

(passed 9-0)

RESOLUTION 03-31

**A RESOLUTION EXPRESSING SUPPORT FOR THE MCDOEL SWITCHYARD
AND RAIL CORRIDOR ACQUISITION AND TRAIL PROJECT**

- WHEREAS, CSX Transportation, Inc. (CSX) owns land in Bloomington between Grimes Lane and Country Club Drive known as the McDoel Switchyard (Switchyard), and has a rail easement for use of the rail corridor that runs north from the Switchyard through downtown Bloomington to Adams Street; and
- WHEREAS, the rail corridor through Bloomington crosses 13 streets at grade, impacts pedestrian and traffic safety, and impedes development of east-west street connections in the southwest portion of Bloomington; and
- WHEREAS, CSX has decided to cease its rail operations in Bloomington and intends to sell the Switchyard and its interest in the rail corridor through downtown Bloomington; and
- WHEREAS, CSX and The Indiana Rail Road Company (INRR) intend to enter into a contract whereby INRR will provide rail service to the General Electric plant on Curry Pike and will not need to use the rail corridor through downtown to provide this service; and
- WHEREAS, CSX is willing to sell the Switchyard in fee simple to the City of Bloomington, and also to sell to the City its interest in the rail corridor subject to an agreement whereby the rail corridor will be "railbanked" so that it is not abandoned, remains within the national rail system, and may be repurchased by a rail service provider in the future from the City for re-use as a rail line; and
- WHEREAS, the City wishes to acquire the rail corridor for development as a bicycle and pedestrian trail through Bloomington that will link to the City's original rail-trail and the Clear Creek Trail to the south, will provide connection points to neighborhoods along its route, and will create an alternative transportation route into the downtown and a recreational trail to serve all persons in the area; and
- WHEREAS, the City also intends to acquire a section of rail corridor from Country Club Drive to Rogers Street owned by INRR in fee simple immediately west of the McDoel Switchyard, for development of a trail spur to the Indiana Enterprise Center, the former Thomson Consumer Electronics site; and
- WHEREAS, the City has obtained a grant from the Indiana Department of Transportation (INDOT) of Federal Highway Administration (FHWA) funds in an amount not to exceed \$5,400,000 for acquisition of the Switchyard and rail corridor and construction of the first phase of the trail, which grant requires a 20% match of local funds in an amount not to exceed \$1,350,000, so that the total project cost is \$6,750,000; and
- WHEREAS, the Redevelopment Commission will be the City commission that acquires the Switchyard and rail corridor, and it has made expenditures from the Thomson Walnut Winslow TIF fund for the surveys, title insurance, appraisals, and similar project-related expenses, and intends to purchase the INRR corridor using TIF funds, which expenditures will count towards the 20% match in local funds required by the INDOT grant; and
- WHEREAS, the City has also obtained a grant of approximately \$48,000 from the Indiana Development Finance Authority (IDFA) to conduct environmental evaluation of the Switchyard and corridor, and has retained Bruce Carter Associates, environmental consultants, to conduct Phase I, Phase II, and post-Phase II testing to determine the nature and extent of environmental contamination in the Switchyard and CSX and INRR rail corridors; and
- WHEREAS, the City has obtained a preliminary appraised value of the Switchyard and rail corridor of \$4,620,000 for the approximately 73 acres CSX wishes to sell to the City, which value must still be applied to the final land amounts as shown in the final survey, reviewed by a review appraiser and approved by INDOT before the

City is authorized to make an offer to purchase the land; and

WHEREAS, the City intends to purchase the land from CSX in three parts, with the first part being the rail corridor and several small parcels at the north end of the Switchyard, the second part being the former creosote plant at the south end of the Switchyard currently being remediated by CSX, and the third part being the central portion of the Switchyard; and

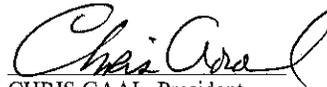
WHEREAS, the City has retained Ratio Architects to develop a conceptual master plan for the Switchyard and rail corridor showing future development possibilities and recommendations for the Switchyard and rail corridor for park uses as well as the trail; and

WHEREAS, the acquisition and redevelopment of the Switchyard and rail corridor into a trail and park will significantly enhance Bloomington by providing an attractive amenity and increasing opportunities for economic development, downtown revitalization, tourism, recreation, traffic mitigation and improved safety.

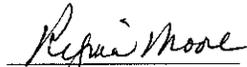
NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

The Common Council hereby expresses its support for the Redevelopment Commission's acquisition of the McDoel Switchyard and rail corridor from CSX and the INRR corridor between Country Club Drive and Rogers Street from The Indiana Rail Road Company, and their redevelopment as bicycle and pedestrian trails and for park purposes.

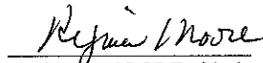
PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 17th day of December, 2003.


CHRIS GAAL, President
Bloomington Common Council

ATTEST:


REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 18th day of December, 2003.


REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 18th day of December, 2003.


JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This resolution supports the Redevelopment Commission's purchase of the McDoel Switchyard and rail corridor from CSX for redevelopment as a bicycle/pedestrian trail and for park purposes.

Signed copies to:
Legal (5) Parks/Recreation Clerk
Controller CA/CA (2) file