Passed 9-0

RESOLUTION 16-12

TO MODIFY AND CONFIRM RESOLUTION 16-11 WHICH DESIGNATED AN ECONOMIC REVITALIZATION AREA, APPROVED A STATEMENTS OF BENEFITS, AND AUTHORIZED A PERIOD OF TAX ABATEMENT FOR REAL PROPERTY IMPROVEMENTS
- Re: Properties at 405 S. Walnut Street; 114, 118, and 120 E. Smith Avenue; and 404 S. Washington Street
(H.M. Mac Development, LLC, Petitioner)

WHEREAS, H.M. Mac Development, LLC, ("Petitioner") has filed an application for designation of the properties at 405 S. Washington Street; 114, 118, and 120 E. Smith Avenue; and 404 S. Washington Street, Bloomington, Indiana, and identified by the Parcel Numbers listed below, as an Economic Revitalization Area ("ERA") pursuant to Indiana Code 6-1.1-12.1 *et seq.*; and

WHEREAS, the subject site is currently identified by the following Monroe County Parcel Numbers:

53-08-04-200-037.000-009 (Alt Parcel Num: 015-35020-00)
53-08-04-200-088.000-009 (Alt Parcel Num: 015-35010-00)
53-08-04-200-021.000-009 (Alt Parcel Num: 015-35030-00)
53-08-04-200-185.000-009 (Alt Parcel Num: 015-10000-00)
53-08-04-200-203.000-009 (Alt Parcel Num: 015-33130-00); and

WHEREAS, the Petitioner has also submitted a statement of benefits form to the Common Council regarding its real estate improvements; and

WHEREAS, according to this material, the Petitioner wishes to invest $11.5 million to construct two four-story mixed use buildings, which will include approximately 8,000 square feet of retail or commercial space, and 54 residential units (the "Project"); and

WHEREAS, when the proposal was submitted to the Council in June, five of the residential units were be Workforce Housing Units, available for at least thirty (30) years to residents who held a full time job (constituting at least thirty five hours per week) and made less than or equal to the Bloomington Living Wage, with rents that were based on thirty percent—the average percent of income that is used for housing—of the resident's annual wages; and

WHEREAS, as required by Indiana Code, Bloomington Municipal Code and a Memorandum of Understanding to be executed pursuant to the City of Bloomington Tax Abatement General Standards, the Petitioner shall agree to provide information in a timely fashion each year to the County Auditor and the Common Council showing the extent to which the Petitioner has complied with the Statement of Benefits, complied with the City of Bloomington's Living Wage Ordinance (B.M.C. 2.28), and complied with commitments specified in the Memorandum of Understanding; and

WHEREAS, the Economic Development Commission has reviewed the Petitioner's application and Statement of Benefits and passed Resolution 16-02 recommending that the Common Council designate the area as an ERA, approve the Statement of Benefits, and authorize a five-year period of abatement for the real estate improvements; and

WHEREAS, pursuant to Indiana Code § 6-1.1-12.1-3(b), the Common Council has investigated the area and reviewed the Application and Statement of Benefits, which are attached and made a part of this Resolution and has found the following:

A. the estimate of the value of the redevelopment or rehabilitation is reasonable;

B. the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;

C. the estimate of the annual salaries of these individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;

D. the redevelopment or rehabilitation has received approval from the Planning Department, is consistent with the Growth Policies Plan, is expected to be developed and used in a manner that complies with local code, and provides housing in the downtown area; and

E. the totality of benefits is sufficient to justify the deduction; and

WHEREAS, the Common Council has further found that the Project will not negatively impact the ability of the Consolidated Tax Increment Finance (TIF) district to meet its debt obligations; and

WHEREAS, the property described above has experienced a cessation of growth; and

WHEREAS, after a vote of the Common Council at its meeting on July 13, 2016 and subsequent signature by the Mayor, the City adopted Resolution 16-11, which designated the above property as an "Economic Revitalization Area," approved the Statement of Benefits, and authorized a three (3) year period of tax abatement for real estate improvements;

WHEREAS, in conjunction with Resolution 16-11, the Common Council and Mayor also adopted Ordinance 16-17, which designated this site as an Economic Development Target Area (EDTA), as required by Indiana Code § 6-1.1-12.1-7(a) and as recommended by the EDC with adoption of its Resolution 16-01;

WHEREAS, the City Clerk published notice of the passage of Resolution 16-11, which requested that persons having objections or remonstrance to the designation, statement of benefits submission, and findings of fact appear before the Common Council at its meeting on August 31, 2016; and

WHEREAS, after an amendment of the Common Council was adopted on August 31, 2016, a total of fifteen bedrooms will be for Workforce Housing, available to residents who work at least thirty five hours per week and (2) whose total household income is less than 80% of the Area Median Income for the household size or where every wage earner in the household earns less than or equal to the Bloomington Living Wage; and

WHEREAS, the rent for a one bedroom Workforce Housing unit shall not exceed Six Hundred Forty One Dollars per month ($641) and the rent for a two bedroom Workforce Housing unit shall not exceed One Thousand Two Hundred Eighty Two Dollars ($1,282), which may increase annually by the Consumer Price Index; and

WHEREAS, in no event may the rent for a Workforce Housing unit exceed eighty-five percent (85%) of the market rate rent for those bedrooms; and

WHEREAS, the Workforce Housing Units will be available for at least ninety-nine (99) years; and

WHEREAS, the Common Council has reviewed and heard all such objections and remonstrance to such designation;

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

1. Pursuant to Indiana Code § 6-1.1-12.1-1 *et seq.*, the Common Council hereby modifies and confirms its determination made in Resolution 16-11 that the area described above is an "Economic Revitalization Area" and that the totality of benefits of the Project entitle the owner of the property or its successor(s) to a deduction from the assessed value of the real estate improvements for a period of ten (10) years.

2. Pursuant to Indiana Code § 6-1.1-12.1-17, the Common Council hereby sets the following abatement schedule for the Project for real estate improvements:

Year 1	100%
Year 2	95%
Year 3	90%
Year 4	85%
Year 5	80%
Year 6	30%
Year 7	30%
Year 8	20%
Year 9	10%
Year 10	10%

3. In granting this designation and deduction the Common Council incorporates Indiana Code § 6-1.1-12.1-12. It also expressly exercises the power set forth in Indiana Code § 6-1.1-12.1-2(i) (5) to impose additional, reasonable conditions on the rehabilitation or redevelopment beyond those listed in the Statement of Benefits. In particular, failure of the property owner to make reasonable efforts to comply with the following conditions is an additional reason for the Council to rescind this designation and deduction:

a. the capital investment of at least $11.5 million for real estate improvements shall be completed before or within twelve months of the completion date as listed on the application; and
b. the land and improvements shall be developed and used in a manner that complies with local code; and
c. the Workforce Housing Units shall be maintained for at least ninety-nine (99) years; and
d. Petitioner will comply with all compliance reporting requirements in the manner described by Indiana Code, Bloomington Municipal Code, and by the Memorandum of Understanding.

4. This designation shall expire no later than December 31, 2024, unless extended by action of the Common Council and upon recommendation of the Bloomington Economic Development Commission.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 31 day of August, 2016.

ANDY RUFF, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 1st day of September, 2016.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 1st day of September, 2016.

JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This resolution modifies and confirms Resolution 16-11 and designates five parcels owned by H.M. Mac Development, LLC and known as 405 S. Walnut Street; 114, 118, and 120 E. Smith Avenue, and 404 S. Washington Street as an Economic Revitalization Area (ERA). This designation was recommended by the Economic Development Commission and will enable the proposed mixed use redevelopment project, which includes newly constructed retail/commercial and residential units, to be eligible for tax abatement. The resolution also approves a ten-year period of abatement for real property improvements and sets its deduction schedule, in exchange for the inclusion of 15 bedrooms of Workforce Housing.

Note: This resolution was amended by the Council at its Regular Session on August 31, 2016 with adoption of Am 01 and Am 02.

Am 01:

- *indicated that the resolution was modified and confirmed;*
- *reflected the legislative history;*
- *set a maximum differential between market and workforce housing rent of 85%;*
- *approved a 10-year alternate schedule of abatement with a 10% abatement in year 10; and*
- *established that 15 bedrooms (equal to 10% of the bedrooms in the project) will be available for workforce housing for a period of 99 years.*

Am 02 was amended on the floor of the Council and revised one Whereas Clause inserted by Am 01 and added two more Whereas clauses, which together:

- *made the Workforce Housing units available to residents who "work at least thirty five hours per week and (2) whose total household income is less than 80% of the Area Median Income for the household size or where every wage earner in the household earns less than or equal to the Bloomington Living Wage;" and*
- *assured that the rent for a one bedroom Workforce Housing unit shall not exceed Six Hundred Forty One Dollars per month ($641) and the rent for a two bedroom Workforce.*

Distributed to: ESD, CCA, Mayor, Controller, Planning, HAND, Legal

CITY OF BLOOMINGTON
economic & sustainable development

HFI Harrell-Fish Incorporated
Mechanical & Building Solutions

Application for Designation Revitalization Area (ERA): Real and/or Personal Property

120 E. Smith Ave. 53-08-04-200.000-009
114 E. Smith Ave. 53-08-04-200-088.000-009
118 E. Smith Ave. 53-08-04-200-185.000-009
404 S. Washington St. 53-08-04-200-203.000-009

City of Bloomington, Indiana
Department of Economic and Sustain
401 N. Morton St., PO Box 100, Bloon
0100
812.349.3418

(812) 339-2579 • WWW.HARRELL-FISH.COM

INSTRUCTIONS

1. State law and City of Bloomington policy require that the designation applic form (SB-1) be submitted **prior to the initiation of the project** (i.e., prior to filing for building permits required to initiate construction). If the project requires a rezoning, variance, or approval petition of any kind the petitioner must file prior to submission of the tax abatement application, and must be approved prior to a final hearing on the tax abatement request.
2. All questions must be answered as completely as possible and must be verified with a signature on the completed Statement of Benefits Form (SB-1) and last page of this application. Incomplete or unsigned applications will not be accepted as official filings. If attaching additional pages, please label responses with corresponding Section numbers.
3. Return completed Application and **$100.00 non-refundable Application Fee** (payable to the **City of Bloomington**) to City of Bloomington Department of Economic & Sustainable Development, PO Box 100, 401 N Morton Street, Suite 130, Bloomington, IN 47402-0100 (economicvitality@bloomington.in.gov).

Name of Company for which ERA Designation is being requested: H.M. Mac Development, LLC

Primary Contact Information (for questions concerning this application and the Project)
Name: Steven Hoffman — Job Title: President
Phone: (812) 333-2332 ext. 203 — Email: steven@HMMac.com
Address (street and/or PO, city, ZIP): 112 E. Third St. Bloomington, IN 47401

Compliance Contact Information (person responsible for completion and timely submittal of mandatory annual compliance forms if designation is granted)
Name: Same As Above — Job Title:
Phone: ( ) - ext. — Email:
Address (street and/or PO, city, ZIP):

Additional Tax ID's Attached.

Section 2 – Real Property Location and Description

Monroe County Tax Parcel ID Number(s): 53-08-04-200-037.000-009	Township:
Street Address: 405 S. Walnut St, Additional Addresses Attached	ZIP:
Current Zoning: Commercial	Current Use(s) of Property: Vacant, rental house, commercial-retail
Estimated Market Value of Property: $3,200,000	
Property or Building(s) Listed as Historic on the City of Bloomington Historical Survey? ☐ Yes ☒ No If yes, check one: ☐ Outstanding ☐ Notable ☐ Contributing	Age of Building(s), if applicable:

Describe any other national or local historical significance or designation, if applicable: None

Please list all owners of the property.

Attach additional sheets as necessary to include all relevant property records. The City of Bloomington may require a copy of the property deed.

Section 3 – Criteria for Economic Revitalization Area ("ERA") or Economic Development Target Area ("EDTA") Designation

Describe how the project property and surrounding area have become undesirable for normal development and occupancy. Much of the site is vacant land. The retail space has become run down and outlived its usefulness. Current Tenant, Chocolate Moose, needs new space to help its business grow and stay downtown.

Section 4 – Company Profile

Does your company currently operate at this location? ☐ Yes ☒ No
If yes, how long has your company been at this location?

Will this property be your company's headquarters location? ☐ Yes ☒ No
If no, where is/will be your company's HQ? 112 E. Third St. Bloomington, In 47401

Company is a: ☒ LLC ☐ LLP ☐ LP ☐ Corporation ☐ S. Corporation ☐ Nonprofit Corporation ☐ Mutual Benefit Corporation ☐ Other-Please describe:

Provide a brief description of your company history, products and services.
H.M. MAC is a culmination of over 40 years of experience (over 100 yrs. experience combined) we develop, build + operate Multi-family properties.

Please list all persons and/or entities with ownership interests in the company. See Attached

Current/Retained Jobs and Wages (include only current permanent jobs, and exclude benefits and overtime from wage values)

Number of part-time employees	2	Median part-time hourly wage	$12.32
Number of full-time employees	8	Average part-time hourly wage	___
TOTAL current employees (permanent jobs)	10	Median full-time hourly wage	___
		Average full-time hourly wage	___
What is the lowest hourly wage in the company? (inc. PT, FT, other)	$12.32		
What is the median hourly wage in the company (inc. PT, FT, other)	___	TOTAL Annual Payroll (current/retained)	___

New Jobs and Wages As Result of the Proposed Project (include only new permanent jobs, and exclude benefits and overtime from wage values)

Number of part-time employees	~~2~~ 3	Lowest starting part-time wage	$12.32
Number of full-time employees	2	Lowest starting full-time wage	___
TOTAL NEW employees (new permanent jobs)	5	TOTAL NEW Annual Payroll (new jobs only)	___

Describe your company's benefit programs and include the approximate value of benefits for existing and new employees on a per hour basis (e.g., benefits are valued at an additional $3.00 per hour, etc.)

Market for Goods and Services; Local Sourcing
To the extent possible, please estimate the relative percentages of your company's reach (via your products or services) into following markets:

90 Inside Monroe County, Indiana
9 Outside Monroe County, but inside Indiana
1 Outside of Indiana
0 Outside of the United States
100%

If applicable, list the name and location (City, State) of your five larges
1. First Merchants Bank Muncie, In
2. HFI Bloomington, In
3. Greystone Concrete Bloomington, In
4. Sila Capital Indianapolis, In
5. Bender Lumber

HFI Harrell-Fish Incorporated
Mechanical & Building Solutions

Steven Hoffman
Mark Hoffman
Gary Hoffman
Haris Mujezinovic
Dustin McClain

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Section 5A – Proposed Improvements (the "Project")

Describe all real estate improvements for which tax abatement on the property is being sought.
2 mixed use buildings w/ commercial + multifamily components. There will be "workforce housing" units included in the market rate units to create inclussionary Housing.

Estimated Total Project Cost (Capital Improvements only) 11,500,000	Has Bloomington Planning approval been obtained for the Project?	☐ Yes ☒ No
Estimated Construction Start Date (month-year) November 2016		If yes, Case Number:
Estimated Completion Date (month-year) July 2017		

Will the Project require any City expenditures (for public infrastructure, etc.)? ☐ Yes ☒ No
If yes, please describe

Proposed Use(s) of the property after Project completion. Describe uses for entire Project space, including any uses not of the applicant company (e.g., if portions of space are intended to be leased to other entities, provide details).
Multi-family, Commercial retail

Describe the impact on your business if the proposed Project is **not** undertaken (e.g. loss of jobs, contract cancellations, loss of production, change in location, etc.).
contract cancellations, change in focus for future company expansion.

Attach renderings, site plans, drawings, etc., of the Project.

Section 5B – Personal Property Description

Personal Property Abatement is a property tax deduction from the assessed valuation granted by a designating body for the installation of qualifying abatable equipment in an ERA.

Are you also applying for Personal Property Tax Abatement?
☐ Yes ☒ No

If No, proceed to Section 6.

What type of new equipment will be installed?
☐ Manufacturing
☐ Research and Development
☐ Logistical Distribution
☐ Information Technology

Describe the new equipment to be installed

Estimated capital investment for new equipment only

Size of the facility in which equipment will be installed (square feet)

Size of the site in which equipment will be installed (acres)

Estimated installation start date (month-year)

Estimated installation completion date (month-year)

Please list all potential owners of the equipment to be installed.

Attach additional sheets as necessary.

Section 6 – City of Bloomington Evaluative Criteria	
Describe how the Project will make a significant positive contribution to the community's overall economic vitality in at least one of the following areas which apply. Feel free to add details to any and all other categories which apply. See "General Standards" for explanations and examples.	
☒ Quality of Life, Environmental Stewardship, and/or Sustainability	Better housing and implementation of Green building practices.
☒ Affordable Housing	Goal to include "work force" Housing
☒ Community Service	Community Art space included in building design
☒ Community Character	Adding life + vibrancy to otherwise dead areas.
If applicable, describe any further (not yet described above) beneficial *and detrimental* impact to the community's economic, social or environmental wellbeing, resulting from the Project.	
Attach any additional information or documentation you feel to be pertinent to the City's decision to authorize this tax abatement.	

[The remainder of this page left intentionally blank. Application continues next page.]

Section 7 – Certification:

The undersigned hereby certify the following:

[Initials]

SH ■ The statements in the foregoing application for tax abatement are true and complete.

SH ■ The person(s) executing this application for tax abatement have been duly authorized by the business entity for which this application is being filed to execute and file this application, and all required approvals by the appropriate board or governing body of the business entity have been received.

SH ■ The individual(s) or business entity that is applying for Economic Revitalization Area (ERA) or Economic Development Target Area (EDTA) designation or approval of a Statement of Benefits is not in arrears on any payments, fees, charges, fines or penalties owed to the City of Bloomington, Indiana, including but not limited to, City of Bloomington Utilities, Bloomington Transit, and any other City departments, boards, commissions or agencies.

SH ■ I/we 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 ERA, EDTA or of approval of a Statement of Benefits for the above area, whichever occurs later, the Bloomington Common Council shall have the right to void such designation.

SH ■ I/we understand that all companies requesting ERA and/or EDTA designation will be required to execute a Memorandum of Agreement (MOA) with the City. The MOA shall contain the capital investment levels, job creation and/or retention levels and hourly wage rates and other benefits that the applicant has committed to the City in order to receive consideration for the designation. The MOA shall also contain information relative to what the City and applicant have agreed upon as "substantial compliance" levels for capital investment, job creation and/or retention and wage rates and/or salaries associated with the project.

Additionally, the MOA shall indicate that the City, by and through the Economic Development Commission and the City of Bloomington Common Council, reserves the right to terminate a designation and the associated tax abatement deductions if it determines that the applicant has not made reasonable efforts to substantially comply with all of the commitments, and the applicant's failure to substantially comply with the commitments was not due to factors beyond its control.

If the City terminates the designation and associated tax abatement deductions, it may require the applicant to repay the City all or a portion of the tax abatement savings received through the date of such termination. Additional details relative to the repayment of tax abatement savings shall be contained in the Memorandum of Agreement.

SH ■ I/we understand that if this request for property tax abatement is granted that I/we will be required to submit mandatory annual compliance forms as prescribed by State law and local policy. I/we also acknowledge that failure to do so or failure to achieve investment, job creation, retention and salary levels contained in the final resolution and MOA may result in a loss of tax abatement deductions and the repayment of tax abatement savings received.

SH ■ I/we understand that beneficiaries of a city tax abatement are subject to the City of Bloomington's Living Wage Ordinance (BMC 2.28), and therefore I/we must certify the entity's Living Wage compliance annually during the tax abatement term, if this abatement request is approved.

OWNER(S) OR AUTHORIZED REPRESENTATIVE(S)

SIGNATURE (Print Name Below)	TITLE	DATE
X Steven Hoffman	Manager	6-8-16
Printed Name		
X		
Printed Name		

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)
Prescribed by the Department of Local Government Finance

20____ PAY 20____
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (*check one box*):

☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body* ***BEFORE*** *the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.*
3. *To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.*
4. *A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)*
5. *For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: H.M. Mac Development, LLC

Address of taxpayer (*number and street, city, state, and ZIP code*): 112 E. Third St. Bloomington, In 47401

Name of contact person	Telephone number	E-mail address
Steven Hoffman	(812) 333-2332	

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body	Resolution number

Location of property	County	DLGF taxing district number
405 S. Walnut St. - 404 S. Washington	Monroe	

Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*): ~~Mixed~~ mixed use development including retail + multifamily

Estimated start date (*month, day, year*): 11-2016

Estimated completion date (*month, day, year*): 7-2017

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
10	400,000	10	400,000	5	165,000

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	3,000,000	
Plus estimated values of proposed project	11,500,000	
Less values of any property being replaced		
Net estimated values upon completion of project	14,500,000	

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) _____

Estimated hazardous waste converted (*pounds*) _____

Other benefits

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Date signed (*month, day, year*)
	6-8-16

Printed name of authorized representative	Title
Steven Hoffman	Manager

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed 3 calendar years* *(see below)*. The date this designation expires is no later than December 31, 2024.

B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☑ Yes ☐ No
2. Residentially distressed areas ☐ Yes ☑ No

C. The amount of the deduction applicable is limited to $ N/A.

D. Other limitations or conditions *(specify)* Please see Council Res 16-11 & Res 16-12, application, and M.O.A. for further information.

E. Number of years allowed: ☑ Year 1 ☑ Year 2 ☑ Year 3 ☐ Year 4 ☐ Year 5 (* see below) ☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☑ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved *(signature and title of authorized member of designating body)*	Telephone number (812) 349-3409	Date signed *(month, day, year)* 8/25/2016
Printed name of authorized member of designating body Andy Ruff, President	Name of designating body Bloomington Common Council	
Attested by *(signature and title of attester)*	Printed name of attester Nicole Bolden, City Clerk	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)

B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17
Abatement schedules
Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:
(1) The total amount of the taxpayer's investment in real and personal property.
(2) The number of new full-time equivalent jobs created.
(3) The average wage of the new employees compared to the state minimum wage.
(4) The infrastructure requirements for the taxpayer's investment.
(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.