RESOLUTION 09-07

TO REVIEW AND ACCEPT STREET AND INTERSECTION CHANGES AND SITE IMPROVEMENTS TO SUPPORT AN ECONOMIC DEVELOPMENT PROJECT AS CALLED FOR IN COUNCIL RESOLUTION 08-12
(Cook Pharmica, LLC)

WHEREAS, Cook Pharmica, LLC located its company in the Indiana Enterprise Center (IEC) in 2004 and now intends to further expand its operations, investing Eighty Four Million, Fifty One Thousand, Five Hundred and Sixty Three Dollars ($84,051,563) in building renovation and improvements, machinery and equipment over the next three (3) years (the "Project"); and,

WHEREAS, when complete and fully operational, the expansion will add more than one hundred thirty (130) manufacturing and maintenance positions requiring both skilled and unskilled labor; it will also bring more than forty five (45) new professional positions in engineering and quality control, and more than twenty five (25) positions in business operations, IT and logistics – totaling more than two hundred (200) new, full-time jobs with an annual payroll of Nine Million, Two Hundred Twenty Five Thousand, Five Hundred and Eighty Eight Dollars ($9,225,588); and,

WHEREAS, On September 17, 2008, the Common Council amended and approved Resolution 08-12 to Authorize Expenditures from the Industrial Development Fund for Physical Improvements to Support an Economic Development Project (Cook Pharmica, LLC) at the Indiana Enterprise Center (IEC); and,

WHEREAS, the approved amendment to Resolution 08-12 provided for the Council to review and accept the final plan for said physical improvements;

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

The Common Council accepts the design plans for the infrastructure improvements at the Indiana Enterprise Center as presented to the Council in the memo and maps provided by Danise Alano, Director of the Department of Economic and Sustainable Development.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 29th day of APRIL, 2009.

ANDY RUFF, President
Bloomington Common Council

ATTEST:

Regina Moore
REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 30th day of APRIL, 2009.

Regina Moore
REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 30th day of April, 2009.

MARK KRUZAN, Mayor
City of Bloomington

SYNOPSIS

This resolution accepts design plans for street and intersection changes and site improvements as called for by the adoption of Res 08-12 on September 17, 2008. These improvements are funded by the Industrial Development Fund and facilitate the economic development project of Cook Pharmica LLC in the Indiana Enterprise Center.

Signed copies to:
Legal (10)
Controller
Alano (ED)
CA/CA(3)
Clerk (2)

MEMORANDUM

CITY OF BLOOMINGTON
economic & sustainable development

TO: City of Bloomington Common Council
CC: Margie Rice, City Attorney; Dan Sherman, Council Attorney
FROM: Danise Alano, Director
DATE: April 21, 2009
RE: ***Resolution 09-07:*** To Review and Accept Street and Intersection Changes and Site Improvements to Support an Economic Development Project

BACKGROUND

On September 17, 2008, the Common Council adopted Resolution 08-12 which authorized the use of $500,000 from the City's Industrial Development Fund (IDF) to complete certain public infrastructure and other site work to facilitate the expansion of Cook Pharmica, LLC and the addition of more than 200 new full, time jobs to the community.

In 2004, Cook Pharmica, LLC, a start-up contract pharmaceutical manufacturing company, agreed to open its facility in the Indiana Enterprise Center (IEC) and subsequently has invested more than $70 million and has surpassed its goal to create 200 jobs by the end of 2008. Resolution 08-12 addressed the company's intention to renovate an additional 80,000 square feet on its property at 1300 S. Patterson, and make an investment of approximately $84 million in new equipment and construction to enable it to formulate, fill and finish (package) vials and syringes. Cook Pharmica expects to employ more than 200 new full-time workers with a corresponding payroll of $9,225,588 as a result of this expansion into a new business line.

It is anticipated that this second expansion by Cook Pharmica will generate $4.3 million in Community Revitalization Enhancement District (CRED) revenues to the City's IDF over the lifetime of the CRED. This revenue (from Cook Pharmica's payroll and sales taxes) is revenue that otherwise would have been collected by the State of Indiana and unavailable for use locally to improve the viability of this area.

At the time of adoption of Resolution 08-12, the Common Council also adopted an amendment which provided that the final plan for the site would be presented at a later date to the body for acceptance. Adoption of Resolution 09-07 would provide for this acceptance.

PLAN FOR STREET, INTERSECTION AND SITE CHANGES

Strong coordination among Cook Pharmica, the adjacent property owner (IEC, LLC) and the City and its agents have resulted in the plans which are attached. The project goals included not only accommodating the significant increase in number of employees traveling to and from the site for Cook Pharmica (and planning for improved access to the IEC's approved Life Sciences Business Graduation Facility), but also ensuring that the street and intersection changes are held to the City's high standards for the accommodation of pedestrian and other transportation modes. A third goal addressed in the plans was to complement the LEED certification efforts of the IEC, LLC with plans to rehabilitate the stream between the Cook Pharmica and IEC LLC properties to both mitigate stormwater issues in this floodplain as well as re-naturalize the area.

The following highlight the major changes proposed in the plan:

1. The extension of Hillside Drive west from S. Rogers Street to the Cook Pharmica property, including sidewalks, and appropriate stormwater accommodations: This new section of Hillside Drive will allow employees to enter Cook Pharmica more efficiently from S. Rogers Street. It will be dedicated public right-of-way to the bridge. (Rogers-Hillside-All.pdf)
2. The addition of a left turn lane for northbound Rogers Street traffic to enter onto the new Hillside Drive extension. Plans for this new intersection include a pedestrian refuge area (median) on the north side of it to ensure safe crossing between the neighborhood and this employment center. The addition of this turn lane will add only two (2) feet of width overall to Rogers Street at this intersection: Each lane will be 11 feet in width. The pedestrian median reduces the overall crossing distance for pedestrians by nine (9) feet. (Rogers-Hillside-All.pdf)
3. The addition of a traffic signal at Fairview Street and Patterson Drive to promote safe and efficient ingress and egress to and from Cook Pharmica property and Patterson Drive: The signal will be triggered by vehicles in the queue to exit the Cook Pharmica parking lot. In addition, standard pedestrian crosswalks and pedestrian-crossing buttons will be installed with the signalization. When no vehicles or pedestrians are in queue, traffic traveling on Patterson Drive will experience a green light. (Rogers-Patterson-All.pdf)
4. The addition of a right turn lane for eastbound traffic on Patterson Drive turning south onto Rogers Street: The City's Engineering Services has examined traffic warrants for this area and the warrants currently meet the standards for a right turn lane, even prior to the doubling of Cook Pharmica's employees. The sidewalk and ramp at this corner will be relocated and realigned with the opposite side of the intersection. The addition of this turn lane will add only four (4) feet of width to Patterson Drive. The design accomplishes this by narrowing the traffic lanes to 11 feet. In addition, pedestrians at the intersection will have an opportunity to activate a Walk signal through push-button. (Rogers-Patterson-East.pdf)
5. Rehabilitation of the stream between the Cook Pharmica and IEC, LLC projects, and aesthetic improvements/treatments to the bridge structure and approaches: No structural work is required for the existing bridge. (CityChannel-Landscape.pdf)

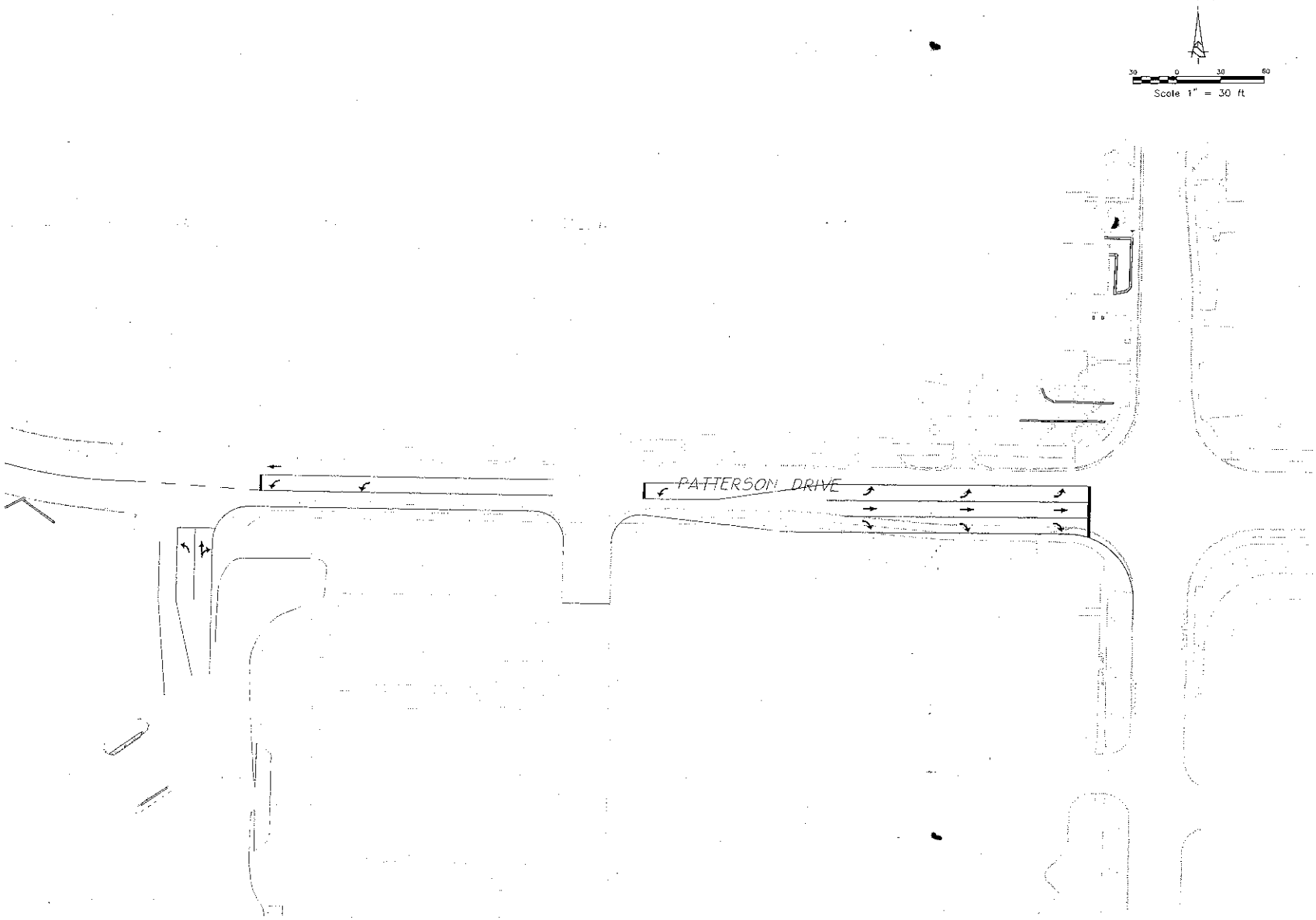
It is worthwhile to note that the adjacent property's plans (not funded by this allocation of the IDF) include on-street parking on Rogers Street and walking paths to connect Patterson Drive to Hillside Drive.

Additionally, the City will seek to leverage its construction resources at this site to complete sidepath continuity on the west side of Rogers Street from Patterson Drive to just south of this project, pending the availability of necessary funding.

RECOMMENDATION

The Administration recommends adoption of Resolution 09-07. The comprehensive design plans will accommodate the planned growth in jobs in this area, and the design changes both of this project and adjacent projects include bicycle and pedestrian accommodations to ensure that all modes of transportation are facilitated.

With the adoption of Resolution 09-07, the City will move forward to bid the project and seek to complete its construction by November 2009.



revisions:

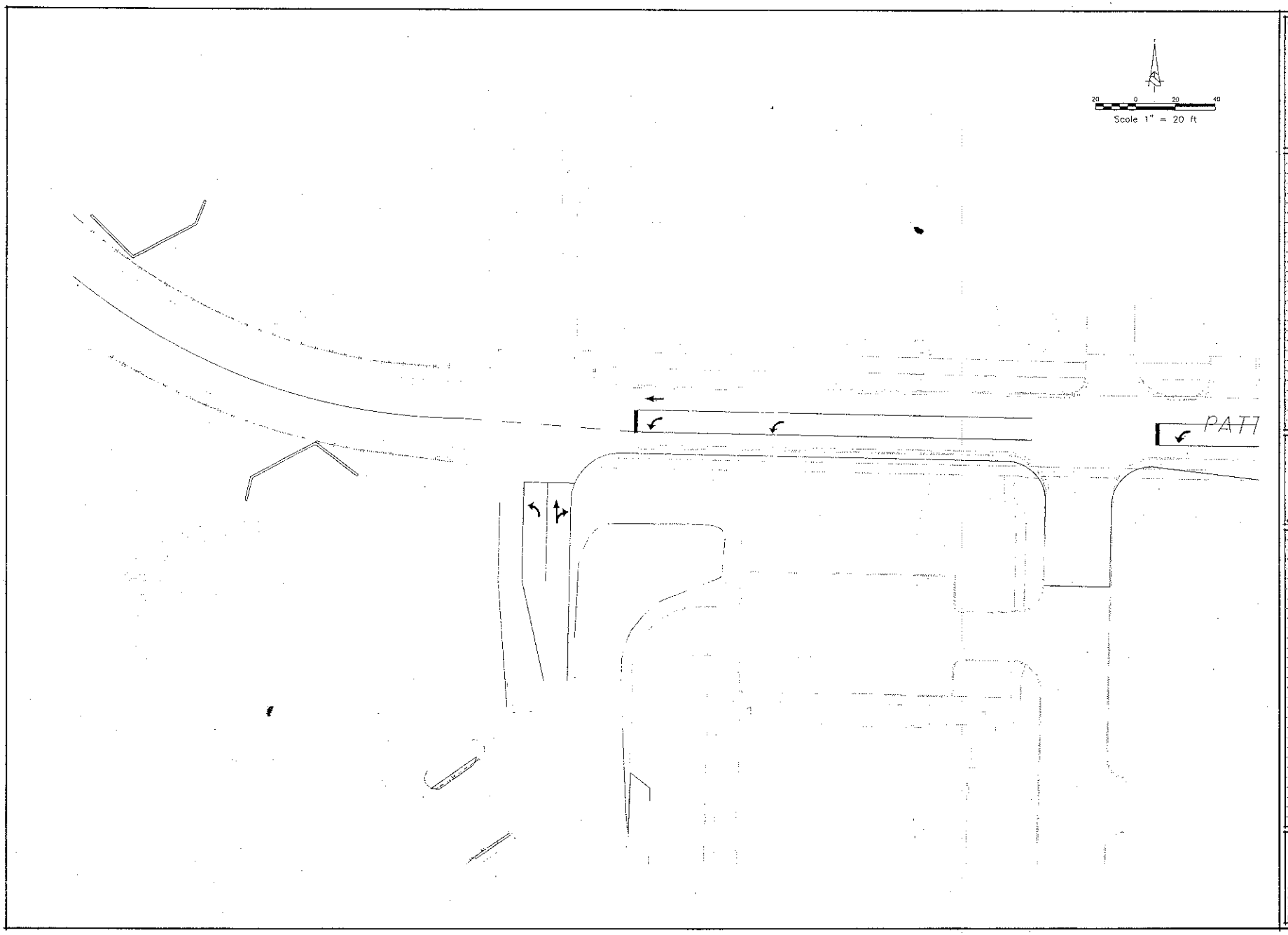
BYNUM FANYO & ASSOCIATES, INC.
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
528 North Walnut Street
Bloomington, Indiana
(812) 332-8030
(812) 336-2990 (Fax)

certified by:

Proposed:
Rogers Street and Patterson Drive
Bloomington Indiana

title:

designed by:
drawn by:
sheet no:
project no.: 400836



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BBB
BYNUM FANTO & ASSOCIATES, INC.
ARCHITECTURE
CIVIL ENGINEERING
PLANNING
528 north walnut street
(812) 332-8030
bloomington, indiana
(812) 339-2900 (Fax)

certified by:

Proposed:
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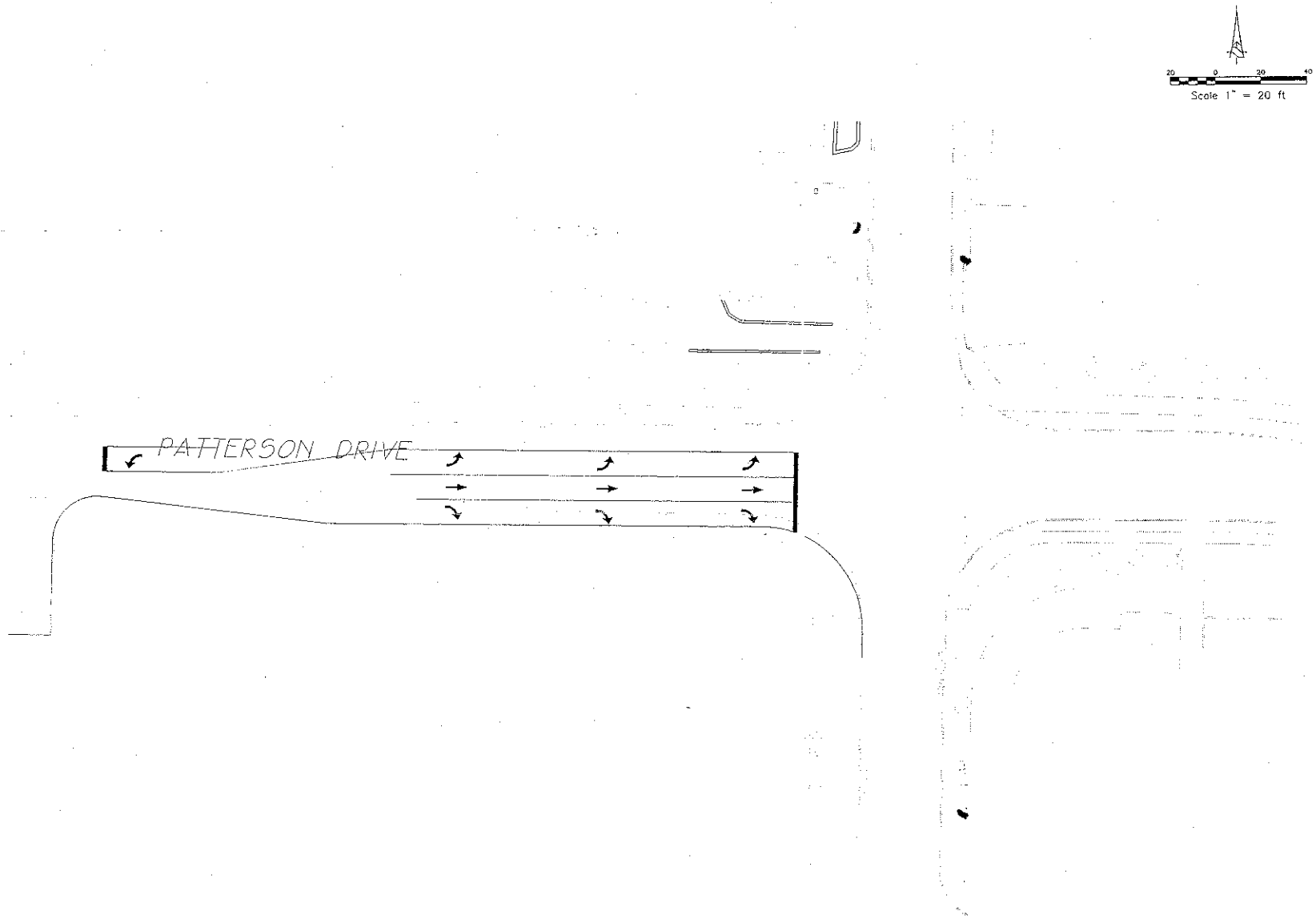
Bloomington Indiana

title:

designed by:
drawn by:
sheet no:
project no.: 400826



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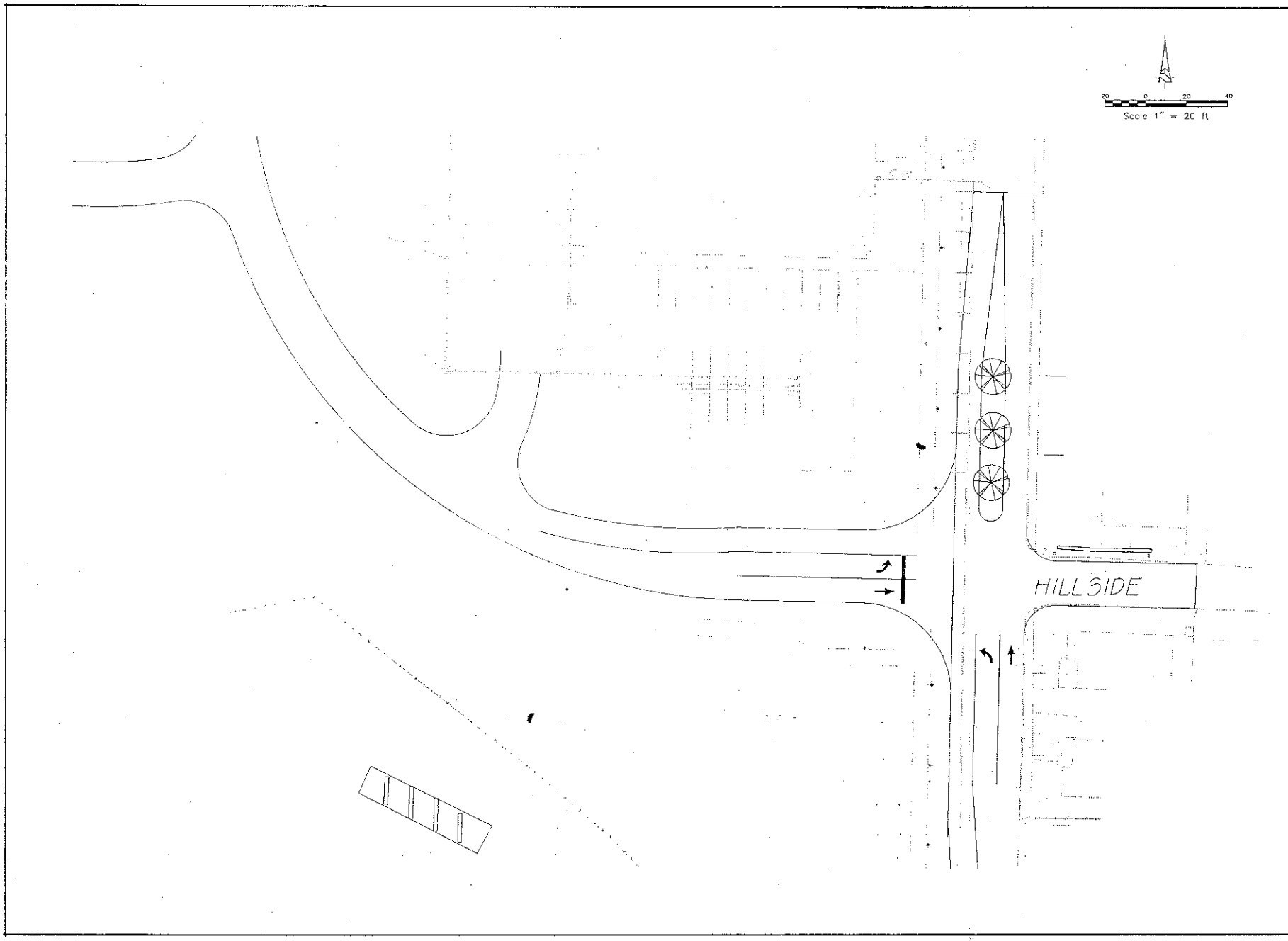

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BBB
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528 north walnut street
(812) 332-8030

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

bloomington, indiana
(812) 339-2990 (Fax)

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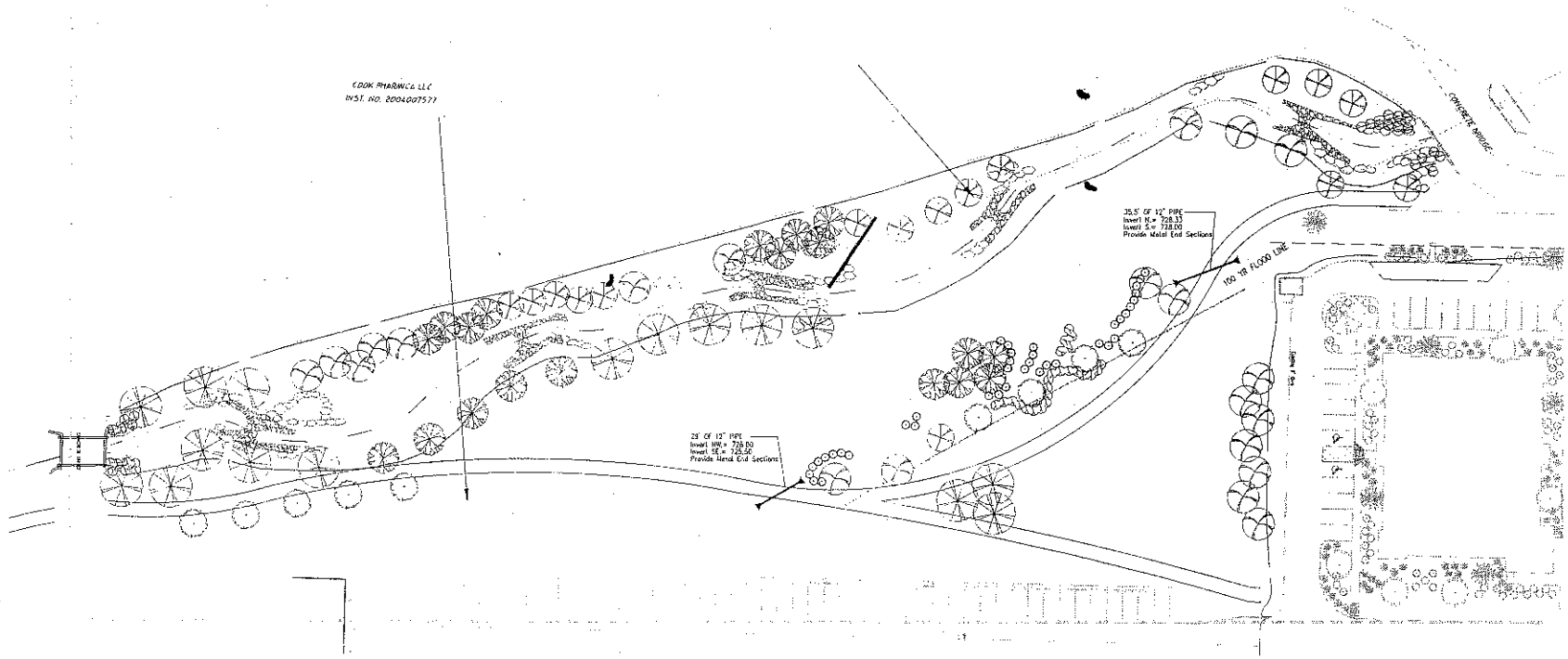

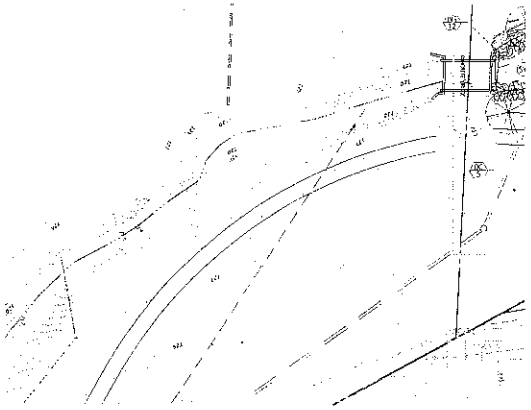

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Scale 1" = 30 ft

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ARCHITECTURE
CIVIL ENGINEERING
PLANNING

BYRUM FANYO & ASSOCIATES, INC.
528 north walnut street
(812) 332-3030
bloomington, indiana
(812) 339-2990 (fax)

certified by:

p r o p o s e d :
INDIANA ENTERPRISE CENTER
Bloomington Indiana

title: STREAM RESTORATION PLAN

designed by: AW
drawn by: AW, JBT
sheet no:
project no.: 400876