williams,  
City Clerk

SYNOPSIS

CFC, Inc. has filed an Application for designation of the property located at the SW corner of Seventh and Mortson Streets as an Economic Revitalization Area; Indiana law provides that upon a finding by the Common Council that an area is an Economic Revitalization Area, property taxes are reduced on improvements to that real estate for a ten year period. Property tax rates and assessments on land and improvements existing prior to the designation are not reduced.

EXHIBIT "A"

CITY OF BLOOMINGTON - DEPARTMENT OF REDEVELOPMENT

PROPERTY TAX ABATEMENT PROGRAM

DESCRIPTION OF PROPERTY

Applicant: CFC, Inc., 205 North College Avenue, Suite 310, Bloomington, Indiana 47401; (812) 332-0053

General Description: SW corner of Seventh and Madison Streets (Johnson Hardware Building)

Legal Description: South halves of In-Lots 273 and 274; North 66 feet, thence West 132.00 feet, thence South 66 feet, thence East 132 feet to the place of beginning.

Commencing at the Northeast corner of Lot 273, Parts of In-Lots 273 and 274; South 33.00 feet, West 92.00 feet, North 33.00 feet, East to the place of beginning. (North line of Lot 274)

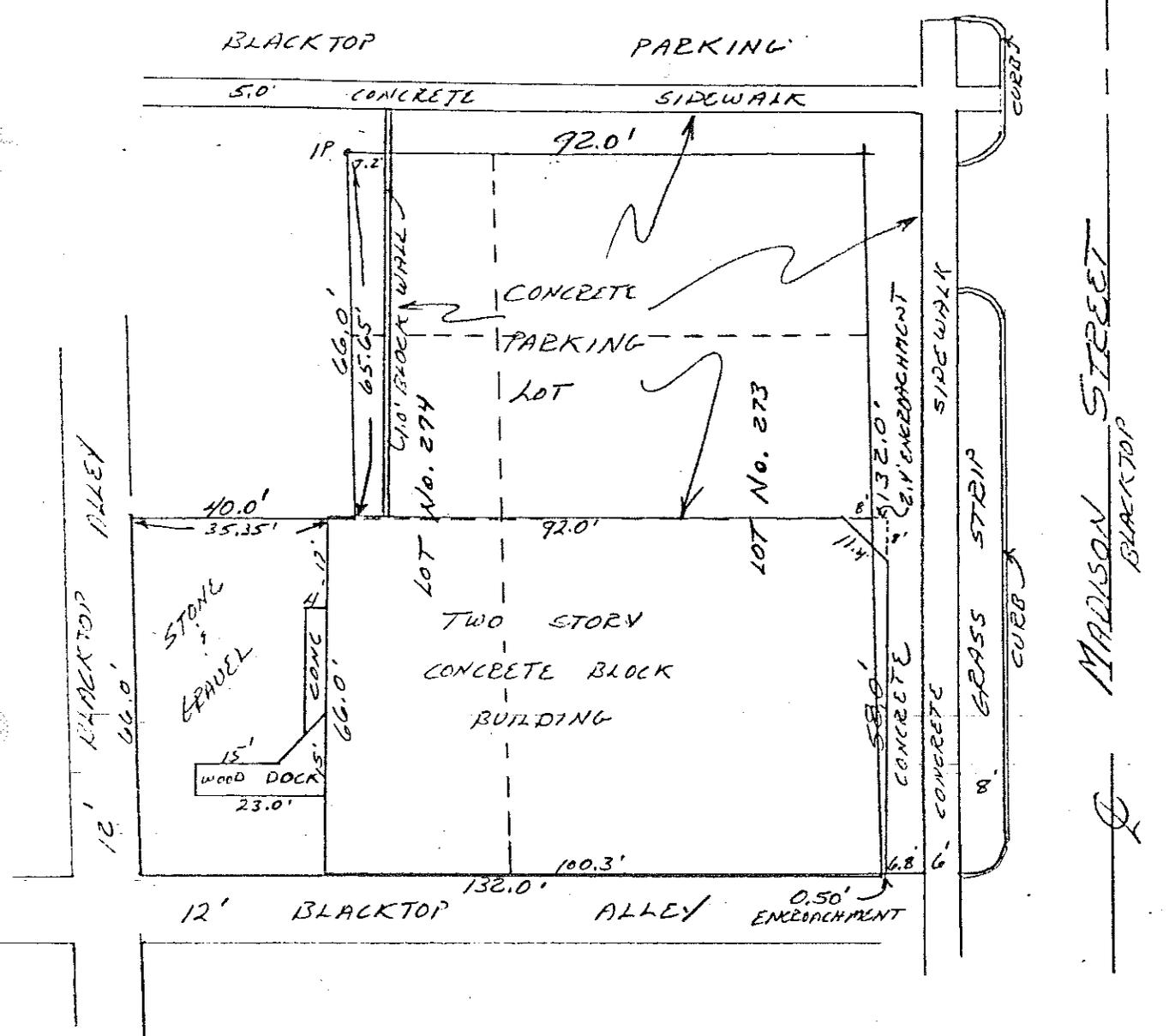
A part of In-Lots 273 and 274 commencing at a point on the East line of In-Lot 273, 33.00 feet South of the Northeast corner of In-Lot 273; thence South 33.00 feet; thence due West 92.00 feet; thence North 33.00 feet to a point due West of the place of beginning, East to place of beginning. (Taken from a survey dated June 2, 1983, by Raymond Graham, R.P.E. 8409, L.S. 9978, 3215 N. Smith Pike, Bloomington, Indiana)

(Computer Storage Reference for this Document: WP2(9) PTAP 8)  
Revised July 26, 1983

SUPPLEMENT TO APPLICATION FOR DESIGNATION AS  
ECONOMIC REVITALIZATION AREA

-- JOHNSON HARDWARE BUILDING --

1. Property Owner: CFC, Inc.  
205 North College Avenue  
Suite 310  
Bloomington, Indiana 47401  
332-0053  
  
Officers: President: Stephen L. Ferguson  
Vice President: Miles Kanne  
Sec/Treasurer: Phil Hathaway
2. Property Description: Johnson Hardware Building  
West Seventh at Madison  
Bloomington, Indiana 47401  
  
Part of In Lots 273 & 274  
  
See attached survey with legal description
3. Current Improvements to Property:  
  
Building on lot as shown by photographs.  
  
Photographs are attached to this application.
4. Proposed Improvements:  
  
Current plans are to remodel the existing building to  
~~convert the building from a hardware store to apartment~~  
units. Alternate plan is to remodel for office space.  
  
Projected Costs: Two Hundred Fifty Thousand Dollars -  
(50% labor, 50% materials)  
  
No public improvements necessary.



DESCRIPTION:

South halves of In-Lots 273 and 274; North 66 feet, thence West 132.00 feet, thence South 66.00 feet, thence East 132.00 feet to the place of beginning.

Commencing at the Northeast corner of Lot 273, Parts of In-Lots 273 and 274; South 33.00 feet, West 92.00 feet, North 33.00 feet, East to the place of beginning. (North line of Lot 274)

A part of In-Lots 273 and 274 commencing at a point on the East line of In-Lot 273, 33.00 feet South of the Northeast corner of In-Lot 273; thence South 33.00 feet; thence due West 92.00 feet; thence North 33.00 feet to a point due West of the place of beginning, East to place of beginning.



*Raymond Graham*  
 Raymond Graham  
 R.P.E. 8409 L.S. 9978 Indiana  
 3215 N. Smith Pike  
 Bloomington, Indiana  
 June 2, 1983

CITY OF BLOOMINGTON - DEPARTMENT OF REDEVELOPMENT

PROPERTY TAX ABATEMENT PROGRAM

REPORT ON APPLICATION FOR DESIGNATION AS AN URBAN DEVELOPMENT AREA

1. Description of Property.

Land and building located at the SW corner of Seventh and Madison Streets. Legal Description is as follows: South halves of In-Lots 273 and 274; North 66 feet, thence West 132.00 feet, thence South 66.00 feet, thence East 132.00 feet to the place of beginning.

Commencing at the Northeast corner of Lot 273, Parts of In-Lots 273 and 274; South 33.00 feet, West 92.00 feet, North 33.00 feet, East to the place of beginning. (North line of Lot 274)

A part of In-Lots 273 and 274 commencing at a point on the East line of In-Lot 273, 33.00 feet South of the Northeast corner of In-Lot 273; thence South 33.00 feet; thence due West 92.00 feet; thence North 33.00 feet to a point due West of the place of beginning, East to place of beginning.

2. Owner/Applicant.

The property is owned by CFC, Inc., 205 North College Avenue, Suite 310, Bloomington, IN 47401. Telephone Number: 332-0053

3. Proposed Development.

The Application states that current the current building will be remodeled from a hardware store into apartments. An alternate plan, probably based on market and design factors, would be for conversion into office space. Total project costs are estimated at \$250,000.00.

4. Are any Public Improvements Needed or Required?

No public improvements are needed.

5. Estimated Yearly Amount of Property Tax Revenues to be Abated.

Due to the current property assessment guidelines and cost figures used, it is very difficult to precisely determine the assessed value of the proposed building before construction. However, if it is assumed that the assessed value of the improvements are 80% of the cost of the improvements, then the amounts of property taxes paid and abated would be as follows:

See ATTACHMENT A for table

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

Yes, the City of Bloomington is committed to an economically strong and viable Downtown. This development would increase the amount of housing in the Downtown area. Market demand for housing in the Downtown is strong and is reflected in the very low vacancy rate. Demand for housing is likely to increase due to the development of the Morton Street area (Law Enforcement/Governmental Complex, Curry Buick Building, IC Depot). It is likely that residents will perform a substantial part of their shopping in the Downtown; adding to the growth in sales of Downtown merchants.

Steven J. Szostek

Steven J. Szostek  
Downtown Economic Development Director

July 29, 1983  
Date

ATTACHMENT A

CITY OF BLOOMINGTON - DEPARTMENT OF REDEVELOPMENT

PROPERTY TAX ABATEMENT PROGRAM

PROJECTION OF PROPERTY TAX MONIES PAID/ABATED

Property: Johnson Hardware Property      Applicant: CFC, Inc.  
SW Corner of 7th & Madison Streets

Township: Bloomington      1983 Rate: \$8.701/\$100

Estimated Cost of Improvements: \$250,000

Base Assessed Value @ 80% of Cost: \$200,000

(1) YEAR	(2) % A.V. REDUCTION	(3) ASSESSED VALUATION	(4) RATE	TAXPAYER EFFECT	
				(5) PAID	(6) SAVED
1	100%	\$ 0	\$ 8.701	\$ 0	\$ 4,640.53
2	95	10,000	9.049	241.31	4,584.82
3	80	40,000	9.411	1,003.84	4,015.36
4	65	70,000	9.787	1,826.91	3,392.83
5	50	100,000	10.178	2,714.14	2,714.13
6	40	120,000	10.585	3,387.20	2,258.13
7	30	140,000	11.008	4,109.65	1,761.28
8	20	160,000	11.448	4,884.48	1,221.12
9	10	180,000	11.906	5,714.88	634.99
10	5	\$190,000	\$12.382	6,273.55	330.19
TOTALS				\$30,155.96	\$25,553.38

(1) YEAR	(7) LOCAL SIPTRF	(8) TAX TOTAL-A	LOCAL GOVERNMENT EFFECT	
			(9) TAX TOTAL-B	(10) REVENUE LOST
1	\$ 0	\$ 0	\$ 5,800.67	\$ 5,800.67
2	60.32	301.63	6,032.67	5,731.03
3	250.96	1,254.80	6,274.00	5,019.20
4	456.73	2,283.73	6,524.67	4,241.03
5	678.53	3,392.67	6,785.33	3,392.66
6	846.80	4,234.00	7,056.67	2,822.67
7	1,027.41	5,137.07	7,338.67	2,201.60
8	1,221.12	6,105.60	7,632.00	1,526.40
9	1,428.72	7,143.60	7,937.33	793.73
10	1,568.39	7,841.93	8,254.67	412.73
TOTALS	\$7,538.89	\$37,694.93	\$69,636.68	\$31,941.72

FOOTNOTES BY COLUMN

- (1) Indiana Statutory property tax abatement period runs for 10 years.
- (2) Statutory percentage reduction applied to base assessed value (\$200,000 in this case).
- (3) Product of base assessed value times statutory percentage reduction (Column 2)
- (4) Year 1 RATE is current total property tax rate for this location. Years 2-10 assume a 4% yearly increase in RATE.
- (5) Column (3) assessed value times 1/3, divided by 100, times Column (4) RATE, minus 20% State of Indiana Property Tax Relief Fund)
- (6) Difference between amount tax payer would pay if assessed value were \$200,000 (taking into account the State of Indiana Property Tax Relief Fund deduction) and the amount in Column (5).
- (7) The amount received by all local governments from the State of Indiana Property Tax Relief Fund, based upon the assessed value shown in Column (3) and the RATE shown in Column (4).
- (8) The total property tax assessment (including SIPTRF) per year; equals the sum of Columns (5) and (7).
- (9) The total property tax assessment (including SIPTRF) per year if the assessed value were \$200,000.
- (10) The total property tax revenue lost by local government as a result of the Property Tax Abatement Program; equals Column (9) minus Column (8).

(COMPUTER STORAGE REFERENCE FOR THIS DOCUMENT: WP2(9) PTAP 9)

NOTICE OF PUBLIC HEARING

Notice is hereby given, pursuant to IC 6-1.1-12.1 as amended, that on the 17 day of August, 1983, the Bloomington Common Council adopted Resolution 83-32, declaring the following property to be an economic revitalization area, and eligible for deduction from the assessed value of the property for a period of 10 years if rehabilitated or redeveloped:

CFC, Inc., PETITIONERS  
FOR PROPERTY LOCATED at:  
SW CORNER 7<sup>th</sup> and Madison  
(Johnson Hardware)

A description of the affected area is available for inspection in the office of the County Assessor.

On the 7 day of September 1983, at 7:30 p.m. in the Council Chambers of the Municipal Building, the Common Council will hold a public hearing at which time the Council will reconsider Resolution 83-33 and will receive and hear remonstrances and objections from all interested persons.

**HERALD-TELEPHONE**  
**BLOOMINGTON, INDIANA**

**PROOF OF PUBLICATION**

State of Indiana )  
County of Monroe ..... ) **ss:**

FENNY COMBS  
.....

being duly sworn on oath, says that..... she  
is..... billing clerk.....

of Herald-Telephone, a public newspaper of general circula-  
tion, printed in the town of Bloomington in said county and  
state; that the notice, of which the annexed is a true copy, was  
published in regular edition of said paper, issued upon the  
following dates, to wit:

Attach published notice here.

..... August 25, 1983 .....

.....  
..... *Fenny Combs* .....

Name of Affiant

Subscribed and sworn to before me, this ..... 25  
August ..... day  
of ..... 19 83

.....  
*Joyce Colbert*

Notary Public or Clerk.

Publication Fee \$ . 10, 50.

My Commission Expires ..... 7-5-85 .....