

**AGENDA**  
**REDEVELOPMENT COMMISSION**

*McCloskey Conference Room*  
**April 6, 2015**  
**5:00 p.m.**

**I. ROLL CALL**

**II. READING OF THE MINUTES** –March 20, 2015

**III. EXAMINATION OF CLAIMS** –March 13, 2015 for \$109,851.79 and March 27, 2015 for \$46,165.92

**IV. EXAMINATION OF PAYROLL REGISTERS**–March 6, 2015 for \$28,818.31 March 20, 2015 for \$28,718.53

**V. REPORT OF OFFICERS AND COMMITTEES**

**A.** Directors Report

**IV. NEW BUSINESS** –

**A.** Offer to purchase for 2105 Susie Street

**B. RESOLUTION 15-08:** Confirming changes to the City of Bloomington Economic Development Plan and Tax Financing District.

**VII. BUSINESS/GENERAL DISCUSSION**

**A.** Approval of Vectren invoice for 601 North Morton

**B.** CTP update.

**VIII. ADJOURNMENT**

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA  
MET on Monday, March 2, 2015 at 5:00 p.m. in the Showers City Hall, McCloskey Conference  
Room, 401 North Morton Street, with David Walter presiding**

**I. ROLL CALL**

Commissioners Present: David Walter, Kelly Smith, Sue Sgambelluri, Kelly Smith and Elizabeth Kehoe

Commissioners Absent: John West and Katie Birge

Staff Present: Lisa Abbott and Christina Finley

Other(s) Present: Danise Alano-Martin, Thomas Cameron, Barbara McKinney, Margie Rice and Jeff Underwood

**II. READING OF THE MINUTES** – Sue Sgambelluri made a motion to approve the February 17, 2015 minutes. Elizabeth Kehoe seconded the motion. The board unanimously approved.

**III. EXAMINATION OF CLAIMS** – Elizabeth Kehoe made a motion to approve the February 27, 2015 claims for \$49,817.58. Sue Sgambelluri seconded the motion. The board unanimously approved.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Sue Sgambelluri made a motion to approve the payroll register for February 20, 2015 for \$29,021.40. Elizabeth Kehoe seconded the motion. The board unanimously approved.

**V. REPORT OF OFFICERS AND COMMITTEES**

**A. Directors Report.** The director's report was included in the commission packet. Lisa Abbott reported continued work on the Consolidated Plan. The Consolidated Plan and the Annual Action Plan will be posted for public comment on March 13, 2015 for 30 days. The adjusted allocation recommendations that will go to Council on March 4<sup>th</sup> were attached to the director's report. We received notification from HUD that our HOME allocation is \$469,559 and CDBG is \$797,468.00. The Historic Preservation Commission did move forward with the designation of the CTP buildings and will now go to Council for approval. Abbott stated we are going to be putting together design guidelines for each building and will put together a series of sub-committees. Notices to set up an organizational meeting will be sent out shortly. Abbott informed the board of upcoming activities.

**VI. NEW BUSINESS** - None

**VII. BUSINESS/GENERAL DISCUSSION**

**A.** Barbara McKinney was present to explain the Conflict of Interest Questionnaires, which was included in the commission packet. McKinney stated the form is used to disclose business or community interest in order to make sure we are not violating the State Law Conflict of Interest. The Redevelopment Commission does have a provision stating if you enter into a contract and later find out there is a conflict; the contract could be null and void. Margie Rice added, a redevelopment commissioner may not have a pecuniary interest in any contract, employment, purchase, or sale made under this chapter. Any transaction made in violation of this section is

void and voidable. Rice also stated your spouse or any household member can not have a pecuniary interest.

**B.** Preparation for the April 6, 2015 meeting. If the City Council upholds the Planning Commission order that the TIF plan and consolidation is consistent with the growth policies plan, it will come back to the RDC for final approval on April 6, 2015. This will be a publicly noticed meeting. Rice stated there will be two items to discuss; the TIF consolidation expansion and if approved, the TIF bond resolution. The bond resolution has not yet been drafted. However, we will be working with bond council in the upcoming weeks. Rice asked if the commission would like to have a work session prior to the April 6 meeting. The work session will be a publicly noticed meeting. We want to give the commissioners the opportunity to ask questions or request any needed information. HAND staff will send the commissioners meeting date options. A packet will be sent out to the commissioners prior to the work session.

Jeff Underwood stated the April 6<sup>th</sup> meeting will include a public hearing for the TIF consolidation expansion order. For that item, President Walter will announce the start of the public hearing, the discussion will take place and public comment invited, and then after the vote, the public hearing portion of the meeting will be closed. If the order passes, the bond resolution will follow at a future meeting

Rice stated we will wait until the Council approves the consolidation before we schedule any work sessions before the April 6 meeting.

Jeff Underwood stated we will have three pots of money; beginning balances, bond proceeds and yearly funds from the increment.

**C.** CTP update. Danise Alano-Martin stated Bledsoe Riggert Guerrettaz is working on legal descriptions for right-of-way we want to vacate; we should have them by the end of the month. We will be meeting with Anderson+Bohlander soon, to kick off the 10<sup>th</sup> Street/Alley/parking re-design project.

## **VIII. ADJOURNMENT**

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David Walter, President

ATTEST:

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Elizabeth Kehoe, Secretary

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Date



# Board of Redevelopment Claim Register

Invoice Date Range 03/03/15 - 03/13/15

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 101 - General Fund</b>										
<b>Department 15 - HAND</b>										
<b>Program 150500 - Housing</b>										
<b>Account 53960 - Grants</b>										
421 - Centerstone Of Indiana, INC	Jan 15'	Expenses 15-JHSSF-BPD	Paid by EFT #		03/03/2015	03/03/2015	03/13/2015		03/13/2015	105.00
		Downtown outreach-Jan	6348							
1618 - Shalom Community Center, INC	Jan 15	Expenses 15-JHSSF-BPD	Paid by EFT #		03/03/2015	03/03/2015	03/13/2015		03/13/2015	2,995.46
		downtown outreach-	6423							
				<b>Account 53960 - Grants Totals</b>				<b>Invoice Transactions 2</b>		<b>\$3,100.46</b>
				<b>Program 150500 - Housing Totals</b>				<b>Invoice Transactions 2</b>		<b>\$3,100.46</b>
<b>Program 151000 - Neighborhood</b>										
<b>Account 53310 - Printing</b>										
3892 - Midwest Color Printing, INC	6240	06-Misc Department Bus	Paid by EFT #		03/03/2015	03/03/2015	03/13/2015		03/13/2015	28.76
		Card	6394							
				<b>Account 53310 - Printing Totals</b>				<b>Invoice Transactions 1</b>		<b>\$28.76</b>
				<b>Program 151000 - Neighborhood Totals</b>				<b>Invoice Transactions 1</b>		<b>\$28.76</b>
<b>Program 151600 - Title 16</b>										
<b>Account 52420 - Other Supplies</b>										
53005 - Menards, INC	84718	15-Title 16-snowbrush	Paid by Check		03/03/2015	03/03/2015	03/13/2015		03/13/2015	9.95
			# 59917							
				<b>Account 52420 - Other Supplies Totals</b>				<b>Invoice Transactions 1</b>		<b>\$9.95</b>
				<b>Program 151600 - Title 16 Totals</b>				<b>Invoice Transactions 1</b>		<b>\$9.95</b>
				<b>Department 15 - HAND Totals</b>				<b>Invoice Transactions 4</b>		<b>\$3,139.17</b>
				<b>Fund 101 - General Fund Totals</b>				<b>Invoice Transactions 4</b>		<b>\$3,139.17</b>
<b>Fund 250 - CDBG</b>										
<b>Department 15 - HAND</b>										
<b>Program 150000 - Main</b>										
<b>Account 53990 - Other Services and Charges</b>										
231 - Indiana University Health Bloomington, 2014-02 INC		15-CDBG HMAL APP for	Paid by Check		03/03/2015	03/03/2015	03/13/2015		03/13/2015	300.00
		Positive Link -Petrick	# 10385							
				<b>Account 53990 - Other Services and Charges Totals</b>				<b>Invoice Transactions 1</b>		<b>\$300.00</b>
				<b>Program 150000 - Main Totals</b>				<b>Invoice Transactions 1</b>		<b>\$300.00</b>
				<b>Department 15 - HAND Totals</b>				<b>Invoice Transactions 1</b>		<b>\$300.00</b>
				<b>Fund 250 - CDBG Totals</b>				<b>Invoice Transactions 1</b>		<b>\$300.00</b>
<b>Fund 254 - HOME</b>										
<b>Department 15 - HAND</b>										
<b>Program 150000 - Main</b>										
<b>Account 53990 - Other Services and Charges</b>										
930 - Bloomington Restorations, INC	823W4-Feb 15	15-HOME CHDO for 823	Paid by EFT #		03/03/2015	03/03/2015	03/13/2015		03/13/2015	2,714.16
		W 4th Street-Feb 2015	27							
193 - Barry A Kern	112	15-HOME OOR	Paid by Check		03/03/2015	03/03/2015	03/13/2015		03/13/2015	850.00
		Brummett IDIS 980-809	# 5393							
				<b>Account 53990 - Other Services and Charges Totals</b>				<b>Invoice Transactions 2</b>		<b>\$3,564.16</b>
				<b>Program 150000 - Main Totals</b>				<b>Invoice Transactions 2</b>		<b>\$3,564.16</b>
				<b>Department 15 - HAND Totals</b>				<b>Invoice Transactions 2</b>		<b>\$3,564.16</b>
				<b>Fund 254 - HOME Totals</b>				<b>Invoice Transactions 2</b>		<b>\$3,564.16</b>
<b>Fund 408 - Unsafe Housing</b>										
<b>Department 15 - HAND</b>										
<b>Program 150000 - Main</b>										

Account 53990 - Other Services and Charges  
 18036 - 4 U Lawn and Landscape, LLC 1416

15-Unsafe Fund for abatement at 915 W 9th	Paid by EFT # 6329	03/03/2015	03/03/2015	03/13/2015	03/13/2015	430.00
Account 53990 - Other Services and Charges Totals				Invoice Transactions 1		\$430.00
Program 150000 - Main Totals				Invoice Transactions 1		\$430.00
Department 15 - HAND Totals				Invoice Transactions 1		\$430.00
Fund 408 - Unsafe Housing Totals				Invoice Transactions 1		\$430.00

Fund 440 - TIF-Downtown  
 Department 15 - HAND  
 Program 150000 - Main  
 Account 53990 - Other Services and Charges

3900 - Gibraltar Construction Corp	Dispatch-App#18	15-Dispatch construction- app no #18	Paid by Check # 59905	03/03/2015	03/03/2015	03/13/2015	03/13/2015	59,439.24
3900 - Gibraltar Construction Corp	Dispatch-App#19	15-Dispatch construction- app payment #19	Paid by Check # 59905	03/03/2015	03/03/2015	03/13/2015	03/13/2015	27,897.44
321 - Harrell Fish, INC	W10149	15-BCT Maintenance- replace 20 gal water	Paid by EFT # 6366	03/03/2015	03/03/2015	03/13/2015	03/13/2015	977.45
392 - Koorsen Fire & Security, INC	3432756	15-BCT Maintenance- Res 14-42/6 yr service	Paid by EFT # 6388	03/03/2015	03/03/2015	03/13/2015	03/13/2015	120.68
4952 - Paul G Siwko-Bajon	367632	15-BCT Maintenance- repair grand piano	Paid by EFT # 6424	03/03/2015	03/03/2015	03/13/2015	03/13/2015	500.00
Account 53990 - Other Services and Charges Totals				Invoice Transactions 5				\$88,934.81
Program 150000 - Main Totals				Invoice Transactions 5				\$88,934.81
Department 15 - HAND Totals				Invoice Transactions 5				\$88,934.81
Fund 440 - TIF-Downtown Totals				Invoice Transactions 5				\$88,934.81

Fund 442 - TIF - Tapp Road  
 Department 15 - HAND  
 Program 150000 - Main  
 Account 53990 - Other Services and Charges

4175 - The Stables Events, LLC (Izzy's Rentals)	2339	15-Wapehani Project 11- 27-restroom rental 1/14-	Paid by EFT # 6434	03/03/2015	03/03/2015	03/13/2015	03/13/2015	105.00
3626 - United Consulting Engineers, Inc	12405-21	15-W. 2nd St Proj- Res 10-11-12/31/14-1/31/15	Paid by Check # 59944	03/03/2015	03/03/2015	03/13/2015	03/13/2015	11,825.64
Account 53990 - Other Services and Charges Totals				Invoice Transactions 2				\$11,930.64
Program 150000 - Main Totals				Invoice Transactions 2				\$11,930.64
Department 15 - HAND Totals				Invoice Transactions 2				\$11,930.64
Fund 442 - TIF - Tapp Road Totals				Invoice Transactions 2				\$11,930.64

Fund 448 - TIF - Thomson Walnut Winslow  
 Department 15 - HAND  
 Program 150000 - Main  
 Account 53990 - Other Services and Charges

399 - American Structurepoint, INC	75314	15-S. Rogers St- Rockport to Watson-	Paid by EFT # 6331	03/03/2015	03/03/2015	03/13/2015	03/13/2015	453.69
399 - American Structurepoint, INC	75757	15-S. Rogers St- Rockport to Watson-1/1-	Paid by EFT # 6331	03/03/2015	03/03/2015	03/13/2015	03/13/2015	1,015.49
Account 53990 - Other Services and Charges Totals				Invoice Transactions 2				\$1,469.18
Program 150000 - Main Totals				Invoice Transactions 2				\$1,469.18
Department 15 - HAND Totals				Invoice Transactions 2				\$1,469.18
Fund 448 - TIF - Thomson Walnut Winslow Totals				Invoice Transactions 2				\$1,469.18
Grand Totals				Invoice Transactions 17				\$109,767.96

**REGISTER OF SPECIAL CLAIMS**  
**Board: Redevelopment Claim Register**

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
2/27/2015	Sp Utility Cks				83.83
3/13/2015	Claims				109,767.96
					<u>109,851.79</u>

**ALLOWANCE OF CLAIMS**

We have examined the claims listed on the foregoing register of claims, consisting of claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 109,851.79

Dated this \_\_\_\_\_ day of \_\_\_\_\_ year of 20\_\_\_\_.

\_\_\_\_\_  
 \_\_\_\_\_

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office \_\_\_\_\_



REGISTER OF SPECIAL CLAIMS  
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
2/27/2015	Sp Utility Cks				83.83
3/13/2015	Claims				109,767.96
					<u>109,851.79</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of 109,851.79 claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 109,851.79

Dated this 9 day of March year of 2015.

[Signature]

Elizabeth Kehoe

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office \_\_\_\_\_

**REGISTER OF SPECIAL CLAIMS**  
**Board: Redevelopment Claim Register**

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
2/27/2015	Sp Utility Cks				83.83
3/13/2015	Claims				109,767.96
					<u>109,851.79</u>

**ALLOWANCE OF CLAIMS**

We have examined the claims listed on the foregoing register of claims, consisting of \_\_\_\_\_ claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 109,851.79

Dated this \_\_\_\_\_ day of \_\_\_\_\_ year of 20\_\_\_\_\_.



I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office \_\_\_\_\_

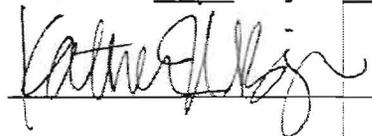
**REGISTER OF SPECIAL CLAIMS**  
**Board: Redevelopment Claim Register**

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
2/27/2015	Sp Utility Cks				83.83
3/13/2015	Claims				109,767.96
					<u>109,851.79</u>

**ALLOWANCE OF CLAIMS**

We have examined the claims listed on the foregoing register of claims, consisting of \_\_\_\_\_ claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 109,851.79

Dated this 11 day of March year of 2015.



I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office \_\_\_\_\_



<b>Account 53990 - Other Services and Charges</b>									
47 - Community Kitchen Of Monroe County, INC	FEB2015	15-CDBG-Feb 2015 meals served (1,220 @	Paid by EFT # 58	03/17/2015	03/17/2015	03/27/2015	03/27/2015	2,501.00	
19618 - Old National Insurance, INC	NT20140911002	15-CDBG-Notary fee-C. Finley	Paid by EFT # 61	03/17/2015	03/17/2015	03/27/2015	03/27/2015	95.00	
19618 - Old National Insurance, INC	NT20140922004	15-CDBG-Notary renewal-D. Bixler	Paid by EFT # 61	03/17/2015	03/17/2015	03/27/2015	03/27/2015	95.00	
						<b>Account 53990 - Other Services and Charges Totals</b>		Invoice Transactions 3	<u>\$2,691.00</u>
						<b>Program 150000 - Main Totals</b>		Invoice Transactions 5	<u>\$2,790.99</u>
						<b>Department 15 - HAND Totals</b>		Invoice Transactions 5	<u>\$2,790.99</u>
						<b>Fund 250 - CDBG Totals</b>		Invoice Transactions 5	<u>\$2,790.99</u>

**Fund 254 - HOME**  
**Department 15 - HAND**  
**Program 150000 - Main**

<b>Account 53990 - Other Services and Charges</b>									
930 - Bloomington Restorations, INC	March112015	15-HOME CHDO for 823 W 4th Street-Inv date	Paid by EFT # 28	03/17/2015	03/17/2015	03/27/2015	03/27/2015	18,784.91	
193 - Barry A Kern	113	15-HOME OOR Brummett IDIS 980-809	Paid by Check # 5395	03/17/2015	03/17/2015	03/27/2015	03/27/2015	1,750.00	
1420 - Richard Trinkle	277	15-HOME-Susie Street-ice/snow removal 2/4-	Paid by EFT # 29	03/17/2015	03/17/2015	03/27/2015	03/27/2015	720.00	
						<b>Account 53990 - Other Services and Charges Totals</b>		Invoice Transactions 3	<u>\$21,254.91</u>
						<b>Program 150000 - Main Totals</b>		Invoice Transactions 3	<u>\$21,254.91</u>
						<b>Department 15 - HAND Totals</b>		Invoice Transactions 3	<u>\$21,254.91</u>
						<b>Fund 254 - HOME Totals</b>		Invoice Transactions 3	<u>\$21,254.91</u>

**Fund 256 - Special Grants**  
**Department 15 - HAND**

<b>Program 150002 - Housing Counseling</b>									
<b>Account 53990 - Other Services and Charges</b>									
4098 - Equifax Information Services, LLC	9011805	15-Housing Counseling Credit Services	Paid by EFT # 6515	03/17/2015	03/17/2015	03/27/2015	03/27/2015	19.00	
						<b>Account 53990 - Other Services and Charges Totals</b>		Invoice Transactions 1	<u>\$19.00</u>
						<b>Program 150002 - Housing Counseling Totals</b>		Invoice Transactions 1	<u>\$19.00</u>

**Program 150009 - 2002 Shelter Plus Care**

<b>Account 53990 - Other Services and Charges</b>									
421 - Centerstone Of Indiana, INC	FEB2015Renters	15-Shelter Plus Care Grant-Feb 2015 renters	Paid by EFT # 6502	03/17/2015	03/17/2015	03/27/2015	03/27/2015	2,595.00	
						<b>Account 53990 - Other Services and Charges Totals</b>		Invoice Transactions 1	<u>\$2,595.00</u>
						<b>Program 150009 - 2002 Shelter Plus Care Totals</b>		Invoice Transactions 1	<u>\$2,595.00</u>
						<b>Department 15 - HAND Totals</b>		Invoice Transactions 2	<u>\$2,614.00</u>
						<b>Fund 256 - Special Grants Totals</b>		Invoice Transactions 2	<u>\$2,614.00</u>

**Fund 440 - TIF-Downtown**  
**Department 15 - HAND**  
**Program 150000 - Main**

<b>Account 53990 - Other Services and Charges</b>								
912 - Central Security Systems, INC	360993	15-CTP Maintenance-2015-com mon w/test	Paid by Check # 59988	03/17/2015	03/17/2015	03/27/2015	03/27/2015	105.00
223 - Duke Energy	33511th-030315	15-CTP Maint-Res 14-43-elec chgs-335 W. 11th-	Paid by Check # 60007	03/17/2015	03/17/2015	03/27/2015	03/27/2015	51.44
223 - Duke Energy	601Morton030315	15-CTP Maint-Res 14-43-elec chgs-601NMorton-	Paid by Check # 60008	03/17/2015	03/17/2015	03/27/2015	03/27/2015	308.76
223 - Duke Energy	613Morton030315	15-CTP Maint-Res 14-43-elec chgs-613NMorton-	Paid by Check # 60009	03/17/2015	03/17/2015	03/27/2015	03/27/2015	9.40
321 - Harrell Fish, INC	J000334	15-CTP Maintenance-daily boiler check at IU	Paid by EFT # 6533	03/17/2015	03/17/2015	03/27/2015	03/27/2015	1,400.00

321 - Harrell Fish, INC	W10474	15-CTP Maintenance-2015-IU Press Bldg-	Paid by EFT # 6533	03/17/2015	03/17/2015	03/27/2015	03/27/2015	210.20
321 - Harrell Fish, INC	3000318	15-BCT Maint-quarter (winter) pm check	Paid by EFT # 6533	03/17/2015	03/17/2015	03/27/2015	03/27/2015	1,013.00
392 - Koorsen Fire & Security, INC	3454601	15-BCT Theater Maintenance-Installed 2	Paid by EFT # 6557	03/17/2015	03/17/2015	03/27/2015	03/27/2015	301.65
5052 - Premier Restoration, LLC	RoofRepairs22315	15-BCT Maint-clean & prep roof for repairs	Paid by EFT # 6583	03/17/2015	03/17/2015	03/27/2015	03/27/2015	2,340.00
1420 - Richard Trinkle	259	15-CTP Maintenance-11th & Rogers west lot-	Paid by EFT # 6615	03/17/2015	03/17/2015	03/27/2015	03/27/2015	2,385.00
1420 - Richard Trinkle	260	15-CTP Maintenance-Morton St SW-snow/ice	Paid by EFT # 6615	03/17/2015	03/17/2015	03/27/2015	03/27/2015	720.00
1420 - Richard Trinkle	258	15-CTP Maintenance-11th&Rogers-East side-	Paid by EFT # 6615	03/17/2015	03/17/2015	03/27/2015	03/27/2015	600.00

Account 53990 - Other Services and Charges Totals	Invoice Transactions 12	<u>\$9,444.45</u>
Program 150000 - Main Totals	Invoice Transactions 12	<u>\$9,444.45</u>
Department 15 - HAND Totals	Invoice Transactions 12	<u>\$9,444.45</u>
Fund 440 - TIF-Downtown Totals	Invoice Transactions 12	<u>\$9,444.45</u>

Fund 448 - TIF - Thomson Walnut Winslow

Department 15 - HAND

Program 150000 - Main

Account 53990 - Other Services and Charges

7059 - Eagle Ridge Civil Engineering Services 122-04

Llc

15-Black Lumber Spur - Trail-1/31-2/27/15	Paid by Check # 60015	03/17/2015	03/17/2015	03/27/2015	03/27/2015	2,970.72
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Account 53990 - Other Services and Charges Totals	Invoice Transactions 1	<u>\$2,970.72</u>
Program 150000 - Main Totals	Invoice Transactions 1	<u>\$2,970.72</u>
Department 15 - HAND Totals	Invoice Transactions 1	<u>\$2,970.72</u>
Fund 448 - TIF - Thomson Walnut Winslow Totals	Invoice Transactions 1	<u>\$2,970.72</u>
Grand Totals	Invoice Transactions 31	<u>\$45,683.60</u>

**REGISTER OF SPECIAL CLAIMS**

**Board: Redevelopment Claim Register**

<b>Date:</b>	<b>Type of Claim</b>	<b>FUND</b>	<b>Description</b>	<b>Bank Transfer</b>	<b>Amount</b>
3/11/2015	Sp Utility Cks				482.32
3/27/2015	Claims				45,683.60
					<u>46,165.92</u>

**ALLOWANCE OF CLAIMS**

We have examined the claims listed on the foregoing register of claims, consisting of \_\_\_\_\_ claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 46,165.92

Dated this \_\_\_\_\_ day of \_\_\_\_\_ year of 20\_\_\_\_.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

  
 \_\_\_\_\_  
 \_\_\_\_\_

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office \_\_\_\_\_



REGISTER OF SPECIAL CLAIMS  
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
3/11/2015	Sp Utility Cks				482.32
3/27/2015	Claims				45,683.60
					<u>46,165.92</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of 46,165.92 claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of 46,165.92

Dated this 23 day of March year of 20 15.

EA

Elizabeth A Kehoe

I herby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office \_\_\_\_\_

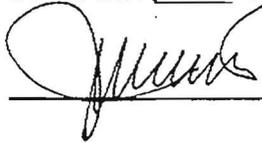
**REGISTER OF SPECIAL CLAIMS**  
**Board: Redevelopment Claim Register**

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
3/11/2015	Sp Utility Cks				482.32
3/27/2015	Claims				45,683.60
					<u>46,165.92</u>

**ALLOWANCE OF CLAIMS**

We have examined the claims listed on the foregoing register of claims, consisting of \_\_\_\_\_ claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 46,165.92

Dated this 25<sup>th</sup> day of Mar year of 20 15.



\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office \_\_\_\_\_



# Payroll Register - Bloomington Redevelopment Commission

Check Date Range 03/06/15 - 03/06/15  
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
<b>Department HAND - Housing &amp; Neighborhood Dev</b>											
10000 Abbott, Lisa P 0782	03/06/2015	3,199.40		.00	407.11	188.98	44.20	97.29	32.28	412.27	2,017.27
			.00	.00	2,948.07	3,048.07	3,048.07	2,948.07	2,948.07		
		\$3,199.40		\$0.00	\$407.11	\$188.98	\$44.20	\$97.29	\$32.28	\$412.27	\$2,017.27
			\$0.00	\$0.00	\$2,948.07	\$3,048.07	\$3,048.07	\$2,948.07	\$2,948.07		
10000 Arnold, Michael L 0051	03/06/2015	1,698.92		.00	190.74	101.19	23.67	52.59	17.45	91.61	1,221.67
			.00	.00	1,632.17	1,632.17	1,632.17	1,632.17	1,632.17		
		\$1,698.92		\$0.00	\$190.74	\$101.19	\$23.67	\$52.59	\$17.45	\$91.61	\$1,221.67
			\$0.00	\$0.00	\$1,632.17	\$1,632.17	\$1,632.17	\$1,632.17	\$1,632.17		
10000 Bixler, Daniel R 2594	03/06/2015	1,254.28		.00	120.81	72.29	16.91	37.21	12.35	106.51	888.20
			.00	.00	1,165.99	1,165.99	1,165.99	1,165.99	1,165.99		
		\$1,254.28		\$0.00	\$120.81	\$72.29	\$16.91	\$37.21	\$12.35	\$106.51	\$888.20
			\$0.00	\$0.00	\$1,165.99	\$1,165.99	\$1,165.99	\$1,165.99	\$1,165.99		
782 Brewer, Joshua A	03/06/2015	225.00		.00	13.65	13.95	3.26	7.43	2.46	.00	184.25
			.00	.00	225.00	225.00	225.00	225.00	225.00		
		\$225.00		\$0.00	\$13.65	\$13.95	\$3.26	\$7.43	\$2.46	\$0.00	\$184.25
			\$0.00	\$0.00	\$225.00	\$225.00	\$225.00	\$225.00	\$225.00		
10000 Finley, Christina L 0187	03/06/2015	1,443.88		.00	142.62	72.39	16.93	36.93	12.68	300.45	861.88
			.00	.00	1,157.56	1,167.56	1,167.56	1,157.56	1,157.56		
		\$1,443.88		\$0.00	\$142.62	\$72.39	\$16.93	\$36.93	\$12.68	\$300.45	\$861.88
			\$0.00	\$0.00	\$1,157.56	\$1,167.56	\$1,167.56	\$1,157.56	\$1,157.56		
307 Franklin, C. Jacob	03/06/2015	1,082.02		.00	123.48	63.86	14.93	33.99	11.28	55.79	778.69
			.00	.00	1,029.96	1,029.96	1,029.96	1,029.96	1,029.96		
		\$1,082.02		\$0.00	\$123.48	\$63.86	\$14.93	\$33.99	\$11.28	\$55.79	\$778.69
			\$0.00	\$0.00	\$1,029.96	\$1,029.96	\$1,029.96	\$1,029.96	\$1,029.96		
10000 Hewett, John H 0251	03/06/2015	1,812.18		.00	204.88	99.52	23.27	51.32	17.03	323.53	1,092.63
			.00	.00	1,555.10	1,605.10	1,605.10	1,555.10	1,555.10		
		\$1,812.18		\$0.00	\$204.88	\$99.52	\$23.27	\$51.32	\$17.03	\$323.53	\$1,092.63
			\$0.00	\$0.00	\$1,555.10	\$1,605.10	\$1,605.10	\$1,555.10	\$1,555.10		



# Payroll Register - Bloomington Redevelopment Commission

Check Date Range 03/06/15 - 03/06/15  
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
<b>Department HAND - Housing &amp; Neighborhood Dev</b>											
10000 Hiestand, Nancy A 0252	03/06/2015	1,847.29		.00	190.20	110.51	25.84	56.28	18.68	71.23	1,374.55
			.00	.00	1,782.43	1,782.43	1,782.43	1,782.43	1,782.43		
		\$1,847.29		\$0.00	\$190.20	\$110.51	\$25.84	\$56.28	\$18.68	\$71.23	\$1,374.55
			\$0.00	\$0.00	\$1,782.43	\$1,782.43	\$1,782.43	\$1,782.43	\$1,782.43		
797 Hinnefeld, Kevin	03/06/2015	40.00		.00	.00	2.48	.58	.05	.02	.00	36.87
			.00	.00	40.00	40.00	40.00	40.00	40.00		
		\$40.00		\$0.00	\$0.00	\$2.48	\$0.58	\$0.05	\$0.02	\$0.00	\$36.87
			\$0.00	\$0.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00		
10000 McCormick, Maria 3616	03/06/2015	1,404.78		.00	30.79	77.75	18.18	41.38	13.73	166.57	1,056.38
			.00	.00	1,254.06	1,254.06	1,254.06	1,254.06	1,254.06		
		\$1,404.78		\$0.00	\$30.79	\$77.75	\$18.18	\$41.38	\$13.73	\$166.57	\$1,056.38
			\$0.00	\$0.00	\$1,254.06	\$1,254.06	\$1,254.06	\$1,254.06	\$1,254.06		
10000 Mosier, Norman P 2962	03/06/2015	1,418.83		.00	173.86	84.67	19.80	45.07	14.96	75.29	1,005.18
			.00	.00	1,365.78	1,365.78	1,365.78	1,365.78	1,365.78		
		\$1,418.83		\$0.00	\$173.86	\$84.67	\$19.80	\$45.07	\$14.96	\$75.29	\$1,005.18
			\$0.00	\$0.00	\$1,365.78	\$1,365.78	\$1,365.78	\$1,365.78	\$1,365.78		
689 Niederman, Daniel L	03/06/2015	1,726.15		.00	128.12	91.23	21.33	45.64	15.14	310.64	1,114.05
			.00	.00	1,421.47	1,471.47	1,471.47	1,421.47	1,421.47		
		\$1,726.15		\$0.00	\$128.12	\$91.23	\$21.33	\$45.64	\$15.14	\$310.64	\$1,114.05
			\$0.00	\$0.00	\$1,421.47	\$1,471.47	\$1,471.47	\$1,421.47	\$1,421.47		
10000 Patterson, Marilyn 2071	03/06/2015	2,372.68		.00	360.56	144.32	33.75	71.87	23.85	203.05	1,535.28
			.00	.00	2,177.82	2,327.82	2,327.82	2,177.82	2,177.82		
		\$2,372.68		\$0.00	\$360.56	\$144.32	\$33.75	\$71.87	\$23.85	\$203.05	\$1,535.28
			\$0.00	\$0.00	\$2,177.82	\$2,327.82	\$2,327.82	\$2,177.82	\$2,177.82		
10000 Provine, Vickie J 0394	03/06/2015	1,957.04		.00	279.70	114.97	26.89	61.19	20.31	119.41	1,334.57
			.00	.00	1,854.38	1,854.38	1,854.38	1,854.38	1,854.38		
		\$1,957.04		\$0.00	\$279.70	\$114.97	\$26.89	\$61.19	\$20.31	\$119.41	\$1,334.57
			\$0.00	\$0.00	\$1,854.38	\$1,854.38	\$1,854.38	\$1,854.38	\$1,854.38		



# Payroll Register - Bloomington Redevelopment Commission

Check Date Range 03/06/15 - 03/06/15  
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
<b>Department HAND - Housing &amp; Neighborhood Dev</b>											
824 Staffelbach, Andrew D	03/06/2015	199.50		.00	11.10	12.37	2.88	5.31	1.76	.00	166.08
			.00	.00	199.50	199.50	199.50	199.50	199.50		
		\$199.50		\$0.00	\$11.10	\$12.37	\$2.88	\$5.31	\$1.76	\$0.00	\$166.08
			\$0.00	\$0.00	\$199.50	\$199.50	\$199.50	\$199.50	\$199.50		
10000 Stong, Mary J 0471	03/06/2015	1,458.34		.00	170.79	84.96	19.87	44.40	14.73	179.46	944.13
			.00	.00	1,345.32	1,370.32	1,370.32	1,345.32	1,345.32		
		\$1,458.34		\$0.00	\$170.79	\$84.96	\$19.87	\$44.40	\$14.73	\$179.46	\$944.13
			\$0.00	\$0.00	\$1,345.32	\$1,370.32	\$1,370.32	\$1,345.32	\$1,345.32		
504 Swinney, Matthew P	03/06/2015	1,353.46		.00	126.56	84.20	19.69	43.55	14.45	8.60	1,056.41
			.00	.00	1,358.13	1,358.13	1,358.13	1,358.13	1,358.13		
		\$1,353.46		\$0.00	\$126.56	\$84.20	\$19.69	\$43.55	\$14.45	\$8.60	\$1,056.41
			\$0.00	\$0.00	\$1,358.13	\$1,358.13	\$1,358.13	\$1,358.13	\$1,358.13		
10000 Wills, Dee A 3418	03/06/2015	1,384.01		.00	169.07	83.32	19.49	44.02	14.61	68.97	984.53
			.00	.00	1,333.84	1,343.84	1,343.84	1,333.84	1,333.84		
		\$1,384.01		\$0.00	\$169.07	\$83.32	\$19.49	\$44.02	\$14.61	\$68.97	\$984.53
			\$0.00	\$0.00	\$1,333.84	\$1,343.84	\$1,343.84	\$1,333.84	\$1,333.84		
10000 Woolford, Robert T 0531	03/06/2015	1,879.78		.00	112.53	88.26	20.64	27.18	9.02	1,109.93	512.22
			.00	.00	823.58	1,423.58	1,423.58	823.58	823.58		
		\$1,879.78		\$0.00	\$112.53	\$88.26	\$20.64	\$27.18	\$9.02	\$1,109.93	\$512.22
			\$0.00	\$0.00	\$823.58	\$1,423.58	\$1,423.58	\$823.58	\$823.58		
728 Wright, Edward E	03/06/2015	1,060.77		.00	106.36	56.78	13.27	35.22	.00	155.90	693.24
			.00	.00	915.79	915.79	915.79	915.79	915.79		
		\$1,060.77		\$0.00	\$106.36	\$56.78	\$13.27	\$35.22	\$0.00	\$155.90	\$693.24
			\$0.00	\$0.00	\$915.79	\$915.79	\$915.79	\$915.79	\$915.79		
Department <b>HAND - Housing &amp;</b>		\$28,818.31		\$0.00	\$3,062.93	\$1,648.00	\$385.38	\$837.92	\$266.79	\$3,759.21	\$18,858.08
			\$0.00	\$0.00	\$25,585.95	\$26,580.95	\$26,580.95	\$25,585.95	\$25,585.95		
Grand Totals		\$28,818.31		\$0.00	\$3,062.93	\$1,648.00	\$385.38	\$837.92	\$266.79	\$3,759.21	\$18,858.08
			\$0.00	\$0.00	\$25,585.95	\$26,580.95	\$26,580.95	\$25,585.95	\$25,585.95		

\*\*\*\*\* Multiple Taxes or Deductions Exist.



### REGISTER OF PAYROLL CLAIMS

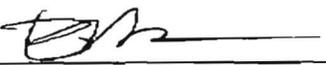
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
3/6/2015	Payroll				28,818.31
					28,818.31

### ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of 1 claim, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 28,818.31

Dated this 4 day of March year of 2015.



Elizabeth A. Kehoe

I herby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office \_\_\_\_\_

**REGISTER OF PAYROLL CLAIMS**  
**Board: Redevelopment Claim Register**

<u>Date:</u>	<u>Type of Claim</u>	<u>FUND</u>	<u>Description</u>	<u>Bank Transfer</u>	<u>Amount</u>
3/6/2015	Payroll				28,818.31
					<u>28,818.31</u>

**ALLOWANCE OF CLAIMS**

We have examined the claims listed on the foregoing register of claims, consisting of 1 claim, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 28,818.31

Dated this \_\_\_\_\_ day of \_\_\_\_\_ year of 20\_\_\_\_\_.

\_\_\_\_\_  
 \_\_\_\_\_

  
 \_\_\_\_\_  
 \_\_\_\_\_

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office \_\_\_\_\_

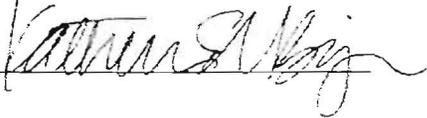
**REGISTER OF PAYROLL CLAIMS**  
**Board: Redevelopment Claim Register**

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
3/6/2015	Payroll				28,818.31
					<u>28,818.31</u>

**ALLOWANCE OF CLAIMS**

We have examined the claims listed on the foregoing register of claims, consisting of **1** claim, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of **\$ 28,818.31**

Dated this 11 day of March year of 20 15.

 \_\_\_\_\_  
 \_\_\_\_\_

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office \_\_\_\_\_



# Payroll Register - Bloomington Redevelopment Commission

Check Date Range 03/20/15 - 03/20/15  
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
<b>Department HAND - Housing &amp; Neighborhood Dev</b>											
10000 Abbott, Lisa P 0782	03/20/2015	3,199.40		.00	407.11	188.98	44.20	97.29	32.28	412.27	2,017.27
			.00	.00	2,948.07	3,048.07	3,048.07	2,948.07	2,948.07		
		\$3,199.40		\$0.00	\$407.11	\$188.98	\$44.20	\$97.29	\$32.28	\$412.27	\$2,017.27
			\$0.00	\$0.00	\$2,948.07	\$3,048.07	\$3,048.07	\$2,948.07	\$2,948.07		
10000 Arnold, Michael L 0051	03/20/2015	1,698.91		.00	190.74	101.20	23.67	52.59	17.45	91.61	1,221.65
			.00	.00	1,632.16	1,632.16	1,632.16	1,632.16	1,632.16		
		\$1,698.91		\$0.00	\$190.74	\$101.20	\$23.67	\$52.59	\$17.45	\$91.61	\$1,221.65
			\$0.00	\$0.00	\$1,632.16	\$1,632.16	\$1,632.16	\$1,632.16	\$1,632.16		
10000 Bixler, Daniel R 2594	03/20/2015	1,254.28		.00	120.81	72.29	16.90	37.21	12.35	106.51	888.21
			.00	.00	1,165.99	1,165.99	1,165.99	1,165.99	1,165.99		
		\$1,254.28		\$0.00	\$120.81	\$72.29	\$16.90	\$37.21	\$12.35	\$106.51	\$888.21
			\$0.00	\$0.00	\$1,165.99	\$1,165.99	\$1,165.99	\$1,165.99	\$1,165.99		
782 Brewer, Joshua A	03/20/2015	160.00		.00	7.15	9.92	2.32	5.28	1.75	.00	133.58
			.00	.00	160.00	160.00	160.00	160.00	160.00		
		\$160.00		\$0.00	\$7.15	\$9.92	\$2.32	\$5.28	\$1.75	\$0.00	\$133.58
			\$0.00	\$0.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00		
10000 Finley, Christina L 0187	03/20/2015	1,443.88		.00	142.62	72.39	16.93	36.93	12.68	300.45	861.88
			.00	.00	1,157.56	1,167.56	1,167.56	1,157.56	1,157.56		
		\$1,443.88		\$0.00	\$142.62	\$72.39	\$16.93	\$36.93	\$12.68	\$300.45	\$861.88
			\$0.00	\$0.00	\$1,157.56	\$1,167.56	\$1,167.56	\$1,157.56	\$1,157.56		
307 Franklin, C. Jacob	03/20/2015	1,082.01		.00	123.48	63.86	14.94	33.99	11.28	55.79	778.67
			.00	.00	1,029.95	1,029.95	1,029.95	1,029.95	1,029.95		
		\$1,082.01		\$0.00	\$123.48	\$63.86	\$14.94	\$33.99	\$11.28	\$55.79	\$778.67
			\$0.00	\$0.00	\$1,029.95	\$1,029.95	\$1,029.95	\$1,029.95	\$1,029.95		
10000 Hewett, John H 0251	03/20/2015	1,812.17		.00	204.88	99.52	23.28	51.32	17.03	323.53	1,092.61
			.00	.00	1,555.09	1,605.09	1,605.09	1,555.09	1,555.09		
		\$1,812.17		\$0.00	\$204.88	\$99.52	\$23.28	\$51.32	\$17.03	\$323.53	\$1,092.61
			\$0.00	\$0.00	\$1,555.09	\$1,605.09	\$1,605.09	\$1,555.09	\$1,555.09		



# Payroll Register - Bloomington Redevelopment Commission

Check Date Range 03/20/15 - 03/20/15  
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
<b>Department HAND - Housing &amp; Neighborhood Dev</b>											
10000 Hiestand, Nancy A 0252	03/20/2015	1,847.29		.00	190.20	110.51	25.85	56.28	18.68	71.23	1,374.54
			.00	.00	1,782.43	1,782.43	1,782.43	1,782.43	1,782.43		
		\$1,847.29	\$0.00	\$0.00	\$190.20	\$110.51	\$25.85	\$56.28	\$18.68	\$71.23	\$1,374.54
			\$0.00	\$0.00	\$1,782.43	\$1,782.43	\$1,782.43	\$1,782.43	\$1,782.43		
10000 McCormick, Maria 3616	03/20/2015	1,404.78		.00	30.79	77.75	18.18	41.38	13.73	166.57	1,056.38
			.00	.00	1,254.06	1,254.06	1,254.06	1,254.06	1,254.06		
		\$1,404.78	\$0.00	\$0.00	\$30.79	\$77.75	\$18.18	\$41.38	\$13.73	\$166.57	\$1,056.38
			\$0.00	\$0.00	\$1,254.06	\$1,254.06	\$1,254.06	\$1,254.06	\$1,254.06		
10000 Mosier, Norman P 2962	03/20/2015	1,418.83		.00	173.86	84.68	19.81	45.07	14.96	75.29	1,005.16
			.00	.00	1,365.78	1,365.78	1,365.78	1,365.78	1,365.78		
		\$1,418.83	\$0.00	\$0.00	\$173.86	\$84.68	\$19.81	\$45.07	\$14.96	\$75.29	\$1,005.16
			\$0.00	\$0.00	\$1,365.78	\$1,365.78	\$1,365.78	\$1,365.78	\$1,365.78		
689 Niederman, Daniel L	03/20/2015	1,726.15		.00	128.12	91.23	21.34	45.64	15.14	310.64	1,114.04
			.00	.00	1,421.47	1,471.47	1,471.47	1,421.47	1,421.47		
		\$1,726.15	\$0.00	\$0.00	\$128.12	\$91.23	\$21.34	\$45.64	\$15.14	\$310.64	\$1,114.04
			\$0.00	\$0.00	\$1,421.47	\$1,471.47	\$1,471.47	\$1,421.47	\$1,421.47		
10000 Patterson, Marilyn 2071	03/20/2015	2,372.68		.00	360.56	144.32	33.76	71.87	23.85	203.05	1,535.27
			.00	.00	2,177.82	2,327.82	2,327.82	2,177.82	2,177.82		
		\$2,372.68	\$0.00	\$0.00	\$360.56	\$144.32	\$33.76	\$71.87	\$23.85	\$203.05	\$1,535.27
			\$0.00	\$0.00	\$2,177.82	\$2,327.82	\$2,327.82	\$2,177.82	\$2,177.82		
10000 Provine, Vickie J 0394	03/20/2015	1,957.04		.00	279.70	114.97	26.89	61.19	20.31	119.41	1,334.57
			.00	.00	1,854.38	1,854.38	1,854.38	1,854.38	1,854.38		
		\$1,957.04	\$0.00	\$0.00	\$279.70	\$114.97	\$26.89	\$61.19	\$20.31	\$119.41	\$1,334.57
			\$0.00	\$0.00	\$1,854.38	\$1,854.38	\$1,854.38	\$1,854.38	\$1,854.38		
824 Staffelbach, Andrew D	03/20/2015	204.75		.00	11.63	12.69	2.97	5.49	1.82	.00	170.15
			.00	.00	204.75	204.75	204.75	204.75	204.75		
		\$204.75	\$0.00	\$0.00	\$11.63	\$12.69	\$2.97	\$5.49	\$1.82	\$0.00	\$170.15
			\$0.00	\$0.00	\$204.75	\$204.75	\$204.75	\$204.75	\$204.75		



# Payroll Register - Bloomington Redevelopment Commission

Check Date Range 03/20/15 - 03/20/15  
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
<b>Department HAND - Housing &amp; Neighborhood Dev</b>											
10000 Stong, Mary J 0471	03/20/2015	1,458.34		.00	170.79	84.96	19.87	44.40	14.73	179.46	944.13
			.00	.00	1,345.32	1,370.32	1,370.32	1,345.32	1,345.32		
		\$1,458.34		\$0.00	\$170.79	\$84.96	\$19.87	\$44.40	\$14.73	\$179.46	\$944.13
			\$0.00	\$0.00	\$1,345.32	\$1,370.32	\$1,370.32	\$1,345.32	\$1,345.32		
504 Swinney, Matthew P	03/20/2015	1,353.47		.00	126.56	84.20	19.70	43.55	14.45	8.60	1,056.41
			.00	.00	1,358.14	1,358.14	1,358.14	1,358.14	1,358.14		
		\$1,353.47		\$0.00	\$126.56	\$84.20	\$19.70	\$43.55	\$14.45	\$8.60	\$1,056.41
			\$0.00	\$0.00	\$1,358.14	\$1,358.14	\$1,358.14	\$1,358.14	\$1,358.14		
10000 Wills, Dee A 3418	03/20/2015	1,384.01		.00	169.07	83.32	19.48	44.02	14.61	68.97	984.54
			.00	.00	1,333.84	1,343.84	1,343.84	1,333.84	1,333.84		
		\$1,384.01		\$0.00	\$169.07	\$83.32	\$19.48	\$44.02	\$14.61	\$68.97	\$984.54
			\$0.00	\$0.00	\$1,333.84	\$1,343.84	\$1,343.84	\$1,333.84	\$1,333.84		
10000 Woolford, Robert T 0531	03/20/2015	1,879.77		.00	112.53	88.26	20.64	27.18	9.02	1,109.93	512.21
			.00	.00	823.57	1,423.57	1,423.57	823.57	823.57		
		\$1,879.77		\$0.00	\$112.53	\$88.26	\$20.64	\$27.18	\$9.02	\$1,109.93	\$512.21
			\$0.00	\$0.00	\$823.57	\$1,423.57	\$1,423.57	\$823.57	\$823.57		
728 Wright, Edward E	03/20/2015	1,060.77		.00	106.36	56.77	13.28	35.22	.00	155.90	693.24
			.00	.00	915.79	915.79	915.79	915.79	915.79		
		\$1,060.77		\$0.00	\$106.36	\$56.77	\$13.28	\$35.22	\$0.00	\$155.90	\$693.24
			\$0.00	\$0.00	\$915.79	\$915.79	\$915.79	\$915.79	\$915.79		
Department HAND - Housing &		\$28,718.53		\$0.00	\$3,056.96	\$1,641.82	\$384.01	\$835.90	\$266.12	\$3,759.21	\$18,774.51
			\$0.00	\$0.00	\$25,486.17	\$26,481.17	\$26,481.17	\$25,486.17	\$25,486.17		
Grand Totals		\$28,718.53		\$0.00	\$3,056.96	\$1,641.82	\$384.01	\$835.90	\$266.12	\$3,759.21	\$18,774.51
			\$0.00	\$0.00	\$25,486.17	\$26,481.17	\$26,481.17	\$25,486.17	\$25,486.17		

\*\*\*\*\* Multiple Taxes or Deductions Exist.

**REGISTER OF PAYROLL CLAIMS**

**Board: Redevelopment Claim Register**

<b>Date:</b>	<b>Type of Claim</b>	<b>FUND</b>	<b>Description</b>	<b>Bank Transfer</b>	<b>Amount</b>
3/20/2015	Payroll				28,718.53
					<u>28,718.53</u>

**ALLOWANCE OF CLAIMS**

We have examined the claims listed on the foregoing register of claims, consisting of 1 claim, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 28,718.53

Dated this 19 day of March year of 20 15.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office \_\_\_\_\_



REGISTER OF PAYROLL CLAIMS  
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
3/20/2015	Payroll				28,718.53
					<u>28,718.53</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of 1 claim, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 28,718.53

Dated this 18 day of March year of 2015.

Elizabeth A. Kehoe

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office \_\_\_\_\_

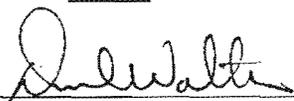
**REGISTER OF PAYROLL CLAIMS**  
**Board: Redevelopment Claim Register**

<b>Date:</b>	<b>Type of Claim</b>	<b>FUND</b>	<b>Description</b>	<b>Bank Transfer</b>	<b>Amount</b>
3/20/2015	Payroll				28,718.53
					<u>28,718.53</u>

**ALLOWANCE OF CLAIMS**

We have examined the claims listed on the foregoing register of claims, consisting of **1** claim, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 28,718.53

Dated this \_\_\_\_\_ day of \_\_\_\_\_ year of 20\_\_\_\_\_.

\_\_\_\_\_  \_\_\_\_\_  
 \_\_\_\_\_

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office \_\_\_\_\_

# Memo

**To:** Redevelopment Commission

**From:** Lisa Abbott, Director

**Date:** April 2, 2015

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The Consolidated Plan is posted for comment until April 2013. We will be sending the Consolidated Plan to HUD on April 15th.

The Historic Preservation Commission moved to designate the CTP buildings. We have been working on the design guidelines with a committee of interested participants. The next meeting is scheduled for Wednesday, April 8th at 4 p.m. in the Hooker Room.

We have an offer on the last remaining Susie Street house. We are very excited to finally be selling this house. We are also meeting with Professor Grandorf in mid-April to talk about a class project on how to market our housing projects to our demographic. And, we will be bringing you guidelines for Tenant Based Rental Assistance in the next few weeks. Tenant Based Rental Assistance is short-term (less than 2 years) rental assistance to low income households. We have had a contract with the Bloomington Housing Authority to do the administration of this program on our behalf for people on their Section 8 waiting list. We are going to branch out and provide assistance to Centerstone clients. This will require guidelines as we will be allowing other entities to provide this kind of assistance. We are very excited about this opportunity to house people in need.

Neighborhood Improvement Grant applications are in. That committee will be meeting to review and make their recommendations. Neighborhood Clean-up grants are in. We will be hosting neighborhood clean-ups for Broadview and Matlock Heights.

Upcoming activity:

- Con Plan 2015-2019 & Annual Action Plan 2015 -- last day to comment April 13th
- Con Plan 2015-2019 & Annual Action Plan 2015 to HUD -- April 15th
- Home Buyer's Club -- April 18th & 25th
- Small & Simple Grants due -- April 20th
- Neighborhood Improvement Grant presentations -- April 28th

**15-08  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF  
CITY OF BLOOMINGTON, INDIANA**

CONFIRMING RESOLUTION 15-05, WHICH AMENDED THE DECLARATORY  
RESOLUTIONS OF PREVIOUSLY ENACTED ECONOMIC DEVELOPMENT AREAS, RE-  
CHARACTERIZED THE DOWNTON REDEVELOPMENT AREA, CREATED NEW  
ECONOMIC DEVELOPMENT AREAS, CONSOLIDATED NEW AND EXISTING  
ECONOMIC DEVELOPMENT AREAS INTO THE BLOOMINGTON CONSOLIDATED  
ECONOMIC DEVELOPMENT AREA, AND APPROVED THE CONSOLIDATED AND  
AMENDED ECONOMIC DEVELOPMENT PLAN

**WHEREAS**, pursuant to Indiana Code § 36-7-14-1 *et seq.*, the City of Bloomington (“City”) established this Redevelopment Commission (“RDC”), with—among other things—the power to examine land to determine whether it should be included within an economic development area; and,

**WHEREAS**, the RDC has investigated and studied areas within the corporate boundaries of the City; and,

**WHEREAS**, the RDC has determined that several areas of the City should be developed as economic development areas under Indiana Code 36-7-14 and Indiana Code 36-7-25 (collectively, the “Act”); and,

**WHEREAS**, on February 2, 2015, the RDC adopted its Resolution 15-05 (“Declaratory Resolution”) that:

- (1) Extended the expiration dates of several previously designated allocation provisions,
- (2) Recharacterized the Downtown Redevelopment Area as an Economic Development Area,
- (3) Created several new economic development areas (“Exploration Areas”) and allocation areas within each of those Exploration Areas,
- (4) Approved the Consolidated and Amended Economic Development Plan (“Plan”), which is attached to and incorporated into the Declaratory Resolution by reference as Exhibit 1,
- (5) Consolidated several existing economic development areas and the Exploration Areas into the Bloomington Consolidated Economic Development Area (“Bloomington Consolidated Area”), and
- (6) Consolidated the allocation areas associated with the Bloomington Consolidated Area into the Bloomington Consolidated Allocation Area; and,

**WHEREAS**, prior to its adoption of the Declaratory Resolution the RDC caused the following to be prepared:

- (1) Maps and plats showing:
  - a. The boundaries of the area in which property would be affected by amendment of the City's Economic Development Plans to include the Exploration Areas;
  - b. The location of the various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning, or redevelopment of the Exploration Areas, and any parcels of property to be excluded from the acquisition or otherwise excluded from the effects of the amendment of the City's Economic Development Plans to include the Exploration Areas;
  - c. The parts of the Exploration Areas acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the City's Economic Development Plans;
- (2) Lists of the owners of the various parcels proposed to be affected by the amendment of the City's Economic Development Plans; and
- (3) An estimate of the costs, if any, to be incurred for the acquisition and redevelopment of property; and,

**WHEREAS**, as required by the Act, the RDC submitted the Plan and supporting documentation to the Plan Commission of the City of Bloomington, Indiana ("Plan Commission") and to the Bloomington Common Council; and,

**WHEREAS**, on February 9, 2015, the Plan Commission adopted its Resolution 15-01 ("Plan Commission Order"), which approved the Declaratory Resolution and the Plan; and,

**WHEREAS**, on March 4, 2015, the Bloomington Common Council passed its Resolution 15-03 ("Council Approval"), which approved and issued the Plan Commission Order; and,

**WHEREAS**, after receipt of the Plan Commission Order and Council Approval, the RDC published notice in the *Herald Times* on March 24, 2015 that stated:

- (1) Maps and plats have been prepared and can be inspected at the office of Housing and Neighborhood Development, and
- (2) On April 6, 2015 the RDC will:
  - a. Receive and hear remonstrances and objections from anyone interested in or affected by the proposals to: (1) amend the City's Economic Development Plan,

and (2) declare additional areas to be “Tax Increment Financing Districts” and to consolidate the City’s Tax Increment Financing Districts into a single Tax Increment Financing District; and

b. Determine the public utility and benefit of these proposals; and,

**WHEREAS**, the public noticed described in the preceding paragraph was also, at least 10 days prior to April 6, 2015, the date set by the RDC for its public hearing:

- (1) Sent by first class mail to affected neighborhood associations;
- (2) Sent by first class mail to persons owning property in the Exploration Areas; and
- (3) Filed in the office of the:

- a. City of Bloomington Plan Commission;
- b. City of Bloomington Board of Zoning Appeals;
- c. City of Bloomington Board of Public Works;
- d. City of Bloomington Board of Park Commissioners;
- e. City of Bloomington Board of Housing Quality Appeals;
- f. City of Bloomington Plat Committee;
- g. City of Bloomington Historic Preservation Commission; and
- h. Monroe County Building Department; and,

**WHEREAS**, copies of the public notice and a tax impact statement were also filed with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code § 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the Exploration Areas, at least 10 days prior to April 6, 2015, the date set by the RDC for its public hearing; and

**WHEREAS**, prior to the adoption of this resolution, and at such meeting, the RDC conducted a public hearing at which the RDC heard all persons interested in the proceedings and considered all written remonstrances and objections that were filed, if any; and

**WHEREAS**, after being fully advised in the matter,

**NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:**

1. The RDC has heard all persons interested, considered all written remonstrances and objections that have been filed, and considered all other evidence presented, and determines that it will be of public utility and benefit to confirm the Declaratory Resolution and to proceed with the Plan.

2. The adoption of this Confirmatory Resolution constitutes final action, pursuant to Indiana Code § 36-7-14-17(d), by the RDC determining the public utility and benefit of the proposals and confirming the Declaratory Resolution.

3. For the avoidance of doubt, the RDC explicitly confirms:
  - (1) Extending the expiration dates of the allocation provisions referenced in Section 1 of the Declaratory Resolution to the dates set forth in Section 1 of the Declaratory Resolution;
  - (2) Recharacterizing the Downtown Redevelopment Area as an Economic Development Area,
  - (3) Creating the new economic development areas referenced in Section 3 of the Declaratory Resolution;
  - (4) Creating the new allocation provisions and allocation areas referenced in Section 3 of the Declaratory Resolution;
  - (5) Consolidating the economic development areas referenced in Section 4 of the Declaratory Resolution into the Bloomington Consolidated Economic Development Area;
  - (6) Consolidating the allocation areas referenced in Section 4 of the Declaratory Resolution into the Bloomington Consolidated Allocation Area; and
  - (7) Approving the Plan.
  
4. The Declaratory Resolution shall be attached to and incorporated in this Confirmatory Resolution, as Attachment I. The Plan shall be attached to and incorporated in this Confirmatory Resolution, as Attachment II.
  
5. City Staff is hereby directed to maintain a copy of this Confirmatory Resolution (including Attachments I and II) with the RDC's records, and to record this Confirmatory Resolution (including Attachments I and II) with the Monroe County Recorder.
  
6. This Confirmatory Resolution shall be effective as of its date of adoption.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

---

David Walter, President

Attest:

---

Elizabeth Kehoe, Secretary

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Date

**15-05  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF  
CITY OF BLOOMINGTON INDIANA**

FINDINGS THAT AREAS ARE ECONOMIC DEVELOPMENT AREAS, AMENDMENT TO  
THE DECLARATORY RESOLUTIONS OF PREVIOUSLY ENACTED ECONOMIC  
DEVELOPMENT AREAS, RE-CHARACTERIZATION OF THE DOWNTOWN AREA, AND  
CONSOLIDATION OF NEW AND EXISTING ECONOMIC DEVELOPMENT AREAS INTO  
THE BLOOMINGTON CONSOLIDATED ECONOMIC DEVELOPMENT AREA

**WHEREAS**, pursuant to Indiana Code § 36-7-14-1 *et seq.*, the City of Bloomington (“City”) established this Redevelopment Commission (“RDC”), with—among other things—the power to designate areas as economic development areas; and

PREVIOUSLY DESIGNATED ECONOMIC DEVELOPMENT AREAS

**WHEREAS**, the RDC, in conjunction with the Bloomington Common Council (“Council”) has previously designated seven (7) economic development areas and allocation areas within the City: (1) Adams Crossing, (2) Downtown, (3) Tapp Road, (4) Thomson, (5) Walnut-Winslow, (6) Thomson Walnut-Winslow, and (7) Whitehall; and

**WHEREAS**, for the avoidance of doubt, the RDC notes that in 1996 it established the North Kinser Pike & Prow Road Economic Development Area (“North Kinser Pike Area”), and that the North Kinser Pike Area is not affected by this resolution in any way; and

*Adams Crossing Economic Development Area*

**WHEREAS**, the RDC did on October 3, 1994, adopt Resolution 94-61 (the “Adams Crossing Declaratory Resolution”) as subsequently confirmed, following a public hearing, by the adoption of Resolution 94-65 (the “Adams Crossing Confirmatory Resolution”) on November 7, 1994, establishing the Adams Crossing Economic Development Area (the “Adams Crossing Area”), designating the Adams Crossing Area as an allocation area for purposes of Indiana Code § 36-7-14-39 (“Adams Crossing Allocation Area”), and approving an economic development plan for the Adams Crossing Area (the “Adams Crossing Development Plan”); and

**WHEREAS**, the RDC did on February 7, 2000 and December 4, 2009, following public hearings, adopt resolutions amending the Adams Crossing Declaratory Resolution and Adams Crossing Development Plan as evidenced by Resolution Nos. 00-06 and 09-42, respectively, to expand the Adams Crossing Area and Adams Crossing Allocation Area; and

*Downtown Economic Development Area*

**WHEREAS**, the RDC did on April 4, 1985, adopt Resolution 85-14 (the “Downtown Declaratory Resolution”) as subsequently confirmed, following a public meeting, by the adoption of Resolution 85-35 (the “Downtown Confirmatory Resolution”) on May 6, 1985, establishing the Downtown Redevelopment Area (“Downtown Area”), designating the Downtown Area as an allocation area for purposes of Indiana Code § 36-7-14-39 (“Downtown Allocation Area”), and approving a redevelopment plan for the Downtown Area (“the Downtown Redevelopment Plan”); and

**WHEREAS**, the RDC did on January 8, 1990 and December 13, 2010, following public hearings, adopt resolutions amending the Downtown Declaratory Resolution and Downtown Redevelopment Plan as evidenced by Resolution Nos. 90-01 and 10-44, respectively, to expand the Downtown Area and Downtown Allocation Area; and,

*Tapp Road Economic Development Area*

**WHEREAS**, the RDC did on January 4, 1993, adopt Resolution 93-02 (the “Tapp Road Declaratory Resolution”) as subsequently confirmed, following a public meeting, by the adoption of Resolution 93-16 (the “Tapp Road Confirmatory Resolution”) on February 19, 1993, establishing the Tapp Road Economic Development Area (“Tapp Road Area”), designating the Tapp Road Area as an allocation area for purposes of Indiana Code § 36-7-14-39 (“Tapp Road Allocation Area”), and approving an economic development plan for the Tapp Road Area (“the Tapp Road Development Plan”); and

**WHEREAS**, the RDC did on February 3, 2003, following public hearing, adopt a resolution amending the Tapp Road Declaratory Resolution and Tapp Road Development Plan as evidenced by Resolution 03-07 to expand the Tapp Road Area and Tapp Road Allocation Area; and

*Thomson Economic Development Area*

**WHEREAS**, the RDC did on December 2, 1991, adopt Resolution 91-87 (the “Thomson Declaratory Resolution”) as subsequently confirmed, following a public meeting, by the adoption of Resolution 92-04 (the “Thomson Confirmatory Resolution”) on January 6, 1992, establishing the Thomson Economic Development Area (“Thomson Area”), designating the Thomson Area as an allocation area for purposes of Indiana Code § 36-7-14-39 (“Thomson Allocation Area”), and approving an economic development plan for the Thomson Area (“the Thomson Development Plan”); and

**WHEREAS**, the RDC did on February 19, 1993, following public hearing, adopt a resolution amending the Thomson Declaratory Resolution and Thomson Development Plan as evidenced by Resolution 93-17 to expand the Thomson Area and Thomson Allocation Area; and

**WHEREAS**, the RDC did on April 2, 2001, following public hearing, adopt a resolution amending the Thomson Development Plan as evidenced by Resolution 01-10; and

*Walnut-Winslow Economic Development Area*

**WHEREAS**, the RDC did on January 4, 1993, adopt Resolution 93-03 (the “Walnut-Winslow Declaratory Resolution”) as subsequently confirmed, following a public meeting, by the adoption of Resolution 93-18 (the “Walnut-Winslow Confirmatory Resolution”) on February 19, 1993, establishing the Walnut-Winslow Economic Development Area (“Walnut-Winslow Area”), designating the Walnut-Winslow Area as an allocation area for purposes of Indiana Code § 36-7-14-39 (“Walnut-Winslow Allocation Area”), and approving an economic development plan for the Walnut-Winslow Area (“the Walnut-Winslow Development Plan”); and

*Thomson-Walnut-Winslow Economic Development Area*

**WHEREAS**, the RDC did on March 4, 2002, adopt Resolution 02-05 (“Thomson-Walnut-Winslow Consolidation Resolution”) to: (1) amend the Thomson Declaratory Resolution and Thomson Development Plan to expand the Thomson Area and Thomson Allocation Area; (2) consolidate the Thomson Area and the Walnut-Winslow Area into one economic development area to be known as the “Thomson Walnut Winslow Consolidated Area”; (3) consolidate the Thomson Allocation Area and the Walnut-Winslow Allocation Area into a single allocation area (the “Thomson Walnut Winslow Allocation Area”), while retaining the respective base assessment dates for the Thomson Allocation Area and the Walnut-Winslow Allocation Area, as expanded; and (4) amend the Economic Development Plans; and

*Whitehall-West Third Street Economic Development Area*

**WHEREAS**, the RDC did on February 2, 1998, adopt Resolution 98-04 (the “Whitehall-West Third Street Declaratory Resolution”) as subsequently confirmed, following a public meeting, by the adoption of Resolution 98-14 (the “Whitehall-West Third Street Confirmatory Resolution”) on April 6, 1998, establishing the Whitehall-West Third Street Economic Development Area (“Whitehall-West Third Street Area”), designating the Whitehall-West Third Street Area as an allocation area for purposes of Indiana Code § 36-7-14-39 (“Whitehall-West Third Street Allocation Area”), and approving an economic development plan for the Whitehall-West Third Street Area (“the Whitehall-West Third Street Development Plan”); and

**WHEREAS**, the RDC did on February 7, 2000, following public hearing, adopt a resolution amending the Whitehall-West Third Street Declaratory Resolution and Whitehall-West Third Street Development Plan as evidenced by Resolution 00-05 to expand the Whitehall-West Third Street Area and Whitehall-West Third Street Allocation Area; and

*Extension of the Expiration Dates of Previously Designated Allocation Provisions*

**WHEREAS**, the RDC, in conjunction with the Council, enacted allocation provisions within each of the economic development areas detailed above, some of which were shorter than the maximum limit permitted by law at the time the allocation provision was enacted; and

**WHEREAS**, the amendment of the term on these allocation provisions to the maximum extent permitted by law is consistent with the economic development plans for each of the economic development areas; and

**WHEREAS**, for the avoidance of doubt, the RDC desires to make the expiration dates of the allocation provisions as follows, or the maximum permitted by law, whichever is longer:

1. Adams Crossing Area (established by Resolution 94-61): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
2. Adams Crossing Area (expanded by Resolution 00-06): February 7, 2030
3. Adams Crossing Area (expanded by Resolution 09-42): twenty-five years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues
4. Downtown Area (established by Resolution 85-14): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
5. Downtown Area (expanded by Resolution 90-01): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
6. Downtown Area (expanded by Resolution 10-44): twenty-five years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues
7. Tapp Road Area (established by Resolution 93-02): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
8. Tapp Road Area (expanded by Resolution 03-07): February 3, 2033
9. Thomson Area (established by Resolution 91-87): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
10. Thomson Area (expanded by Resolution 93-17): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
11. Thomson Area (expanded by Resolution 02-05): March 4, 2032
12. Walnut-Winslow Area (established by Resolution 93-03): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
13. Whitehall-West Third Street (established by Resolution 98-04): February 2, 2028
14. Whitehall-West Third Street (expanded by Resolution 00-05): February 7, 2030

**WHEREAS**, for the avoidance of doubt, the RDC intends no amendment of the base assessment dates for any allocation area it has created; and

## NEWLY DESIGNATED ECONOMIC DEVELOPMENT AREAS

**WHEREAS**, on January 20, 2015, the RDC has investigated and studied areas within the corporate boundaries of the City, and identified eleven (11) additional areas as economic development areas to be developed under Indiana Code § 36-7-14-1 *et seq.* and Indiana Code § 36-7-25-1 *et seq.*: (1) West 17<sup>th</sup> Street; (2) Seminary; (3) West Third Street; (4) Bloomfield Road; (5) Thomson-Walnut-Winslow Expansion #1; (6) Thomson-Walnut-Winslow Expansion #2; (7) Thomson-Walnut-Winslow Expansion #3; (8) South Walnut; (9) Tapp Road Expansion #2; (10) Tapp Road Expansion #3; and (11) Fullerton Pike;

**WHEREAS**, the RDC has been referring to these eleven areas collectively as “Exploration Areas”; and

**WHEREAS**, at its January 20, 2015, meeting, the RDC requested that City Staff prepare:

- a. Maps and plats showing:
  - i. the boundaries of the area in which property would be affected by amendment of the City’s Economic Development Plans to include the Exploration Areas;
  - ii. the location of the various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning, or redevelopment of the Exploration Areas, indicating any parcels of property to be excluded from the acquisition or otherwise excluded from the effects of the amendment of the City’s Economic Development Plans to include the Exploration Areas; and
  - iii. the parts of the Exploration Areas acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the City’s Economic Development Plans.
- b. Lists of the owners of the various parcels proposed to be affected by the amendment of the City’s Economic Development Plans.
- c. An estimate of the costs, if any, to be incurred for the acquisition and redevelopment of property.
- d. An amendment to the City’s Economic Development Plan that: (1) is reasonable and appropriate when considered in relation to the original plan and the purposes of Indiana Code § 36-7-14-1 *et seq.*, and (2) conforms to the comprehensive plan for the City.

**WHEREAS**, City Staff has prepared the requested documentation, which is hereto attached as Exhibits 1 (the Consolidated and Amended Economic Development Plan dated January 2015) and 2 (a list of parcels affected by the proposed amendment to the City’s Economic Development Plans) and incorporated herein by reference, and the RDC has reviewed the requested documentation; and

## THE BLOOMINGTON CONSOLIDATED ECONOMIC DEVELOPMENT AREA

**WHEREAS**, the: (1) Adams Crossing Area, (2) Downtown Area, (3) Tapp Road Area, (4) Thomson-Walnut-Winslow Area, (5) Whitehall-Third Street Area, and (6) the Exploration Areas (collectively “Core Area”) are contiguous; and

**WHEREAS**, the RDC has determined that it is of public utility and benefit to consolidate the Core Area to create the Bloomington Consolidated Economic Development Area (“Bloomington Consolidated Area”); and

**WHEREAS**, following consolidation, real property base assessment dates of the Bloomington Consolidated Area will remain as originally established for each respective Area, and the expiration dates of the respective allocation areas will be modified as set forth above, in *Extension of the Expiration Dates of Previously Designated Allocation Provisions*; and

### **NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:**

#### Section 1: The Extension of Expiration Dates of Previously Designated Allocation Provisions

1. The RDC, having reviewed the *Consolidated and Amended Economic Development Plan*, wishes to extend the allocation provisions that it has established to the maximum extent permitted by law. For the avoidance of doubt, the RDC intends to make the expiration dates of the allocation provisions as follows, or the maximum permitted by law, whichever is longer.
2. Amendment of the Adams Crossing Area Allocation Provisions
  - a. The RDC amends Resolution 94-61 to provide that the allocation provision applying to the portion of the Adams Crossing Area that was established October 3, 1994, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.
  - b. The RDC amends Resolution 00-06 to provide that the allocation provision applying to the portion of the Adams Crossing Area that was expanded on February 7, 2000, shall extend until February 7, 2030.
  - c. The RDC amends Resolution 09-42 to provide that the allocation provision applying to the portion of the Adams Crossing Area that was expanded December 4, 2009, shall extend until twenty-five years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues.
3. Amendment of the Downtown Area Allocation Provisions
  - a. The RDC amends Resolution 85-14 to provide that the allocation provision applying to the portion of the Downtown Area that was

- established on April 4, 1985, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.
- b. The RDC amends Resolution 90-01 to provide that the allocation provision applying to the portion of the Downtown Area that was expanded on January 8, 1990, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.
  - c. The RDC amends Resolution 10-44 to provide that the allocation provision applying to the portion of the Downtown Area that was expanded on December 13, 2010, shall extend until twenty-five years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals payable from tax increment revenues.
4. Amendment of the Tapp Road Allocation Provisions
- a. The RDC amends Resolution 93-02 to provide that the allocation provision applying to the portion of the Tapp Road Area that was established on January 4, 1993, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.
  - b. The RDC amends Resolution 03-07 to provide that the allocation provision applying to the portion of the Tapp Road Area that was extended on February 3, 2003, shall extend until February 3, 2033.
5. Amendment of the Thomson Allocation Provisions
- a. The RDC amends Resolution 91-87 to provide that the allocation provision applying to the portion of the Thomson Allocation Area that was established on December 2, 1991, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.
  - b. The RDC amends Resolution 93-17 to provide that the allocation provision applying to the portion of the Thomson Allocation Area that was extended on February 19, 1993, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.
  - c. The RDC amends Resolution 02-05 to provide that the allocation provision applying to the portion of the Thomson Allocation Area that was extended on March 4, 2002, shall extend until March 4, 2032.
6. Amendment of the Walnut-Winslow Allocation Provisions
- a. The RDC amends Resolution 93-03 to provide that the allocation provision applying to the portion of the Walnut-Winslow Allocation Area that was established on January 4, 1993, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.

7. Amendment of the Whitehall-West Third Street Allocation Provisions
  - a. The RDC amends Resolution 98-04 to provide that the allocation provision applying to the portion of the Whitehall-West Third Street Allocation Area that was established on February 2, 1998, shall extend until February 2, 2028.
  - b. The RDC amends Resolution 00-05 to provide that the allocation provision applying to the portion of the Whitehall-West Third Street Allocation Area that was established on February 7, 2000, shall extend until February 7, 2030.
8. The RDC finds that the amendment of these resolutions are: (1) reasonable and appropriate when considered in relation to the original resolution and the purposes of Indiana Code § 36-7-14-1 *et seq.* and (2) the amended resolutions conform to the comprehensive plan for the City.

## Section 2: The Recharacterization of the Downtown Area

1. The RDC has reviewed the items prepared by City Staff at the RDC's Direction, including the *Consolidated and Amended Economic Development Plan* ("Plan"), and finds that with respect to the Downtown Area:
  - a. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State of Indiana ("State"); and (D) will serve to protect and increase property values in the City and State;
  - b. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
  - c. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
  - d. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
  - e. The Plan conforms to the development and redevelopment plans for the City.
2. In light of these findings, the RDC re-characterizes the Downtown Area, as established by Resolution 85-14, confirmed by Resolution 85-35, and expanded by Resolutions 90-01 and 10-44, as the Downtown Economic Development Area, an economic development area within the meaning of Indiana Code § 36-7-14-41.

3. For the avoidance of doubt, the base assessment date for the Downtown Area shall be maintained and retained as set forth in Resolutions 85-14, 85-35, 90-01, and 10-44, and shall not be affected by this re-characterization.
4. For the avoidance of doubt, the expiration date of the Downtown Area Allocation Provisions as amended by Section 1 of this Resolution, shall not be affected by this re-characterization.

### Section 3: The Creation of New Economic Development Areas and Allocation Areas

1. West 17<sup>th</sup> Street Economic Development Area (“West 17<sup>th</sup> Street Area”)
  - a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the West 17<sup>th</sup> Street Area:
    - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
    - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
    - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
    - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
    - v. The Plan conforms to the development and redevelopment plans for the City.
  - b. The general boundaries of the West 17<sup>th</sup> Street Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
  - c. The parcels identified in Exhibit 2-A are hereby designated the West 17<sup>th</sup> Street Economic Development Area. The Plan is hereby in all respects approved.
  - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the West 17<sup>th</sup> Street Area. At the time the RDC proposes to acquire specific parcels of land, the required

procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.

- e. The RDC finds that no residents of the West 17<sup>th</sup> Street Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
- f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the West 17<sup>th</sup> Street Area, subject to the limitations in Indiana Code § 36-7-14-43.
- g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the West 17<sup>th</sup> Street Area shall constitute an allocation area (“West 17<sup>th</sup> Street Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the West 17<sup>th</sup> Street Allocation Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the West 17<sup>th</sup> Street Area paid into the West 17<sup>th</sup> Street Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
- h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the West 17<sup>th</sup> Street Allocation Area that would not have been generated but for the adoption of the allocation provisions.

2. Seminary Economic Development Area (“Seminary Area”)
  - a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the Seminary Area:
    - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
    - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
    - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
    - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
    - v. The Plan conforms to the development and redevelopment plans for the City.
  - b. The general boundaries of the Seminary Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
  - c. The parcels identified in Exhibit 2-B are hereby designated the Seminary Economic Development Area. The Plan is hereby in all respects approved.
  - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Seminary Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
  - e. The RDC finds that no residents of the Seminary Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
  - f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the

- RDC in the Seminary Area, subject to the limitations in Indiana Code § 36-7-14-43.
- g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Seminary Area shall constitute an allocation area (“Seminary Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Seminary Allocation Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Seminary Area paid into the Seminary Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
  - h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Seminary Allocation Area that would not have been generated but for the adoption of the allocation provisions.
3. West Third Street Economic Development Area (“West Third Street Area”)
- a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the West Third Street Area:
    - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
    - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
    - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
    - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic

- base;
- v. The Plan conforms to the development and redevelopment plans for the City.
  - b. The general boundaries of the West Third Street Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
  - c. The parcels identified in Exhibit 2-C are hereby designated the West Third Street Economic Development Area. The Plan is hereby in all respects approved.
  - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the West Third Street Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
  - e. The RDC finds that no residents of the West Third Street Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
  - f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the West Third Street Area, subject to the limitations in Indiana Code § 36-7-14-43.
  - g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the West Third Street Area shall constitute an allocation area (“West Third Street Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the West Third Street Allocation Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the West Third Street Area paid into the West Third Street Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
  - h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the West Third Street Allocation Area that would not have been generated but for the adoption of the allocation provisions.

4. Bloomfield Road Economic Development Area (“Bloomfield Road Area”)
  - a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the Bloomfield Road Area:
    - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
    - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
    - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
    - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
    - v. The Plan conforms to the development and redevelopment plans for the City.
  - b. The general boundaries of the Bloomfield Road Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
  - c. The parcels identified in Exhibit 2-D are hereby designated the Bloomfield Road Economic Development Area. The Plan is hereby in all respects approved.
  - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Bloomfield Road Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
  - e. The RDC finds that no residents of the Bloomfield Road Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
  - f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the

RDC in the Bloomfield Road Area, subject to the limitations in Indiana Code § 36-7-14-43.

- g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Bloomfield Road Area shall constitute an allocation area (“Bloomfield Road Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Bloomfield Road Allocation Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Bloomfield Road Area paid into the Bloomfield Road Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
  - h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Bloomfield Road Allocation Area that would not have been generated but for the adoption of the allocation provisions.
5. Thomson-Walnut-Winslow Expansion #1 Economic Development Area (“Thomson-Walnut-Winslow Expansion #1 Area”)
- a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the Thomson-Walnut-Winslow Expansion #1 Area:
    - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
    - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
    - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
    - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the

- property tax base; and (C) improved diversity of the economic base;
- v. The Plan conforms to the development and redevelopment plans for the City.
  - b. The general boundaries of the Thomson-Walnut-Winslow Expansion #1 Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit I.
  - c. The parcel described in Exhibit 2-E is hereby designated the Thomson-Walnut-Winslow Expansion #1 Economic Development Area. The Plan is hereby in all respects approved.
  - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Thomson-Walnut-Winslow Expansion #1 Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
  - e. The RDC finds that no residents of the Thomson-Walnut-Winslow Expansion #1 Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
  - f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the Thomson-Walnut-Winslow Expansion #1 Area, subject to the limitations in Indiana Code § 36-7-14-43.
  - g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Thomson-Walnut-Winslow Expansion #1 Area shall constitute an allocation area (“Thomson-Walnut-Winslow Expansion #1 Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Thomson-Walnut-Winslow Expansion #1 Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Thomson-Walnut-Winslow Expansion #1 Area paid into the Thomson-Walnut-Winslow Expansion #1 Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
  - h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the

Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Thomson-Walnut-Winslow Expansion #1 Allocation Area that would not have been generated but for the adoption of the allocation provisions.

6. Thomson-Walnut-Winslow Expansion #2 Economic Development Area (“Thomson-Walnut-Winslow Expansion #2 Area”)
  - a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the Thomson-Walnut-Winslow Expansion #2 Area:
    - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
    - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
    - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
    - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
    - v. The Plan conforms to the development and redevelopment plans for the City.
  - b. The general boundaries of the Thomson-Walnut-Winslow Expansion #2 Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
  - c. The parcel identified in Exhibit 2-F is hereby designated the Thomson-Walnut-Winslow Expansion #2 Economic Development Area. The Plan is hereby in all respects approved.
  - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Thomson-Walnut-Winslow Expansion #2 Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.

- e. The RDC finds that no residents of the Thomson-Walnut-Winslow Expansion #2 Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
  - f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the Thomson-Walnut-Winslow Expansion #2 Area, subject to the limitations in Indiana Code § 36-7-14-43.
  - g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Thomson-Walnut-Winslow Expansion #2 Area shall constitute an allocation area (“Thomson-Walnut-Winslow Expansion #2 Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Thomson-Walnut-Winslow Expansion #2 Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Thomson-Walnut-Winslow Expansion #2 Area paid into the Thomson-Walnut-Winslow Expansion #2 Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
  - h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Thomson-Walnut-Winslow Expansion #2 Allocation Area that would not have been generated but for the adoption of the allocation provisions.
7. Thomson-Walnut-Winslow Expansion #3 Economic Development Area (“Thomson-Walnut-Winslow Expansion #3 Area”)
- a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the Thomson-Walnut-Winslow Expansion #3 Area:
    - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
    - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public

- improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
- iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
  - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
  - v. The Plan conforms to the development and redevelopment plans for the City.
- b. The general boundaries of the Thomson-Walnut-Winslow Expansion #3 Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
  - c. The parcel identified in Exhibit 2-G is hereby designated the Thomson-Walnut-Winslow Expansion #3 Economic Development Area. The Plan is hereby in all respects approved.
  - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Thomson-Walnut-Winslow Expansion #3 Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
  - e. The RDC finds that no residents of the Thomson-Walnut-Winslow Expansion #3 Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
  - f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the Thomson-Walnut-Winslow Expansion #3 Area, subject to the limitations in Indiana Code § 36-7-14-43.
  - g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Thomson-Walnut-Winslow Expansion #3 Area shall constitute an allocation area (“Thomson-Walnut-Winslow Expansion #3 Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Thomson-Walnut-Winslow Expansion #3 Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the



- d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the South Walnut Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
- e. The RDC finds that no residents of the South Walnut Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
- f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the South Walnut Area, subject to the limitations in Indiana Code § 36-7-14-43.
- g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the South Walnut Area shall constitute an allocation area (“South Walnut Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the South Walnut Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the South Walnut Area paid into the South Walnut Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
- h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the South Walnut Allocation Area that would not have been generated but for the adoption of the allocation provisions.

9. Tapp Road Expansion #2 Economic Development Area (“Tapp Road Expansion #2 Area”)
  - a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the Tapp Road Expansion #2 Area:
    - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State of Indiana (“State”); and (D) will serve to protect and increase property values in the City and State;
    - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
    - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
    - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
    - v. The Plan conforms to the development and redevelopment plans for the City.
  - b. The general boundaries of the Tapp Road Expansion #2 Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
  - c. The parcels identified in Exhibit 2-I are hereby designated the Tapp Road Expansion #2 Economic Development Area. The Plan is hereby in all respects approved.
  - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Tapp Road Expansion #2 Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
  - e. The RDC finds that no residents of the Tapp Road Expansion #2 Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

- f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the Tapp Road Expansion #2 Area, subject to the limitations in Indiana Code § 36-7-14-43.
  - g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Tapp Road Expansion #2 Area shall constitute an allocation area (“Tapp Road Expansion #2 Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Tapp Road Expansion #2 Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Tapp Road Expansion #2 Area paid into the Tapp Road Expansion #2 Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
  - h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Tapp Road Expansion #2 Allocation Area that would not have been generated but for the adoption of the allocation provisions.
10. Tapp Road Expansion #3 Economic Development Area (“Tapp Road Expansion #3 Area”)
- a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the Tapp Road Expansion #3 Area:
    - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
    - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
    - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;

- iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
- v. The Plan conforms to the development and redevelopment plans for the City.
- b. The general boundaries of the Tapp Road Expansion #3 Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
- c. The parcels identified in Exhibit 2-J are hereby designated the Tapp Road Expansion #3 Economic Development Area. The Plan is hereby in all respects approved.
- d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Tapp Road Expansion #3 Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
- e. The RDC finds that no residents of the Tapp Road Expansion #3 Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
- f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the Tapp Road Expansion #3 Area, subject to the limitations in Indiana Code § 36-7-14-43.
- g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Tapp Road Expansion #3 Area shall constitute an allocation area (“Tapp Road Expansion #3 Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Tapp Road Expansion #3 Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Tapp Road Expansion #3 Area paid into the Tapp Road Expansion #3 Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.

- h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Tapp Road Expansion #3 Allocation Area that would not have been generated but for the adoption of the allocation provisions.
11. Fullerton Pike Economic Development Area (“Fullerton Pike Area”)
- a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the Fullerton Pike Area:
    - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State of Indiana (“State”); and (D) will serve to protect and increase property values in the City and State;
    - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
    - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
    - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
    - v. The Plan conforms to the development and redevelopment plans for the City.
  - b. The general boundaries of the Fullerton Pike Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
  - c. The parcels identified in Exhibit 2-K are hereby designated the Fullerton Pike Economic Development Area. The Plan is hereby in all respects approved.
  - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Fullerton Pike Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
  - e. The RDC finds that no residents of the Fullerton Pike Area will be

displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

- f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the Fullerton Pike Area, subject to the limitations in Indiana Code § 36-7-14-43.
- g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Fullerton Pike Area shall constitute an allocation area (“Fullerton Pike Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Fullerton Pike Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Fullerton Pike Area paid into the Fullerton Pike Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
- h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Fullerton Pike Allocation Area that would not have been generated but for the adoption of the allocation provisions.

#### Section 4: The Consolidation of Economic Development Areas and Allocation Areas

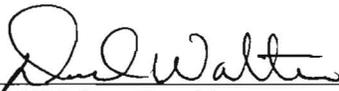
1. Based upon the information presented to it, the RDC has determined that it is of public utility and benefit to consolidate the contiguous economic development areas within the City, specifically: (1) the Adams Crossing Area, (2) the Downtown Area, (3) the Tapp Road Area, (4) the Thomson-Walnut-Winslow Area, (5) the Whitehall-Third Street Area, (6) the West 17<sup>th</sup> Street Area, (7) the Seminary Area, (8) the West Third Street Area, (9) the Bloomfield Road Area, (10) the Thomson-Walnut-Winslow Expansion #1 Area, (11) the Thomson-Walnut-Winslow Expansion #2 Area, (12) the Thomson-Walnut-Winslow Expansion #3 Area, (13) the South Walnut Area, (14) the Tapp Road Expansion #2 Area, (15) the Tapp Road Expansion #3 Area, and (16) the Fullerton Pike Area, to create the Bloomington Consolidated Economic Development Area (“Bloomington Consolidated Area”).
2. The Bloomington Consolidated Area shall be a single economic development area.
3. Based on the information presented to it, the RDC has determined that it is of public utility and benefit to consolidate the allocation areas within the Bloomington Consolidated Area into a single allocation area, known as the Bloomington Consolidated Allocation Area. For administrative convenience, these allocation areas may sometimes be referred to as sub-allocation areas of the Bloomington Consolidated Allocation Area.
4. The respective base assessment date for each of the sub-allocation areas of the Bloomington Consolidated Allocation Area shall be maintained and retained, and shall not be affected by this consolidation.
5. The expiration date of the sub-allocation areas of the Bloomington Consolidated Allocation Area shall be consistent with Sections 1, 2, and 3 of this Resolution.
6. The boundaries of the allocation areas within the Bloomington Consolidated Area are hereby consolidated into a single allocation area, known as the Bloomington Consolidated Allocation Area. All property taxes levied on property in the Bloomington Consolidated Allocation Area shall be collected and distributed as described in Indiana Code § 36-7-14-39 and upon their allocation to the redevelopment district, such property tax proceeds shall be deposited in a combined allocation fund hereby created for the Bloomington Consolidated Allocation Area (the “Bloomington Consolidated Allocation Fund”).
7. The *Consolidated and Amended Economic Development Plan* is hereby approved. The amendment is reasonable and appropriate when considered in relation to the original economic development plans, and the purposes of Indiana Code § 36-7-14-1 *et seq.*
8. This Resolution and the *Consolidated and Amended Economic Development Plan* conform to the comprehensive plan for the unit.
9. To avoid any doubt or confusion, all of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area

may be exercised by the RDC in the Bloomington Consolidated Area, subject to the limitations in Indiana Code § 36-7-14-43.

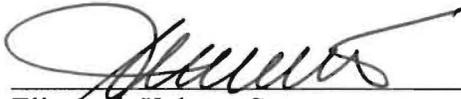
Section 5: Instructions and Next Actions

1. The officers of the RDC are hereby directed to make any and all required filings in connection with the actions outlined in this Resolution.
2. This Resolution, together with the Plan and any supporting data, shall be submitted to the Plan Commission (pursuant to Indiana Code § 36-7-14-16(a) and (b)) and the Bloomington Common Council (pursuant to Indiana Code § 36-7-14-16(b)).
3. Upon the approval of the Plan Commission and the Bloomington Common Council, the RDC requests City Staff prepare and publish the required notices under Indiana Code § 36-7-14-17 and Indiana Code § 36-7-14-17.5.
4. The Clerk of the City is directed to record a copy of this Resolution with the Monroe County Recorder, and shall provide a copy of said Resolution to the Auditor of Monroe County.
5. This Resolution shall be in full force and effect from and after its adoption by the RDC.

**BLOOMINGTON REDEVELOPMENT COMMISSION**



\_\_\_\_\_  
David Walter, President



\_\_\_\_\_  
Elizabeth Kehoe, Secretary

John L. West, VP

2/2/15

\_\_\_\_\_  
Date

Consolidated and Amended Economic Development Plan

creating the

***Bloomington Consolidated Economic Development Area***

Incorporating the following Economic Development Areas:

Adams Crossing  
Downtown  
Tapp Road  
Thomson Walnut-Winslow  
Whitehall

City of Bloomington  
Bloomington, Indiana  
January 2015

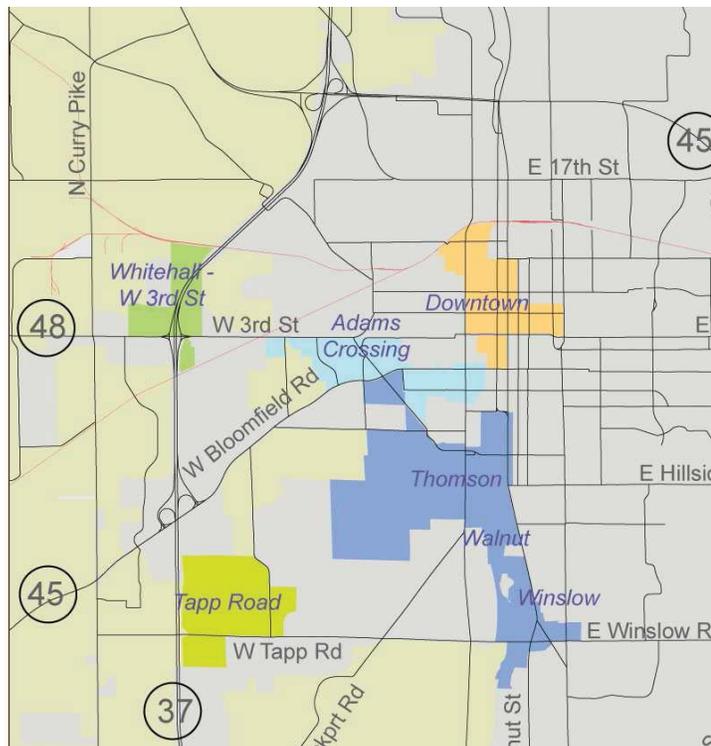
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## INTRODUCTION

This economic development plan amends and consolidates several Economic Development Areas and provides guidance for land use planning, new development, redevelopment and the provision of infrastructure within those Economic Development Areas (EDA). The EDAs were originally established or amended as follows:

Adams Crossing	Established	1994	108 acres
Adams Crossing	Amended	2000	10 acres
Adams Crossing	Amended	2009	86 acres
Downtown	Established	1985	133 acres
Downtown	Amended	1990	21 acres
Downtown	Amended	2010	48 acres
Tapp Road	Established	1993	216 acres
Tapp Road	Amended	2003	25 acres
Thomson	Established	1991	276 acres
Thomson	Amended	1993	245 acres
Walnut-Winslow	Established	1993	117 acres
Thomson Walnut-Winslow	Consolidated/Amended	2002	63 acres
Whitehall	Established	1998	113 acres
Whitehall	Amended	2000	10.05 acres



The Redevelopment Commission has found that it is of public utility and benefit to consolidate the contiguous economic development areas within the City, to be known as the Consolidated Bloomington Economic Development Area. The consolidation will create a more effective utilization of tax increment financing to implement this plan. This plan was developed as provided for in Indiana Code § 36-7-14-15 and Indiana Code § 36-7-14-41, and may be amended in the future as provided in Indiana Code.

The Consolidated Bloomington Economic Development Area is in need of redevelopment due to the following:

1. Lack of development;
2. Cessation of growth;
3. Deteriorated or deteriorating improvements;
4. Environmental contamination;
5. Character of occupancy;
6. Age;
7. Obsolescence;
8. Substandard buildings; or
9. Other factors that impair values or prevent a normal use or development of property.

This Plan cannot be accomplished by normal regulatory processes or through the ordinary operation of private enterprise. Implementation of this plan will result in a more timely generation of funds that can be directly allocated to specific improvements to meet the goals outlined in this Plan. Public health and welfare will benefit by accomplishment of this Plan. The anticipated improvements can be paced to precede other developments, ensuring that negative impact on the public will be minimized or avoided. The accomplishment of this plan will be public utility and benefit as measured by the attraction and retention of permanent jobs, increases in the property tax base, and improved diversity of economic opportunities within the EDA.

This Plan is consistent with the City's Growth Policies Plan. The Bloomington/Monroe County Metropolitan Planning Organization (BMCMPPO), and the City of Bloomington have several adopted documents that contain information on the future needs for transportation, redevelopment, economic development and public facilities for the area. These include the Long Range Transportation Plan, the Complete Streets Policy, the Bloomington Master Thoroughfare Plan, the Bicycle and Pedestrian Transportation and Greenways Systems Plan, the South Rogers Street Identity Study, the Bikeways Implementation Plan, the Certified Technology Park Master Plan & Redevelopment Strategy, the Switchyard Park Master Plan, *Breaking Away: Journey to Platinum, Redefining Prosperity: Energy Descent and Community Resilience*, and the Preservation Plan for Historic Bloomington. All of these plans identify improvements needed for transportation, redevelopment, economic development and public facilities within this EDA.

## **GEOGRAPHIC DESCRIPTION**

### **Adams Crossing (1994):**

A part of Section 5 and Section 6, Township 8 North, Range 1 West, Perry Township

108 ACRES

A part of the North one-half of Section 5, and a part of the Northeast quarter of Section 6, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more specifically described as follows:

Beginning at a PK nail found marking the southeast corner of Section 31, Township 9 North, Range 1 West, said corner being on the north line of said Northeast quarter of Section 6 and on West Third Street; Thence on said north line of the Northeast quarter of Section 6 and on and along West Third Street north 89 degrees 39 minutes 56 seconds West (assumed basis of bearings) 213.80 feet; The continuing on said north line and West 3<sup>rd</sup> Street South 89 degrees 27 minutes 03 seconds West 891.17 feet to the northeast corner of Cory Plaza recorded as Instrument No. 2005020944 in Plat Cabinet D, Envelope 17 in the office of the Recorder of Monroe County, Indiana; Thence leaving West 3<sup>rd</sup> Street and on the east line of Cory Plaza and on and along South Cory Lane South 02 degrees 06 minutes 23 seconds East 127.18 feet; Thence leaving the east line of Cory Plaza and South Cory Lane North 87 degrees 53 minutes 37 seconds East 170.68 feet; Thence South 02 degrees 06 minutes 23 seconds East 261.39 feet; Thence South 89 degrees 47 minutes 19 seconds East 335.00 feet; Thence South 02 degrees 21 minutes 49 seconds East 260.26 feet; Thence South 89 degrees 47 minutes 19 seconds East 390.00 feet to the west line of Landmark Business Center Phase I recorded as Instrument No. 608902 in Plat Cabinet C, Envelope 176, Monroe County Recorder; Thence on the west line of Landmark Business Center Phase I South 02 degrees 21 minutes 49 seconds East 425.00 feet to the southwest corner of Landmark Business Center I; Thence on the south line of Landmark Business Center Phase I South 89 degrees 42 minutes 56 seconds East 423.12 feet to the northwest corner of Landmark Business Center Phase III as recorded in Plat Cabinet C, Envelope 259, Monroe County Recorder; Thence on the west line of Landmark Business Center Phase III South 02 degrees 15 Minutes 13 seconds East 751.63 feet to the southwest corner of Landmark Business Center Phase III; Thence leaving Landmark Business Center Phase III and crossing West 2<sup>nd</sup> Street South 05 degrees 42 minutes 28 seconds East 70.34 feet; Thence South 02 degrees 39 minutes 11 seconds East 23.16 feet to the south right-of-way line of West 2<sup>nd</sup> Street; Thence on said south right-of-way line North 54 degrees 36 minutes 54 seconds East 164.84 feet; Thence North 59 degrees 53 minutes 03 seconds East 227.12 feet; Thence North 65 degrees 21 minutes 42 seconds East 115.70 feet; Thence North 69 degrees 31 minutes 08 seconds East 154.88 feet; Thence North 72 degrees 30 minutes 58 seconds East 35.45 feet; Thence North 75 degrees 38 minutes 20 seconds East 218.87 feet; Thence North 06 degrees 10 minutes 39 seconds West 18.40 feet to the beginning of a curve concave to the south and having a radius of 1818.40 feet; Thence on said curve Easterly 395.75 feet through a central angle of 12 degrees 28 minutes 11 seconds; Thence South 88 degrees 18 minutes 50 seconds East 119.88 feet to the beginning of a curve concave to the northwest and having a radius of 1026.63 feet; Thence on said curve Northeasterly 339.93 feet through a central angle of 18 degrees 58 minutes 18 seconds; Thence on a radial line South 17 degrees 17 minutes 08 seconds East 5.00 feet to the beginning of a non-tangent curve concave tot eh northwest and having a radius of 1031.63 feet; Thence

on said curve Northeasterly 103.51 feet through a central angle of 05 degrees 44 minutes 56 seconds; Thence North 63 degrees 34 minutes 22 seconds East 211.40; Thence North 62 degrees 51 minutes 10 seconds East 301.07 feet; Thence North 27 degrees 08 minutes 50 seconds West 5.00 feet; Thence North 62 degrees 51 minutes 10 seconds East 20.00 feet to the beginning of a curve concave to the southeast and having a radius of 686.38 feet; Thence on said curve Easterly 314.77 feet through a central angle of 26 degrees 16 minutes 31 seconds; Thence South 89 degrees 55 minutes 08 seconds East 55.33 feet to the east right-of-way line of South Walker Street; Thence leaving said south right-of-way line of West 2<sup>nd</sup> Street and on the east right-of-way line of South Walker Street North 02 degrees 48 minutes 48 seconds West 1073.96 feet to the north line of the Northwest quarter of Section 5, Township 8 North, Range 1 West; Thence on said north line of the Northwest quarter and on and along West 3<sup>rd</sup> Street North 89 degrees 44 minutes 02 seconds West 1009.13 feet; Thence continuing on said north line and on and along West 3<sup>rd</sup> Street North 89 degrees 10 minutes 35 seconds West 1674.72 feet; Thence continuing on said north line and on and along West 3<sup>rd</sup> Street North 89 degrees 30 minutes 28 seconds West 160.73 feet to the Point of Beginning. Containing 108 ACRES, more or less.

**Adams Crossing (2000):**

A part of the Northeast quarter of Section 6, Township 8 North, Range 1 West, Perry Township

10 ACRES

A part of the northeast quarter of Section 6, Township 8 North, range 1 West, Perry Township, Monroe County, Indiana, more specifically described as follows:

Commencing at a PK nail found marking the southeast corner of Section 31, Township 9 North, Range 1 West, said corner being on the north line of said Northeast quarter of Section 6 and on West Third Street; Thence on said north line of the Northeast quarter of Section 6 and on and along West Third Street North 89 degrees 39 minutes 56 seconds West (assumed basis of bearings) 213.80 feet; Thence continuing on said north line and West 3<sup>rd</sup> Street South 89 degrees 27 minutes seconds West 891.77 feet to the northeast corner of Cory Plaza recorded as Instrument No. 2005020944 in Plat Cabinet D, Envelope 17 in the office of the Recorder of Monroe County, Indiana, said corner being the true Point of Beginning;

Thence on the north line of Cory Plaza North 89 degrees 47 minutes 19 seconds West 631.05 feet; Thence leaving West 3<sup>rd</sup> Street and on the west line of Cory Plaza South 02 degrees 17 minutes 07 seconds East 693.01 feet to the southwest corner of Cory Plaza; Thence on the south line of Cory Plaza South 89 degrees 47 minutes 19 seconds East 315.50 feet; Thence North 02 degrees 17 minutes 07 seconds West 51.05 feet; Thence South 89 degrees 47 minutes 19 seconds East 333.03 feet to the southeast corner of Cory Plaza; Thence on the east line of Cory Plaza and on and along South Cory Lane North 02 degrees 06 minutes 23 seconds West 641.87 feet to the Point of Beginning. Containing 10 ACRES, more or less.

**Adams Crossing (2009):**

A part of Section 5, Township 8 North, Range 1 West, Perry Township

86 ACRES

A part of Section 5, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more specifically described as follows:

Commencing at PK nail found marking the southeast corner of Section 31, Township 9 North, Range 1 West, said corner being on the north line of the Northeast quarter of Section 6, Township 8 North, Range 1 West and on West Third Street; Thence on said north line of the Northeast quarter of Section 6 and the north line of said Section 5, Township 8 North, Range 1 West and on and along West Third Street South 89 degrees 30 minutes 28 seconds East (assumed basis of bearings) 160.73 feet; Thence continuing on said north line and West 3<sup>rd</sup> Street South 89 degrees 10 minutes 35 seconds East 1674.72 feet; Thence continuing on said north line and West 3<sup>rd</sup> Street South 89 degrees 44 minutes 02 seconds East 1009.13 feet to the east right-of-way line of South Walker Street; Thence leaving said north line and West 3<sup>rd</sup> Street and on said east right-of-way line of South Walker Street South 02 degrees 48 minutes 48 seconds East 842.61 feet to the true Point of Beginning;

Thence continuing on said east right-of-way line South 02 degrees 48 minutes 48 seconds East 1290.02 feet to east right-of-way line of Patterson Drive; Thence leaving said east right-of-way line of South Walker Street and on the east right-of-way line of Patterson Drive South 39 degrees 50 minutes 39 seconds East 1132.11 feet to the west line of Lot A in Dixie Highway Addition as recorded in Plat Cabinet B, Envelope 39, Monroe County Recorder; Thence leaving said east right-of-way line of Patterson Drive and on the west line of Lots A, 34, 79, 80, 115, 116, and 141 in Dixie Highway Addition North 00 degrees 35 minutes 34 seconds East 1034.83 feet to the northwest corner of said lot 141; Thence on the north line of Lots 141, 140, 139, 138, 137, 136, 135, 134, and 133 in said addition South 89 degrees 28 minutes 46 seconds East 432.00 feet to the northeast corner of said lot 133; Thence on the east line of Lot 133 South 00 degrees 35 minutes 34 seconds West 44.47 feet; Thence leaving said east line and on the north line of Lots 132 and 131 South 89 degrees 28 minutes 46 seconds East 96.00 feet to the northeast corner of said lot 131; Thence leaving said north lot line North 00 degrees 35 minutes 34 seconds East 44.47 feet; Thence South 89 degrees 28 minutes 46 seconds East 96.00 feet to the west right-of-way line of South Fairview Street; Thence on the west right-of-way line of South Fairview Street South 00 degrees 35 minutes 34 seconds West 148.87 feet to the south right-of-way line of West Wylie Street; Thence on the south right-of-way line of West Wylie Street South 89 Degrees 28 minutes 46 seconds East 705.46 feet to the east right-of-way line of South Rogers Street; Thence on the east right-of-way line of South Rogers Street South 00 degrees 04 minutes 30 seconds West 70.32 feet; Thence leaving said east right-of-way line South 89 degrees 28 minutes 46 seconds East 324.31 feet; Thence North 00 degrees 04 minutes 30 seconds East 104.98 feet; Thence North 89 degrees 28 minutes 46 seconds West 106.33 feet; Thence North 00 degrees 04 minutes 30 seconds East 111.63 feet; Thence South 89 degrees 28 minutes 46 seconds East 489.13 feet to the east right-of-way line of South Morton Street; Thence on the east

right-of-way line of South Morton Street North 00 degrees 03 minutes 59 seconds East 950.40 feet; Thence crossing West 2<sup>nd</sup> Street North 09 degrees 50 minutes 02 seconds East 69.77 feet; Thence North 00 degrees 06 minutes 31 seconds East 157.70 feet; Thence leaving said right-of-way line of South Morton Street North 85 degrees 06 minutes 55 seconds West 82.79 feet; Thence South 89 degrees 52 minutes 14 seconds West 278.00 feet; Thence South 72 degrees 42 minutes 56 seconds West 17.29 feet; Thence South 89 degrees 52 minutes 26 seconds West 345.11 feet; Thence North 86 degrees 30 minutes 05 seconds West 57.81 feet; Thence South 89 degrees 35 minutes 59 seconds West 363.16 feet; Thence North 00 degrees 19 minutes 46 seconds West 143.09 feet; Thence South 89 degrees 57 minutes 58 seconds West 423.25 feet; Thence South 00 degrees 19 minutes 46 seconds East 146.99 feet; Thence North 89 degrees 26 minutes 53 seconds West 175.48 feet; Thence South 00 degrees 19 minutes 46 seconds West 152.94 feet to the north right-of-way line of West 2<sup>nd</sup> Street; Thence on the north right-of-way line of West 2<sup>nd</sup> Street South 89 degrees 55 minutes 09 seconds West 205.58 feet; Thence South 89 degrees 23 minutes 10 seconds West 121.23 feet; Thence South 89 degrees 32 minutes 24 seconds West 184.44 feet; Thence South 82 degrees 49 minutes 37 seconds West 12.09 feet; Thence South 89 degrees 57 minutes 58 seconds West 248.00 feet; Thence leaving said north right-of-way line North 00 degrees 19 minutes 46 seconds West 170.00 feet; Thence South 89 degrees 57 minutes 58 seconds West 344.38 feet to the Point of Beginning. Containing 86 ACRES, more or less.

**Downtown (1985):**

A part of Section 33, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, more specifically described as follows:

Beginning at the intersection of the north right-of-way of Third Street and the east right-of-way of Rogers Street; Thence on the east right-of-way of said Rogers Street North 00 degrees 14 minutes 49 seconds East 1000.10 feet; Thence North 00 degrees 16 minutes 56 seconds East 82.50 feet; Thence North 00 degrees 33 minutes 50 seconds East 636.69 feet; Thence North 15 degrees 49 minutes 48 seconds West 52.01 feet; Thence North 00 degrees 43 minutes 43 seconds East 556.72 feet; Thence leaving said east right-of-way line North 88 degrees 59 minutes 52 seconds East 651.60 feet to the west right-of-way line of Morton Street; Thence on said west right-of-way line North 00 degrees 58 minutes 24 seconds East 168.58 feet to a point where a prolongation from the east of the south right-of-way line of Tenth Street intersects said west right-of-way line; Thence leaving said west right-of-way and on said south right-of-way line of Tenth Street North 89 degrees 40 minutes 22 seconds East 350.68 feet; Thence North 88 degrees 21 minutes 23 seconds East 82.55 feet; Thence North 89 degrees 41 minutes 59 seconds East 276.50 feet; Thence South 84 degrees 26 minutes 36 seconds East 82.84 feet; Thence North 89 degrees 59 minutes 35 seconds East 287.00 feet to the west right-of-way line of Washington Street; Thence leaving said south right-of-way line and on said west right-of-way line South 00 degrees 21 minutes 05 seconds West 744.94 feet; Thence South 11 degrees 13 minutes 30 seconds West 50.47 feet; Thence South 00 degrees 11 minutes 02 seconds East 720.58 feet to the south right-of-way line of Sixth Street; Thence leaving said west right-of-way line and on said south right-of-way line South 89 degrees 37 minutes 21 seconds East 1535.92 feet to the west right-of-way line

of Indiana Avenue; Thence leaving said south right-of-way line and on said west right-of-way line South 00 degrees 52 minutes 04 seconds East 1101.62 feet to the north right-of-way line of Third Street; Thence leaving said west right-of-way line and on said north right-of-way line North 86 degrees 15 minutes 06 seconds West 281.22 feet; Thence North 65 degrees 06 minutes 13 seconds West 38.69 feet to the east right-of-way line of Dunn Street; Thence leaving said north right-of-way line and on said east right-of-way line North 00 degrees 41 minutes 19 seconds West 73.00 feet to a point where a prolongation from the west of the north right-of-way line of Third Street intersects said east right-of-way line; Thence leaving said east right-of-way line and on said north right-of-way line North 89 degrees 42 minutes 21 seconds West 2961.31 feet to the Point of Beginning. Containing **133 ACRES**, more or less.

**Downtown (1990):**

A part of Sections 4 and 5, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more specifically described as follows:

Beginning at the intersection of the south right-of-way of Third Street and the west right-of-way of Walnut Street; Thence on the west right-of-way of said Walnut Street South 00 degrees 10 minutes 47 seconds West 1099.57 feet to the north right-of-way line of Second Street; Thence leaving said west right-of-way line and on said north right-of-way line North 89 degrees 49 minutes 49 seconds West 636.96 to the east right-of-way line of Morton Street; Thence leaving said north right-of-way line and on said east right-of-way line North 00 degrees 15 minutes 02 seconds East 514.27 feet to a point where a prolongation from the west of the north right-of-way line of Smith Street intersects said east right-of-way line; Thence leaving said east right-of-way and on said north right-of-way line of Smith Street North 89 degrees 19 minutes 48 seconds West 254.40 feet; Thence South 78 degrees 51 minutes 24 seconds West 20.42 feet; Thence North 89 degrees 50 minutes 39 seconds West 86.83 feet to the east right-of-way line of Madison Street; Thence leaving said north right-of-way line and on said east right-of-way line North 00 degrees 25 minutes 50 seconds East 589.27 feet to the south right-of-way line of Third Street; Thence leaving said east right-of-way line and on said south right-of-way line South 89 degrees 42 minutes 21 seconds East 994.99 feet to the Point of Beginning. Containing **21 ACRES**, more or less.

**Downtown (2010):**

A part of Section 32 and Section 33, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, more specifically described as follows:

Beginning at the intersection of the north right-of-way of Seventh Street and the east right-of-way of Rogers Street; Thence on the east right-of-way of said Rogers Street North 00 degrees 33 minutes 50 seconds East 274.09 feet; Thence North 15 degrees 49 minutes 48 seconds West 52.01 feet; Thence North 00 degrees 43 minutes 43 seconds East 556.72 feet; Thence leaving said east right-of-way North 88 degrees 59 minutes 52 seconds East 651.60 feet to the west right-of-way of Morton Street; Thence on said west right-of-way North 00 degrees 58 minutes 24 seconds East 168.58 feet to a point where a prolongation

from the east of the south right-of-way line of Tenth Street intersects said west right-of-way line; Thence leaving said west right-of-way and on said south right-of-way line of Tenth Street North 89 degrees 40 minutes 22 seconds East 74.67 feet to a point where a prolongation from the north of the east right-of-way of Morton Street intersects said south right-of-way line; Thence leaving said south right-of-way line and on said east right-of-way line North 02 degrees 40 minutes 55 seconds East 40.06 feet; Thence North 00 degrees 21 minutes 08 seconds East 588.27 feet to the north right-of-way line of Eleventh Street; Thence leaving said east right-of-way line and on said north right-of-way line North 89 degrees 42 minutes 20 seconds East 89.49 feet; Thence leaving said north right-of-way line North 00 degrees 34 minutes 35 seconds East 236.68 feet; Thence South 89 degrees 55 minutes 06 seconds West 12.01 feet; Thence North 00 degrees 59 minutes 38 seconds East 132.66 feet; Thence South 89 degrees 18 minutes 40 seconds East 64.07 feet; Thence North 00 degrees 59 minutes 32 seconds East 176.30 feet; Thence South 89 degrees 24 minutes 20 seconds East 132.18 feet to the west right-of-way line of College Avenue; Thence on said west right-of-way line North 00 degrees 41 minutes 20 seconds East 59.00 feet to the south right-of-way line of Thirteenth Street; Thence leaving said west right-of-way line and on said south right-of-way line South 89 degrees 59 minutes 56 seconds West 593.97 feet to the south right-of-way line of The Indiana Rail Road; Thence leaving said south right-of-way line of Thirteenth Street and on said south right-of-way line of said railroad South 75 degrees 41 minutes 33 seconds West 182.68 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 1375.00 feet to which a radial line bears North 17 degrees 56 minutes 16 seconds West; Thence on said curve Southwesterly 527.85 feet through a central angle of 21 degrees 59 minutes 43 seconds; Thence South 50 degrees 04 minutes 01 second West 954.54 feet; Thence leaving said south right-of-way line South 00 degrees 49 minutes 52 seconds West 181.88 feet; Thence South 89 degrees 10 minutes 08 seconds East 60.00 feet to the west right-of-way line of Amy Robinson Drive; Thence on said west right-of-way line South 00 degrees 49 minutes 52 seconds West 10.00 feet; Thence leaving said west right-of-way line South 89 degrees 10 minutes 08 seconds East 174.50 feet to the east right-of-way line of Fairview Street; Thence on said east right-of-way line South 00 degrees 49 minutes 52 seconds West 529.24 feet to the north right-of-way line of Ninth Street; Thence leaving said east right-of-way line and on said north right-of-way line South 89 degrees 56 minutes 18 seconds East 374.57 feet to the east right-of-way line of Jackson Street; Thence leaving said north right-of-way line and on said east right-of-way line South 00 degrees 43 minutes 43 seconds West 162.82 feet; Thence leaving said east right-of-way line South 89 degrees 41 minutes 32 seconds East 294.40 feet to the west right-of-way line of Rogers Street; Thence on said west right-of-way line South 00 degrees 43 minutes 43 seconds West 167.16 feet; Thence South 20 degrees 38 minutes 14 seconds West 53.37 feet; Thence South 00 degrees 33 minutes 50 seconds West 273.59 feet to the north right-of-way line of Seventh Street; Thence leaving said west right-of-way line and on said north right-of-way line South 89 degrees 29 minutes 34 seconds East 82.50 feet to the Point of Beginning. Containing **48 ACRES**, more or less.

**Tapp Road (1991):**

A part of Sections 7 and 18 in Perry Township, Monroe County, Indiana, more particularly described as follows:

Beginning at a point in Perry Township Section 7, which point is the intersection of the east right-of-way line of Weimer Road extended (20 foot half right-of-way) and the south right-of-way of Tapp Road (50 foot half right-of-way);

Thence west along the south right-of-way line of Tapp Road to the east property line of Progress Park;

Thence south along said east property line to the southeast corner of the subdivision;

Thence west along the south property line of the subdivision to the east right-of-way line of State Highway 37 By-pass;

Thence generally north along the east right-of-way line of State Highway 37 By-Pass to the intersection of said right-of-way line and the south right-of-way line of Tapp Road, said point also being the northwest corner of the Progress Park subdivision;

Thence north across Tapp Road to the north right-of-way line of Tapp Road, said point also being the intersection of the Public Investment Corporation property with the north right-of-way line of Tapp Road and the east right-of-way line of State Highway 37 By-Pass;

Thence continuing generally north along the east right-of-way line of State Highway 37 By-Pass to the intersection of the northwest corner of the Public Investment Corporation property and the southwest corner of the City's Wapehani Mountain Bike Park, said point also being a point on the north line of the south half of Section 7;

Thence generally east along said north property line a distance of approximately 1065.37 feet;

Thence north a distance of approximately 53.43 feet to the north right-of-way line of Wapehani Road;

Thence generally east along the north right-of-way line of Wapehani Road to the intersection of the extension of said north right-of-way line with the east right-of-way of Weimer Road;

Thence following said east right-of-way line of Weimer Road generally south and east to the intersection of the east right-of-way line of Weimer Road extended (20 foot half right-of-way) and the south right-of-way line of Tapp Road (50 foot half right-of-way),

said point also being the Point of Beginning of this description, containing **216 ACRES** more or less.

**Tapp Road (2003):**

A part of the Southeast Quarter of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows:

COMMENCING at 5/8" rebar stamped Smith Quillman & Associates found at the southwest corner of the Southeast Quarter of said section; thence SOUTH 88 degrees 44 minutes 52 seconds East 508.33 feet along the south line of said section and to the POINT OF BEGINNING; thence NORTH 00 degrees 44 minutes 13 seconds West along the east line of Annexation Ordinance 91-65 for 1666.55 feet; thence SOUTH 88 degrees 02 minutes 02 seconds East along said line of Annexation Ordinance 91-65 for 845.61 feet; thence SOUTH 00 degrees 47 minutes 03 seconds West 808.13 feet to a point on the north line of (Woolery Planned Community Phase I, Parcel I, Plat Cabinet "C", Envelope 129); thence the following three (3) courses along the north and west line of said Woolery Planned Community: 1) SOUTH 75 degrees 15 minutes 08 seconds West 200.00 feet; thence 2) 432.75 feet along a 334.99 foot radius tangent curve to the left whose chord bears SOUTH 38 degrees 15 minutes 36 seconds West 403.28 feet; thence 3) SOUTH 01 degree 15 minutes 08 seconds West 515.05 feet to the south right-of-way line of Tapp Road; thence NORTH 88 degrees 44 minutes 54 seconds West along said south line 366.12 feet; thence NORTH 00 degrees 27 minutes 08 seconds West along the east line of Annexation Ordinance 91-65 for 50.28 feet to the POINT OF BEGINNING, containing **24.32 ACRES**, more or less.

**Thomson (1991):**

Beginning at a point which is the intersection of the east right-of-way line of South Walnut Street and the south right-of-way line of East Hillside Drive;

Thence southeast along the east right-of-way line of South Walnut Street to a point opposite the northeast corner of the Herald-Times Office property, this point also being approximately 410 feet north of the intersection of the east right-of-way line of South Walnut Street, and the north right-of-way line of East North Street;

Thence west from east right-of-way line of South Walnut Street to the west right-of-way line of the Indiana Railroad;

Thence northwest along the west right-of-way line of the Indiana Railroad a distance of approximately 350 feet to a point on the west right-of-way line of the Indiana Railroad, which point is also an intersection in the existing corporate limit;

Thence west along the corporate boundary line from the west right-of-way line of the Indiana Railroad a distance of approximately 630 feet to a point on the west right-of-way line of South Rogers Street;

Thence north along the west right-of-way line of South Rogers Street a distance of approximately 885 feet to the northeast corner of the Public Service Indiana substation property;

Thence west along the north property line of the Public Service Indiana substation property to the northwest corner of the property, which corner is also a corner of the Robinson Block and Concrete Company property;

Thence south along the east property line of the Robinson Block and Concrete Company property to the southeast corner of the property;

Thence west along the south property line of the Robinson Block and Concrete Company property to the southwest corner of the property;

Thence north along the west property line of the Robinson Block and Concrete Company property to the northwest corner of the property;

Thence east along the north property line of the Robinson Block and Concrete Company property to the west right-of-way line of South Roger Street;

Thence north along the west right-of-way line of South Rogers Street to the intersection of said right-of-way line and the southern boundary line of Perry Township Section 5;

Thence west along the southern boundary line of Perry Township Section 5 a distance of approximately 3120 feet to a point which is the intersection of said southern boundary line and the southwest corner of Seminary Lot #171, said piont also being a point on the south property line of the Thomson/RCA property in Perry Township Section 5;

Thence north along the west boundary lines of Seminary Lots #171, 170 and 167 a distance of approximately 963.26 feet to the northwest corner of the Thomson/RCA property;

Thence east along the north property line of the Thomson/RCA property a distance of approximately 876.5 feet to the southwest corner of the Hilltop Apartment and Mobile Home Park property;

Thence northwest along the west property line of the Hilltop Apartment and Mobile Home Park property to a point on the south right-of-way line of West Allen Street;

Thence east along the south right-of-way line of West Allen Street to the intersection of the south right-of-way line and the north-south quarter-section line of Perry Township Section 5;

Thence north along said quarter-section line to the west right-of-way line of the Indiana Railroad;

Thence southeast along the west right-of-way line of the Indiana Railroad to a point which is directly west of the south right-of-way line of West Davis Street extended;

Thence east along the south right-of-way line of West Davis Street to the east right-of-way line of South Rogers Street;

Thence south along the east right-of-way line of South Rogers Street a distance of approximately 50 feet to the northwest corner of the Raintree Muffler Shop property, which point is also the northwest corner of Lot #69 in Campbell's Addition;

Thence east along the north property line of Lot #69 and extending to the west right-of-way line of the 12 foot wide north-south alley that is located between and runs parallel to South Madison Street and South Morton Street;

Thence north along the west right-of-way line of the alley to the south right-of-way line of West Dodds Street;

Thence east along the south right-of-way line of West Dodds Street to the east right-of-way line of the 12-foot wide north-south alley that is located between and runs parallel to South Walnut Street and South Washington Street;

Thence south along the east right-of-way line of the alley to the south right-of-way line of East Hillside Drive;

Thence west along the south right-of-way line of East Hillside Drive to the east right-of-way line of South Walnut Street, said point also being the Point of Beginning of this description.

**Thomson (1993):**

1. Northwest Addition

Beginning at a point in Perry Township Section 5, which point is the intersection of east right-of-way line of South Adams Street and the south right-of-way line of State Highway 45;

Thence generally north and east along the south right-of-way line of State Highway 45 to the intersection of said right-of-way line with the north-south half-section line of Section 5, Perry Township, said half-section line being approximately in the center of South Walker Street;

Thence south along said north-south half-section line to the southeast corner of the northwest corner of said Section 5, said point also being the southeast corner of Seminary Lot 160;

Thence west along the south boundary line of Seminary Lots 160 and 159 to the east right-of-way line of South Adams Street;

Thence north along the east right-of-way line of South Adams Street to the intersection of said east right-of-way line with the south right-of-way line of State Highway 45, said point also being the Point of Beginning of this description, containing **28 ACRES**, more or less.

## 2. West Addition

Beginning at a point on the south boundary line of Section 5, Perry Township, which point is 1132.49 feet east of the southwest corner of said Section 5;

Thence north  $02^{\circ}25'50''$  west 880.00 feet;

Thence north  $87^{\circ}34'10''$  east perpendicular to the last course 103.04 feet;

Thence north  $01^{\circ}00'49''$  east approximately 890 feet to the intersection of a point in the center of the south end of Adams Street and the north right-of-way line of West Allen Street (17 foot half right-of-way);

Thence east along the north right-of-way line of West Allen Street to a point that is due north of a point on the north line of Seminary Lot 165 at a distance of 174 feet east of the northwest corner of said Seminary Lot 165;

Thence south to said point on the north line of Seminary Lot 165;

Thence southeasterly to a point that is 234 feet east and 94.38 feet north of the southwest corner of Seminary Lot 168;

Thence west to a point that is directly north of the northwest corner of Seminary Lot 170;

Thence south to the northwest corner of Seminary Lot 170;

Thence south along the west boundary lines of Seminary Lots 170 and 171 to the southwest corner of Seminary Lot 171, said point also being a point on the south boundary line of Section 5, Perry Township;

Thence west along said south boundary line of Section 5 to a point that is 1132.49 feet east of the southwest corner of Section 5, Perry Township, said point also being the Point of Beginning of this description, containing 13 acres, more of less.

## 3. Southwest Addition

Beginning at the intersection of the north boundary line of Section 8, Perry Township, and the west right-of-way line of South Rogers Street;

Thence south along the west right-of-way line of South Rogers Street a distance of approximately 350 feet to the north property line of the Robinson Block and Concrete Company property;

Thence west along said north property line to the northwest corner of the Robinson Block and Concrete Company property;

Thence south along the west property line of said property to the southwest corner of the Robinson Block and Concrete Company property;

Thence east along the south property line of said property to the southeast corner of the Robinson Block and Concrete Company property;

Thence north along the east property line to the northwest corner of the PSI, Inc., substation property;

Thence generally east along the north property line of the PSI, Inc., substation property to the intersection of said property line with the west right-of-way line of South Rogers Street;

Thence south along said west right-of-way line of South Rogers Street to the north line of the Carr's Bungalow Park subdivision;

Thence generally west along said north line and the north line of Pleasant View Addition to the northwest corner of Pleasant View Addition;

Thence South  $00^{\circ}28'51''$  East along the west boundary line of said addition a distance of approximately 362.94 feet to a corner of the corporate boundary;

Thence North  $88^{\circ}44'00''$  West 705.22 feet;

Thence South  $01^{\circ}21'05''$  East 1068.94 feet to the southeast corner of the northwest quarter of Section 8, Perry Township, said point also being the southeast corner of Thomson Community Park;

Thence North  $88^{\circ}04'29''$  West along the south line of the northwest quarter a distance of approximately 2640 feet to the southwest corner of the northwest quarter of Section 8, Perry Township, said point also being the southwest corner of Thomson Community Park;

Thence north along the west boundary line of said northwest quarter to the northwest corner of the northwest quarter of Section 8, Perry Township;

Thence west along the north boundary line of Section 8, Perry Township a distance of approximately 4500 feet to the intersection of said north boundary line with the west right-of-way line of South Rogers Street, said point also being the Point of Beginning of this description, containing **204 ACRES**, more or less.

**Walnut-Winslow (1993):**

Beginning at a point in Perry Township Section 9, which point is the intersection of the east line of the right-of-way of the CSX Railroad and the south boundary line of Section 9, Perry Township, said point also being a point on the corporate boundary of the City of Bloomington;

Thence north along the east right-of-way line of the CSX Railroad a distance of approximately 1670 feet to the northwest corner of the tract of land described as Tract #4 in a deed recorded in Book 218, Page 39, Monroe County, which tract is held by L & N Investment Corporation;

Thence southeast along the boundary of Tract #4 to the north boundary line of Tract #5, said tract also recorded in Book 218, Page 40, Monroe County, and also held by L & N Investment Corporation;

Thence east along the north boundary line of Tract #5 to the west boundary line of the Redick Wylie Subdivision; Thence generally north along the west boundary line of said subdivision to the northwest corner of the subdivision;

Thence continuing generally north from the northwest corner of the Redick Wylie subdivision along the west boundary lines of the five western-most parcels which lie north of and contiguous with the north boundary line of Redick Wylie Subdivision, to the south boundary of the southernmost parcel of Herald-Times Newspaper property, said boundary line also being the dividing line between ML/UF and BA/RF zoned land (see attached map);

Thence east along the south boundary line of said Herald-Times property to the intersection of said south boundary line extended and the east right-of-way line of South Walnut Street;

Thence generally south and east along the east right-of-way line of South Walnut Street to the intersection of said east right-of-way line with the south right-of-way of East Graham Drive (unimproved);

Thence east along the south right-of-way line of East Graham Drive a distance of approximately 550 feet to the intersection of said right-of-way line with the RH Zoning line (see attached map) ;

Thence generally south and east following and along said RH zoning line to the intersection of said line and the north right-of-way line of Winslow Road, said point also being the southeast corner of the Winslow Plaza Planned Commercial Development;

Thence west along the north right-of-way line of Winslow Road a distance of approximately 1075 feet to the intersection of said north right-of-way line with the west right-of-way line of Walnut Street Pike;

Thence southeast along the west right-of-way line of Walnut Street Pike a distance of approximately 150 feet to a corner of the corporate boundary line in Section 16, Perry Township, said point also being a point on the line dividing BA and BL zoned land (see attached map);

Thence generally south and west along said corporate boundary line to the west right-of-way line of South Walnut Street;

Thence generally south along the west right-of-way line of South Walnut Street a distance of approximately 570 feet to the intersection of said right-of-way and a corner of the Walnut Station Planned Commercial Development, said point also being a corner of the corporate boundary line, and also the intersection of ML/PCD, ML, and RS zoned land (see attached map);

Thence west along said corporate boundary line a distance of approximately 407 feet to a corner of the development;

Thence generally south along the corporate boundary line a distance of approximately 812 feet to the southeastern-most corner of the Walnut Station development, said point also being a point on the dividing line between RS and RL zoned property (see attached map), and also a corner in the corporate boundary line;

Thence west along the RS/RL zoning line a distance of approximately 507 feet to the southwestern-most corner of the Walnut Station development, said point also being a corner in the corporate boundary line;

Thence generally north and east along the west boundary line of the Walnut Station development, said line also being the corporate boundary line, to the intersection of said line and the south boundary line of Section 9, Perry Township;

Thence west along the south boundary line of Section 9, Perry Township, to a point on the east right-of-way line of the CSX Railroad, said point also being the Point of Beginning of the description, containing **117 ACRES** more or less.

**Thomson Walnut-Winslow (2002):**

Part of the west half of Perry Township Section 9, Monroe County, Indiana, more particularly described as follows:

(SOUTH BOUNDARY) Beginning at a point where the western boundary of the original Walnut-Winslow TIF intersects the centerline of W. Country Club Drive, approximately 1012 feet West of its intersection with S. Old State Road 37, thence approximately 189 feet West along the centerline to the point where it intersects the western right-of-way of the Indiana Rail Road right-of-way; thence

(WEST BOUNDARY) North along the Indiana Rail Road's western right-of-way for approximately 1326 feet; thence East along right-of-way edge for approximately 11 feet; thence North along railroad right-of-way for approximately 1340 feet; thence West for approximately 98 feet; thence North for approximately 559 feet; thence angling West along the railroad right-of-way for 194 feet to the southern edge of the existing Thomson TIF; thence

(NORTH BOUNDARY) East along the southern boundary of the existing Thomson TIF for approximately 644 feet; thence

(EAST BOUNDARY) South along the eastern edge of the railroad right-of-way for approximately 89 feet to the Northwest corner of parcel 015-55560-00; thence along the western edge of that parcel for approximately 392 feet to its southern edge and to the Northwest corner of the original Walnut-Winslow TIF; thence South along the western edge of the Walnut-Winslow TIF in the following manner: South for approximately 100 feet to the Northwest corner of parcel 015-18275-00; thence South along the western edge of that parcel for approximately 199 feet to the Northwest corner of parcel 015-47825-00; thence South along the western edge of that parcel for approximately 101 feet to the Northwest corner of parcel 015-47815-00; thence along the western edge of that parcel for approximately 100 feet to the Northwest corner of parcel 015-47835-00; thence along the western edge of that parcel for approximately 102 feet to the northern edge of parcel 015-70040-08; thence leaves the western edge of the original Walnut-Winslow TIF and following the western boundary of parcel 015-70040-08, West for approximately 19 feet; thence South along the western edge of the parcel for approximately 896 feet; thence East along the southern edge of the parcel for approximately 68 feet to the Northeast corner of parcel 015-31175-01; thence South along the common boundary of parcels 015-70040-08 and 015-31175-01 for approximately 21 feet to the boundary of the original Walnut-Winslow TIF, which is also the northern edge of parcel 015-31175-00; thence along the boundary of parcel 015-31175-00 in the following manner: East approximately 192 feet to the Northwest corner of the parcel, thence South along the western edge of the parcel and the eastern railroad right-of-way for approximately 1339 feet to the point of beginning.

**Whitehall (1998):**

A part of the east half of Section 36, Township 9 North, Range 2 West and the west half of Section 31, Township 9 North, Range 1 West, both in Monroe County, Indiana, and being more particularly described as follows:

BEGINNING at the southeast corner of said Section 36; thence North 90 degrees West 1413.05 feet on the south line of said section; thence leaving said south line North 01 degree 14 minutes West 1100.38 feet over and on the east line of Annexation Ordinance #96-51; thence North 89 degrees 18 minutes East 396.0 feet; thence South 00 degrees East 44.0 feet; thence NORTH 90 degrees East 356.17 feet; thence NORTH 90 degrees East 165.0 feet; thence SOUTH 00 degrees East 49.50 feet; thence NORTH 90 degrees East 400.13 feet; thence SOUTH 89 degrees 22 minutes East 118.38 feet to the east line of said Section 36; thence NORTH 00 degrees 33 minutes 07 seconds West 2200.02 feet on said east line to a point on the south right-of-way of CSX Railroad; thence leaving said east line an on said south line the following four (4) courses: 1) SOUTH 82 degrees 16 minutes 20 seconds East 145.41 feet; thence 2). SOUTH 82 degrees 55 minutes 17 seconds East 130.06 feet; thence 3). SOUTH 83 degrees 10 minutes 50 seconds East 768.21 feet; thence 4). South 83 degrees 10 minutes 50 seconds East 432.34 feet to a point on the west right-of-way line of State Road 37; thence leaving said south line and on said west line the following three (3) courses: 1). SOUTH 46 degrees 39 minutes 48 seconds West 344.01 feet; thence 2). SOUTH 33 degrees 31 minutes 46 seconds West 308.06 feet; thence 3). SOUTH 46 degrees 37 minutes 11 seconds West 5.11 feet; thence leaving said west line SOUTH 00 degrees East 282.76 feet; thence SOUTH 00 degrees East 1689.0 feet over and along the west line of Annexation Ordinance #95-51; thence SOUTH 00 degrees East 565.89 feet to a point on the south line of Section 31; thence NORTH 90 degrees West 1046.40 feet on said south line to the POINT OF BEGINNING, containing **113 ACRES**, more or less, in all.

**Whitehall (2000):**

COMMENCING at the northwest corner of said quarter quarter section; thence SOUTH 00 degrees 02 minutes 42 seconds East 100.00 feet to the southerly right-of-way of State Road 48; thence SOUTH 89 degrees 22 minutes 00 seconds East 571.69 Feet along said southerly right-of-way to a 5/8" rebar set at the Point of Beginning; thence SOUTH 00 degrees 11 minutes 07 seconds West 54.88 feet along said southerly right-of-way to a set 5/8" rebar; thence SOUTH 89 degrees 43 minutes 35 seconds East 76.32 feet along said southerly right-of-way to a set 5/8" rebar on the west line of Bounds & McPike Carpets; thence SOUTH 00 degrees 22 minutes 47 seconds EAST 209.26 feet along said west line to a 5/8" rebar set at the southwest corner thereof; thence NORTH 89 degrees 39 minutes 45 seconds East 123.00 feet along the south line of said Land of Bounds & McPike Carpets to a 5/8" rebar found at the southeast corner thereof and on the west line of Fair Meadows Addition (Plat Cabinet "B", Envelope 92); thence SOUTH 00 degrees 23 minutes 20 seconds East 633.35 feet along said west line to a 3/4" pipe found on the north right-of-way of the Illinois Central Railroad; thence SOUTH 65 degrees 09 minutes 32 seconds West 523.72 feet along said north right-of-way to a 5/8" rebar set on the east right-of-way of State Road 37; thence along said east right-of-way the following four (4) courses: 1). NORTH 10 degrees 06 minutes 06 seconds West 192.42 feet to a 5/8" rebar; thence 2). NORTH 04 degrees 22 minutes 10 seconds East 170.18 feet to a set rebar; thence 3). NORTH 03 degrees 15 minutes 59 seconds East 350.57 feet to a set 5/8" rebar; thence 4). NORTH 18 degrees 55 minutes 39 seconds East 395.23 feet to a set 5/8" rebar; thence NORTH 00 degrees 11 minutes 07 seconds East 140.46 feet to the

south line of the Whitehall TIF Area; thence on and along said south line NORTH 90 degrees 00 minutes 00 seconds East 142.04 feet; thence SOUTH 00 degrees 11 minutes 07 seconds East 106.32 feet to the POINT OF BEGINNING, containing **10.05 ACRES**, more or less.

It is the intent of this Plan to expand the above noted areas as follows:

**Bloomfield Road (2015):**

A part of the Southeast quarter of Section 1, Township 8 North, Range 2 West, a part of the Northeast quarter of Section 12, Township 8 North, Range 2 West, and a part of the Northwest quarter of Section 7, Township 8 North, Range 1 West, described as follows:

Beginning at the Southeast corner of Lot 1, Bloomington Tech Park, Plat Cabinet "C", envelope 251 in the Office of the Recorder, Monroe County, Indiana, the same being the Northeast corner of Lot 3, Park 37, Phase II, Plat Cabinet "B", envelope 340; thence SOUTH 89 degrees 28 minutes 07 seconds WEST along the South line of said Bloomington Tech Park 1304.23 feet to the Southeast corner of Lot 4, Park 37 Phase 3 as recorded in Plat Cabinet "B", envelope 348; thence continuing along the South line of said Lot 4 along a curve to the right having a radius of 805.98 feet and a length of 163.34 feet; thence continuing along said South line of Lot 4 NORTH 78 degrees 55 minutes 12 seconds WEST, 128.10 feet to a curve concave to the South having a radius of 865.98 feet and a length of 175.50 feet; thence continuing along said South line SOUTH 89 degrees 28 minutes 07 seconds WEST approximately 18.00 feet to the extension of the West line of Lot 5, Park 37 Phase 4 as recorded in Plat Cabinet "B" envelope 354; thence South along the West line of said Lot 5 and the West line of Lot 2, Park 37 Phase 1 recorded in Plat Cabinet "B", envelope 333 a distance of 1037.11 feet to the Southwest corner of said Lot 2; thence along the South line of Lot 2 NORTH 89 degrees 28 minutes 58 seconds EAST, 745.08 feet to the West Right-of-Way of South Liberty Drive; thence Southerly along a curve to the left having a radius of 1785.00 feet and a length of 211.04 feet; thence SOUTH 00 degrees 10 minutes 19 seconds EAST, 244.44 feet to the Southeast corner of Lot 1 in said Park 37 Phase 1; thence SOUTH 89 degrees 28 minutes 58 seconds WEST along the South line of said Lot 1 a distance of 738.44 feet to the Southwest corner thereof, said point also being the Northwest corner of Lot 8, Park 37 Phase VI recorded in Plat Cabinet "C", envelope 85; thence SOUTH 00 degrees 33 minutes 40 seconds WEST, 803.87 feet along the West line of Lots 8 and 9; thence SOUTH 34 degrees 27 minutes 43 seconds WEST along the West line of Lots 9 and 11 and the extension thereof approximately 430 feet to the South Right-of-Way of West State Road 45; thence Northeasterly along said Right-of-Way approximately 568.00 feet to the Northwest corner of Sam's Real Estate Business Trust, Instrument No. 2012000628 and being the Northwest corner of Lot 1 Final Plat of Wal-Mart & Sam's Club Subdivision as recorded in Plat Cabinet "D", envelope 49; thence along the West line of said subdivision the following Nine (9) courses:

1. SOUTH 37 degrees 54 minutes 06 seconds EAST, 115.04 feet
2. SOUTH 00 degrees 01 minute 04 seconds WEST, 123.89 feet
3. SOUTH 80 degrees 15 minutes 56 seconds WEST, 25.49 feet

4. SOUTH 03 degrees 06 minutes 18 seconds EAST, 89.74 feet
5. NORTH 87 degrees 05 minutes 48 seconds EAST, 24.02 feet
6. SOUTH 34 degrees 55 minutes 15 seconds EAST, 237.67 feet
7. SOUTH 02 degrees 58 minutes 15 seconds EAST, 380.47 feet
8. NORTH 87 degrees 50 minutes 56 seconds EAST, 126.35 feet
9. SOUTH 02 degrees 56 minutes 27 seconds EAST, 260.00 feet to the Southwest corner of Lot 2 in said subdivision;

thence along the South line of said Lot 2 NORTH 87 degrees 44 minutes 08 seconds EAST, 548.91 feet; thence continuing along said South line NORTH 87 degrees 14 minutes 08 seconds EAST, 162.57 feet to the West Right-of-Way of State Road 37; thence along said West line the following Three (3) courses:

1. NORTH 09 degrees 17 minutes 17 seconds WEST, 114.42 feet
2. NORTH 00 degrees 39 minutes 49 seconds EAST, 350.57 feet
3. NORTH 01 degrees 12 minutes 07 seconds EAST approximately 376.33 feet to the South line of the West half of the Northwest quarter of Section 7, Township 8 North, Range 1 West;

thence along said quarter line SOUTH 89 degrees 44 minutes 50 seconds EAST, 301.79 feet to the Southwest corner of Oakdale Square Apartments Partnership, Deed Book 247, page 490; thence continuing along the South line of said Oakdale Square deed SOUTH 89 degrees 49 minutes 04 seconds EAST, 498.69 feet to the Southwest corner of Alcurt Bloomington LLC; thence continuing along the South line of said Alcurt Bloomington LLC, SOUTH 89 degrees 49 minutes 04 seconds EAST, 545.52 feet to the Southeast corner of said parcel; thence NORTH 00 degrees 04 minutes 35 seconds EAST, 33.00 feet; thence SOUTH 87 degrees 47 minutes 07 seconds EAST, 679.11 feet to the Southeast corner of said Alcurt Bloomington LLC; thence North along the East line of said Alcurt Bloomington, LLC, NORTH 01 degree 49 minutes 00 seconds WEST, 640.00 feet to the Southeast corner of Crider and Crider Excavating and Paving Company, Deed Book 309, page 343; thence along the East line of said Crider and Crider deed, North 706.93 feet; thence continuing along said Crider and Crider deed West 313.5 feet; thence continuing along said Crider and Crider deed North 1245.9 feet to the centerline of State Highway 45; thence along said centerline Southwesterly approximately 2100 feet to the centerline of State Road 37; thence Northerly along said centerline approximately 1380 feet to a point due East of the Point of Beginning; thence West approximately 191 feet to the Point of Beginning. Containing approximately 187 acres.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

**Fullerton Pike (2015):**

A part of the West half of Section 18, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

**BEGINNING** at the northeast corner of the Northwest quarter of Section 18, Township 8 North, Range 1 West, being marked by a rebar; thence SOUTH 01 degree 22 minutes 23 seconds EAST along the east line of said quarter a distance of 1213.07 feet to the Northwesterly boundary of 2300 Tapp Road Subdivision, as per the plat thereof recorded August 21, 1986 in Book 8, page 47 in the office of the Recorder of Monroe County, Indiana; thence along the boundary of said subdivision the next two (2) courses:

1. SOUTH 34 degrees 15 minutes 02 seconds WEST 7.48 feet; thence
2. SOUTH 00 degrees 51 minutes 17 seconds EAST 205.08 feet to the north line of the

Duncan C. Campbell and Catherine A. Spiaggia property as described in Book 474, page 404 recorded July 23, 1998 in said Recorder's office; thence along the boundary of said Campbell/Spiaggia property the next four (4) courses:

1. SOUTH 89 degrees 35 minutes 48 seconds WEST 259.78 feet; thence
2. SOUTH 00 degrees 24 minutes 12 seconds EAST 401.65 feet; thence
3. SOUTH 89 degrees 16 minutes 39 seconds WEST 761.78 feet; thence
4. SOUTH 00 degrees 32 minutes 35 seconds WEST 783.05 feet to the south line of said quarter; thence

SOUTH 88 degrees 48 minutes 07 seconds EAST along said south line approximately 221.83 feet to the northeast corner of the Bill C. Brown, Trustee of the Bill C. Brown Revocable Trust, dated February 28, 1989 property as described in Instrument Number 2008006074 in said Recorder's office; thence SOUTH 00 degrees 41 minutes 07 seconds WEST along the east line of said Brown a distance of 2628.76 feet to the south line of the Southwest quarter of said Section 18; thence SOUTH 89 degrees 46 minutes 02 seconds WEST along said south line a distance of 505.39 feet to the right-of-way of State Road 37; thence along said right-of-way the next eleven (11) courses:

1. NORTH 01 degree 00 minutes 38 seconds WEST 57.64 feet; thence
2. SOUTH 89 degrees 58 minutes 00 seconds WEST 488.72 feet; thence
3. NORTH 69 degrees 09 minutes 02 seconds WEST 215.25 feet to the beginning of a curve concave to the east having a radius of 5584.58 feet and a chord which bears NORTH 17 degrees 14 minutes 23 seconds WEST 1263.66 feet; thence
4. NORTHERLY along said curve an arc length of 1266.37 feet; thence

5. NORTH 05 degrees 17 minutes 56 seconds WEST 293.42 feet to the beginning of a curve concave to the east having a radius of 5564.58 feet and a chord which bears NORTH 04 degrees 06 minutes 12 seconds WEST 703.41 feet; thence
6. NORTHERLY along said curve an arc length of 703.88 feet; thence
7. NORTH 00 degree 30 minutes 12 seconds WEST 310.82 feet to the north line of said quarter; thence continuing along said right-of-way
8. NORTH 00 degrees 30 minutes 12 seconds WEST 415.15 feet; thence
9. NORTH 04 degrees 15 minutes 37 seconds EAST 301.04 feet; thence
10. NORTH 06 degrees 12 minutes 50 seconds WEST 251.25 feet; thence
11. NORTH 00 degrees 30 minutes 12 seconds WEST 578.25 feet to the southwest corner of

the Southern Indiana Medical Park, Phase Three, as per the plat thereof recorded September 24, 1993 in Plat Cabinet C, Envelope 82 in said Recorder's office; thence along the boundaries of said Southern Indiana Medical Park, Phase One recorded April 29, 1992 in Plat Cabinet C, Envelope 37, Phase Two recorded August 31, 1993 in Plat Cabinet C, Envelope 80 and Phase Three the next two (2) courses:

1. SOUTH 88 degrees 58 minutes 33 seconds EAST 1477.86 feet; thence
2. NORTH 02 degrees 10 minutes 18 seconds WEST 1108.41 feet to the north line of the Northwest quarter of said Section 18; thence SOUTH 88 degrees 57 minutes 48 seconds EAST along said north line a distance of 1036.88 feet to the POINT OF BEGINNING, containing 184 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

**Seminary (2015):**

A part of the Northwest quarter of Section 4, Township 8 North, Range 1 West, Perry Township, and a part of the Southwest quarter of Section 33, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, more particularly described as follows:

**BEGINNING** at the intersection of the centerline of East Second Street with the centerline of South Walnut Street; thence NORTHERLY along the centerline of South Walnut Street approximately 1177 feet to the centerline of East Third Street; thence EASTERLY along said centerline approximately 1461 feet to the northerly extension of the centerline of South Dunn Street; thence SOUTHERLY along said centerline and the northerly extension thereof approximately 402 feet to the easterly extension of the south line of Lot 10 in Louden's Subdivision per the plat thereof recorded on November 18,

1890 in Plat Cabinet B, Envelope 10 in said office of the Recorder of Monroe County, Indiana; thence WESTERLY along said south line and the westerly extension thereof approximately 216.75 feet to the east line of Lot 22 in Orchards Addition per the plat thereof recorded November 22, 1859 in Plat Cabinet C, Envelope 214; thence SOUTHERLY along said east line approximately 25 feet to the southeast corner of said Lot 22; thence WESTERLY along the south line and the westerly extension thereof of Lots 22, 19 and 16 in said Orchards Addition approximately 555 feet to the centerline of South Lincoln Street; thence SOUTHERLY along said centerline 215 feet to the centerline of Smith Street; thence WESTERLY along said centerline approximately 345 feet to the centerline of South Washington Street; thence SOUTHERLY along said centerline approximately 535 feet to the centerline of East Second Street; thence WESTERLY along said centerline approximately 188 feet to the northerly extension of the east line of the Javad Noorihoseini property as described in Deed Book 480, page 92 recorded on December 9, 1998 in said Recorder's office; thence SOUTHERLY along the east line of said Noorihoseini approximately 160 feet to the southeast corner of said Noorihoseini; thence SOUTHERLY approximately 112 feet to the Northeast corner of Lot 19 in James A. Bowles Addition per the plat thereof recorded April 18, 1907 in Plat Cabinet B, Envelope 29 in said Recorder's office; thence SOUTHERLY along the east line of Lots 19 through 26 of said Bowles Addition and the east line of Lots 21 through 25 and Lots 1 through 5 in Axtells Addition per the plat thereof recorded on August 16, 1904 in Plat Cabinet B, Envelope 27 in said Recorder's office approximately 1163 feet to the centerline of Dodds Street; thence WESTERLY along said centerline approximately 924 feet to the centerline of Morton Street; thence NORTHERLY along said centerline approximately 1432 feet to the centerline of Second Street; thence EASTERLY along said centerline approximately 750 feet to the POINT OF BEGINNING, containing 52 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

**South Walnut (2015):**

A part of the West half of Section 16 and a part of the Southeast quarter of Section 17, both in Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

**BEGINNING** at the Southeast corner of said Section 17; thence WESTERLY along the south line of said Southeast quarter approximately 540 feet to the east right-of-way of the Chicago, Indianapolis and Louisville Railway; thence NORTHEASTERLY along said right-of-way approximately 2740 feet to the southwest corner of the 3150 S Walnut Street LLC property as described in Instrument Number 2012011726 recorded on July 18, 2012 in the office of the Recorder of Monroe County, Indiana; thence NORTHERLY along the west line of said 3150 S Walnut Street LLC approximately 389.90 feet to the northwest corner of said 3150 S Walnut Street LLC; thence EASTERLY approximately 407.97 feet to the northeast corner of said 3150 S Walnut Street LLC; thence NORTHERLY along the west line of the Trustees of College City Aerie Number 1085,

Fraternal Order of Eagles property as described in Deed Book 194, page 246 recorded on January 23, 1970 and Instrument Number 2005020222 recorded on October 04, 2005 in said Recorder's office and the west line of the Cherry Glen, LLC property as described in Instrument Number 2010006682 recorded on May 18, 2010 in said Recorder's office approximately 435 feet to the northwest corner of said Cherry Glen, LLC; thence EASTERLY along the north line of said Cherry Glen, LLC approximately 768.00 feet to the centerline of Old Indiana State Road 37; thence NORTHERLY along said centerline approximately 243 feet to the intersection of said centerline with the easterly extension of the south line of Green Hill Addition as per the plat thereof recorded January 16, 1956 in Plat Cabinet B, Envelope 75 in said Recorder's office; thence WESTERLY along said south line approximately 546.5 feet to the southwest corner of said Green Hill Addition; thence along the west side of said Green Hill Addition the next three (3) courses:

1. NORTHWESTERLY 134.72 feet; thence
2. NORTHEASTERLY 348 feet; thence
3. NORTHEASTERLY 140.65 feet to the northwest corner of said Green Hill Addition and

the south line of the Robert Kent Courter and Jeanne C. Courter property as described in Instrument Number 2013015359 recorded on August 28, 2013 in said Recorder's office; thence WESTERLY along said south line a distance of 30.54 feet to the Southeast corner of Lot 4 in the Replat CVS Pharmacy at Walnut Station Lot 1 as per the plat thereof recorded December 10, 2007 in Plat Cabinet D, Envelope 74 in said Recorder's office; thence NORTHEASTERLY along the east line of said Lot 4 approximately 157.66 feet to the south line of Lot 3 in said Replat CVS Pharmacy at Walnut Station Lot 1; thence EASTERLY along said south line of Lot 3 and the south line of Lot 2 in CVS Pharmacy at Walnut Station Lot 2 as per the plat thereof recorded November 22, 2006 in Plat Cabinet D, Envelope 54 in said Recorder's office approximately 407.30 feet to the west right-of-way of said Old State Road 37; thence NORTHERLY along said west right-of-way approximately 441 feet to the northeast corner of said Lot 2; thence NORTHERLY along said west right-of-way approximately 118 feet to the westerly extension of the north line of the Autovest, LLC property as described in Instrument Number 2002011332 recorded on May 21, 2002 in said Recorder's office; thence EASTERLY along said north line approximately 318 feet to the northeast corner of said Autovest, LLC; thence SOUTHERLY along the east line of said Autovest, LLC approximately 329.06 feet to the southeast corner of said Autovest, LLC and the north line of Sunny Slopes Number Two as per the plat thereof recorded May 31, 1957 in Plat Cabinet B, Envelope 84 in said Recorder's office; thence WESTERLY along said north line approximately 111 feet to the centerline of South Brookside Drive; thence SOUTHERLY along said centerline approximately 812 feet to the intersection of said centerline with the centerline of Ridgeview Drive; thence SOUTHEASTERLY approximately 33 feet to the northeast corner of Lot 2 in Sunny Slopes Number One as per the plat thereof recorded August 16, 1956 in Plat Cabinet B, envelope 81 in said Recorder's office; thence SOUTHERLY along the east line of said Lot 2 approximately 176 feet to the southeast corner of said Lot 2; thence EASTERLY along the south line of said Sunny Slopes Number One approximately 438 feet to the northeast corner of Tract 1 in Southplex Subdivision as per

the plat thereof recorded July 18, 1989 in Plat Book B, Envelope 283 in said Recorder's office; thence SOUTHERLY along the east line of said Tract 1 and Tract 2 in said Southplex Subdivision approximately 978.75 feet to the southeast corner of said Tract 2; thence WESTERLY along the south line of said Tract 2 approximately 192.64 feet to the northeast corner of the Royal Realty Co. property as described in Deed Book 207, page 282 in said Recorder's office; thence SOUTHERLY along the east line of said Royal Realty Co. and the east line of the Royal Realty Company property as described in Deed Book 302, page 384 in said Recorder's office approximately 714 feet to the southeast corner of said Royal Realty Company; thence continuing SOUTHERLY 50 feet to the northeast corner of Lot 1 in Smith Commercial Subdivision per the plat thereof recorded April 6, 1983 and recorded in Plat Book B, Envelope 267; thence SOUTHERLY along the east line of said Lot 1 and Lot 2 in said Smith Commercial Subdivision approximately 286 feet to the southeast corner of said Lot 2; thence SOUTHERLY along the east line of the Lisa Allen-Scherschel property as described in Instrument Number 2001004820 recorded on March 19, 2001 in said Recorder's office and the east line of the CRTM Realty property as described in Deed Book 360, page 337 recorded on June 6, 1989 in said Recorder's office approximately 711.71 feet to the northeast corner of the 3409 South Walnut LLC property as described in Instrument Number 2013018061 recorded on October 17, 2013 in said Recorder's office; thence along the east and north lines of said 3409 South Walnut LLC property the next three (3) courses:

1. SOUTHERLY 88 feet; thence
2. EASTERLY 12 feet; thence
3. SOUTHERLY 200 feet to the north line of Lot 3 in Smith Tracts per the plat thereof

recorded February 17, 1985 in Plat Cabinet B, Envelope 335; thence EASTERLY along said north line approximately 198.73 feet to the northeast corner of said Lot 3; thence SOUTHERLY along the east line of said Lot 3 and Lot 2 in said Smith Tracts approximately 264 feet to the southeast corner of said Lot 2; thence WESTERLY along the south line of said Lot 2 approximately 107.80 feet to the northeast corner of Lot 3 in Chastain Addition per the plat thereof recorded on April 3, 2003 in Plat Cabinet C, Envelope 328; thence SOUTHERLY along said east line approximately 330 feet to the south line of said Section 16; thence WESTERLY along said south line approximately 527.93 feet to the southwest corner of the East half of the Southwest quarter of said Section 16; thence WESTERLY along said south line approximately 388.23 feet to the southerly extension of the west line of the Asset Management Control Group, LLC property as described in Instrument Number 2001000653 recorded on January 10, 2001 in said Recorder's office; thence NORTHERLY along said west line approximately 265.83 feet to the south line of the Stephen C. Rumble and Kimberly M. Rumble property as described in Deed Book 381, page 252 recorded on November 15, 1990 in said Recorder's office; thence WESTERLY along said south line approximately 216.77 feet to the east line of the Utilities Service Board of the City of Bloomington, Indiana property as described in Instrument Number 2002017277 recorded on July 31, 2002 in said Recorder's office; thence SOUTHERLY along said east line approximately 266.23 feet to

the south line of said quarter; thence WESTERLY along said south line approximately 622 feet to the POINT OF BEGINNING, containing 161 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

**Tapp Expansion #2 (2015):**

A part of the East half of Section 7, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

**BEGINNING** at a 5/8 inch rebar at the Southwest corner of the Northeast quarter of said Section 7; thence NORTH 01 degree 37 minutes 11 seconds WEST along the west line of said Northeast quarter a distance of 1363.08 feet to the Southwest corner of the North half of said Northeast quarter; thence continuing along said west line NORTH 01 degree 37 minutes 11 seconds WEST 194.56 feet to a mag nail; thence NORTH 88 degrees 34 minutes 57 seconds EAST along the westerly extension of and the south line of Lot 3 in Sudbury Farm, Phase 1, of record in Plat Cabinet C, envelope 272 in the office of the Recorder of Monroe County, Indiana, a distance of 258.71 feet to the southeast corner of said Lot 3; thence NORTH 28 degrees 40 minutes 00 seconds EAST along the east line of said Lot 3 a distance of 245.45 feet to the northeast corner of said Lot 3; thence NORTH 43 degrees 31 minutes 28 seconds EAST 86.63 feet to the southwest corner of Lot 5 in said Sudbury Farm, Phase 1; thence SOUTH 67 degrees 54 minutes 51 seconds EAST along the south line of said Lot 5 a distance of 259.46 feet to the southwest corner of Lot 6 in said Sudbury Farm, Phase 1; thence along the west and south lines of said Lot 6 the next three (3) courses:

1. NORTH 32 degrees 22 minutes 40 seconds EAST 678.26 feet; thence
2. NORTH 57 degrees 54 minutes 34 seconds WEST 271.71 feet; thence
3. NORTH 26 degrees 53 minutes 06 seconds EAST 245.50 feet to the north line of said

Northeast quarter; thence SOUTH 87 degrees 18 minutes 14 seconds EAST along said north line a distance of 1674.44 feet to a 4"x4" cut limestone at the Northeast corner of said quarter; thence SOUTH 02 degrees 31 minutes 28 seconds EAST along the east line of the northeast quarter of the northeast quarter of said Section 7 a distance of 1331.03 feet to an 8"x8" stone at the Southeast corner of said quarter quarter; thence SOUTH 01 degree 41 minutes 33 seconds EAST along the east line of the Northeast quarter of said Section 7 a distance of 710.38 feet to a 5/8 inch rebar at the northwest corner of Lot 4 in Thompson Community Park, of record in Plat Cabinet C, envelope 69 in said Recorder's office; thence SOUTH 01 degree 43 minutes 04 seconds EAST along the east line of said quarter and the west line of said Thompson Community Park a distance of 609.81 feet to a drill hole in the top of an 8"x8" stone at the Southeast corner of said quarter; SOUTH 88 degrees 24 minutes 56 seconds EAST along the north line of the Woolery Planned Community Phase VIII Final Plat recorded August 27, 2004 in Plat Cabinet C,

Envelope 379 in said Recorder's office a distance of 5.00 feet; thence along the west line of Lot 15 in said Woolery Planned Community Phase VIII the next three (3) courses:

1. SOUTH 01 degree 35 minutes 04 seconds WEST 80.28 feet to the beginning of a curve concave to the west having a radius of 790.00 feet and a chord which bears SOUTH 13 degrees 56 minutes 49 seconds WEST 338.58 feet; thence
2. SOUTHERLY along said curve an arc length of 341.23 feet; thence
3. SOUTH 26 degrees 19 minutes 35 seconds WEST 662.75 feet to the south line of said

Woolery Planned Community Phase VIII; thence SOUTH 88 degrees 57 minutes 27 seconds WEST along said south line, the south line of the Philip O. Tapp and Barbara E. Tapp property as described in Instrument Number 2011001304 recorded January 25, 2011 in said Recorder's office and the north line of Woolery Planned Community Phase IX recorded May 24, 2012 in Plat Cabinet D, Envelope 115 a distance of 1757.01 feet to the east line of the Public Investment Corporation property as described in Deed Book 327, page 440 recorded August 8, 1986 in said Recorder's office; thence NORTH 01 degree 42 minutes 10 seconds WEST along said east line a distance of 613.07 feet to the east right-of-way of Weimer Road and the beginning of a non-tangent curve concave to the southwest having a radius of 259.69 feet and a chord which bears NORTH 36 degrees 54 minutes 35 seconds WEST 163.80 feet; thence along said east right-of-way the next three (3) courses:

1. NORTHWESTERLY along said curve an arc length of 166.65 feet; thence
2. NORTH 53 degrees 02 minutes 27 seconds WEST 258.46 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 909.41 feet and a chord which bears NORTH 50 degrees 17 minutes 22 seconds WEST 186.04 feet; thence
3. NORTHWESTERLY along said curve an arc length of 186.37 feet to the south line of

the northeast quarter of said Section 7; thence NORTH 88 degrees 57 minutes 44 seconds WEST along said south line a distance of 51.23 feet to the POINT OF BEGINNING, containing 190 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

**Tapp Expansion #3 (2015):**

A part of the Southeast quarter of Section 7, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Southeast quarter of said Section 7; thence NORTH 88 degrees 44 minutes 52 seconds WEST along the south line of said quarter a distance of 542.50 feet to the **POINT OF BEGINNING** and southeast corner of the Woolery Planned Community Phase VI recorded April 30, 1999 in Plat Cabinet C, Envelope 264 in the office of the Recorder of Monroe County, Indiana; thence NORTH 88 degrees 44 minutes 54 seconds WEST along the south boundary of said Woolery Planned Community Phase VI, the Replat of Woolery Planned Community Lot 1, Phase VI recorded December 18, 2002 in Plat Cabinet C, Envelope 323 and the Woolery Planned Community Phase IX recorded May 24, 2012 in Plat Cabinet D, Envelope 115 a distance of 1207.49 feet to the southwest corner of the Woolery Planned Community Phase I recorded March 09, 1995 in Plat Cabinet C, Envelope 129 (now being a part of said Woolery Planned Community Phase IX); thence along the west and north lines of said Woolery Planned Community Phase I the next three (3) courses:

1. NORTH 01 degree 15 minutes 08 seconds EAST 470.00 feet to the beginning of a curve concave to the southeast having a radius of 334.99 feet and a chord which bears NORTH 38 degrees 15 minutes 33 seconds EAST 403.27 feet; thence
2. NORTHEASTERLY along said curve an arc length of 432.74 feet; thence
3. NORTH 75 degrees 15 minutes 08 seconds EAST 400.00 feet to the Northeast corner of

said Woolery Planned Community Phase I; thence SOUTH 20 degrees 56 minutes 54 seconds EAST along the east line of said Woolery Planned Community Phase I a distance of 60.35 feet to the Northwest corner of Lot 1A of said Replat of Woolery Planned Community Lot 1 Phase VI; thence along the north, east and south lines of said Lot 1A the next eight (8) courses:

1. NORTH 75 degrees 15 minutes 08 seconds EAST 341.75 feet to the west right-of-way of Adams street and the beginning of a curve concave to the north having a radius of 1230.00 feet and a chord which bears NORTH 70 degrees 14 minutes 07 seconds EAST 214.85 feet; thence
2. EASTERLY along said curve an arc length of 215.12 feet; thence
3. NORTH 65 degrees 13 minutes 29 seconds EAST 81.69 feet to the beginning of a non-tangent curve concave to the east having a radius of 675.00 feet and a chord which bears SOUTH 29 degrees 45 minutes 44 seconds EAST 57.47 feet; thence
4. SOUTHERLY along said curve and right-of-way an arc length of 57.49 feet; thence
5. SOUTH 32 degrees 12 minutes 06 seconds EAST along said right-of-way a distance of 156.89 feet to the Southeast corner of said Lot 1A; thence
6. SOUTH 57 degrees 47 minutes 54 seconds WEST 379.20 feet; thence

7. SOUTH 32 degrees 12 minutes 06 seconds EAST 260.12 feet; thence
8. SOUTH 00 degrees 15 minutes 51 seconds EAST along the east line of said Lot 1A and

the east line of Lot 2 in said Woolery Planned Community Phase VI a distance of 447.48 feet to the POINT OF BEGINNING, containing 24 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

**Thomson Walnut-Winslow Expansion #1 (2015):**

A part of the South half of the Northwest quarter of Section 9, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

**BEGINNING** at a point that is 588.28 feet east and 717.78 feet south of the northwest corner of the said south half of the northwest quarter, and at the intersection of the south property line of the J. Mason Hoadley Stone Company real estate and the east right of way line of the C. I. & L. (Monon) Railroad; thence running South 01 degree 21 minutes West and over and along the said east right of way line of said Monon Railroad for a distance of 389.2 feet; thence running South 88 degrees 30 minutes East for a distance of 709 feet and to the center line of State Highway number 37; thence running North 13 degrees 19 minutes West and over and along the centerline of said State Highway number 37 for a distance of 400 feet; thence running North 88 degrees 30 minutes West for a distance of 594 feet and to the place of beginning. Containing in all 5.83 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

**Thomson Walnut-Winslow Expansion #2 (2015):**

A part of the Northwest quarter of the Southwest quarter of Section 9, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Southwest quarter of said section, said corner being marked by a P.K. nail found in Country Club Road; Thence on and along the west line of said quarter section North 01 degree 23 minutes 45 seconds West 1326.13 feet to a 5/8 inch diameter rebar with a cap marked "Bynum Fanyo 890006" (called "monument" for the remainder of this description) set at the southwest corner of the Northwest quarter of said Southwest quarter said point being the true **POINT OF BEGINNING**; Thence continuing on and along said west line North 01 degree 23 minutes 45 seconds East 1326.13 feet to a monument set at the northwest corner of the Southwest quarter of said Section 9; Thence leaving said west line and on and along the north line of the

Southwest quarter of said Section 9 North 89 degrees 23 minutes 41 seconds East 98.20 feet to a monument set at the west right-of-way line of the Bloomington Southern Railroad Company (Deed Record 58, Page 420); Thence leaving said north line on and along said west right-of-way line South 12 degrees 10 minutes 38 seconds East 446.13 feet to a monument set at the beginning of a curve concave southwesterly having a radius of 5712.59 feet; Thence on said curve Southeasterly 898.19 feet through a central angle of 09 degrees 00 minutes 31 seconds to a monument set on the south line of the Northwest quarter of the Southwest quarter of said Section 9; Thence on a non-tangent line and on and along said south line South 89 degrees 22 minutes 42 seconds West 292.01 feet and to the point of beginning containing within said bounds 6.48 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

**Thomson Walnut-Winslow Expansion #3 (2015):**

A part of the Northwest quarter of the Southwest quarter of Section 9, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Southwest quarter of said section, said corner being marked by a P.K. nail found in Country Club Road; Thence on and along the west line of said quarter section North 01 degree 23 minutes 45 seconds West 1326.13 feet to a 5/8 inch diameter rebar with a cap marked "Bynum Fanyo 890006" (called "monument" for the remainder of this description ) set at the southwest corner of the Northwest quarter of said Southwest quarter; thence leaving said west line and on and along the south line of said Northwest quarter of said Southwest quarter North 89 degrees 22 minutes 42 seconds East 665.10 feet to a monument set at the true **POINT OF BEGINNING**; Thence continuing on and along said south line North 89 degrees 22 minutes 42 seconds East 109.31 feet to a monument set on the west line of Wylie Subdivision as recorded in Plat Book 8, Page 21 in the Office of the Recorder of Monroe County, Indiana; Thence leaving said south line and on and along said west line of Wylie Subdivision North 53 degrees 54 minutes 15 seconds West 157.76 feet to a monument set; Thence North 04 degrees 44 minutes 07 seconds East 131.75 feet to a monument set; Thence North 06 degrees 01 minute 56 seconds East 104.37 feet; Thence North 01 degree 29 minutes 29 seconds West 65.32 feet; Thence North 14 degrees 16 minutes 20 seconds East 73.53 feet; Thence North 44 degrees 32 minutes 17 seconds East 111.08 feet; Thence North 61 degrees 52 minutes 04 seconds East 68.36 feet; Thence North 18 degrees 10 minutes 50 seconds East 126.93 feet to a monument set; Thence North 45 degrees 08 minutes 30 seconds West 130.63 feet; Thence North 56 degrees 48 minutes 22 seconds West 96.43 feet; Thence North 59 degrees 39 minutes 12 seconds West 65.44 feet; thence North 07 degrees 43 minutes 59 seconds East 85.56 feet; Thence North 43 degrees 26 minutes 36 seconds West 22.10 feet to a monument set on the south line of Wilbur (Deed Record 453, Page 196); Thence leaving said west line and on and along said south line South 89 degrees 02 minutes 08 seconds West 216.30 feet to a monument set on the east line of

Chicago, Indianapolis & Louisville Railway Company (Deed Record 72, Page 44 & Deed Record 72, Page 45); Thence leaving said south line and on and along said east line South 02 degrees 19 minutes 15 seconds West 280.16 feet to a monument set on the south line of said Railway Company; Thence leaving said east line and on and along said south line South 77 degrees 27 minutes 47 seconds West 51.80 feet to a monument set on the east right of way line of Chicago, Indianapolis & Louisville Railway; Thence leaving said south line and on and along said east right of way line South 12 degrees 17 minutes 26 seconds East 83.05 feet to a monument set at the beginning of a curve concave southwesterly and having a radius of 3213.50 feet; Thence on said curve Southeasterly 261.02 feet through a central angle of 04 degrees 39 minutes 14 seconds to a monument set; Thence leaving said east right of way line and on the east line of L & N Investment Corporation (Deed Record 218, Page 38) South 28 degrees 44 minutes 33 seconds East 175.75 feet to a monument set; Thence North 89 degrees 23 minutes 49 seconds East 68.00 feet to a creosote fence post found; Thence South 24 degrees 58 minutes 27 seconds East 211.79 feet and to the Point of Beginning containing within said bounds 5.89 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

**West Third Street (2015):**

A part of the Northeast quarter of Section 1, Township 8 North, Range 2 West, a part of the North half of Section 6, Township 8 North, Range 1 West, a part of the South half of Section 31 Township 9 North, Range 1 West and a part of the Southwest quarter of Section 32, Township 9 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

**BEGINNING** at the Northeast corner of said Section 1, Township 8 North, Range 2 West; thence **WESTERLY** along the north line of said Section 1 approximately 2640 feet to the Northwest corner of the Northeast quarter of said Section 1; thence **SOUTHERLY** along the west line of said quarter approximately 310 feet to the south line of the Forest Green Apartments property as described in Deed Book 363, page 201 recorded August 9, 1989 in the office of the Recorder of Monroe County, Indiana; thence **EASTERLY** along the south line of said Forest Green Apartments approximately 412 feet to the Northwest corner of the Whitehall Associates property as described in Deed Book 309, page 538 recorded September 19, 1984; thence **SOUTHERLY** along the west line of said Whitehall Associates approximately 619.28 feet to the Southwest corner of said Whitehall Associates; thence **EASTERLY** along the south line of said Whitehall Associates approximately 574 feet to the west right-of-way of Liberty Drive; thence **SOUTHERLY** along said west right-of-way approximately 65 feet to the westerly extension of the south line of the Bloomington Square Associates property as described in Deed Book 284, page 71 recorded on July 16, 1981 in said Recorder's office; thence **EASTERLY** along said south line approximately 968 feet to the southwest corner of the Bryan Rental, Inc. and Crane, LLC property as described in Instrument Number 2000012882 recorded on August 1, 2000 in said Recorder's office; thence **EASTERLY**

along the south line of said Bryan Rental and Crane approximately 612.18 feet to the west right-of-way of State Route Number 37; thence SOUTHERLY along said right-of-way approximately 465 feet to the southerly right-of-way of the Illinois Central Railroad; thence NORTHEASTERLY along said southerly right-of-way approximately 2647 feet to the west right-of-way of Basswood Drive in the Village at Muller Park Subdivision per the plat thereof recorded January 22, 2009 in Plat Cabinet D, Envelope 89 in said Recorder's office; thence SOUTHEASTERLY along said west right-of-way a distance of 199.83 feet to the southwest corner of said platted right-of-way; thence NORTHEASTERLY along the south line of said platted right-of-way and the south line of Lot 4 in said Village at Muller Park a distance of 101.84 feet to the east line of the Northwest quarter of Section 6, Township 8 North, Range 1 West; thence NORTHERLY along said east line a distance of 221.11 feet to the southerly right-of-way of said Illinois Central Railroad; thence NORTHEASTERLY along said southerly right-of-way approximately 509 feet to the south line of Section 31, Township 9 North, Range 1 West; thence EASTERLY along the south line of said Section 31 and the south line of Section 32, Township 9 North, Range 1 West approximately 3,080 feet to the intersection of said south line with the centerline of South Patterson Drive; thence NORTHEASTERLY along the centerline of South Adams Street and a curve concave to the northwest having a radius of approximately 650 feet and an arc length of approximately 440 feet to the southerly extension of the east line of Lot 1 in Mobley Subdivision per the plat thereof recorded May 1, 1992 in Plat Cabinet C, Envelope 38 in said Recorder's office; thence NORTHWESTERLY along said east line approximately 158 feet to an easterly corner of said Lot 1; thence NORTHEASTERLY along an east line of said Lot 1 a distance of 179.30 feet to the northeast corner of said Lot 1; thence WESTERLY along the north line of said Lot 1 a distance of 718.88 feet to the northwest corner of said Lot 1; thence continuing WESTERLY along the westerly extension of the north line of said Lot 1 approximately 128 feet to the southerly right-of-way of the Illinois Central Railroad; thence NORTHWESTERLY along said right-of-way through a curve concave to the southwest having a radius of 561.52 feet and an arc length of 155.10 feet; thence continuing WESTERLY along said right-of-way through a curve concave to the south having a radius of 1028.20 feet and an arc length of 816.86 feet to the east line of Section 31, Township 9 North, Range 1 West; thence SOUTH 74 degrees WEST along said right-of-way approximately 334 feet; thence SOUTH 64 degrees WEST along said right-of-way approximately 985 feet to the easterly extension of the south line of Lot 100 in Maple Grove Baby Farms per the plat thereof recorded September 12, 1927 in Plat Cabinet B, Envelope 35; thence WESTERLY along said south line approximately 1230 feet to the east right-of-way of Johnson Avenue; thence SOUTHERLY along said east right-of-way approximately 55 feet to the easterly extension of the north line of the Roger L. Isaacs and Carol L. Isaacs property as described in Deed Book 257, page 240 recorded on January 6, 1978 in said Recorder's office; thence WESTERLY along the north line of said Isaacs and the westerly extension thereof approximately 396 feet to the east line of Lot 4 in said Maple Grove Baby Farms; thence NORTHERLY along said east line approximately 533 feet to the northeast corner of the JK Development Group, LLC property as described in Instrument Number 2014000593 recorded on January 17, 2014 in said Recorder's office; thence WESTERLY along the north line of said JK Development Group, LLC and the westerly extension thereof approximately 396 feet to

the east right-of-way of Kimble Drive; thence SOUTHERLY along said east right-of-way approximately 500 feet to the easterly extension of the north line of the Donald L. Cowden Revocable Trust property as described in Instrument Number 2011001945 recorded on February 2, 2011 in said Recorder's office; thence WESTERLY along said north line approximately 184 feet to the east line of Lot 8 in said Maple Grove Baby Farms; thence NORTHERLY along said east line approximately 635 feet to the northeast corner of said Lot 8; thence WESTERLY along the north line of said Lot 8 and Lot 9 in said Maple Grove Baby Farms approximately 210 feet to the southeast corner of the Dorothy A Dowdy Trust property as described in Deed Book 452, page 197 recorded on November 21, 1996 in said Recorder's office; thence NORTHERLY along the east line of said Dowdy approximately 235 feet to the north line of Lot 12 in said Maple Grove Baby Farms; thence WESTERLY along said north line approximately 184 feet to the west line of said Maple Grove Baby Farms; thence SOUTHERLY along said west line approximately 1057 feet to the south line of said Section 31; thence WESTERLY along said section line approximately 1007 feet to the POINT OF BEGINNING, containing 166 acres, more or less.

EXCEPTING THEREFROM that property included in the Expanded Whitehall TIF district circa 2000, being more particularly described as follows:

COMMENCING at the northwest corner of said quarter quarter section; thence SOUTH 00 degrees 02 minutes 42 seconds East 100.00 feet to the southerly right-of-way of State Road 48; thence SOUTH 89 degrees 22 minutes 00 seconds East 571.69 Feet along said southerly right-of-way to a 5/8" rebar set at the **POINT OF BEGINNING**; thence SOUTH 00 degrees 11 minutes 07 seconds West 54.88 feet along said southerly right-of-way to a set 5/8" rebar; thence SOUTH 89 degrees 43 minutes 35 seconds East 76.32 feet along said southerly right-of-way to a set 5/8" rebar on the west line of Bounds & McPike Carpets; thence SOUTH 00 degrees 22 minutes 47 seconds EAST 209.26 feet along said west line to a 5/8" rebar set at the southwest corner thereof; thence NORTH 89 degrees 39 minutes 45 seconds East 123.00 feet along the south line of said Land of Bounds & McPike Carpets to a 5/8" rebar found at the southeast corner thereof and on the west line of Fair Meadows Addition (Plat Cabinet "B", Envelope 92); thence SOUTH 00 degrees 23 minutes 20 seconds East 633.35 feet along said west line to a 3/4" pipe found on the north right-of-way of the Illinois Central Railroad; thence SOUTH 65 degrees 09 minutes 32 seconds West 523.72 feet along said north right-of-way to a 5/8" rebar set on the east right-of-way of State Road 37; thence along said east right-of-way the following four (4) courses: 1). NORTH 10 degrees 06 minutes 06 seconds West 192.42 feet to a 5/8" rebar; thence 2). NORTH 04 degrees 22 minutes 10 seconds East 170.18 feet to a set rebar; thence 3). NORTH 03 degrees 15 minutes 59 seconds East 350.57 feet to a set 5/8" rebar; thence 4). NORTH 18 degrees 55 minutes 39 seconds East 395.23 feet to a set 5/8" rebar; thence NORTH 00 degrees 11 minutes 07 seconds East 140.46 feet to the south line of the Whitehall TIF Area; thence on and along said south line NORTH 90 degrees 00 minutes 00 seconds East 142.04 feet; thence SOUTH 00 degrees 11 minutes 07 seconds East 106.32 feet to the POINT OF BEGINNING, containing 10.05 acres, more or less.

Containing after said exception 156 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

This amended Economic Development Plan expands the EDA by 972.2 acres (See Map marked as Exhibit A). The purpose of this expansion is to provide for the enhancement of economic opportunities. Currently, the expanded EDA has excellent new development and redevelopment opportunities.

## **ZONING AND LAND USE**

The City of Bloomington's planning, zoning and land use approach is to favor compact urban form, nurture environmental integrity, mitigate traffic, conserve community character, sustain economic and cultural vibrancy, advance communication and coordination, and to leverage public capital to improve the community. The EDA includes areas zoned as follows:

1. **Commercial Arterial:** Designed to facilitate high intensity mixed use development and redevelopment opportunities along major street corridors.
2. **Business Park:** Provide for large-scale employment opportunities for the community and surrounding region.
3. **Commercial Downtown:** The Downtown Business/Commercial component of the EDA is comprised mainly of mixed uses that focus on retail sales, professional offices, restaurants, financial services, and entertainment/art/cultural centers that serve the Bloomington community and visitors alike. Downtown Business/Commercial uses are supported throughout the EDA.
4. **Commercial General:** Provide areas for medium scaled mixed use development and redevelopment.
5. **Commercial Limited:** Provide small scale retail and employment services necessary for the convenience of surrounding business and residential uses.
6. **Industrial General:** Accommodate the needs for industrial and office uses that provide basic employment needs for Bloomington and the surrounding region.
7. **Institutional:** The Institutional zoning component of the EDA is comprised of government facilities and park and recreation services.
8. **Medical:** The Medical zoning component includes IU Health Bloomington Hospital and nearby medical offices which serve regional healthcare needs and attract regional skilled workers. The sector is faced with significant and ongoing healthcare industry changes which may impact the intensity of medical land uses in the EDA.
9. **Planned Unit Development (PUD):** There are multiple Planned Unit Developments located within the EDA. Many of these PUDs provide opportunities for significant economic development within the EDA.
10. **Residential (multiple zoning categories):** Residential infill development is encouraged throughout the EDA and generally is expected to occur as part of mixed use redevelopment activities. It is generally comprised of multifamily units which should promote a diversity of housing types for all income groups and ages with a focus towards workforce, live-work, and retiree housing.

## **STATEMENT OF DEVELOPMENT OBJECTIVES**

It is the intention of the Redevelopment Commission to use allocated tax increment collected within the Area as it is received to finance all eligible costs related to the Development Objectives, or any portion thereof, and to reimburse the City for all eligible expenses under Indiana law.

It is also the intention of the Redevelopment Commission to issue bonds payable from incremental ad valorem property taxes allocated under IC 36-7-14-39 in order to raise money for any property acquisition and for completion of the Development Objectives. The amount of issued bonds may not exceed the total, as estimated by the Redevelopment Commission, of all expenses reasonably incurred in connection with the Development Objectives, including:

1. The total cost of all land, rights of way, and other property to be acquired and the
2. All reasonable and necessary architectural/engineering, construction, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Projects or the issuance of bonds therefore; and
3. Interest and a debt service reserve for the bonds to the extent the Redevelopment Commission determines that a reserve is reasonably required.

In the issuance of bonds the Redevelopment Commission will comply with Indiana Code § 36-7-14-25.1 and other provisions of applicable Indiana Law. In the alternative, the Redevelopment Commission may enter into a lease of any property that could be financed with the proceeds of bonds under Indiana Code 36-7-14. The lease is subject to the provisions of Indiana Code § 36-7-14-25.2 and Indiana Code § 36-7-14-25.3.

The Development Objectives within this Plan will be accomplished through a mix of public and private investment in the EDA.

1. Attract businesses to the EDA, provide opportunities for gainful employment and training for employees, and promote the retention and expansion of existing businesses.
2. Provide funding for infrastructure improvements including the installation of new and upgraded water, sewer, stormwater, communications and transportation services.
3. Invest in designing and implementing improved streetscapes and other public amenities to ensure a high quality of place attractive to a quality workforce.

Construct public spaces, including plazas and greenspaces for individual use as well as for special events and programs.

4. Improve streets so they can be operated to enable safe and efficient access for all users of all ages and abilities, including pedestrians, bicyclists, motorists and transit riders.
5. Strengthen and intensify existing land uses within the area so that density is supported in the urban core, with particular focus on ensuring greater employment opportunities, diverse mixes of retail and upper story residential, greater usage of vacant and underutilized buildings, and new infill development.
6. Enhance community sustainability through the provision of green infrastructure, conservation of environmentally sensitive areas, and energy efficient building practices.
7. Construct new and renovated housing units within the area that support a diverse mix of housing types, and are within easy walking distance of the employment, retail, entertainment, financial, cultural, educational and governmental centers of the city.
8. Renovate historic structures in the EDA, especially within the downtown area.
9. Strengthen the ties between the city and the community's higher education institutions and improve the physical linkages between downtown and the Indiana University campus.
10. Provide structured parking facilities in conjunction with area employment uses, particularly within the City's Certified Technology Park/Showers Technology Overlay district and other areas of employment growth potential.
11. Support the retention, expansion and attraction of cultural, tourism and creative sector enterprises to enhance sector employment opportunities, and to enhance the EDA as a destination for visitors. Construct additional hotel and meeting space within the EDA and support an expanded Convention Center complex.
12. Continue the environmental restoration and transformation of the former CSX rail switchyard into premier public park and recreation space. Support adjacent catalyst economic and community development projects such as infill commercial, mixed-use, and residential redevelopment of underutilized properties, and strengthening of surrounding neighborhoods.
13. Develop the City's Certified Technology Park area as a research and industrial park with additional high tech office and research space, while also allowing

for a mix of complementary uses, including retail, service and workforce and other housing.

14. Provide adequate growth space for office, research, life science, medical and technology business; in order to maximize opportunities to attract, grow and retain knowledge- and creative-sector employers in the area.
15. Provide primary and essential healthcare facilities in areas accessible to residential populations and employment centers.
16. Improve gateway corridors to increase physical and socioeconomic linkages between the EDA and other areas of the city, region and state.

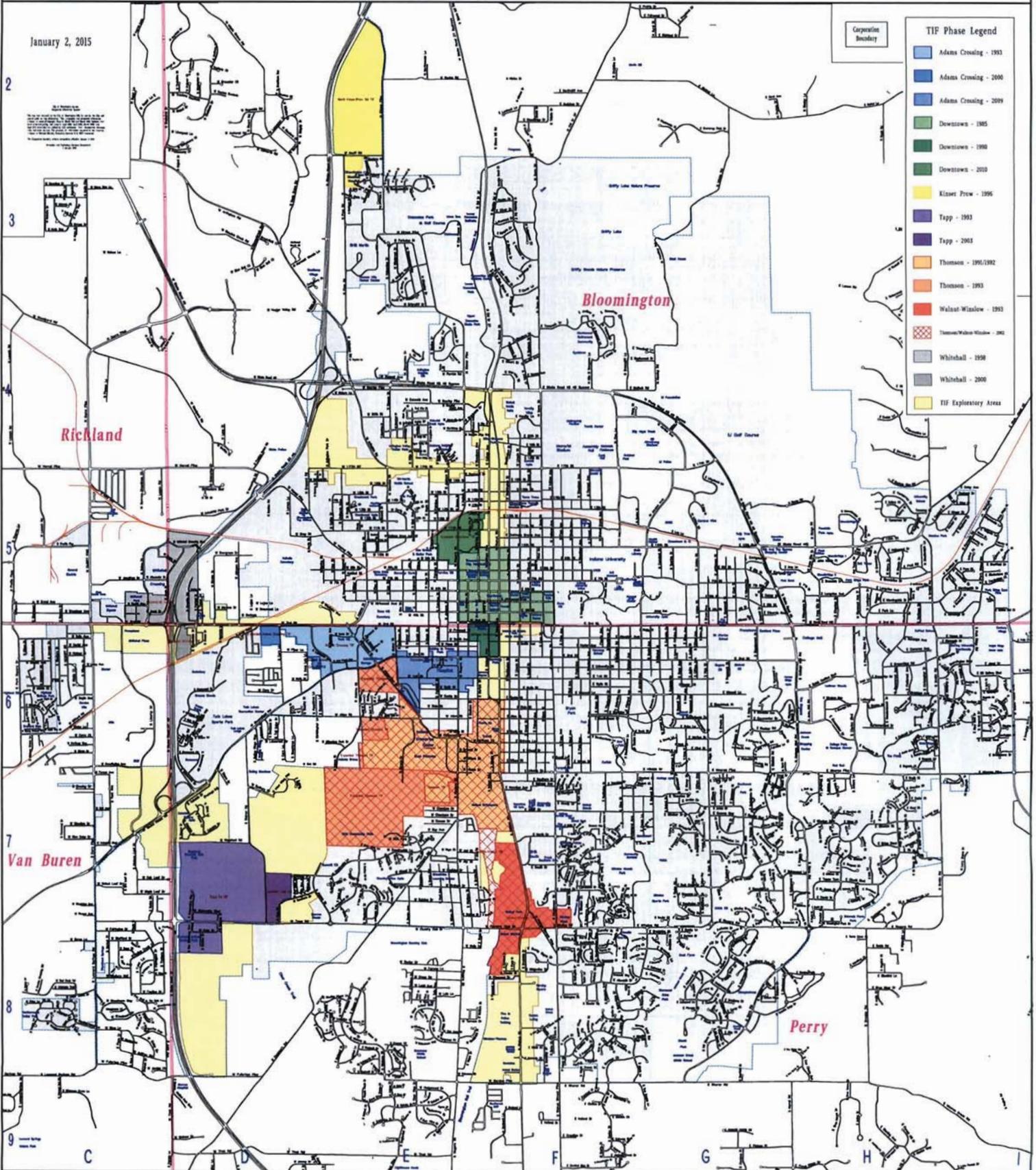
### ***PROVISIONS FOR AMENDING THE PLAN***

This Plan may be amended as outlined under Indiana Code § 36-7-14-17 and Indiana Code § 36-7-14-17.5. Modifications could arise from property acquisition for right-of-way improvements or other public purposes, or the enlargement of the EDA.

Adjustments resulting from experience during project execution are authorized in the administration of this project, provided that the intent of this approved Economic Development Plan is not changed. Any modification which substantially changes the approved Economic Development Plan will be subject to the requirement of applicable State codes for plan amendment.



January 2, 2015



TIF Phase Legend	
[Light Blue Box]	Adams Crossing - 1983
[Dark Blue Box]	Adams Crossing - 2000
[Medium Blue Box]	Adams Crossing - 2009
[Light Green Box]	Downtown - 1985
[Dark Green Box]	Downtown - 1990
[Medium Green Box]	Downtown - 2010
[Yellow Box]	Kilmer Prow - 1996
[Purple Box]	Tapp - 1993
[Dark Purple Box]	Tapp - 2003
[Orange Box]	Thomson - 1991/1992
[Light Orange Box]	Thomson - 1993
[Red Box]	Walnut-Wislow - 1993
[Cross-hatched Box]	Thomson/Walnut-Wislow - 2002
[Light Grey Box]	Whishall - 1998
[Dark Grey Box]	Whishall - 2000
[Yellow Box]	TIF Exploratory Area

Bloomington Geographic Information System

As part of this web map, the user agrees to not disseminate data from the City of Bloomington.



Exhibit A

EXHIBIT 2-A

The parcel identification numbers for the West 17<sup>th</sup> Street Area are as follows. Such parcels shall have a base assessment date of March 1, 2015. The expiration date of this Area shall be the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later.

53-05-33-204-040.000-005	53-05-28-300-144.000-005	53-05-33-204-120.000-005
53-05-33-204-132.000-005	53-01-32-428-001.000-005	53-05-33-204-022.000-005
53-05-33-204-005.000-005	53-05-29-400-008.000-005	53-05-32-103-014.000-005
53-05-29-400-066.000-005	53-05-33-206-006.000-005	53-05-29-300-034.000-005
53-05-33-206-023.000-005	53-05-28-300-070.000-005	53-05-33-202-053.000-005
53-05-29-400-007.000-005	53-05-33-206-016.000-005	53-05-29-400-054.000-005
53-05-33-204-104.000-005	53-05-32-106-032.000-005	53-05-32-103-010.000-005
53-05-29-300-031.000-005	53-05-33-200-036.000-005	53-05-29-400-058.000-005
53-05-33-200-014.000-005	53-05-33-200-020.005-005	53-05-32-201-099.011-005
53-05-33-204-025.000-005	53-05-32-201-091.020-005	53-05-28-312-004.000-005
53-05-28-300-054.000-005	53-05-33-204-057.000-005	53-05-33-202-002.000-005
53-05-28-300-143.000-005	53-05-32-103-018.000-005	53-05-32-101-018.000-005
53-05-28-312-012.000-005	53-05-33-206-011.000-005	53-05-32-201-090.017-005
53-05-33-204-060.000-005	53-05-29-400-043.000-005	53-05-33-207-001.000-005
53-05-28-300-038.000-005	53-05-33-204-037.000-005	53-05-33-206-017.000-005
53-05-32-201-071.000-005	53-05-33-202-058.000-005	53-05-33-206-013.000-005
53-05-29-300-009.000-005	53-05-28-300-061.000-005	53-05-33-202-031.000-005
53-05-33-207-016.000-005	53-05-28-312-037.000-005	53-05-33-204-047.000-005
53-05-29-300-015.000-005	53-05-33-204-111.000-005	53-05-33-207-010.000-005
53-05-29-300-010.000-005	53-05-33-206-004.000-005	53-05-29-400-093.000-005
53-05-33-204-072.000-005	53-05-33-206-007.000-005	53-05-33-204-139.000-005
53-05-33-204-108.000-005	53-05-33-200-026.000-005	53-05-33-204-067.000-005
53-05-33-204-142.000-005	53-05-33-206-021.000-005	53-05-33-200-022.000-005
53-05-33-206-029.000-005	53-05-33-206-015.000-005	53-05-29-400-003.000-005
53-05-33-206-014.000-005	53-05-33-206-008.000-005	53-05-29-400-105.000-005
53-05-33-204-056.000-005	53-05-33-204-144.000-005	53-05-29-400-022.000-005
53-05-29-400-004.000-005	53-05-33-204-128.000-005	53-05-33-200-030.000-005
53-05-33-200-027.000-005	53-05-29-300-032.000-005	53-05-33-204-012.000-005
53-05-33-200-025.000-005	53-05-28-300-027.000-005	53-05-32-200-044.000-005
53-05-32-103-021.000-005	53-05-33-204-101.000-005	53-05-29-400-106.000-005
53-05-32-106-046.000-005	53-05-33-205-011.000-005	53-05-33-204-051.000-005
53-05-29-300-026.000-005	53-05-33-205-004.000-005	53-05-28-300-094.000-005
53-05-33-204-109.000-005	53-05-33-204-089.000-005	53-05-32-100-032.000-005
53-05-33-204-103.000-005	53-05-29-305-002.000-005	53-05-29-400-050.000-005
53-05-28-300-140.000-005	53-05-33-206-012.000-005	53-05-32-200-049.000-005
53-05-33-204-141.000-005	53-05-28-312-018.000-005	53-05-28-300-081.000-005
53-05-33-204-066.000-005	53-05-29-400-002.000-005	53-05-28-300-167.000-005
53-01-32-362-002.000-005	53-05-29-400-013.000-005	53-05-33-206-020.000-005

53-05-33-204-055.000-005	53-05-28-300-198.000-005	53-05-33-200-015.000-005
53-05-28-300-130.000-005	53-05-29-300-005.000-005	53-05-28-300-136.000-005
53-01-30-415-000.000-005	53-05-28-312-008.000-005	53-05-33-204-077.000-005
53-05-33-205-012.000-005	53-05-28-300-063.000-005	53-05-32-201-060.006-005
53-01-34-919-509.000-005	53-05-33-200-034.000-005	53-05-33-205-010.000-005
53-05-33-207-011.000-005	53-05-29-300-045.000-005	53-05-33-200-001.000-005
53-05-33-200-020.006-005	53-05-32-201-096.000-005	53-05-29-300-013.000-005
53-05-32-106-016.000-005	53-05-32-201-089.000-005	53-05-33-207-029.000-005
53-05-29-300-056.000-005	53-05-33-204-062.000-005	53-05-29-300-014.000-005
53-05-29-404-001.000-005	53-05-33-204-045.000-005	53-05-28-312-010.000-005
53-05-32-106-043.000-005	53-05-33-202-061.000-005	53-05-33-206-002.000-005
53-05-28-312-035.000-005	53-05-33-204-145.000-005	53-05-33-204-149.000-005
53-05-28-300-139.000-005	53-05-28-300-177.000-005	53-05-33-202-063.000-005
53-05-32-201-098.018-005	53-05-33-202-054.000-005	53-05-33-206-005.000-005
53-05-33-204-044.000-005	53-05-33-204-137.000-005	53-05-28-300-152.000-005
53-05-28-300-012.000-005	53-05-33-204-121.000-005	53-05-28-300-103.000-005
53-05-33-206-018.000-005	53-05-28-300-062.000-005	53-05-28-300-050.000-005
53-05-32-103-019.000-005	53-05-28-300-095.000-005	53-05-33-207-027.000-005
53-05-28-312-009.000-005	53-01-32-342-001.000-005	53-05-32-100-031.000-005
53-05-29-404-002.000-005	53-05-33-206-030.000-005	53-05-32-100-033.000-005
53-05-33-200-035.000-005	53-05-32-201-074.005-005	53-05-33-204-030.000-005
53-05-33-207-006.000-005	53-05-32-201-097.013-005	53-05-29-400-020.000-005
53-05-33-206-025.000-005	53-05-33-204-013.000-005	53-05-29-307-002.000-005
53-05-28-312-019.000-005	53-05-33-204-080.000-005	53-05-29-307-001.000-005
53-05-33-204-075.000-005	53-05-28-300-006.000-005	
53-05-33-206-039.000-005	53-05-28-300-096.000-005	

EXHIBIT 2-B

The parcel identification numbers for the Seminary Area are as follows. Such parcels shall have a base assessment date of March 1, 2015. The expiration date of this Area shall be the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later.

53-08-04-200-138.000-009	53-08-04-216-005.000-009	53-08-04-203-029.000-009
53-08-04-200-190.000-009	53-08-04-214-003.000-009	53-08-04-214-005.000-009
53-08-04-216-003.000-009	53-08-04-216-006.002-009	53-08-04-217-023.000-009
53-08-04-217-012.000-009	53-08-04-214-031.000-009	53-08-04-217-022.000-009
53-08-04-206-001.000-009	53-08-04-200-019.000-009	53-08-04-200-158.000-009
53-08-04-206-010.000-009	53-08-04-200-028.000-009	53-08-04-217-003.000-009
53-05-33-300-017.001-005	53-08-04-206-004.000-009	53-08-04-203-009.000-009
53-08-04-217-039.000-009	53-08-04-217-035.000-009	53-08-04-203-037.000-009
53-08-04-200-125.000-009	53-08-04-203-040.000-009	53-08-04-203-038.000-009
53-08-04-214-010.000-009	53-08-04-200-215.000-009	53-08-04-203-016.000-009
53-05-33-300-017.002-005	53-01-31-077-000.000-005	53-08-04-207-001.000-009
53-08-04-214-014.000-009	53-08-04-203-025.000-009	53-08-04-203-020.000-009
53-08-04-214-027.000-009	53-08-04-215-004.000-009	
53-08-04-215-007.000-009	53-08-04-200-037.000-009	
53-08-04-200-139.000-009	53-08-04-200-088.000-009	
53-08-04-200-113.000-009	53-08-04-200-011.000-009	
53-05-33-300-023.000-005	53-08-04-200-003.000-009	
53-08-04-200-209.000-009	53-08-04-206-008.000-009	
53-08-04-200-172.000-009	53-08-04-200-116.000-009	
53-08-04-203-034.000-009	53-08-04-200-074.000-009	
53-08-04-203-035.000-009	53-08-04-200-023.000-009	
53-08-04-200-178.000-009	53-08-04-200-002.000-009	
53-08-04-200-090.000-009	53-08-04-200-026.000-009	
53-08-04-214-007.000-009	53-08-04-217-015.000-009	
53-08-04-214-032.000-009	53-08-04-203-024.000-009	
53-05-33-300-014.000-005	53-05-33-300-025.001-005	
53-08-04-217-005.000-009	53-08-04-200-199.000-009	
53-08-04-212-002.000-009	53-08-04-203-019.000-009	
53-08-04-200-168.000-009	53-08-04-215-006.000-009	
53-08-04-200-025.000-009	53-08-04-215-009.000-009	
53-08-04-217-040.000-009	53-08-04-200-203.000-009	
53-08-04-200-167.000-009	53-08-04-200-089.000-009	
53-05-33-300-012.000-005	53-08-04-216-001.000-009	
53-08-04-203-017.000-009	53-08-04-217-010.000-009	
53-05-33-300-002.000-005	53-08-04-215-005.000-009	
53-08-04-216-002.000-009	53-08-04-203-033.000-009	
53-08-04-203-001.000-009	53-08-04-216-004.000-009	
53-08-04-206-009.000-009	53-08-04-214-012.000-009	

EXHIBIT 2-C

The parcel identification numbers for the West Third Street Area are as follows. Such parcels shall have a base assessment date of March 1, 2015. The expiration date of this Area shall be the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later.

53-05-32-310-006.000-005	53-08-06-202-008.000-009	53-05-32-310-001.000-005
53-01-70-521-005.000-016	53-05-31-301-073.000-005	53-09-01-100-006.000-016
53-05-31-301-188.000-005	53-08-06-201-004.000-009	53-05-32-316-001.000-005
53-05-32-310-003.000-005	53-08-06-201-002.000-009	53-05-31-301-053.000-005
53-08-06-201-003.000-009	53-05-31-301-008.000-005	53-05-31-400-007.000-005
53-05-31-301-056.000-005	53-08-06-202-004.000-009	53-05-32-300-008.000-005
53-05-32-310-005.000-005	53-05-31-301-191.000-005	53-08-06-100-054.000-009
53-08-06-202-005.000-009	53-05-32-310-007.000-005	53-08-06-202-017.000-009
53-01-70-521-003.000-016	53-08-06-202-019.000-009	53-05-32-300-002.001-005
53-05-32-300-042.000-005	53-09-01-100-017.000-016	53-05-31-400-004.000-005
53-08-06-202-007.000-009	53-05-31-301-106.000-005	53-01-70-523-001.000-016
53-05-32-310-002.000-005	53-09-01-100-031.000-016	53-09-01-100-039.000-016
53-09-01-100-029.000-016	53-05-31-301-006.000-005	53-05-31-301-023.000-005
53-05-32-310-010.000-005	53-08-06-202-018.000-009	53-05-31-301-050.000-005
53-05-31-400-011.000-005	53-09-01-100-013.000-016	53-08-06-202-014.000-009
53-05-32-300-002.000-005	53-08-06-202-002.000-009	53-08-06-202-022.000-009
53-05-32-316-003.000-005	53-05-31-400-020.000-005	53-05-31-301-041.000-005
53-09-01-100-042.000-016	53-01-35-319-000.000-005	53-08-06-100-052.000-009
53-09-01-100-033.000-016	53-05-31-400-001.000-005	53-08-06-100-077.000-009
53-09-01-100-030.000-016	53-05-31-400-008.000-005	53-08-06-202-006.000-009
53-08-06-100-044.000-009	53-05-31-301-005.000-005	53-05-32-310-004.000-005
53-08-06-203-002.000-009	53-05-31-301-013.000-005	53-08-06-202-016.000-009
53-08-06-202-001.000-009	53-05-32-311-001.000-005	53-05-31-301-090.000-005
53-09-01-100-010.000-016	53-05-32-310-009.000-005	53-09-01-100-004.000-016
53-08-06-202-020.000-009	53-08-06-100-078.000-009	53-05-31-301-004.000-005
53-05-31-400-016.000-005	53-08-06-100-085.000-009	53-08-06-202-009.000-009
53-05-31-400-006.000-005	53-05-31-400-019.000-005	53-09-01-100-026.000-016
53-05-31-301-167.000-005	53-08-06-100-032.004-009	53-09-01-100-037.000-016
53-08-06-202-012.000-009	53-05-32-300-007.001-005	53-09-01-100-014.000-016
53-09-01-100-016.000-016	53-08-06-100-081.000-009	53-08-06-202-015.000-009
53-05-31-400-005.000-005	53-05-31-400-013.000-005	53-08-06-202-021.000-009
53-05-31-400-010.000-005	53-01-70-521-009.000-016	53-08-06-202-010.000-009
53-05-31-301-052.000-005	53-05-31-301-007.000-005	53-09-01-100-045.000-016
53-09-01-100-024.000-016	53-08-06-202-013.000-009	53-05-32-310-011.000-005
53-08-06-202-023.000-009	53-05-31-301-003.000-005	53-08-06-202-011.000-009

EXHIBIT 2-D

The parcel identification numbers for the Bloomfield Road Area are as follows. Such parcels shall have a base assessment date of March 1, 2015. The expiration date of this Area shall be the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later.

53-08-07-200-058.000-009  
53-09-12-101-003.000-016  
53-09-12-101-001.000-016  
53-09-12-101-015.000-016  
53-09-12-100-001.002-016  
53-08-07-200-039.000-009  
53-09-12-101-008.000-016  
53-08-07-200-003.000-009  
53-09-12-101-017.000-016  
53-09-12-101-016.000-016  
53-09-12-101-005.000-016  
53-09-12-101-013.000-016  
53-09-12-101-009.000-016  
53-09-12-101-010.000-016  
53-08-07-200-038.000-009  
53-08-07-200-010.000-009  
53-08-07-200-009.000-009  
53-09-12-100-027.000-016  
53-08-07-300-006.000-009  
53-09-12-100-001.001-016  
53-09-12-101-014.000-016  
53-01-53-098-500.000-009  
53-09-12-100-024.000-016  
53-08-07-200-014.000-009  
53-08-07-200-048.000-009

EXHIBIT 2-E

The parcel identification numbers for the Thomson-Walnut-Winslow Expansion #1 Area are as follows. Such parcels shall have a base assessment date of March 1, 2015. The expiration date of this Area shall be the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later.

53-08-09-200-031.000-009

## EXHIBIT 2-F

The parcel identification numbers for the Thomson-Walnut-Winslow Expansion #2 Area are as follows. Such parcels shall have a base assessment date of March 1, 2015. The expiration date of this Area shall be the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later.

53-08-09-300-028.000-009

## EXHIBIT 2-G

The parcel identification numbers for the Thomson-Walnut-Winslow Expansion #3 Area are as follows. Such parcels shall have a base assessment date of March 1, 2015. The expiration date of this Area shall be the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later.

53-08-09-300-045.000-009

EXHIBIT 2-H

The parcel identification numbers for the South Walnut Area are as follows. Such parcels shall have a base assessment date of March 1, 2015. The expiration date of this Area shall be the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later.

53-08-16-200-066.000-009	53-08-16-203-019.000-009
53-08-16-300-032.000-009	53-08-16-203-006.000-009
53-08-16-300-035.000-009	53-08-16-203-007.000-009
53-01-51-891-005.000-009	53-08-16-304-010.001-009
53-08-16-302-002.000-009	53-08-16-304-010.002-009
53-08-16-203-003.000-009	53-08-16-204-038.000-009
53-08-16-203-020.000-009	53-08-16-203-012.000-009
53-08-16-204-032.000-009	53-08-16-203-014.000-009
53-08-16-304-010.003-009	53-08-16-204-045.000-009
53-01-51-891-501.000-009	53-08-16-204-024.000-009
53-08-16-203-023.000-009	53-08-16-203-011.000-009
53-08-16-203-016.000-009	53-08-16-300-045.000-009
53-08-16-204-041.000-009	53-08-16-300-041.000-009
53-08-16-200-020.000-009	53-01-50-553-500.000-009
53-01-59-019-000.000-009	53-01-53-131-500.000-009
53-01-53-131-502.000-009	53-08-16-203-013.000-009
53-08-16-204-008.000-009	53-08-16-203-026.000-009
53-08-16-203-017.000-009	53-08-16-300-014.000-009
53-08-16-200-054.000-009	53-08-16-200-005.000-009
53-08-16-206-003.000-009	53-08-16-300-036.000-008
53-08-16-302-001.000-009	53-08-16-203-021.000-009
53-08-16-204-033.000-009	53-08-16-205-002.000-009
53-08-16-203-002.000-009	53-01-53-130-500.000-009
53-08-16-203-022.000-009	53-01-52-253-001.000-009
53-01-52-253-003.000-009	53-08-16-203-025.000-009
53-08-16-200-067.000-009	53-08-16-201-008.000-009
53-08-16-203-009.000-009	53-08-16-203-010.000-009
53-08-16-203-008.000-009	53-01-52-253-002.000-009
53-08-16-205-001.000-009	53-08-16-204-010.000-009
53-08-16-200-001.000-009	53-08-16-203-018.000-009
53-08-16-203-027.000-009	53-08-16-203-001.000-009
53-08-16-203-024.000-009	53-08-16-203-004.000-009
53-08-16-204-050.000-009	53-08-16-300-046.000-009
53-08-16-204-030.000-009	

EXHIBIT 2-I

The parcel identification numbers for the Tapp Road Expansion #2 Area are as follows. Such parcels shall have a base assessment date of March 1, 2015. The expiration date of this Area shall be the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later.

53-01-53-291-045.000-009  
53-08-07-101-009.003-009  
53-01-53-291-011.000-009  
53-08-07-101-009.034-009  
53-08-07-101-009.022-009  
53-01-53-291-028.000-009  
53-01-53-291-049.000-009  
53-08-07-101-009.024-009  
53-08-07-101-009.023-009  
53-01-53-291-029.000-009  
53-01-53-291-042.000-009  
53-01-53-291-050.000-009  
53-08-07-101-009.031-009  
53-01-53-291-047.000-009  
53-01-53-291-006.000-009  
53-01-53-291-019.000-009  
53-01-53-291-026.000-009  
53-08-07-101-009.017-009  
53-08-07-101-009.014-009  
53-08-07-101-009.021-009  
53-01-53-291-015.000-009  
53-01-53-291-040.000-009  
53-08-07-101-009.013-009  
53-08-07-101-009.008-009  
53-08-07-101-009.010-009  
53-01-53-291-041.000-009  
53-08-07-101-009.007-009  
53-01-53-291-044.000-009  
53-01-53-291-030.000-009  
53-08-07-101-009.018-009  
53-08-07-101-007.000-009  
53-08-07-101-009.000-009  
53-08-07-101-009.032-009  
53-01-53-291-039.000-009  
53-01-53-291-046.000-009  
53-08-07-101-009.004-009  
53-01-53-291-005.000-009  
53-01-53-291-043.000-009

53-01-53-291-037.000-009  
53-08-07-101-009.009-009  
53-08-07-101-009.035-009  
53-01-53-291-016.000-009  
53-01-53-291-025.000-009  
53-01-53-291-012.000-009  
53-01-53-291-027.000-009  
53-01-53-291-048.000-009  
53-08-07-100-001.008-009  
53-08-07-101-006.004-009  
53-08-07-400-008.000-009  
53-01-53-291-020.000-009  
53-08-07-101-009.033-009  
53-08-07-101-009.036-009  
53-01-53-291-038.000-009

EXHIBIT 2-J

The parcel identification numbers for the Tapp Road Expansion #3 Area are as follows. Such parcels shall have a base assessment date of March 1, 2015. The expiration date of this Area shall be the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later.

53-08-07-403-002.000-009  
53-08-07-100-001.003-009  
53-08-07-402-003.000-009  
53-08-07-400-007.000-009  
53-08-07-405-002.000-009  
53-08-07-100-001.001-009

## EXHIBIT 2-K

The parcel identification numbers for the Fullerton Pike Area are as follows. Such parcels shall have a base assessment date of March 1, 2015. The expiration date of this Area shall be the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later.

53-08-18-300-001.000-009

53-08-18-200-008.000-009

Consolidated and Amended Economic Development Plan

creating the

***Bloomington Consolidated Economic Development Area***

Incorporating the following Economic Development Areas:

Adams Crossing  
Downtown  
Tapp Road  
Thomson Walnut-Winslow  
Whitehall

City of Bloomington  
Bloomington, Indiana  
January 2015

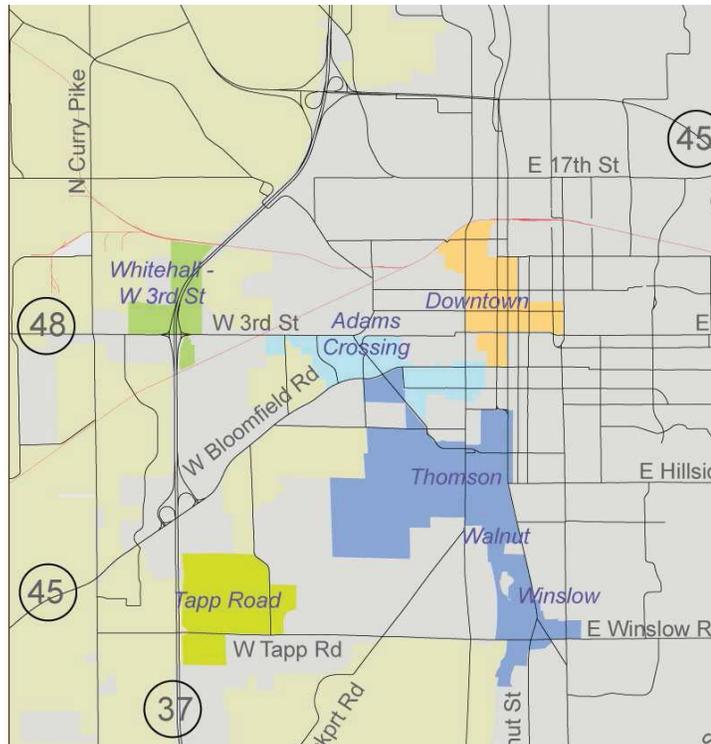
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## INTRODUCTION

This economic development plan amends and consolidates several Economic Development Areas and provides guidance for land use planning, new development, redevelopment and the provision of infrastructure within those Economic Development Areas (EDA). The EDAs were originally established or amended as follows:

Adams Crossing	Established	1994	108 acres
Adams Crossing	Amended	2000	10 acres
Adams Crossing	Amended	2009	86 acres
Downtown	Established	1985	133 acres
Downtown	Amended	1990	21 acres
Downtown	Amended	2010	48 acres
Tapp Road	Established	1993	216 acres
Tapp Road	Amended	2003	25 acres
Thomson	Established	1991	276 acres
Thomson	Amended	1993	245 acres
Walnut-Winslow	Established	1993	117 acres
Thomson Walnut-Winslow	Consolidated/Amended	2002	63 acres
Whitehall	Established	1998	113 acres
Whitehall	Amended	2000	10.05 acres



The Redevelopment Commission has found that it is of public utility and benefit to consolidate the contiguous economic development areas within the City, to be known as the Consolidated Bloomington Economic Development Area. The consolidation will create a more effective utilization of tax increment financing to implement this plan. This plan was developed as provided for in Indiana Code § 36-7-14-15 and Indiana Code § 36-7-14-41, and may be amended in the future as provided in Indiana Code.

The Consolidated Bloomington Economic Development Area is in need of redevelopment due to the following:

1. Lack of development;
2. Cessation of growth;
3. Deteriorated or deteriorating improvements;
4. Environmental contamination;
5. Character of occupancy;
6. Age;
7. Obsolescence;
8. Substandard buildings; or
9. Other factors that impair values or prevent a normal use or development of property.

This Plan cannot be accomplished by normal regulatory processes or through the ordinary operation of private enterprise. Implementation of this plan will result in a more timely generation of funds that can be directly allocated to specific improvements to meet the goals outlined in this Plan. Public health and welfare will benefit by accomplishment of this Plan. The anticipated improvements can be paced to precede other developments, ensuring that negative impact on the public will be minimized or avoided. The accomplishment of this plan will be public utility and benefit as measured by the attraction and retention of permanent jobs, increases in the property tax base, and improved diversity of economic opportunities within the EDA.

This Plan is consistent with the City's Growth Policies Plan. The Bloomington/Monroe County Metropolitan Planning Organization (BMCMPPO), and the City of Bloomington have several adopted documents that contain information on the future needs for transportation, redevelopment, economic development and public facilities for the area. These include the Long Range Transportation Plan, the Complete Streets Policy, the Bloomington Master Thoroughfare Plan, the Bicycle and Pedestrian Transportation and Greenways Systems Plan, the South Rogers Street Identity Study, the Bikeways Implementation Plan, the Certified Technology Park Master Plan & Redevelopment Strategy, the Switchyard Park Master Plan, *Breaking Away: Journey to Platinum, Redefining Prosperity: Energy Descent and Community Resilience*, and the Preservation Plan for Historic Bloomington. All of these plans identify improvements needed for transportation, redevelopment, economic development and public facilities within this EDA.

## **GEOGRAPHIC DESCRIPTION**

### **Adams Crossing (1994):**

A part of Section 5 and Section 6, Township 8 North, Range 1 West, Perry Township

108 ACRES

A part of the North one-half of Section 5, and a part of the Northeast quarter of Section 6, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more specifically described as follows:

Beginning at a PK nail found marking the southeast corner of Section 31, Township 9 North, Range 1 West, said corner being on the north line of said Northeast quarter of Section 6 and on West Third Street; Thence on said north line of the Northeast quarter of Section 6 and on and along West Third Street north 89 degrees 39 minutes 56 seconds West (assumed basis of bearings) 213.80 feet; The continuing on said north line and West 3<sup>rd</sup> Street South 89 degrees 27 minutes 03 seconds West 891.17 feet to the northeast corner of Cory Plaza recorded as Instrument No. 2005020944 in Plat Cabinet D, Envelope 17 in the office of the Recorder of Monroe County, Indiana; Thence leaving West 3<sup>rd</sup> Street and on the east line of Cory Plaza and on and along South Cory Lane South 02 degrees 06 minutes 23 seconds East 127.18 feet; Thence leaving the east line of Cory Plaza and South Cory Lane North 87 degrees 53 minutes 37 seconds East 170.68 feet; Thence South 02 degrees 06 minutes 23 seconds East 261.39 feet; Thence South 89 degrees 47 minutes 19 seconds East 335.00 feet; Thence South 02 degrees 21 minutes 49 seconds East 260.26 feet; Thence South 89 degrees 47 minutes 19 seconds East 390.00 feet to the west line of Landmark Business Center Phase I recorded as Instrument No. 608902 in Plat Cabinet C, Envelope 176, Monroe County Recorder; Thence on the west line of Landmark Business Center Phase I South 02 degrees 21 minutes 49 seconds East 425.00 feet to the southwest corner of Landmark Business Center I; Thence on the south line of Landmark Business Center Phase I South 89 degrees 42 minutes 56 seconds East 423.12 feet to the northwest corner of Landmark Business Center Phase III as recorded in Plat Cabinet C, Envelope 259, Monroe County Recorder; Thence on the west line of Landmark Business Center Phase III South 02 degrees 15 Minutes 13 seconds East 751.63 feet to the southwest corner of Landmark Business Center Phase III; Thence leaving Landmark Business Center Phase III and crossing West 2<sup>nd</sup> Street South 05 degrees 42 minutes 28 seconds East 70.34 feet; Thence South 02 degrees 39 minutes 11 seconds East 23.16 feet to the south right-of-way line of West 2<sup>nd</sup> Street; Thence on said south right-of-way line North 54 degrees 36 minutes 54 seconds East 164.84 feet; Thence North 59 degrees 53 minutes 03 seconds East 227.12 feet; Thence North 65 degrees 21 minutes 42 seconds East 115.70 feet; Thence North 69 degrees 31 minutes 08 seconds East 154.88 feet; Thence North 72 degrees 30 minutes 58 seconds East 35.45 feet; Thence North 75 degrees 38 minutes 20 seconds East 218.87 feet; Thence North 06 degrees 10 minutes 39 seconds West 18.40 feet to the beginning of a curve concave to the south and having a radius of 1818.40 feet; Thence on said curve Easterly 395.75 feet through a central angle of 12 degrees 28 minutes 11 seconds; Thence South 88 degrees 18 minutes 50 seconds East 119.88 feet to the beginning of a curve concave to the northwest and having a radius of 1026.63 feet; Thence on said curve Northeasterly 339.93 feet through a central angle of 18 degrees 58 minutes 18 seconds; Thence on a radial line South 17 degrees 17 minutes 08 seconds East 5.00 feet to the beginning of a non-tangent curve concave tot eh northwest and having a radius of 1031.63 feet; Thence

on said curve Northeasterly 103.51 feet through a central angle of 05 degrees 44 minutes 56 seconds; Thence North 63 degrees 34 minutes 22 seconds East 211.40; Thence North 62 degrees 51 minutes 10 seconds East 301.07 feet; Thence North 27 degrees 08 minutes 50 seconds West 5.00 feet; Thence North 62 degrees 51 minutes 10 seconds East 20.00 feet to the beginning of a curve concave to the southeast and having a radius of 686.38 feet; Thence on said curve Easterly 314.77 feet through a central angle of 26 degrees 16 minutes 31 seconds; Thence South 89 degrees 55 minutes 08 seconds East 55.33 feet to the east right-of-way line of South Walker Street; Thence leaving said south right-of-way line of West 2<sup>nd</sup> Street and on the east right-of-way line of South Walker Street North 02 degrees 48 minutes 48 seconds West 1073.96 feet to the north line of the Northwest quarter of Section 5, Township 8 North, Range 1 West; Thence on said north line of the Northwest quarter and on and along West 3<sup>rd</sup> Street North 89 degrees 44 minutes 02 seconds West 1009.13 feet; Thence continuing on said north line and on and along West 3<sup>rd</sup> Street North 89 degrees 10 minutes 35 seconds West 1674.72 feet; Thence continuing on said north line and on and along West 3<sup>rd</sup> Street North 89 degrees 30 minutes 28 seconds West 160.73 feet to the Point of Beginning. Containing 108 ACRES, more or less.

**Adams Crossing (2000):**

A part of the Northeast quarter of Section 6, Township 8 North, Range 1 West, Perry Township

10 ACRES

A part of the northeast quarter of Section 6, Township 8 North, range 1 West, Perry Township, Monroe County, Indiana, more specifically described as follows:

Commencing at a PK nail found marking the southeast corner of Section 31, Township 9 North, Range 1 West, said corner being on the north line of said Northeast quarter of Section 6 and on West Third Street; Thence on said north line of the Northeast quarter of Section 6 and on and along West Third Street North 89 degrees 39 minutes 56 seconds West (assumed basis of bearings) 213.80 feet; Thence continuing on said north line and West 3<sup>rd</sup> Street South 89 degrees 27 minutes seconds West 891.77 feet to the northeast corner of Cory Plaza recorded as Instrument No. 2005020944 in Plat Cabinet D, Envelope 17 in the office of the Recorder of Monroe County, Indiana, said corner being the true Point of Beginning;

Thence on the north line of Cory Plaza North 89 degrees 47 minutes 19 seconds West 631.05 feet; Thence leaving West 3<sup>rd</sup> Street and on the west line of Cory Plaza South 02 degrees 17 minutes 07 seconds East 693.01 feet to the southwest corner of Cory Plaza; Thence on the south line of Cory Plaza South 89 degrees 47 minutes 19 seconds East 315.50 feet; Thence North 02 degrees 17 minutes 07 seconds West 51.05 feet; Thence South 89 degrees 47 minutes 19 seconds East 333.03 feet to the southeast corner of Cory Plaza; Thence on the east line of Cory Plaza and on and along South Cory Lane North 02 degrees 06 minutes 23 seconds West 641.87 feet to the Point of Beginning. Containing 10 ACRES, more or less.

**Adams Crossing (2009):**

A part of Section 5, Township 8 North, Range 1 West, Perry Township

86 ACRES

A part of Section 5, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more specifically described as follows:

Commencing at PK nail found marking the southeast corner of Section 31, Township 9 North, Range 1 West, said corner being on the north line of the Northeast quarter of Section 6, Township 8 North, Range 1 West and on West Third Street; Thence on said north line of the Northeast quarter of Section 6 and the north line of said Section 5, Township 8 North, Range 1 West and on and along West Third Street South 89 degrees 30 minutes 28 seconds East (assumed basis of bearings) 160.73 feet; Thence continuing on said north line and West 3<sup>rd</sup> Street South 89 degrees 10 minutes 35 seconds East 1674.72 feet; Thence continuing on said north line and West 3<sup>rd</sup> Street South 89 degrees 44 minutes 02 seconds East 1009.13 feet to the east right-of-way line of South Walker Street; Thence leaving said north line and West 3<sup>rd</sup> Street and on said east right-of-way line of South Walker Street South 02 degrees 48 minutes 48 seconds East 842.61 feet to the true Point of Beginning;

Thence continuing on said east right-of-way line South 02 degrees 48 minutes 48 seconds East 1290.02 feet to east right-of-way line of Patterson Drive; Thence leaving said east right-of-way line of South Walker Street and on the east right-of-way line of Patterson Drive South 39 degrees 50 minutes 39 seconds East 1132.11 feet to the west line of Lot A in Dixie Highway Addition as recorded in Plat Cabinet B, Envelope 39, Monroe County Recorder; Thence leaving said east right-of-way line of Patterson Drive and on the west line of Lots A, 34, 79, 80, 115, 116, and 141 in Dixie Highway Addition North 00 degrees 35 minutes 34 seconds East 1034.83 feet to the northwest corner of said lot 141; Thence on the north line of Lots 141, 140, 139, 138, 137, 136, 135, 134, and 133 in said addition South 89 degrees 28 minutes 46 seconds East 432.00 feet to the northeast corner of said lot 133; Thence on the east line of Lot 133 South 00 degrees 35 minutes 34 seconds West 44.47 feet; Thence leaving said east line and on the north line of Lots 132 and 131 South 89 degrees 28 minutes 46 seconds East 96.00 feet to the northeast corner of said lot 131; Thence leaving said north lot line North 00 degrees 35 minutes 34 seconds East 44.47 feet; Thence South 89 degrees 28 minutes 46 seconds East 96.00 feet to the west right-of-way line of South Fairview Street; Thence on the west right-of-way line of South Fairview Street South 00 degrees 35 minutes 34 seconds West 148.87 feet to the south right-of-way line of West Wylie Street; Thence on the south right-of-way line of West Wylie Street South 89 Degrees 28 minutes 46 seconds East 705.46 feet to the east right-of-way line of South Rogers Street; Thence on the east right-of-way line of South Rogers Street South 00 degrees 04 minutes 30 seconds West 70.32 feet; Thence leaving said east right-of-way line South 89 degrees 28 minutes 46 seconds East 324.31 feet; Thence North 00 degrees 04 minutes 30 seconds East 104.98 feet; Thence North 89 degrees 28 minutes 46 seconds West 106.33 feet; Thence North 00 degrees 04 minutes 30 seconds East 111.63 feet; Thence South 89 degrees 28 minutes 46 seconds East 489.13 feet to the east right-of-way line of South Morton Street; Thence on the east

right-of-way line of South Morton Street North 00 degrees 03 minutes 59 seconds East 950.40 feet; Thence crossing West 2<sup>nd</sup> Street North 09 degrees 50 minutes 02 seconds East 69.77 feet; Thence North 00 degrees 06 minutes 31 seconds East 157.70 feet; Thence leaving said right-of-way line of South Morton Street North 85 degrees 06 minutes 55 seconds West 82.79 feet; Thence South 89 degrees 52 minutes 14 seconds West 278.00 feet; Thence South 72 degrees 42 minutes 56 seconds West 17.29 feet; Thence South 89 degrees 52 minutes 26 seconds West 345.11 feet; Thence North 86 degrees 30 minutes 05 seconds West 57.81 feet; Thence South 89 degrees 35 minutes 59 seconds West 363.16 feet; Thence North 00 degrees 19 minutes 46 seconds West 143.09 feet; Thence South 89 degrees 57 minutes 58 seconds West 423.25 feet; Thence South 00 degrees 19 minutes 46 seconds East 146.99 feet; Thence North 89 degrees 26 minutes 53 seconds West 175.48 feet; Thence South 00 degrees 19 minutes 46 seconds West 152.94 feet to the north right-of-way line of West 2<sup>nd</sup> Street; Thence on the north right-of-way line of West 2<sup>nd</sup> Street South 89 degrees 55 minutes 09 seconds West 205.58 feet; Thence South 89 degrees 23 minutes 10 seconds West 121.23 feet; Thence South 89 degrees 32 minutes 24 seconds West 184.44 feet; Thence South 82 degrees 49 minutes 37 seconds West 12.09 feet; Thence South 89 degrees 57 minutes 58 seconds West 248.00 feet; Thence leaving said north right-of-way line North 00 degrees 19 minutes 46 seconds West 170.00 feet; Thence South 89 degrees 57 minutes 58 seconds West 344.38 feet to the Point of Beginning. Containing 86 ACRES, more or less.

**Downtown (1985):**

A part of Section 33, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, more specifically described as follows:

Beginning at the intersection of the north right-of-way of Third Street and the east right-of-way of Rogers Street; Thence on the east right-of-way of said Rogers Street North 00 degrees 14 minutes 49 seconds East 1000.10 feet; Thence North 00 degrees 16 minutes 56 seconds East 82.50 feet; Thence North 00 degrees 33 minutes 50 seconds East 636.69 feet; Thence North 15 degrees 49 minutes 48 seconds West 52.01 feet; Thence North 00 degrees 43 minutes 43 seconds East 556.72 feet; Thence leaving said east right-of-way line North 88 degrees 59 minutes 52 seconds East 651.60 feet to the west right-of-way line of Morton Street; Thence on said west right-of-way line North 00 degrees 58 minutes 24 seconds East 168.58 feet to a point where a prolongation from the east of the south right-of-way line of Tenth Street intersects said west right-of-way line; Thence leaving said west right-of-way and on said south right-of-way line of Tenth Street North 89 degrees 40 minutes 22 seconds East 350.68 feet; Thence North 88 degrees 21 minutes 23 seconds East 82.55 feet; Thence North 89 degrees 41 minutes 59 seconds East 276.50 feet; Thence South 84 degrees 26 minutes 36 seconds East 82.84 feet; Thence North 89 degrees 59 minutes 35 seconds East 287.00 feet to the west right-of-way line of Washington Street; Thence leaving said south right-of-way line and on said west right-of-way line South 00 degrees 21 minutes 05 seconds West 744.94 feet; Thence South 11 degrees 13 minutes 30 seconds West 50.47 feet; Thence South 00 degrees 11 minutes 02 seconds East 720.58 feet to the south right-of-way line of Sixth Street; Thence leaving said west right-of-way line and on said south right-of-way line South 89 degrees 37 minutes 21 seconds East 1535.92 feet to the west right-of-way line

of Indiana Avenue; Thence leaving said south right-of-way line and on said west right-of-way line South 00 degrees 52 minutes 04 seconds East 1101.62 feet to the north right-of-way line of Third Street; Thence leaving said west right-of-way line and on said north right-of-way line North 86 degrees 15 minutes 06 seconds West 281.22 feet; Thence North 65 degrees 06 minutes 13 seconds West 38.69 feet to the east right-of-way line of Dunn Street; Thence leaving said north right-of-way line and on said east right-of-way line North 00 degrees 41 minutes 19 seconds West 73.00 feet to a point where a prolongation from the west of the north right-of-way line of Third Street intersects said east right-of-way line; Thence leaving said east right-of-way line and on said north right-of-way line North 89 degrees 42 minutes 21 seconds West 2961.31 feet to the Point of Beginning. Containing **133 ACRES**, more or less.

**Downtown (1990):**

A part of Sections 4 and 5, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more specifically described as follows:

Beginning at the intersection of the south right-of-way of Third Street and the west right-of-way of Walnut Street; Thence on the west right-of-way of said Walnut Street South 00 degrees 10 minutes 47 seconds West 1099.57 feet to the north right-of-way line of Second Street; Thence leaving said west right-of-way line and on said north right-of-way line North 89 degrees 49 minutes 49 seconds West 636.96 to the east right-of-way line of Morton Street; Thence leaving said north right-of-way line and on said east right-of-way line North 00 degrees 15 minutes 02 seconds East 514.27 feet to a point where a prolongation from the west of the north right-of-way line of Smith Street intersects said east right-of-way line; Thence leaving said east right-of-way and on said north right-of-way line of Smith Street North 89 degrees 19 minutes 48 seconds West 254.40 feet; Thence South 78 degrees 51 minutes 24 seconds West 20.42 feet; Thence North 89 degrees 50 minutes 39 seconds West 86.83 feet to the east right-of-way line of Madison Street; Thence leaving said north right-of-way line and on said east right-of-way line North 00 degrees 25 minutes 50 seconds East 589.27 feet to the south right-of-way line of Third Street; Thence leaving said east right-of-way line and on said south right-of-way line South 89 degrees 42 minutes 21 seconds East 994.99 feet to the Point of Beginning. Containing **21 ACRES**, more or less.

**Downtown (2010):**

A part of Section 32 and Section 33, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, more specifically described as follows:

Beginning at the intersection of the north right-of-way of Seventh Street and the east right-of-way of Rogers Street; Thence on the east right-of-way of said Rogers Street North 00 degrees 33 minutes 50 seconds East 274.09 feet; Thence North 15 degrees 49 minutes 48 seconds West 52.01 feet; Thence North 00 degrees 43 minutes 43 seconds East 556.72 feet; Thence leaving said east right-of-way North 88 degrees 59 minutes 52 seconds East 651.60 feet to the west right-of-way of Morton Street; Thence on said west right-of-way North 00 degrees 58 minutes 24 seconds East 168.58 feet to a point where a prolongation

from the east of the south right-of-way line of Tenth Street intersects said west right-of-way line; Thence leaving said west right-of-way and on said south right-of-way line of Tenth Street North 89 degrees 40 minutes 22 seconds East 74.67 feet to a point where a prolongation from the north of the east right-of-way of Morton Street intersects said south right-of-way line; Thence leaving said south right-of-way line and on said east right-of-way line North 02 degrees 40 minutes 55 seconds East 40.06 feet; Thence North 00 degrees 21 minutes 08 seconds East 588.27 feet to the north right-of-way line of Eleventh Street; Thence leaving said east right-of-way line and on said north right-of-way line North 89 degrees 42 minutes 20 seconds East 89.49 feet; Thence leaving said north right-of-way line North 00 degrees 34 minutes 35 seconds East 236.68 feet; Thence South 89 degrees 55 minutes 06 seconds West 12.01 feet; Thence North 00 degrees 59 minutes 38 seconds East 132.66 feet; Thence South 89 degrees 18 minutes 40 seconds East 64.07 feet; Thence North 00 degrees 59 minutes 32 seconds East 176.30 feet; Thence South 89 degrees 24 minutes 20 seconds East 132.18 feet to the west right-of-way line of College Avenue; Thence on said west right-of-way line North 00 degrees 41 minutes 20 seconds East 59.00 feet to the south right-of-way line of Thirteenth Street; Thence leaving said west right-of-way line and on said south right-of-way line South 89 degrees 59 minutes 56 seconds West 593.97 feet to the south right-of-way line of The Indiana Rail Road; Thence leaving said south right-of-way line of Thirteenth Street and on said south right-of-way line of said railroad South 75 degrees 41 minutes 33 seconds West 182.68 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 1375.00 feet to which a radial line bears North 17 degrees 56 minutes 16 seconds West; Thence on said curve Southwesterly 527.85 feet through a central angle of 21 degrees 59 minutes 43 seconds; Thence South 50 degrees 04 minutes 01 second West 954.54 feet; Thence leaving said south right-of-way line South 00 degrees 49 minutes 52 seconds West 181.88 feet; Thence South 89 degrees 10 minutes 08 seconds East 60.00 feet to the west right-of-way line of Amy Robinson Drive; Thence on said west right-of-way line South 00 degrees 49 minutes 52 seconds West 10.00 feet; Thence leaving said west right-of-way line South 89 degrees 10 minutes 08 seconds East 174.50 feet to the east right-of-way line of Fairview Street; Thence on said east right-of-way line South 00 degrees 49 minutes 52 seconds West 529.24 feet to the north right-of-way line of Ninth Street; Thence leaving said east right-of-way line and on said north right-of-way line South 89 degrees 56 minutes 18 seconds East 374.57 feet to the east right-of-way line of Jackson Street; Thence leaving said north right-of-way line and on said east right-of-way line South 00 degrees 43 minutes 43 seconds West 162.82 feet; Thence leaving said east right-of-way line South 89 degrees 41 minutes 32 seconds East 294.40 feet to the west right-of-way line of Rogers Street; Thence on said west right-of-way line South 00 degrees 43 minutes 43 seconds West 167.16 feet; Thence South 20 degrees 38 minutes 14 seconds West 53.37 feet; Thence South 00 degrees 33 minutes 50 seconds West 273.59 feet to the north right-of-way line of Seventh Street; Thence leaving said west right-of-way line and on said north right-of-way line South 89 degrees 29 minutes 34 seconds East 82.50 feet to the Point of Beginning. Containing **48 ACRES**, more or less.

**Tapp Road (1991):**

A part of Sections 7 and 18 in Perry Township, Monroe County, Indiana, more particularly described as follows:

Beginning at a point in Perry Township Section 7, which point is the intersection of the east right-of-way line of Weimer Road extended (20 foot half right-of-way) and the south right-of-way of Tapp Road (50 foot half right-of-way);

Thence west along the south right-of-way line of Tapp Road to the east property line of Progress Park;

Thence south along said east property line to the southeast corner of the subdivision;

Thence west along the south property line of the subdivision to the east right-of-way line of State Highway 37 By-pass;

Thence generally north along the east right-of-way line of State Highway 37 By-Pass to the intersection of said right-of-way line and the south right-of-way line of Tapp Road, said point also being the northwest corner of the Progress Park subdivision;

Thence north across Tapp Road to the north right-of-way line of Tapp Road, said point also being the intersection of the Public Investment Corporation property with the north right-of-way line of Tapp Road and the east right-of-way line of State Highway 37 By-Pass;

Thence continuing generally north along the east right-of-way line of State Highway 37 By-Pass to the intersection of the northwest corner of the Public Investment Corporation property and the southwest corner of the City's Wapehani Mountain Bike Park, said point also being a point on the north line of the south half of Section 7;

Thence generally east along said north property line a distance of approximately 1065.37 feet;

Thence north a distance of approximately 53.43 feet to the north right-of-way line of Wapehani Road;

Thence generally east along the north right-of-way line of Wapehani Road to the intersection of the extension of said north right-of-way line with the east right-of-way of Weimer Road;

Thence following said east right-of-way line of Weimer Road generally south and east to the intersection of the east right-of-way line of Weimer Road extended (20 foot half right-of-way) and the south right-of-way line of Tapp Road (50 foot half right-of-way),

said point also being the Point of Beginning of this description, containing **216 ACRES** more or less.

**Tapp Road (2003):**

A part of the Southeast Quarter of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows:

COMMENCING at 5/8" rebar stamped Smith Quillman & Associates found at the southwest corner of the Southeast Quarter of said section; thence SOUTH 88 degrees 44 minutes 52 seconds East 508.33 feet along the south line of said section and to the POINT OF BEGINNING; thence NORTH 00 degrees 44 minutes 13 seconds West along the east line of Annexation Ordinance 91-65 for 1666.55 feet; thence SOUTH 88 degrees 02 minutes 02 seconds East along said line of Annexation Ordinance 91-65 for 845.61 feet; thence SOUTH 00 degrees 47 minutes 03 seconds West 808.13 feet to a point on the north line of (Woolery Planned Community Phase I, Parcel I, Plat Cabinet "C", Envelope 129); thence the following three (3) courses along the north and west line of said Woolery Planned Community: 1) SOUTH 75 degrees 15 minutes 08 seconds West 200.00 feet; thence 2) 432.75 feet along a 334.99 foot radius tangent curve to the left whose chord bears SOUTH 38 degrees 15 minutes 36 seconds West 403.28 feet; thence 3) SOUTH 01 degree 15 minutes 08 seconds West 515.05 feet to the south right-of-way line of Tapp Road; thence NORTH 88 degrees 44 minutes 54 seconds West along said south line 366.12 feet; thence NORTH 00 degrees 27 minutes 08 seconds West along the east line of Annexation Ordinance 91-65 for 50.28 feet to the POINT OF BEGINNING, containing **24.32 ACRES**, more or less.

**Thomson (1991):**

Beginning at a point which is the intersection of the east right-of-way line of South Walnut Street and the south right-of-way line of East Hillside Drive;

Thence southeast along the east right-of-way line of South Walnut Street to a point opposite the northeast corner of the Herald-Times Office property, this point also being approximately 410 feet north of the intersection of the east right-of-way line of South Walnut Street, and the north right-of-way line of East North Street;

Thence west from east right-of-way line of South Walnut Street to the west right-of-way line of the Indiana Railroad;

Thence northwest along the west right-of-way line of the Indiana Railroad a distance of approximately 350 feet to a point on the west right-of-way line of the Indiana Railroad, which point is also an intersection in the existing corporate limit;

Thence west along the corporate boundary line from the west right-of-way line of the Indiana Railroad a distance of approximately 630 feet to a point on the west right-of-way line of South Rogers Street;

Thence north along the west right-of-way line of South Rogers Street a distance of approximately 885 feet to the northeast corner of the Public Service Indiana substation property;

Thence west along the north property line of the Public Service Indiana substation property to the northwest corner of the property, which corner is also a corner of the Robinson Block and Concrete Company property;

Thence south along the east property line of the Robinson Block and Concrete Company property to the southeast corner of the property;

Thence west along the south property line of the Robinson Block and Concrete Company property to the southwest corner of the property;

Thence north along the west property line of the Robinson Block and Concrete Company property to the northwest corner of the property;

Thence east along the north property line of the Robinson Block and Concrete Company property to the west right-of-way line of South Roger Street;

Thence north along the west right-of-way line of South Rogers Street to the intersection of said right-of-way line and the southern boundary line of Perry Township Section 5;

Thence west along the southern boundary line of Perry Township Section 5 a distance of approximately 3120 feet to a point which is the intersection of said southern boundary line and the southwest corner of Seminary Lot #171, said piont also being a point on the south property line of the Thomson/RCA property in Perry Township Section 5;

Thence north along the west boundary lines of Seminary Lots #171, 170 and 167 a distance of approximately 963.26 feet to the northwest corner of the Thomson/RCA property;

Thence east along the north property line of the Thomson/RCA property a distance of approximately 876.5 feet to the southwest corner of the Hilltop Apartment and Mobile Home Park property;

Thence northwest along the west property line of the Hilltop Apartment and Mobile Home Park property to a point on the south right-of-way line of West Allen Street;

Thence east along the south right-of-way line of West Allen Street to the intersection of the south right-of-way line and the north-south quarter-section line of Perry Township Section 5;

Thence north along said quarter-section line to the west right-of-way line of the Indiana Railroad;

Thence southeast along the west right-of-way line of the Indiana Railroad to a point which is directly west of the south right-of-way line of West Davis Street extended;

Thence east along the south right-of-way line of West Davis Street to the east right-of-way line of South Rogers Street;

Thence south along the east right-of-way line of South Rogers Street a distance of approximately 50 feet to the northwest corner of the Raintree Muffler Shop property, which point is also the northwest corner of Lot #69 in Campbell's Addition;

Thence east along the north property line of Lot #69 and extending to the west right-of-way line of the 12 foot wide north-south alley that is located between and runs parallel to South Madison Street and South Morton Street;

Thence north along the west right-of-way line of the alley to the south right-of-way line of West Dodds Street;

Thence east along the south right-of-way line of West Dodds Street to the east right-of-way line of the 12-foot wide north-south alley that is located between and runs parallel to South Walnut Street and South Washington Street;

Thence south along the east right-of-way line of the alley to the south right-of-way line of East Hillside Drive;

Thence west along the south right-of-way line of East Hillside Drive to the east right-of-way line of South Walnut Street, said point also being the Point of Beginning of this description.

**Thomson (1993):**

1. Northwest Addition

Beginning at a point in Perry Township Section 5, which point is the intersection of east right-of-way line of South Adams Street and the south right-of-way line of State Highway 45;

Thence generally north and east along the south right-of-way line of State Highway 45 to the intersection of said right-of-way line with the north-south half-section line of Section 5, Perry Township, said half-section line being approximately in the center of South Walker Street;

Thence south along said north-south half-section line to the southeast corner of the northwest corner of said Section 5, said point also being the southeast corner of Seminary Lot 160;

Thence west along the south boundary line of Seminary Lots 160 and 159 to the east right-of-way line of South Adams Street;

Thence north along the east right-of-way line of South Adams Street to the intersection of said east right-of-way line with the south right-of-way line of State Highway 45, said point also being the Point of Beginning of this description, containing **28 ACRES**, more or less.

## 2. West Addition

Beginning at a point on the south boundary line of Section 5, Perry Township, which point is 1132.49 feet east of the southwest corner of said Section 5;

Thence north  $02^{\circ}25'50''$  west 880.00 feet;

Thence north  $87^{\circ}34'10''$  east perpendicular to the last course 103.04 feet;

Thence north  $01^{\circ}00'49''$  east approximately 890 feet to the intersection of a point in the center of the south end of Adams Street and the north right-of-way line of West Allen Street (17 foot half right-of-way);

Thence east along the north right-of-way line of West Allen Street to a point that is due north of a point on the north line of Seminary Lot 165 at a distance of 174 feet east of the northwest corner of said Seminary Lot 165;

Thence south to said point on the north line of Seminary Lot 165;

Thence southeasterly to a point that is 234 feet east and 94.38 feet north of the southwest corner of Seminary Lot 168;

Thence west to a point that is directly north of the northwest corner of Seminary Lot 170;

Thence south to the northwest corner of Seminary Lot 170;

Thence south along the west boundary lines of Seminary Lots 170 and 171 to the southwest corner of Seminary Lot 171, said point also being a point on the south boundary line of Section 5, Perry Township;

Thence west along said south boundary line of Section 5 to a point that is 1132.49 feet east of the southwest corner of Section 5, Perry Township, said point also being the Point of Beginning of this description, containing 13 acres, more of less.

## 3. Southwest Addition

Beginning at the intersection of the north boundary line of Section 8, Perry Township, and the west right-of-way line of South Rogers Street;

Thence south along the west right-of-way line of South Rogers Street a distance of approximately 350 feet to the north property line of the Robinson Block and Concrete Company property;

Thence west along said north property line to the northwest corner of the Robinson Block and Concrete Company property;

Thence south along the west property line of said property to the southwest corner of the Robinson Block and Concrete Company property;

Thence east along the south property line of said property to the southeast corner of the Robinson Block and Concrete Company property;

Thence north along the east property line to the northwest corner of the PSI, Inc., substation property;

Thence generally east along the north property line of the PSI, Inc., substation property to the intersection of said property line with the west right-of-way line of South Rogers Street;

Thence south along said west right-of-way line of South Rogers Street to the north line of the Carr's Bungalow Park subdivision;

Thence generally west along said north line and the north line of Pleasant View Addition to the northwest corner of Pleasant View Addition;

Thence South  $00^{\circ}28'51''$  East along the west boundary line of said addition a distance of approximately 362.94 feet to a corner of the corporate boundary;

Thence North  $88^{\circ}44'00''$  West 705.22 feet;

Thence South  $01^{\circ}21'05''$  East 1068.94 feet to the southeast corner of the northwest quarter of Section 8, Perry Township, said point also being the southeast corner of Thomson Community Park;

Thence North  $88^{\circ}04'29''$  West along the south line of the northwest quarter a distance of approximately 2640 feet to the southwest corner of the northwest quarter of Section 8, Perry Township, said point also being the southwest corner of Thomson Community Park;

Thence north along the west boundary line of said northwest quarter to the northwest corner of the northwest quarter of Section 8, Perry Township;

Thence west along the north boundary line of Section 8, Perry Township a distance of approximately 4500 feet to the intersection of said north boundary line with the west right-of-way line of South Rogers Street, said point also being the Point of Beginning of this description, containing **204 ACRES**, more or less.

**Walnut-Winslow (1993):**

Beginning at a point in Perry Township Section 9, which point is the intersection of the east line of the right-of-way of the CSX Railroad and the south boundary line of Section 9, Perry Township, said point also being a point on the corporate boundary of the City of Bloomington;

Thence north along the east right-of-way line of the CSX Railroad a distance of approximately 1670 feet to the northwest corner of the tract of land described as Tract #4 in a deed recorded in Book 218, Page 39, Monroe County, which tract is held by L & N Investment Corporation;

Thence southeast along the boundary of Tract #4 to the north boundary line of Tract #5, said tract also recorded in Book 218, Page 40, Monroe County, and also held by L & N Investment Corporation;

Thence east along the north boundary line of Tract #5 to the west boundary line of the Redick Wylie Subdivision; Thence generally north along the west boundary line of said subdivision to the northwest corner of the subdivision;

Thence continuing generally north from the northwest corner of the Redick Wylie subdivision along the west boundary lines of the five western-most parcels which lie north of and contiguous with the north boundary line of Redick Wylie Subdivision, to the south boundary of the southernmost parcel of Herald-Times Newspaper property, said boundary line also being the dividing line between ML/UF and BA/RF zoned land (see attached map);

Thence east along the south boundary line of said Herald-Times property to the intersection of said south boundary line extended and the east right-of-way line of South Walnut Street;

Thence generally south and east along the east right-of-way line of South Walnut Street to the intersection of said east right-of-way line with the south right-of-way of East Graham Drive (unimproved);

Thence east along the south right-of-way line of East Graham Drive a distance of approximately 550 feet to the intersection of said right-of-way line with the RH Zoning line (see attached map) ;

Thence generally south and east following and along said RH zoning line to the intersection of said line and the north right-of-way line of Winslow Road, said point also being the southeast corner of the Winslow Plaza Planned Commercial Development;

Thence west along the north right-of-way line of Winslow Road a distance of approximately 1075 feet to the intersection of said north right-of-way line with the west right-of-way line of Walnut Street Pike;

Thence southeast along the west right-of-way line of Walnut Street Pike a distance of approximately 150 feet to a corner of the corporate boundary line in Section 16, Perry Township, said point also being a point on the line dividing BA and BL zoned land (see attached map);

Thence generally south and west along said corporate boundary line to the west right-of-way line of South Walnut Street;

Thence generally south along the west right-of-way line of South Walnut Street a distance of approximately 570 feet to the intersection of said right-of-way and a corner of the Walnut Station Planned Commercial Development, said point also being a corner of the corporate boundary line, and also the intersection of ML/PCD, ML, and RS zoned land (see attached map);

Thence west along said corporate boundary line a distance of approximately 407 feet to a corner of the development;

Thence generally south along the corporate boundary line a distance of approximately 812 feet to the southeastern-most corner of the Walnut Station development, said point also being a point on the dividing line between RS and RL zoned property (see attached map), and also a corner in the corporate boundary line;

Thence west along the RS/RL zoning line a distance of approximately 507 feet to the southwestern-most corner of the Walnut Station development, said point also being a corner in the corporate boundary line;

Thence generally north and east along the west boundary line of the Walnut Station development, said line also being the corporate boundary line, to the intersection of said line and the south boundary line of Section 9, Perry Township;

Thence west along the south boundary line of Section 9, Perry Township, to a point on the east right-of-way line of the CSX Railroad, said point also being the Point of Beginning of the description, containing **117 ACRES** more or less.

**Thomson Walnut-Winslow (2002):**

Part of the west half of Perry Township Section 9, Monroe County, Indiana, more particularly described as follows:

(SOUTH BOUNDARY) Beginning at a point where the western boundary of the original Walnut-Winslow TIF intersects the centerline of W. Country Club Drive, approximately 1012 feet West of its intersection with S. Old State Road 37, thence approximately 189 feet West along the centerline to the point where it intersects the western right-of-way of the Indiana Rail Road right-of-way; thence

(WEST BOUNDARY) North along the Indiana Rail Road's western right-of-way for approximately 1326 feet; thence East along right-of-way edge for approximately 11 feet; thence North along railroad right-of-way for approximately 1340 feet; thence West for approximately 98 feet; thence North for approximately 559 feet; thence angling West along the railroad right-of-way for 194 feet to the southern edge of the existing Thomson TIF; thence

(NORTH BOUNDARY) East along the southern boundary of the existing Thomson TIF for approximately 644 feet; thence

(EAST BOUNDARY) South along the eastern edge of the railroad right-of-way for approximately 89 feet to the Northwest corner of parcel 015-55560-00; thence along the western edge of that parcel for approximately 392 feet to its southern edge and to the Northwest corner of the original Walnut-Winslow TIF; thence South along the western edge of the Walnut-Winslow TIF in the following manner: South for approximately 100 feet to the Northwest corner of parcel 015-18275-00; thence South along the western edge of that parcel for approximately 199 feet to the Northwest corner of parcel 015-47825-00; thence South along the western edge of that parcel for approximately 101 feet to the Northwest corner of parcel 015-47815-00; thence along the western edge of that parcel for approximately 100 feet to the Northwest corner of parcel 015-47835-00; thence along the western edge of that parcel for approximately 102 feet to the northern edge of parcel 015-70040-08; thence leaves the western edge of the original Walnut-Winslow TIF and following the western boundary of parcel 015-70040-08, West for approximately 19 feet; thence South along the western edge of the parcel for approximately 896 feet; thence East along the southern edge of the parcel for approximately 68 feet to the Northeast corner of parcel 015-31175-01; thence South along the common boundary of parcels 015-70040-08 and 015-31175-01 for approximately 21 feet to the boundary of the original Walnut-Winslow TIF, which is also the northern edge of parcel 015-31175-00; thence along the boundary of parcel 015-31175-00 in the following manner: East approximately 192 feet to the Northwest corner of the parcel, thence South along the western edge of the parcel and the eastern railroad right-of-way for approximately 1339 feet to the point of beginning.

**Whitehall (1998):**

A part of the east half of Section 36, Township 9 North, Range 2 West and the west half of Section 31, Township 9 North, Range 1 West, both in Monroe County, Indiana, and being more particularly described as follows:

BEGINNING at the southeast corner of said Section 36; thence North 90 degrees West 1413.05 feet on the south line of said section; thence leaving said south line North 01 degree 14 minutes West 1100.38 feet over and on the east line of Annexation Ordinance #96-51; thence North 89 degrees 18 minutes East 396.0 feet; thence South 00 degrees East 44.0 feet; thence NORTH 90 degrees East 356.17 feet; thence NORTH 90 degrees East 165.0 feet; thence SOUTH 00 degrees East 49.50 feet; thence NORTH 90 degrees East 400.13 feet; thence SOUTH 89 degrees 22 minutes East 118.38 feet to the east line of said Section 36; thence NORTH 00 degrees 33 minutes 07 seconds West 2200.02 feet on said east line to a point on the south right-of-way of CSX Railroad; thence leaving said east line an on said south line the following four (4) courses: 1) SOUTH 82 degrees 16 minutes 20 seconds East 145.41 feet; thence 2). SOUTH 82 degrees 55 minutes 17 seconds East 130.06 feet; thence 3). SOUTH 83 degrees 10 minutes 50 seconds East 768.21 feet; thence 4). South 83 degrees 10 minutes 50 seconds East 432.34 feet to a point on the west right-of-way line of State Road 37; thence leaving said south line and on said west line the following three (3) courses: 1). SOUTH 46 degrees 39 minutes 48 seconds West 344.01 feet; thence 2). SOUTH 33 degrees 31 minutes 46 seconds West 308.06 feet; thence 3). SOUTH 46 degrees 37 minutes 11 seconds West 5.11 feet; thence leaving said west line SOUTH 00 degrees East 282.76 feet; thence SOUTH 00 degrees East 1689.0 feet over and along the west line of Annexation Ordinance #95-51; thence SOUTH 00 degrees East 565.89 feet to a point on the south line of Section 31; thence NORTH 90 degrees West 1046.40 feet on said south line to the POINT OF BEGINNING, containing **113 ACRES**, more or less, in all.

**Whitehall (2000):**

COMMENCING at the northwest corner of said quarter quarter section; thence SOUTH 00 degrees 02 minutes 42 seconds East 100.00 feet to the southerly right-of-way of State Road 48; thence SOUTH 89 degrees 22 minutes 00 seconds East 571.69 Feet along said southerly right-of-way to a 5/8" rebar set at the Point of Beginning; thence SOUTH 00 degrees 11 minutes 07 seconds West 54.88 feet along said southerly right-of-way to a set 5/8" rebar; thence SOUTH 89 degrees 43 minutes 35 seconds East 76.32 feet along said southerly right-of-way to a set 5/8" rebar on the west line of Bounds & McPike Carpets; thence SOUTH 00 degrees 22 minutes 47 seconds EAST 209.26 feet along said west line to a 5/8" rebar set at the southwest corner thereof; thence NORTH 89 degrees 39 minutes 45 seconds East 123.00 feet along the south line of said Land of Bounds & McPike Carpets to a 5/8" rebar found at the southeast corner thereof and on the west line of Fair Meadows Addition (Plat Cabinet "B", Envelope 92); thence SOUTH 00 degrees 23 minutes 20 seconds East 633.35 feet along said west line to a 3/4" pipe found on the north right-of-way of the Illinois Central Railroad; thence SOUTH 65 degrees 09 minutes 32 seconds West 523.72 feet along said north right-of-way to a 5/8" rebar set on the east right-of-way of State Road 37; thence along said east right-of-way the following four (4) courses: 1). NORTH 10 degrees 06 minutes 06 seconds West 192.42 feet to a 5/8" rebar; thence 2). NORTH 04 degrees 22 minutes 10 seconds East 170.18 feet to a set rebar; thence 3). NORTH 03 degrees 15 minutes 59 seconds East 350.57 feet to a set 5/8" rebar; thence 4). NORTH 18 degrees 55 minutes 39 seconds East 395.23 feet to a set 5/8" rebar; thence NORTH 00 degrees 11 minutes 07 seconds East 140.46 feet to the

south line of the Whitehall TIF Area; thence on and along said south line NORTH 90 degrees 00 minutes 00 seconds East 142.04 feet; thence SOUTH 00 degrees 11 minutes 07 seconds East 106.32 feet to the POINT OF BEGINNING, containing **10.05 ACRES**, more or less.

It is the intent of this Plan to expand the above noted areas as follows:

**Bloomfield Road (2015):**

A part of the Southeast quarter of Section 1, Township 8 North, Range 2 West, a part of the Northeast quarter of Section 12, Township 8 North, Range 2 West, and a part of the Northwest quarter of Section 7, Township 8 North, Range 1 West, described as follows:

Beginning at the Southeast corner of Lot 1, Bloomington Tech Park, Plat Cabinet "C", envelope 251 in the Office of the Recorder, Monroe County, Indiana, the same being the Northeast corner of Lot 3, Park 37, Phase II, Plat Cabinet "B", envelope 340; thence SOUTH 89 degrees 28 minutes 07 seconds WEST along the South line of said Bloomington Tech Park 1304.23 feet to the Southeast corner of Lot 4, Park 37 Phase 3 as recorded in Plat Cabinet "B", envelope 348; thence continuing along the South line of said Lot 4 along a curve to the right having a radius of 805.98 feet and a length of 163.34 feet; thence continuing along said South line of Lot 4 NORTH 78 degrees 55 minutes 12 seconds WEST, 128.10 feet to a curve concave to the South having a radius of 865.98 feet and a length of 175.50 feet; thence continuing along said South line SOUTH 89 degrees 28 minutes 07 seconds WEST approximately 18.00 feet to the extension of the West line of Lot 5, Park 37 Phase 4 as recorded in Plat Cabinet "B" envelope 354; thence South along the West line of said Lot 5 and the West line of Lot 2, Park 37 Phase 1 recorded in Plat Cabinet "B", envelope 333 a distance of 1037.11 feet to the Southwest corner of said Lot 2; thence along the South line of Lot 2 NORTH 89 degrees 28 minutes 58 seconds EAST, 745.08 feet to the West Right-of-Way of South Liberty Drive; thence Southerly along a curve to the left having a radius of 1785.00 feet and a length of 211.04 feet; thence SOUTH 00 degrees 10 minutes 19 seconds EAST, 244.44 feet to the Southeast corner of Lot 1 in said Park 37 Phase 1; thence SOUTH 89 degrees 28 minutes 58 seconds WEST along the South line of said Lot 1 a distance of 738.44 feet to the Southwest corner thereof, said point also being the Northwest corner of Lot 8, Park 37 Phase VI recorded in Plat Cabinet "C", envelope 85; thence SOUTH 00 degrees 33 minutes 40 seconds WEST, 803.87 feet along the West line of Lots 8 and 9; thence SOUTH 34 degrees 27 minutes 43 seconds WEST along the West line of Lots 9 and 11 and the extension thereof approximately 430 feet to the South Right-of-Way of West State Road 45; thence Northeasterly along said Right-of-Way approximately 568.00 feet to the Northwest corner of Sam's Real Estate Business Trust, Instrument No. 2012000628 and being the Northwest corner of Lot 1 Final Plat of Wal-Mart & Sam's Club Subdivision as recorded in Plat Cabinet "D", envelope 49; thence along the West line of said subdivision the following Nine (9) courses:

1. SOUTH 37 degrees 54 minutes 06 seconds EAST, 115.04 feet
2. SOUTH 00 degrees 01 minute 04 seconds WEST, 123.89 feet
3. SOUTH 80 degrees 15 minutes 56 seconds WEST, 25.49 feet

4. SOUTH 03 degrees 06 minutes 18 seconds EAST, 89.74 feet
5. NORTH 87 degrees 05 minutes 48 seconds EAST, 24.02 feet
6. SOUTH 34 degrees 55 minutes 15 seconds EAST, 237.67 feet
7. SOUTH 02 degrees 58 minutes 15 seconds EAST, 380.47 feet
8. NORTH 87 degrees 50 minutes 56 seconds EAST, 126.35 feet
9. SOUTH 02 degrees 56 minutes 27 seconds EAST, 260.00 feet to the Southwest corner of Lot 2 in said subdivision;

thence along the South line of said Lot 2 NORTH 87 degrees 44 minutes 08 seconds EAST, 548.91 feet; thence continuing along said South line NORTH 87 degrees 14 minutes 08 seconds EAST, 162.57 feet to the West Right-of-Way of State Road 37; thence along said West line the following Three (3) courses:

1. NORTH 09 degrees 17 minutes 17 seconds WEST, 114.42 feet
2. NORTH 00 degrees 39 minutes 49 seconds EAST, 350.57 feet
3. NORTH 01 degrees 12 minutes 07 seconds EAST approximately 376.33 feet to the South line of the West half of the Northwest quarter of Section 7, Township 8 North, Range 1 West;

thence along said quarter line SOUTH 89 degrees 44 minutes 50 seconds EAST, 301.79 feet to the Southwest corner of Oakdale Square Apartments Partnership, Deed Book 247, page 490; thence continuing along the South line of said Oakdale Square deed SOUTH 89 degrees 49 minutes 04 seconds EAST, 498.69 feet to the Southwest corner of Alcurt Bloomington LLC; thence continuing along the South line of said Alcurt Bloomington LLC, SOUTH 89 degrees 49 minutes 04 seconds EAST, 545.52 feet to the Southeast corner of said parcel; thence NORTH 00 degrees 04 minutes 35 seconds EAST, 33.00 feet; thence SOUTH 87 degrees 47 minutes 07 seconds EAST, 679.11 feet to the Southeast corner of said Alcurt Bloomington LLC; thence North along the East line of said Alcurt Bloomington, LLC, NORTH 01 degree 49 minutes 00 seconds WEST, 640.00 feet to the Southeast corner of Crider and Crider Excavating and Paving Company, Deed Book 309, page 343; thence along the East line of said Crider and Crider deed, North 706.93 feet; thence continuing along said Crider and Crider deed West 313.5 feet; thence continuing along said Crider and Crider deed North 1245.9 feet to the centerline of State Highway 45; thence along said centerline Southwesterly approximately 2100 feet to the centerline of State Road 37; thence Northerly along said centerline approximately 1380 feet to a point due East of the Point of Beginning; thence West approximately 191 feet to the Point of Beginning. Containing approximately 187 acres.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

**Fullerton Pike (2015):**

A part of the West half of Section 18, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

**BEGINNING** at the northeast corner of the Northwest quarter of Section 18, Township 8 North, Range 1 West, being marked by a rebar; thence SOUTH 01 degree 22 minutes 23 seconds EAST along the east line of said quarter a distance of 1213.07 feet to the Northwesterly boundary of 2300 Tapp Road Subdivision, as per the plat thereof recorded August 21, 1986 in Book 8, page 47 in the office of the Recorder of Monroe County, Indiana; thence along the boundary of said subdivision the next two (2) courses:

1. SOUTH 34 degrees 15 minutes 02 seconds WEST 7.48 feet; thence
2. SOUTH 00 degrees 51 minutes 17 seconds EAST 205.08 feet to the north line of the

Duncan C. Campbell and Catherine A. Spiaggia property as described in Book 474, page 404 recorded July 23, 1998 in said Recorder's office; thence along the boundary of said Campbell/Spiaggia property the next four (4) courses:

1. SOUTH 89 degrees 35 minutes 48 seconds WEST 259.78 feet; thence
2. SOUTH 00 degrees 24 minutes 12 seconds EAST 401.65 feet; thence
3. SOUTH 89 degrees 16 minutes 39 seconds WEST 761.78 feet; thence
4. SOUTH 00 degrees 32 minutes 35 seconds WEST 783.05 feet to the south line of said quarter; thence

SOUTH 88 degrees 48 minutes 07 seconds EAST along said south line approximately 221.83 feet to the northeast corner of the Bill C. Brown, Trustee of the Bill C. Brown Revocable Trust, dated February 28, 1989 property as described in Instrument Number 2008006074 in said Recorder's office; thence SOUTH 00 degrees 41 minutes 07 seconds WEST along the east line of said Brown a distance of 2628.76 feet to the south line of the Southwest quarter of said Section 18; thence SOUTH 89 degrees 46 minutes 02 seconds WEST along said south line a distance of 505.39 feet to the right-of-way of State Road 37; thence along said right-of-way the next eleven (11) courses:

1. NORTH 01 degree 00 minutes 38 seconds WEST 57.64 feet; thence
2. SOUTH 89 degrees 58 minutes 00 seconds WEST 488.72 feet; thence
3. NORTH 69 degrees 09 minutes 02 seconds WEST 215.25 feet to the beginning of a curve concave to the east having a radius of 5584.58 feet and a chord which bears NORTH 17 degrees 14 minutes 23 seconds WEST 1263.66 feet; thence
4. NORTHERLY along said curve an arc length of 1266.37 feet; thence

5. NORTH 05 degrees 17 minutes 56 seconds WEST 293.42 feet to the beginning of a curve concave to the east having a radius of 5564.58 feet and a chord which bears NORTH 04 degrees 06 minutes 12 seconds WEST 703.41 feet; thence
6. NORTHERLY along said curve an arc length of 703.88 feet; thence
7. NORTH 00 degree 30 minutes 12 seconds WEST 310.82 feet to the north line of said quarter; thence continuing along said right-of-way
8. NORTH 00 degrees 30 minutes 12 seconds WEST 415.15 feet; thence
9. NORTH 04 degrees 15 minutes 37 seconds EAST 301.04 feet; thence
10. NORTH 06 degrees 12 minutes 50 seconds WEST 251.25 feet; thence
11. NORTH 00 degrees 30 minutes 12 seconds WEST 578.25 feet to the southwest corner of

the Southern Indiana Medical Park, Phase Three, as per the plat thereof recorded September 24, 1993 in Plat Cabinet C, Envelope 82 in said Recorder's office; thence along the boundaries of said Southern Indiana Medical Park, Phase One recorded April 29, 1992 in Plat Cabinet C, Envelope 37, Phase Two recorded August 31, 1993 in Plat Cabinet C, Envelope 80 and Phase Three the next two (2) courses:

1. SOUTH 88 degrees 58 minutes 33 seconds EAST 1477.86 feet; thence
2. NORTH 02 degrees 10 minutes 18 seconds WEST 1108.41 feet to the north line of the Northwest quarter of said Section 18; thence SOUTH 88 degrees 57 minutes 48 seconds EAST along said north line a distance of 1036.88 feet to the POINT OF BEGINNING, containing 184 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

**Seminary (2015):**

A part of the Northwest quarter of Section 4, Township 8 North, Range 1 West, Perry Township, and a part of the Southwest quarter of Section 33, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, more particularly described as follows:

**BEGINNING** at the intersection of the centerline of East Second Street with the centerline of South Walnut Street; thence NORTHERLY along the centerline of South Walnut Street approximately 1177 feet to the centerline of East Third Street; thence EASTERLY along said centerline approximately 1461 feet to the northerly extension of the centerline of South Dunn Street; thence SOUTHERLY along said centerline and the northerly extension thereof approximately 402 feet to the easterly extension of the south line of Lot 10 in Louden's Subdivision per the plat thereof recorded on November 18,

1890 in Plat Cabinet B, Envelope 10 in said office of the Recorder of Monroe County, Indiana; thence WESTERLY along said south line and the westerly extension thereof approximately 216.75 feet to the east line of Lot 22 in Orchards Addition per the plat thereof recorded November 22, 1859 in Plat Cabinet C, Envelope 214; thence SOUTHERLY along said east line approximately 25 feet to the southeast corner of said Lot 22; thence WESTERLY along the south line and the westerly extension thereof of Lots 22, 19 and 16 in said Orchards Addition approximately 555 feet to the centerline of South Lincoln Street; thence SOUTHERLY along said centerline 215 feet to the centerline of Smith Street; thence WESTERLY along said centerline approximately 345 feet to the centerline of South Washington Street; thence SOUTHERLY along said centerline approximately 535 feet to the centerline of East Second Street; thence WESTERLY along said centerline approximately 188 feet to the northerly extension of the east line of the Javad Noorihoseini property as described in Deed Book 480, page 92 recorded on December 9, 1998 in said Recorder's office; thence SOUTHERLY along the east line of said Noorihoseini approximately 160 feet to the southeast corner of said Noorihoseini; thence SOUTHERLY approximately 112 feet to the Northeast corner of Lot 19 in James A. Bowles Addition per the plat thereof recorded April 18, 1907 in Plat Cabinet B, Envelope 29 in said Recorder's office; thence SOUTHERLY along the east line of Lots 19 through 26 of said Bowles Addition and the east line of Lots 21 through 25 and Lots 1 through 5 in Axtells Addition per the plat thereof recorded on August 16, 1904 in Plat Cabinet B, Envelope 27 in said Recorder's office approximately 1163 feet to the centerline of Dodds Street; thence WESTERLY along said centerline approximately 924 feet to the centerline of Morton Street; thence NORTHERLY along said centerline approximately 1432 feet to the centerline of Second Street; thence EASTERLY along said centerline approximately 750 feet to the POINT OF BEGINNING, containing 52 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

**South Walnut (2015):**

A part of the West half of Section 16 and a part of the Southeast quarter of Section 17, both in Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

**BEGINNING** at the Southeast corner of said Section 17; thence WESTERLY along the south line of said Southeast quarter approximately 540 feet to the east right-of-way of the Chicago, Indianapolis and Louisville Railway; thence NORTHEASTERLY along said right-of-way approximately 2740 feet to the southwest corner of the 3150 S Walnut Street LLC property as described in Instrument Number 2012011726 recorded on July 18, 2012 in the office of the Recorder of Monroe County, Indiana; thence NORTHERLY along the west line of said 3150 S Walnut Street LLC approximately 389.90 feet to the northwest corner of said 3150 S Walnut Street LLC; thence EASTERLY approximately 407.97 feet to the northeast corner of said 3150 S Walnut Street LLC; thence NORTHERLY along the west line of the Trustees of College City Aerie Number 1085,

Fraternal Order of Eagles property as described in Deed Book 194, page 246 recorded on January 23, 1970 and Instrument Number 2005020222 recorded on October 04, 2005 in said Recorder's office and the west line of the Cherry Glen, LLC property as described in Instrument Number 2010006682 recorded on May 18, 2010 in said Recorder's office approximately 435 feet to the northwest corner of said Cherry Glen, LLC; thence EASTERLY along the north line of said Cherry Glen, LLC approximately 768.00 feet to the centerline of Old Indiana State Road 37; thence NORTHERLY along said centerline approximately 243 feet to the intersection of said centerline with the easterly extension of the south line of Green Hill Addition as per the plat thereof recorded January 16, 1956 in Plat Cabinet B, Envelope 75 in said Recorder's office; thence WESTERLY along said south line approximately 546.5 feet to the southwest corner of said Green Hill Addition; thence along the west side of said Green Hill Addition the next three (3) courses:

1. NORTHWESTERLY 134.72 feet; thence
2. NORTHEASTERLY 348 feet; thence
3. NORTHEASTERLY 140.65 feet to the northwest corner of said Green Hill Addition and

the south line of the Robert Kent Courter and Jeanne C. Courter property as described in Instrument Number 2013015359 recorded on August 28, 2013 in said Recorder's office; thence WESTERLY along said south line a distance of 30.54 feet to the Southeast corner of Lot 4 in the Replat CVS Pharmacy at Walnut Station Lot 1 as per the plat thereof recorded December 10, 2007 in Plat Cabinet D, Envelope 74 in said Recorder's office; thence NORTHEASTERLY along the east line of said Lot 4 approximately 157.66 feet to the south line of Lot 3 in said Replat CVS Pharmacy at Walnut Station Lot 1; thence EASTERLY along said south line of Lot 3 and the south line of Lot 2 in CVS Pharmacy at Walnut Station Lot 2 as per the plat thereof recorded November 22, 2006 in Plat Cabinet D, Envelope 54 in said Recorder's office approximately 407.30 feet to the west right-of-way of said Old State Road 37; thence NORTHERLY along said west right-of-way approximately 441 feet to the northeast corner of said Lot 2; thence NORTHERLY along said west right-of-way approximately 118 feet to the westerly extension of the north line of the Autovest, LLC property as described in Instrument Number 2002011332 recorded on May 21, 2002 in said Recorder's office; thence EASTERLY along said north line approximately 318 feet to the northeast corner of said Autovest, LLC; thence SOUTHERLY along the east line of said Autovest, LLC approximately 329.06 feet to the southeast corner of said Autovest, LLC and the north line of Sunny Slopes Number Two as per the plat thereof recorded May 31, 1957 in Plat Cabinet B, Envelope 84 in said Recorder's office; thence WESTERLY along said north line approximately 111 feet to the centerline of South Brookside Drive; thence SOUTHERLY along said centerline approximately 812 feet to the intersection of said centerline with the centerline of Ridgeview Drive; thence SOUTHEASTERLY approximately 33 feet to the northeast corner of Lot 2 in Sunny Slopes Number One as per the plat thereof recorded August 16, 1956 in Plat Cabinet B, envelope 81 in said Recorder's office; thence SOUTHERLY along the east line of said Lot 2 approximately 176 feet to the southeast corner of said Lot 2; thence EASTERLY along the south line of said Sunny Slopes Number One approximately 438 feet to the northeast corner of Tract 1 in Southplex Subdivision as per

the plat thereof recorded July 18, 1989 in Plat Book B, Envelope 283 in said Recorder's office; thence SOUTHERLY along the east line of said Tract 1 and Tract 2 in said Southplex Subdivision approximately 978.75 feet to the southeast corner of said Tract 2; thence WESTERLY along the south line of said Tract 2 approximately 192.64 feet to the northeast corner of the Royal Realty Co. property as described in Deed Book 207, page 282 in said Recorder's office; thence SOUTHERLY along the east line of said Royal Realty Co. and the east line of the Royal Realty Company property as described in Deed Book 302, page 384 in said Recorder's office approximately 714 feet to the southeast corner of said Royal Realty Company; thence continuing SOUTHERLY 50 feet to the northeast corner of Lot 1 in Smith Commercial Subdivision per the plat thereof recorded April 6, 1983 and recorded in Plat Book B, Envelope 267; thence SOUTHERLY along the east line of said Lot 1 and Lot 2 in said Smith Commercial Subdivision approximately 286 feet to the southeast corner of said Lot 2; thence SOUTHERLY along the east line of the Lisa Allen-Scherschel property as described in Instrument Number 2001004820 recorded on March 19, 2001 in said Recorder's office and the east line of the CRTM Realty property as described in Deed Book 360, page 337 recorded on June 6, 1989 in said Recorder's office approximately 711.71 feet to the northeast corner of the 3409 South Walnut LLC property as described in Instrument Number 2013018061 recorded on October 17, 2013 in said Recorder's office; thence along the east and north lines of said 3409 South Walnut LLC property the next three (3) courses:

1. SOUTHERLY 88 feet; thence
2. EASTERLY 12 feet; thence
3. SOUTHERLY 200 feet to the north line of Lot 3 in Smith Tracts per the plat thereof

recorded February 17, 1985 in Plat Cabinet B, Envelope 335; thence EASTERLY along said north line approximately 198.73 feet to the northeast corner of said Lot 3; thence SOUTHERLY along the east line of said Lot 3 and Lot 2 in said Smith Tracts approximately 264 feet to the southeast corner of said Lot 2; thence WESTERLY along the south line of said Lot 2 approximately 107.80 feet to the northeast corner of Lot 3 in Chastain Addition per the plat thereof recorded on April 3, 2003 in Plat Cabinet C, Envelope 328; thence SOUTHERLY along said east line approximately 330 feet to the south line of said Section 16; thence WESTERLY along said south line approximately 527.93 feet to the southwest corner of the East half of the Southwest quarter of said Section 16; thence WESTERLY along said south line approximately 388.23 feet to the southerly extension of the west line of the Asset Management Control Group, LLC property as described in Instrument Number 2001000653 recorded on January 10, 2001 in said Recorder's office; thence NORTHERLY along said west line approximately 265.83 feet to the south line of the Stephen C. Rumble and Kimberly M. Rumble property as described in Deed Book 381, page 252 recorded on November 15, 1990 in said Recorder's office; thence WESTERLY along said south line approximately 216.77 feet to the east line of the Utilities Service Board of the City of Bloomington, Indiana property as described in Instrument Number 2002017277 recorded on July 31, 2002 in said Recorder's office; thence SOUTHERLY along said east line approximately 266.23 feet to

the south line of said quarter; thence WESTERLY along said south line approximately 622 feet to the POINT OF BEGINNING, containing 161 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

**Tapp Expansion #2 (2015):**

A part of the East half of Section 7, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

**BEGINNING** at a 5/8 inch rebar at the Southwest corner of the Northeast quarter of said Section 7; thence NORTH 01 degree 37 minutes 11 seconds WEST along the west line of said Northeast quarter a distance of 1363.08 feet to the Southwest corner of the North half of said Northeast quarter; thence continuing along said west line NORTH 01 degree 37 minutes 11 seconds WEST 194.56 feet to a mag nail; thence NORTH 88 degrees 34 minutes 57 seconds EAST along the westerly extension of and the south line of Lot 3 in Sudbury Farm, Phase 1, of record in Plat Cabinet C, envelope 272 in the office of the Recorder of Monroe County, Indiana, a distance of 258.71 feet to the southeast corner of said Lot 3; thence NORTH 28 degrees 40 minutes 00 seconds EAST along the east line of said Lot 3 a distance of 245.45 feet to the northeast corner of said Lot 3; thence NORTH 43 degrees 31 minutes 28 seconds EAST 86.63 feet to the southwest corner of Lot 5 in said Sudbury Farm, Phase 1; thence SOUTH 67 degrees 54 minutes 51 seconds EAST along the south line of said Lot 5 a distance of 259.46 feet to the southwest corner of Lot 6 in said Sudbury Farm, Phase 1; thence along the west and south lines of said Lot 6 the next three (3) courses:

1. NORTH 32 degrees 22 minutes 40 seconds EAST 678.26 feet; thence
2. NORTH 57 degrees 54 minutes 34 seconds WEST 271.71 feet; thence
3. NORTH 26 degrees 53 minutes 06 seconds EAST 245.50 feet to the north line of said

Northeast quarter; thence SOUTH 87 degrees 18 minutes 14 seconds EAST along said north line a distance of 1674.44 feet to a 4"x4" cut limestone at the Northeast corner of said quarter; thence SOUTH 02 degrees 31 minutes 28 seconds EAST along the east line of the northeast quarter of the northeast quarter of said Section 7 a distance of 1331.03 feet to an 8"x8" stone at the Southeast corner of said quarter quarter; thence SOUTH 01 degree 41 minutes 33 seconds EAST along the east line of the Northeast quarter of said Section 7 a distance of 710.38 feet to a 5/8 inch rebar at the northwest corner of Lot 4 in Thompson Community Park, of record in Plat Cabinet C, envelope 69 in said Recorder's office; thence SOUTH 01 degree 43 minutes 04 seconds EAST along the east line of said quarter and the west line of said Thompson Community Park a distance of 609.81 feet to a drill hole in the top of an 8"x8" stone at the Southeast corner of said quarter; SOUTH 88 degrees 24 minutes 56 seconds EAST along the north line of the Woolery Planned Community Phase VIII Final Plat recorded August 27, 2004 in Plat Cabinet C,

Envelope 379 in said Recorder's office a distance of 5.00 feet; thence along the west line of Lot 15 in said Woolery Planned Community Phase VIII the next three (3) courses:

1. SOUTH 01 degree 35 minutes 04 seconds WEST 80.28 feet to the beginning of a curve concave to the west having a radius of 790.00 feet and a chord which bears SOUTH 13 degrees 56 minutes 49 seconds WEST 338.58 feet; thence
2. SOUTHERLY along said curve an arc length of 341.23 feet; thence
3. SOUTH 26 degrees 19 minutes 35 seconds WEST 662.75 feet to the south line of said

Woolery Planned Community Phase VIII; thence SOUTH 88 degrees 57 minutes 27 seconds WEST along said south line, the south line of the Philip O. Tapp and Barbara E. Tapp property as described in Instrument Number 2011001304 recorded January 25, 2011 in said Recorder's office and the north line of Woolery Planned Community Phase IX recorded May 24, 2012 in Plat Cabinet D, Envelope 115 a distance of 1757.01 feet to the east line of the Public Investment Corporation property as described in Deed Book 327, page 440 recorded August 8, 1986 in said Recorder's office; thence NORTH 01 degree 42 minutes 10 seconds WEST along said east line a distance of 613.07 feet to the east right-of-way of Weimer Road and the beginning of a non-tangent curve concave to the southwest having a radius of 259.69 feet and a chord which bears NORTH 36 degrees 54 minutes 35 seconds WEST 163.80 feet; thence along said east right-of-way the next three (3) courses:

1. NORTHWESTERLY along said curve an arc length of 166.65 feet; thence
2. NORTH 53 degrees 02 minutes 27 seconds WEST 258.46 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 909.41 feet and a chord which bears NORTH 50 degrees 17 minutes 22 seconds WEST 186.04 feet; thence
3. NORTHWESTERLY along said curve an arc length of 186.37 feet to the south line of

the northeast quarter of said Section 7; thence NORTH 88 degrees 57 minutes 44 seconds WEST along said south line a distance of 51.23 feet to the POINT OF BEGINNING, containing 190 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

**Tapp Expansion #3 (2015):**

A part of the Southeast quarter of Section 7, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Southeast quarter of said Section 7; thence NORTH 88 degrees 44 minutes 52 seconds WEST along the south line of said quarter a distance of 542.50 feet to the **POINT OF BEGINNING** and southeast corner of the Woolery Planned Community Phase VI recorded April 30, 1999 in Plat Cabinet C, Envelope 264 in the office of the Recorder of Monroe County, Indiana; thence NORTH 88 degrees 44 minutes 54 seconds WEST along the south boundary of said Woolery Planned Community Phase VI, the Replat of Woolery Planned Community Lot 1, Phase VI recorded December 18, 2002 in Plat Cabinet C, Envelope 323 and the Woolery Planned Community Phase IX recorded May 24, 2012 in Plat Cabinet D, Envelope 115 a distance of 1207.49 feet to the southwest corner of the Woolery Planned Community Phase I recorded March 09, 1995 in Plat Cabinet C, Envelope 129 (now being a part of said Woolery Planned Community Phase IX); thence along the west and north lines of said Woolery Planned Community Phase I the next three (3) courses:

1. NORTH 01 degree 15 minutes 08 seconds EAST 470.00 feet to the beginning of a curve concave to the southeast having a radius of 334.99 feet and a chord which bears NORTH 38 degrees 15 minutes 33 seconds EAST 403.27 feet; thence
2. NORTHEASTERLY along said curve an arc length of 432.74 feet; thence
3. NORTH 75 degrees 15 minutes 08 seconds EAST 400.00 feet to the Northeast corner of

said Woolery Planned Community Phase I; thence SOUTH 20 degrees 56 minutes 54 seconds EAST along the east line of said Woolery Planned Community Phase I a distance of 60.35 feet to the Northwest corner of Lot 1A of said Replat of Woolery Planned Community Lot 1 Phase VI; thence along the north, east and south lines of said Lot 1A the next eight (8) courses:

1. NORTH 75 degrees 15 minutes 08 seconds EAST 341.75 feet to the west right-of-way of Adams street and the beginning of a curve concave to the north having a radius of 1230.00 feet and a chord which bears NORTH 70 degrees 14 minutes 07 seconds EAST 214.85 feet; thence
2. EASTERLY along said curve an arc length of 215.12 feet; thence
3. NORTH 65 degrees 13 minutes 29 seconds EAST 81.69 feet to the beginning of a non-tangent curve concave to the east having a radius of 675.00 feet and a chord which bears SOUTH 29 degrees 45 minutes 44 seconds EAST 57.47 feet; thence
4. SOUTHERLY along said curve and right-of-way an arc length of 57.49 feet; thence
5. SOUTH 32 degrees 12 minutes 06 seconds EAST along said right-of-way a distance of 156.89 feet to the Southeast corner of said Lot 1A; thence
6. SOUTH 57 degrees 47 minutes 54 seconds WEST 379.20 feet; thence

7. SOUTH 32 degrees 12 minutes 06 seconds EAST 260.12 feet; thence
8. SOUTH 00 degrees 15 minutes 51 seconds EAST along the east line of said Lot 1A and

the east line of Lot 2 in said Woolery Planned Community Phase VI a distance of 447.48 feet to the POINT OF BEGINNING, containing 24 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

**Thomson Walnut-Winslow Expansion #1 (2015):**

A part of the South half of the Northwest quarter of Section 9, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

**BEGINNING** at a point that is 588.28 feet east and 717.78 feet south of the northwest corner of the said south half of the northwest quarter, and at the intersection of the south property line of the J. Mason Hoadley Stone Company real estate and the east right of way line of the C. I. & L. (Monon) Railroad; thence running South 01 degree 21 minutes West and over and along the said east right of way line of said Monon Railroad for a distance of 389.2 feet; thence running South 88 degrees 30 minutes East for a distance of 709 feet and to the center line of State Highway number 37; thence running North 13 degrees 19 minutes West and over and along the centerline of said State Highway number 37 for a distance of 400 feet; thence running North 88 degrees 30 minutes West for a distance of 594 feet and to the place of beginning. Containing in all 5.83 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

**Thomson Walnut-Winslow Expansion #2 (2015):**

A part of the Northwest quarter of the Southwest quarter of Section 9, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Southwest quarter of said section, said corner being marked by a P.K. nail found in Country Club Road; Thence on and along the west line of said quarter section North 01 degree 23 minutes 45 seconds West 1326.13 feet to a 5/8 inch diameter rebar with a cap marked "Bynum Fanyo 890006" (called "monument" for the remainder of this description) set at the southwest corner of the Northwest quarter of said Southwest quarter said point being the true **POINT OF BEGINNING**; Thence continuing on and along said west line North 01 degree 23 minutes 45 seconds East 1326.13 feet to a monument set at the northwest corner of the Southwest quarter of said Section 9; Thence leaving said west line and on and along the north line of the

Southwest quarter of said Section 9 North 89 degrees 23 minutes 41 seconds East 98.20 feet to a monument set at the west right-of-way line of the Bloomington Southern Railroad Company (Deed Record 58, Page 420); Thence leaving said north line on and along said west right-of-way line South 12 degrees 10 minutes 38 seconds East 446.13 feet to a monument set at the beginning of a curve concave southwesterly having a radius of 5712.59 feet; Thence on said curve Southeasterly 898.19 feet through a central angle of 09 degrees 00 minutes 31 seconds to a monument set on the south line of the Northwest quarter of the Southwest quarter of said Section 9; Thence on a non-tangent line and on and along said south line South 89 degrees 22 minutes 42 seconds West 292.01 feet and to the point of beginning containing within said bounds 6.48 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

**Thomson Walnut-Winslow Expansion #3 (2015):**

A part of the Northwest quarter of the Southwest quarter of Section 9, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Southwest quarter of said section, said corner being marked by a P.K. nail found in Country Club Road; Thence on and along the west line of said quarter section North 01 degree 23 minutes 45 seconds West 1326.13 feet to a 5/8 inch diameter rebar with a cap marked "Bynum Fanyo 890006" (called "monument" for the remainder of this description ) set at the southwest corner of the Northwest quarter of said Southwest quarter; thence leaving said west line and on and along the south line of said Northwest quarter of said Southwest quarter North 89 degrees 22 minutes 42 seconds East 665.10 feet to a monument set at the true **POINT OF BEGINNING**; Thence continuing on and along said south line North 89 degrees 22 minutes 42 seconds East 109.31 feet to a monument set on the west line of Wylie Subdivision as recorded in Plat Book 8, Page 21 in the Office of the Recorder of Monroe County, Indiana; Thence leaving said south line and on and along said west line of Wylie Subdivision North 53 degrees 54 minutes 15 seconds West 157.76 feet to a monument set; Thence North 04 degrees 44 minutes 07 seconds East 131.75 feet to a monument set; Thence North 06 degrees 01 minute 56 seconds East 104.37 feet; Thence North 01 degree 29 minutes 29 seconds West 65.32 feet; Thence North 14 degrees 16 minutes 20 seconds East 73.53 feet; Thence North 44 degrees 32 minutes 17 seconds East 111.08 feet; Thence North 61 degrees 52 minutes 04 seconds East 68.36 feet; Thence North 18 degrees 10 minutes 50 seconds East 126.93 feet to a monument set; Thence North 45 degrees 08 minutes 30 seconds West 130.63 feet; Thence North 56 degrees 48 minutes 22 seconds West 96.43 feet; Thence North 59 degrees 39 minutes 12 seconds West 65.44 feet; thence North 07 degrees 43 minutes 59 seconds East 85.56 feet; Thence North 43 degrees 26 minutes 36 seconds West 22.10 feet to a monument set on the south line of Wilbur (Deed Record 453, Page 196); Thence leaving said west line and on and along said south line South 89 degrees 02 minutes 08 seconds West 216.30 feet to a monument set on the east line of

Chicago, Indianapolis & Louisville Railway Company (Deed Record 72, Page 44 & Deed Record 72, Page 45); Thence leaving said south line and on and along said east line South 02 degrees 19 minutes 15 seconds West 280.16 feet to a monument set on the south line of said Railway Company; Thence leaving said east line and on and along said south line South 77 degrees 27 minutes 47 seconds West 51.80 feet to a monument set on the east right of way line of Chicago, Indianapolis & Louisville Railway; Thence leaving said south line and on and along said east right of way line South 12 degrees 17 minutes 26 seconds East 83.05 feet to a monument set at the beginning of a curve concave southwesterly and having a radius of 3213.50 feet; Thence on said curve Southeasterly 261.02 feet through a central angle of 04 degrees 39 minutes 14 seconds to a monument set; Thence leaving said east right of way line and on the east line of L & N Investment Corporation (Deed Record 218, Page 38) South 28 degrees 44 minutes 33 seconds East 175.75 feet to a monument set; Thence North 89 degrees 23 minutes 49 seconds East 68.00 feet to a creosote fence post found; Thence South 24 degrees 58 minutes 27 seconds East 211.79 feet and to the Point of Beginning containing within said bounds 5.89 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

**West Third Street (2015):**

A part of the Northeast quarter of Section 1, Township 8 North, Range 2 West, a part of the North half of Section 6, Township 8 North, Range 1 West, a part of the South half of Section 31 Township 9 North, Range 1 West and a part of the Southwest quarter of Section 32, Township 9 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

**BEGINNING** at the Northeast corner of said Section 1, Township 8 North, Range 2 West; thence **WESTERLY** along the north line of said Section 1 approximately 2640 feet to the Northwest corner of the Northeast quarter of said Section 1; thence **SOUTHERLY** along the west line of said quarter approximately 310 feet to the south line of the Forest Green Apartments property as described in Deed Book 363, page 201 recorded August 9, 1989 in the office of the Recorder of Monroe County, Indiana; thence **EASTERLY** along the south line of said Forest Green Apartments approximately 412 feet to the Northwest corner of the Whitehall Associates property as described in Deed Book 309, page 538 recorded September 19, 1984; thence **SOUTHERLY** along the west line of said Whitehall Associates approximately 619.28 feet to the Southwest corner of said Whitehall Associates; thence **EASTERLY** along the south line of said Whitehall Associates approximately 574 feet to the west right-of-way of Liberty Drive; thence **SOUTHERLY** along said west right-of-way approximately 65 feet to the westerly extension of the south line of the Bloomington Square Associates property as described in Deed Book 284, page 71 recorded on July 16, 1981 in said Recorder's office; thence **EASTERLY** along said south line approximately 968 feet to the southwest corner of the Bryan Rental, Inc. and Crane, LLC property as described in Instrument Number 2000012882 recorded on August 1, 2000 in said Recorder's office; thence **EASTERLY**

along the south line of said Bryan Rental and Crane approximately 612.18 feet to the west right-of-way of State Route Number 37; thence SOUTHERLY along said right-of-way approximately 465 feet to the southerly right-of-way of the Illinois Central Railroad; thence NORTHEASTERLY along said southerly right-of-way approximately 2647 feet to the west right-of-way of Basswood Drive in the Village at Muller Park Subdivision per the plat thereof recorded January 22, 2009 in Plat Cabinet D, Envelope 89 in said Recorder's office; thence SOUTHEASTERLY along said west right-of-way a distance of 199.83 feet to the southwest corner of said platted right-of-way; thence NORTHEASTERLY along the south line of said platted right-of-way and the south line of Lot 4 in said Village at Muller Park a distance of 101.84 feet to the east line of the Northwest quarter of Section 6, Township 8 North, Range 1 West; thence NORTHERLY along said east line a distance of 221.11 feet to the southerly right-of-way of said Illinois Central Railroad; thence NORTHEASTERLY along said southerly right-of-way approximately 509 feet to the south line of Section 31, Township 9 North, Range 1 West; thence EASTERLY along the south line of said Section 31 and the south line of Section 32, Township 9 North, Range 1 West approximately 3,080 feet to the intersection of said south line with the centerline of South Patterson Drive; thence NORTHEASTERLY along the centerline of South Adams Street and a curve concave to the northwest having a radius of approximately 650 feet and an arc length of approximately 440 feet to the southerly extension of the east line of Lot 1 in Mobley Subdivision per the plat thereof recorded May 1, 1992 in Plat Cabinet C, Envelope 38 in said Recorder's office; thence NORTHWESTERLY along said east line approximately 158 feet to an easterly corner of said Lot 1; thence NORTHEASTERLY along an east line of said Lot 1 a distance of 179.30 feet to the northeast corner of said Lot 1; thence WESTERLY along the north line of said Lot 1 a distance of 718.88 feet to the northwest corner of said Lot 1; thence continuing WESTERLY along the westerly extension of the north line of said Lot 1 approximately 128 feet to the southerly right-of-way of the Illinois Central Railroad; thence NORTHWESTERLY along said right-of-way through a curve concave to the southwest having a radius of 561.52 feet and an arc length of 155.10 feet; thence continuing WESTERLY along said right-of-way through a curve concave to the south having a radius of 1028.20 feet and an arc length of 816.86 feet to the east line of Section 31, Township 9 North, Range 1 West; thence SOUTH 74 degrees WEST along said right-of-way approximately 334 feet; thence SOUTH 64 degrees WEST along said right-of-way approximately 985 feet to the easterly extension of the south line of Lot 100 in Maple Grove Baby Farms per the plat thereof recorded September 12, 1927 in Plat Cabinet B, Envelope 35; thence WESTERLY along said south line approximately 1230 feet to the east right-of-way of Johnson Avenue; thence SOUTHERLY along said east right-of-way approximately 55 feet to the easterly extension of the north line of the Roger L. Isaacs and Carol L. Isaacs property as described in Deed Book 257, page 240 recorded on January 6, 1978 in said Recorder's office; thence WESTERLY along the north line of said Isaacs and the westerly extension thereof approximately 396 feet to the east line of Lot 4 in said Maple Grove Baby Farms; thence NORTHERLY along said east line approximately 533 feet to the northeast corner of the JK Development Group, LLC property as described in Instrument Number 2014000593 recorded on January 17, 2014 in said Recorder's office; thence WESTERLY along the north line of said JK Development Group, LLC and the westerly extension thereof approximately 396 feet to

the east right-of-way of Kimble Drive; thence SOUTHERLY along said east right-of-way approximately 500 feet to the easterly extension of the north line of the Donald L. Cowden Revocable Trust property as described in Instrument Number 2011001945 recorded on February 2, 2011 in said Recorder's office; thence WESTERLY along said north line approximately 184 feet to the east line of Lot 8 in said Maple Grove Baby Farms; thence NORTHERLY along said east line approximately 635 feet to the northeast corner of said Lot 8; thence WESTERLY along the north line of said Lot 8 and Lot 9 in said Maple Grove Baby Farms approximately 210 feet to the southeast corner of the Dorothy A Dowdy Trust property as described in Deed Book 452, page 197 recorded on November 21, 1996 in said Recorder's office; thence NORTHERLY along the east line of said Dowdy approximately 235 feet to the north line of Lot 12 in said Maple Grove Baby Farms; thence WESTERLY along said north line approximately 184 feet to the west line of said Maple Grove Baby Farms; thence SOUTHERLY along said west line approximately 1057 feet to the south line of said Section 31; thence WESTERLY along said section line approximately 1007 feet to the POINT OF BEGINNING, containing 166 acres, more or less.

EXCEPTING THEREFROM that property included in the Expanded Whitehall TIF district circa 2000, being more particularly described as follows:

COMMENCING at the northwest corner of said quarter quarter section; thence SOUTH 00 degrees 02 minutes 42 seconds East 100.00 feet to the southerly right-of-way of State Road 48; thence SOUTH 89 degrees 22 minutes 00 seconds East 571.69 Feet along said southerly right-of-way to a 5/8" rebar set at the **POINT OF BEGINNING**; thence SOUTH 00 degrees 11 minutes 07 seconds West 54.88 feet along said southerly right-of-way to a set 5/8" rebar; thence SOUTH 89 degrees 43 minutes 35 seconds East 76.32 feet along said southerly right-of-way to a set 5/8" rebar on the west line of Bounds & McPike Carpets; thence SOUTH 00 degrees 22 minutes 47 seconds EAST 209.26 feet along said west line to a 5/8" rebar set at the southwest corner thereof; thence NORTH 89 degrees 39 minutes 45 seconds East 123.00 feet along the south line of said Land of Bounds & McPike Carpets to a 5/8" rebar found at the southeast corner thereof and on the west line of Fair Meadows Addition (Plat Cabinet "B", Envelope 92); thence SOUTH 00 degrees 23 minutes 20 seconds East 633.35 feet along said west line to a 3/4" pipe found on the north right-of-way of the Illinois Central Railroad; thence SOUTH 65 degrees 09 minutes 32 seconds West 523.72 feet along said north right-of-way to a 5/8" rebar set on the east right-of-way of State Road 37; thence along said east right-of-way the following four (4) courses: 1). NORTH 10 degrees 06 minutes 06 seconds West 192.42 feet to a 5/8" rebar; thence 2). NORTH 04 degrees 22 minutes 10 seconds East 170.18 feet to a set rebar; thence 3). NORTH 03 degrees 15 minutes 59 seconds East 350.57 feet to a set 5/8" rebar; thence 4). NORTH 18 degrees 55 minutes 39 seconds East 395.23 feet to a set 5/8" rebar; thence NORTH 00 degrees 11 minutes 07 seconds East 140.46 feet to the south line of the Whitehall TIF Area; thence on and along said south line NORTH 90 degrees 00 minutes 00 seconds East 142.04 feet; thence SOUTH 00 degrees 11 minutes 07 seconds East 106.32 feet to the POINT OF BEGINNING, containing 10.05 acres, more or less.

Containing after said exception 156 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

This amended Economic Development Plan expands the EDA by 972.2 acres (See Map marked as Exhibit A). The purpose of this expansion is to provide for the enhancement of economic opportunities. Currently, the expanded EDA has excellent new development and redevelopment opportunities.

## **ZONING AND LAND USE**

The City of Bloomington's planning, zoning and land use approach is to favor compact urban form, nurture environmental integrity, mitigate traffic, conserve community character, sustain economic and cultural vibrancy, advance communication and coordination, and to leverage public capital to improve the community. The EDA includes areas zoned as follows:

1. **Commercial Arterial:** Designed to facilitate high intensity mixed use development and redevelopment opportunities along major street corridors.
2. **Business Park:** Provide for large-scale employment opportunities for the community and surrounding region.
3. **Commercial Downtown:** The Downtown Business/Commercial component of the EDA is comprised mainly of mixed uses that focus on retail sales, professional offices, restaurants, financial services, and entertainment/art/cultural centers that serve the Bloomington community and visitors alike. Downtown Business/Commercial uses are supported throughout the EDA.
4. **Commercial General:** Provide areas for medium scaled mixed use development and redevelopment.
5. **Commercial Limited:** Provide small scale retail and employment services necessary for the convenience of surrounding business and residential uses.
6. **Industrial General:** Accommodate the needs for industrial and office uses that provide basic employment needs for Bloomington and the surrounding region.
7. **Institutional:** The Institutional zoning component of the EDA is comprised of government facilities and park and recreation services.
8. **Medical:** The Medical zoning component includes IU Health Bloomington Hospital and nearby medical offices which serve regional healthcare needs and attract regional skilled workers. The sector is faced with significant and ongoing healthcare industry changes which may impact the intensity of medical land uses in the EDA.
9. **Planned Unit Development (PUD):** There are multiple Planned Unit Developments located within the EDA. Many of these PUDs provide opportunities for significant economic development within the EDA.
10. **Residential (multiple zoning categories):** Residential infill development is encouraged throughout the EDA and generally is expected to occur as part of mixed use redevelopment activities. It is generally comprised of multifamily units which should promote a diversity of housing types for all income groups and ages with a focus towards workforce, live-work, and retiree housing.

## **STATEMENT OF DEVELOPMENT OBJECTIVES**

It is the intention of the Redevelopment Commission to use allocated tax increment collected within the Area as it is received to finance all eligible costs related to the Development Objectives, or any portion thereof, and to reimburse the City for all eligible expenses under Indiana law.

It is also the intention of the Redevelopment Commission to issue bonds payable from incremental ad valorem property taxes allocated under IC 36-7-14-39 in order to raise money for any property acquisition and for completion of the Development Objectives. The amount of issued bonds may not exceed the total, as estimated by the Redevelopment Commission, of all expenses reasonably incurred in connection with the Development Objectives, including:

1. The total cost of all land, rights of way, and other property to be acquired and the
2. All reasonable and necessary architectural/engineering, construction, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Projects or the issuance of bonds therefore; and
3. Interest and a debt service reserve for the bonds to the extent the Redevelopment Commission determines that a reserve is reasonably required.

In the issuance of bonds the Redevelopment Commission will comply with Indiana Code § 36-7-14-25.1 and other provisions of applicable Indiana Law. In the alternative, the Redevelopment Commission may enter into a lease of any property that could be financed with the proceeds of bonds under Indiana Code 36-7-14. The lease is subject to the provisions of Indiana Code § 36-7-14-25.2 and Indiana Code § 36-7-14-25.3.

The Development Objectives within this Plan will be accomplished through a mix of public and private investment in the EDA.

1. Attract businesses to the EDA, provide opportunities for gainful employment and training for employees, and promote the retention and expansion of existing businesses.
2. Provide funding for infrastructure improvements including the installation of new and upgraded water, sewer, stormwater, communications and transportation services.
3. Invest in designing and implementing improved streetscapes and other public amenities to ensure a high quality of place attractive to a quality workforce.

Construct public spaces, including plazas and greenspaces for individual use as well as for special events and programs.

4. Improve streets so they can be operated to enable safe and efficient access for all users of all ages and abilities, including pedestrians, bicyclists, motorists and transit riders.
5. Strengthen and intensify existing land uses within the area so that density is supported in the urban core, with particular focus on ensuring greater employment opportunities, diverse mixes of retail and upper story residential, greater usage of vacant and underutilized buildings, and new infill development.
6. Enhance community sustainability through the provision of green infrastructure, conservation of environmentally sensitive areas, and energy efficient building practices.
7. Construct new and renovated housing units within the area that support a diverse mix of housing types, and are within easy walking distance of the employment, retail, entertainment, financial, cultural, educational and governmental centers of the city.
8. Renovate historic structures in the EDA, especially within the downtown area.
9. Strengthen the ties between the city and the community's higher education institutions and improve the physical linkages between downtown and the Indiana University campus.
10. Provide structured parking facilities in conjunction with area employment uses, particularly within the City's Certified Technology Park/Showers Technology Overlay district and other areas of employment growth potential.
11. Support the retention, expansion and attraction of cultural, tourism and creative sector enterprises to enhance sector employment opportunities, and to enhance the EDA as a destination for visitors. Construct additional hotel and meeting space within the EDA and support an expanded Convention Center complex.
12. Continue the environmental restoration and transformation of the former CSX rail switchyard into premier public park and recreation space. Support adjacent catalyst economic and community development projects such as infill commercial, mixed-use, and residential redevelopment of underutilized properties, and strengthening of surrounding neighborhoods.
13. Develop the City's Certified Technology Park area as a research and industrial park with additional high tech office and research space, while also allowing

for a mix of complementary uses, including retail, service and workforce and other housing.

14. Provide adequate growth space for office, research, life science, medical and technology business; in order to maximize opportunities to attract, grow and retain knowledge- and creative-sector employers in the area.
15. Provide primary and essential healthcare facilities in areas accessible to residential populations and employment centers.
16. Improve gateway corridors to increase physical and socioeconomic linkages between the EDA and other areas of the city, region and state.

### ***PROVISIONS FOR AMENDING THE PLAN***

This Plan may be amended as outlined under Indiana Code § 36-7-14-17 and Indiana Code § 36-7-14-17.5. Modifications could arise from property acquisition for right-of-way improvements or other public purposes, or the enlargement of the EDA.

Adjustments resulting from experience during project execution are authorized in the administration of this project, provided that the intent of this approved Economic Development Plan is not changed. Any modification which substantially changes the approved Economic Development Plan will be subject to the requirement of applicable State codes for plan amendment.



January 2, 2015

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Bloomington Geographic Information System

As part of this web map, the user agrees to release any information from the City of Bloomington.



Corporation Boundary

**TIF Phase Legend**

- Adams Crossing - 1993
- Adams Crossing - 2000
- Adams Crossing - 2009
- Downtown - 1985
- Downtown - 1990
- Downtown - 2010
- Kilmer Prow - 1996
- Tapp - 1993
- Tapp - 2003
- Thomson - 1991/1992
- Thomson - 1993
- Walnut-Wislow - 1993
- Thomson/Walnut-Wislow - 2002
- Whishall - 1998
- Whishall - 2000
- TIF Exploratory Area

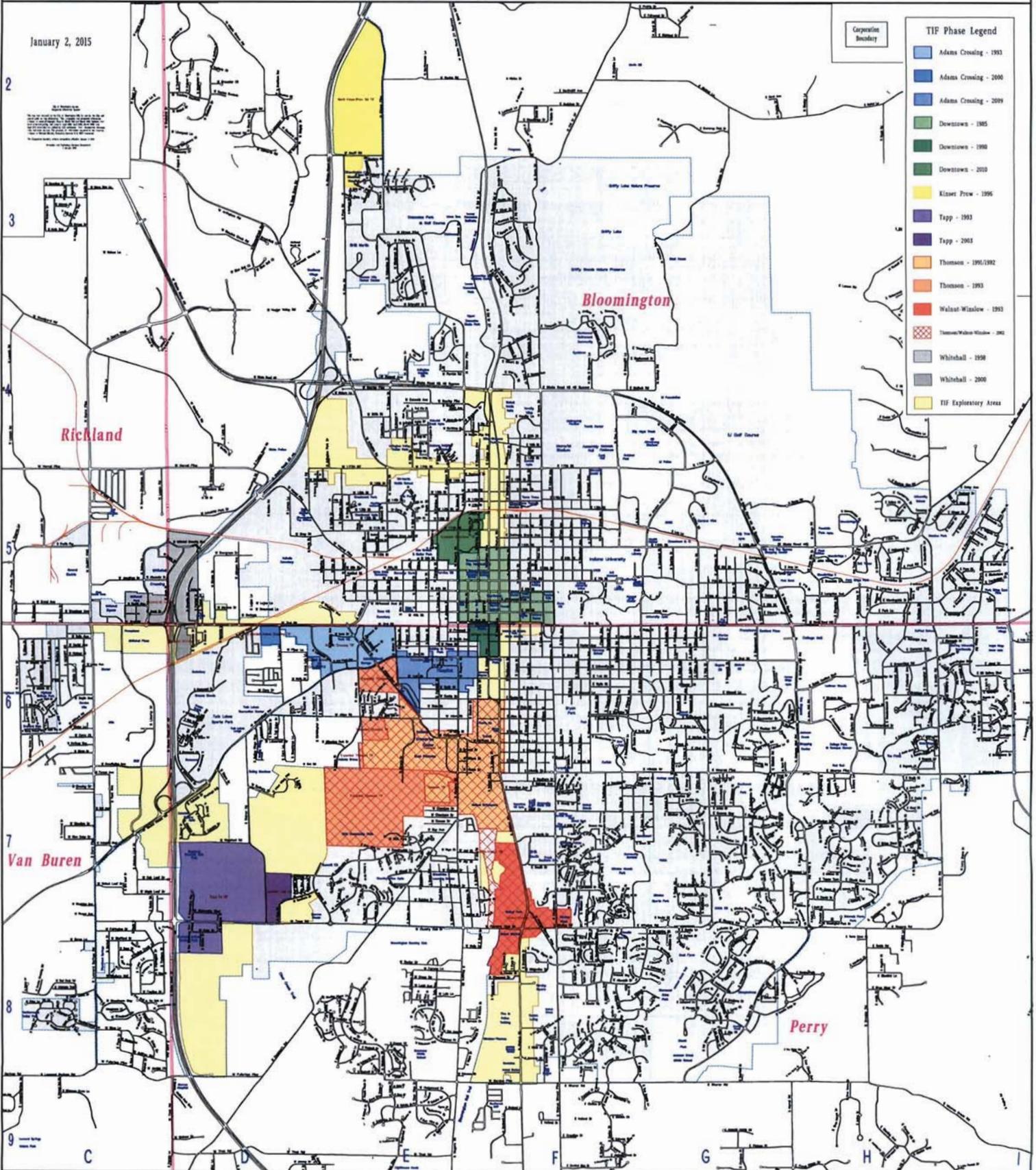


Exhibit A