

RESOLUTION 86-19

TO DESIGNATE THE PROPERTY LOCATED AT 112 NORTH WALNUT STREET AS AN
"ECONOMIC REVITALIZATION AREA"

WHEREAS, David and Matthew Ferguson has filed an application for designation of the property located at 112 North Walnut Street as an "Economic Revitalization Area"; and

WHEREAS, the application has been reviewed by the Departments of Redevelopment and Planning, and the Redevelopment Commission has passed a Resolution recommending to the Common Council the approval of the "Economic Revitalization Area" designation for said property for the period of time indicated, if any;

WHEREAS, The Common Council has investigated the area described in detail in Exhibit "A", attached hereto and made a part hereof, more commonly described as 112 North Walnut Street; and

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

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

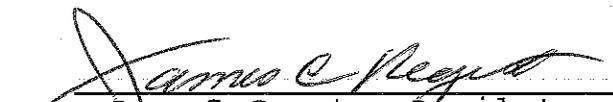
1. The Common Council finds and determines that the area described above is an Economic Revitalization Area as set forth in Indiana Code 6-1.1-12.1-1 et. seq.

2. That the type of deduction(s) allowed within the Economic Revitalization Area described above shall be the deduction(s) allowed in IC 6-1.1-12.1-3 for rehabilitation/redevelopment of real property.

3. That the owner of the above described property designated as an Economic Revitalization Area is entitled to a deduction from the assessed valuation of the property for a period of 6 YEARS years as determined under I.C. 6-1.1-12.1-3 if the property has been rehabilitated or redeveloped.

4. As agreed to by David and Matthew Ferguson in its application, if the improvements described in the application are not commenced (defined as obtaining a building permit and actual start of construction) within twelve (12) months of the date of the Council shall have the right to void such designation.

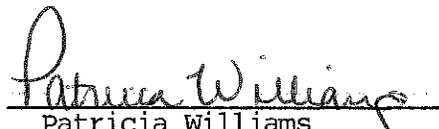
PASSED AND ADOPTED by the Common Council of the City of Bloomington upon this 21 day of May, 1985.


James C. Regester, President
Bloomington Common Council

SIGNED AND APPROVED by me upon this 22 day of May, 1985.


Tomilea Allison, Mayor
City of Bloomington

ATTEST:


Patricia Williams
City Clerk

Signed copies to
Redevelopment
David Ferguson
Auditor

SYNOPSIS

David and Matthew Ferguson have filed an application for designation of the property located at 112 North Walnut Street as an "Economic Revitalization Area"; Indiana law provides that upon a finding by the Common Council that an area is an "Economic Revitalization Area", property taxes are reduced on improvements to that real estate for a period of 3, 6, or 10 years as determined by the Common Council. Property tax rates and assessments on land existing prior to the designation are not reduced.

86-34
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

WHEREAS, the Redevelopment Commission of the City of Bloomington recognizes the need to stimulate growth and to maintain a sound economy within the corporate limits of the City of Bloomington, and

WHEREAS, the Indiana Code at 6-1.1-12.1-1 et. seq. provides for the designation of "Economic Revitalization Areas" within which property taxes may be abated on improvements to real estate for a period of three, six, or ten years and on the purchase of new manufacturing equipment for a period of five years, and

WHEREAS, the Redevelopment Commission of the City of Bloomington has adopted Resolution 86-12 providing for a procedure for the prompt and careful processing of applications for designation of "Economic Revitalization Areas", and

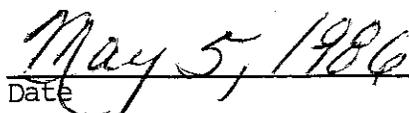
WHEREAS, an Application for designation of an "Economic Revitalization Area" for the property located at 112 North Walnut Street, and more specifically described in said Application which is attached and made a part hereto, has been received and reviewed by the Redevelopment Department and Planning Department of the City of Bloomington (whose reviews are also attached and made a part hereto),

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Commission of the City of Bloomington does hereby recommend to the Common Council of the City of Bloomington that it approve said Application for designation of that certain property located at 112 North Walnut Street, as an "Economic Revitalization Area",

BE IT FURTHER RESOLVED that the term of the "Economic Revitalization Area" designation on improvements to real property be for a period of _____ years.


Robert Linnemeier, President


Nelda Anderson, Secretary


Date

APPLICATION FOR PROPERTY TAX ABATEMENT
CITY OF BLOOMINGTON

1. Ownership

A. Owners

David Luther Ferguson, 403 E. 6th Street, 332-2113

Matthew Wagner Ferguson, 403 E. 6th Street, 332-2113

B. Percentage Ownership

David Luther Ferguson 50%

Matthew Wagner Ferguson 50%

C. General/Limited Partner Names

not applicable

D. Name, address, Telephone of Corporate Officers

not applicable.

2. Property Description

A. Street address, lot number, dimensions

112 North Walnut, Part of lot 162 in the original plat
of the city of Bloomington, 22' x 132'

B. Legal Description

Part of In-Lot 162 in the City of Bloomington

Boundary:

Commencing at the Northwest corner of said in lot, running
thence South 22 feet, thence East 132 feet, thence North 22
feet, thence West to the place of beginning, known as number
112 North Walnut Street in the City of Bloomington, Indiana.

3. Current status of property

A. Current zoning designation

BD (Downtown Business District)

B. Current improvements to property

A two-story business building measuring 22' x 132', containing 5,808 gross square feet, constructed in the 1920's, with brick exterior walls, limestone block and glass stonefront, and built-up roof.

C. Current use of the property

vacant

D. Estimate of current market value of land and improvements, assessed valuation and property tax assessment.

market value: \$120,00

current assessed valuation:

assessment (33.3% of true cash value)

land: \$6,530.00

improvements: 8,670.00

TOTAL \$15,200.00

Annual Taxes: \$1,075.64

E. Unique historical, structural or aesthetic improvements

The interior ceiling on the ground floor is of ornate metal and dates back to the initial construction of the building.

4. Proposed improvements

A. Proposed improvements and projected costs

Exterior:

1. Tuckpoint stone, replace awning and sign. \$3,500.00

Interior:

2. Restore original front stair-well. \$3,000.00
3. Replace rear stairwell with one facing the opposite direction (to facilitate use of the rear alley entrance) \$3,000.00.
4. Replace basement stair case with one facing opposite direction (necessitated by reversing other stairwell) \$500.00.
5. Stain both new stairwells to second floor \$570.00
6. Install heating and cooling units for second floor, run all new ductwork. 8,500.00
7. Install new electrical meter base in alley, install dual meters first and second floor, install new electrical service for second floor and all ceiling lights and new switches. 8,700.00
8. Knock out some existing walls on second floor, install new walls to improve floor plan. 1,500.00
9. Install new aluminum insulated windows on second floor. 5,850.00
10. Frame all outside walls with 2 x 4's, insulate and drywall (second floor) 3,500.00

11. Blow insulation into innner walls and patch (second floor)

700.00

12. Install suspended ceiling, second floor.

4,000.00

13. Paint interior walls, second floor.

3,500.00

14. Carpet stairwells and second floor.

3,000.00

15. Install second glass store front on first floor to separate first and second floor tenants.

1,200.00

16. Install two new bathrooms at rear of first floor (handicap accessible).

3,500.00

17. Cover Roof with Waterproofing insulation:

6,500.00

Projected Total Costs: 61,020.00

B. Sketch of finished project

not available.

C. Necessary public improvements and costs

none

D. Probable start/completion dates

start: as soon as possible

finish: September 1, 1986.

E. Type and number of jobs created by project.

upstairs: office and clerical: 12 - 20.

downstairs: retail or restaurant: 20 - 30.

F. Beneficial economic effect

The addition of another retail or restaurant business in the downtown area will further promote the use of the downtown area by consumers. The creation of viable office space close to the downtown square will bring people downtown to work. People that work downtown are more easily convinced to live downtown and are more enthusiastic about supporting the downtown area. In summary, by continuing to increase the variety of commercial, retail and restaurant establishments in the downtown area, the city increases its attractiveness to consumers geometrically.

5. Eligibility

This project qualifies as an economic revitalization area

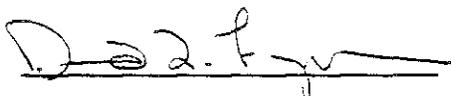
The "Wiles" building originally had many uses. (note: the building is referred to as the "Wiles" building for identification purposes only. The owners expect to rename the building to reflect its renewed vitality and viability due to its renovation.)

The downstairs housed a drugstore, and the upstairs served as space for doctors, dentists, mineral baths, residential occupancy, etc. At some period in time, the front stairway was removed and upstairs use (apart from storage for the drugstore) was terminated.

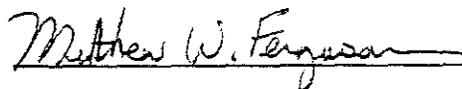
This situation continued until Bob Wiles passed away and the drugstore closed. The First National Bank, through its trust department, put the building up for sale pursuant to closed bid. It is believed that the owners were the only bidders. The building has not experienced a renovation in years. In fact the upstairs appears to be untouched since the 1920's and is seriously dilapidated. This project will require a substantial investment in order to succeed. The value of the property is seriously impaired by the condition of the upstairs and the lack of a second access to the upstairs.

The absence of other bidders for this building indicates that while several projects are underway in the downtown, the downtown may be facing a cessation of its recently experienced growth in terms of new projects.

The owners would like to reverse this trend, and add a valuable asset to the downtown area, by virtue of the aesthetic improvements to the downtown and the economic diversification of the use of the building.



David Luther Ferguson



Matthew Wagner Ferguson

I hereby certify that the representations made in this application are true and I understand that if the above improvements are not commenced (defined as obtaining a building permit and actual start of construction) within 12 months of the date of the designation of the above area as an Economic Revitalization Area, the Bloomington Common Council shall have the right to void such designation.

*OWNER

DATE



4-25-86

Matthew W. Ferguson

4-25-86

*All owners must sign; all general partners must sign; the president of the corporation must sign.

Please submit this Application along with a non-refundable fee of \$25.00 (for improvements up to \$100,000) or \$50.00 (for improvements over \$100,000) Checks should be made out to the Department of Redevelopment to:

Redevelopment Department
City Municipal Building
220 East Third Street
Bloomington, Indiana 47401
(812) 339-2261, Ext. 79

CITY OF BLOOMINGTON - DEPARTMENT OF REDEVELOPMENT
PROPERTY TAX ABATEMENT PROGRAM

REPORT ON APPLICATION FOR DESIGNATION AS AN ECONOMIC REVITALIZATION AREA

1. Address of Property

112 North Walnut
Bloomington, Indiana 47401

2. Owner/Applicant

The property is owned equally by David L. Ferguson and Matthew E. Ferguson. Mr. David Ferguson will be representing the owners.

3. Proposed Development

The proposed improvements include rehabilitation and cosmetic work to the building including installation of new electrical, heating, and cooling service to the second floor, upgrade the existing floor plan on the upper level, insulation, painting, and replacing existing awning and signage.

4. Are Any Public Improvements Needed or Required?

No public improvements are needed or required at this time.

5. Would the Granting of Such a Designation Be In Accordance With Existing City Policies?

Since the closing of Wiles Drug Store, the building has remained vacant. Also, because of lack of access, the second floor of the building has not been used to its greatest potential and substantial rehabilitation work is needed. The proposed rehabilitation would enhance the appearance of the building, as well as complement other rehabilitation and renovation work completed or underway in the Downtown Area.

Although the property fits within the contents of the law, the staff is recommending denial of the application due to the fact that construction on the property has already commenced and the Tax Abatement Regulations states that "Projects will not be considered if a building permit has already been obtained or construction has been initiated."

6. Estimated Yearly Amount of Tax Revenues to be Abated.

Based on the tax abatement guidelines chart, the proposed improvement would be eligible for six (6) years of abatement.

Estimated Cost of Improvements: \$75,000.00
Based on Assessed Value at 33 1/3% of Cost: \$24,975.00
Rate Payable in 1986: \$8.14

| <u>Year</u> | <u>% A.V. Reduction</u> | <u>Assessed Value to be Paid on</u> | <u>Rate</u> | <u>Paid</u> | <u>Abated</u> | <u>Local Govt. Effect (Taxes to be Paid w/o Abatement)</u> |
|-------------|-------------------------|-------------------------------------|--------------|-----------------|---------------|--|
| 1 | 100% | \$ 0 | \$8.14 | \$ 0 | \$2,032.37 | \$ 2,032.34 |
| 2 | 85% | 3,746.25 | 8.47 | 317.29 | 1,798.09 | 2,115.38 |
| 3 | 66% | 8,491.50 | 8.82 | 748.99 | 1,453.81 | 2,202.80 |
| 4 | 50% | 12,487.50 | 9.15 | 1,142.65 | 1,142.65 | 2,285.21 |
| 5 | 34% | 16,483.50 | 9.52 | 1,569.28 | 808.34 | 2,377.62 |
| 6 | 17% | 20,729.25 | 9.90 | <u>2,052.17</u> | <u>420.36</u> | <u>2,472.53</u> |
| | | | TOTAL | \$5,830.38 | \$7,655.59 | \$13,525.91 |

CITY OF BLOOMINGTON
INTERDEPARTMENTAL MEMO

To: *Chris*, Planning

Subj: Planning Review, Application for
Property Tax Abatement

From: Doris Sims
Redevelopment Department

Date: *5/7/86*

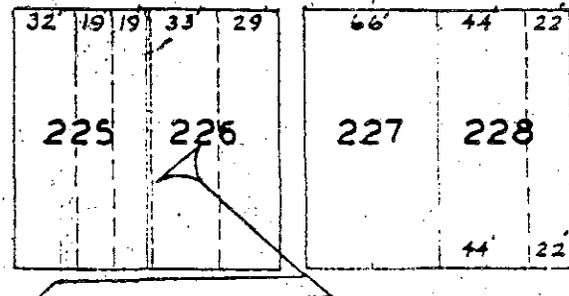
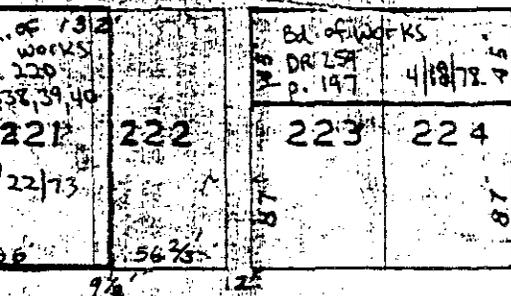
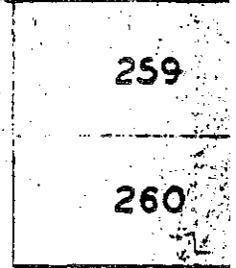
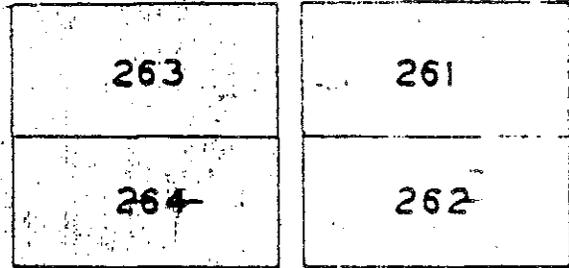
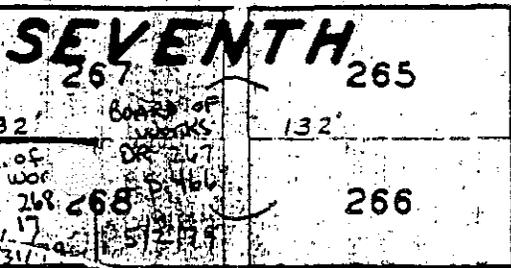
Please review the attached application for property tax abatement submitted by *David & Matthew Ferguson* for the property located at *112 North Walnut* and provide me with the following information by *3pm, 5/7/86*

1. Does the envisioned construction meet the current zoning requirements?
2. Would any variances be required, and are they likely to be approved?
3. Are any public improvements needed?
4. Are there any probable significant environmental problems likely to result?
5. Please prepare a street map/plat of the property.

Any other reviewer comments would be greatly appreciated.

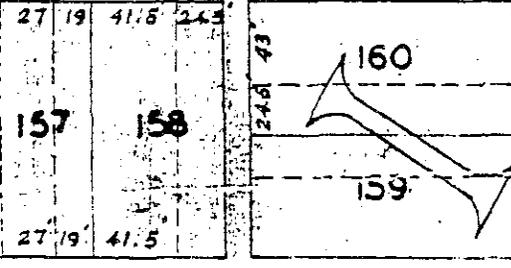
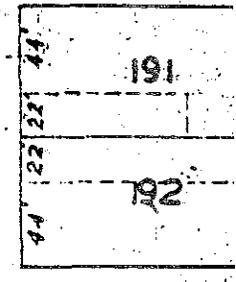
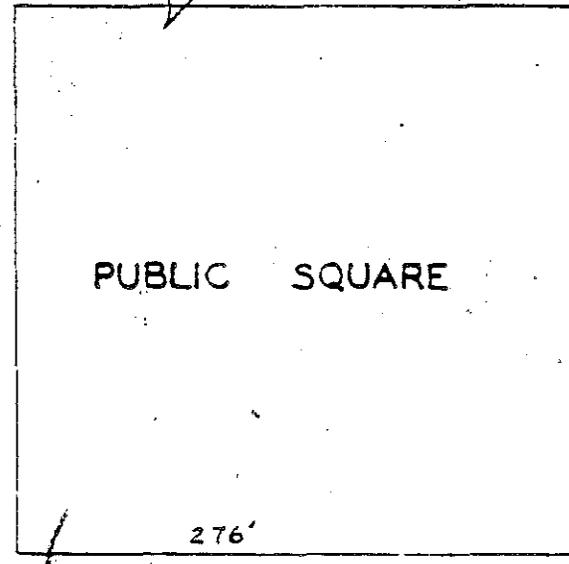
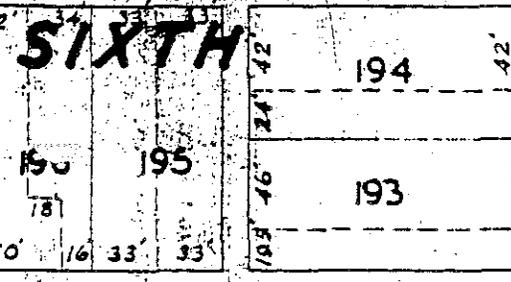
112 N. Walnut

1. This project would be in compliance with the BD (Downtown Business) zone in which the property is located.
2. No variances have been proposed or would be required for the proposed project.
3. No public improvements are required at this time.
4. No. This project involves renovation of an existing building.
5. Street map attached.



AVE.

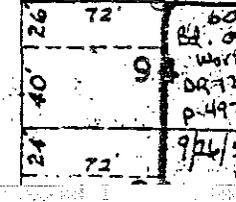
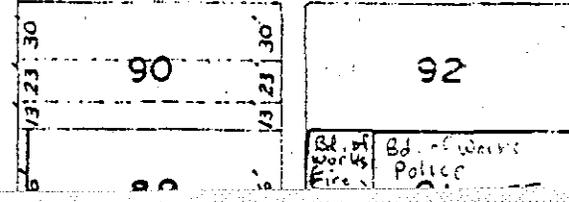
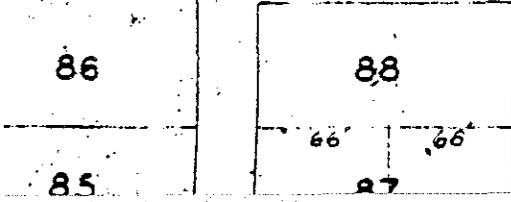
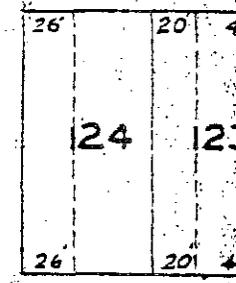
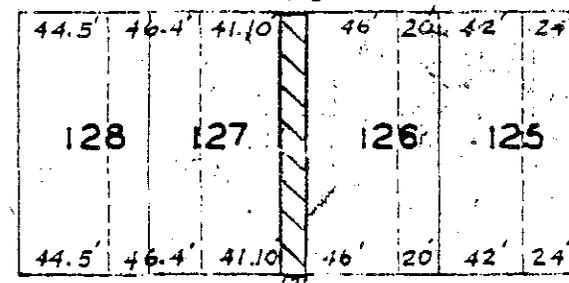
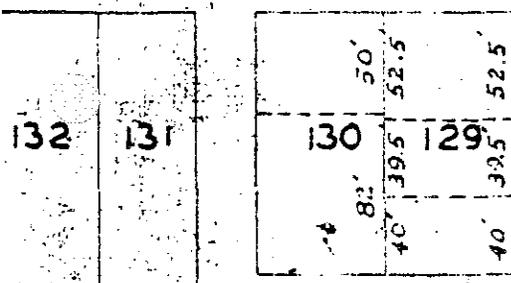
WALNUT ST.



112 N. WALNUT

COLLEGE

VACATED OR 85-47



This application for property tax abatement concerns the building located at 107 N. College Avenue, Bloomington, Indiana. The building, in more recent times, was the location of businesses known as "Young Mr. Kahns" and "Clarion Music". Except for a very small beauty salon currently occupying most of the basement area, the building has not been occupied for some time because of inadequate heating and cooling systems, poor internal structure format and general unfinished internal areas. Having purchased the building in June, 1985, the current owners have been unable to find good tenants willing to occupy the building in its current condition. Consequently, the owners have began some renovation, and, are contemplating investing a substantial amount of money in the building. Upon completion of the renovation, the building will provide very attractive retail space for the downtown Bloomington area, and, will compliment the other downtown area revitalization currently completed or in process.

Ownership

The building is currently owned by a partnership doing business as C & R Investments. The partnership consists of two equal husband and wife partners. Charles and Lucille Pritchett of Oolitic, Indiana, and, Richard and Sylvia Pritchett of R 2 Springville, Indiana. Charles and Lucille's telephone number is 812-275-6738. Richard and Sylvia's telephone number is 812-275-2908. The current mailing address for C & R Investments is c/o Jerry Metzger, 205 N. College Avenue, Suite 010, Bloomington, Indiana, 47401. Telephone 812-332-2228.

Property Description

The building is located at 107 N. College Avenue, Bloomington, Indiana. It is on the west side of the downtown "square" area. A more specific description and location is as follows.

The land referred to is situated in the County of Monroe State of Indiana and is described as follows:

A part of In Lot #160 as shown by the Original Plat of the City of Bloomington, Indiana, described as follows; to-wit:

Beginning at the Southeast corner of said In Lot #160; thence running North 24 feet; thence West 132 feet to the Alley; thence South 24 feet; thence East 132 feet to the place of beginning.

ALSO, a part of In Lot #159 in said City of Bloomington, Indiana, described as follows, to-wit:

Beginning at the Northeast corner of said In Lot #159 in the City of Bloomington, Indiana; running thence South 6 inches; thence West 132 feet; thence North 6 inches off of the North side of said In Lot #159, extending the full length of said Lot, East and West.