Passed: 7-0

RESOLUTION 93-06
RESOLUTION APPROVING
THE ECONOMIC DEVELOPMENT PLAN FOR THE
WALNUT - WINSLOW ECONOMIC DEVELOPMENT AREA

WHEREAS, pursuant to IC 36-7-14, the Redevelopment Commission of the City of Bloomington, Indiana, has declared the Walnut Street - Winslow Road area to be an economic development area, hereinafter referred to as the "Walnut - Winslow Economic Development Area." Said Area is located within the corporate limits of the City of Bloomington, Indiana, and is described as follows:

A part of Sections 9 and 16 in Perry Township, Monroe County, Indiana, more particularly described as follows:
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 this description, containing 118 acres more or less; and

WHEREAS, in accordance with the procedures outlined in IC 36-7-14 the Bloomington Redevelopment Commission has completed and referred to the Common Council of the City of Bloomington, Indiana, an Economic Development Plan for the Walnut - Winslow Economic Development Area dated December of 1992; and

WHEREAS, the Bloomington Redevelopment Commission on January 4, 1993, declared the Area to be an economic development area, and declared that it will be of public utility and benefit to carry out certain public actions as may be required to implement the Plan, as evidenced by a copy of said body's duly certified Declaratory Resolution approving said Economic Development Plan, which is attached hereto; and

WHEREAS, a Growth Policies Plan has been prepared and used as a guide for general development for the City of Bloomington, Indiana; and

WHEREAS, the Plan Commission of Bloomington, Indiana, which is the duly designated and acting official planning body for the City of Bloomington, Indiana, has submitted to the Common Council its report respecting said Economic Development Plan and has certified that the Economic Development Plan conforms to the general plan of the City of Bloomington, Indiana, and has issued its written order approving said Declaratory Resolution and said Economic Development Plan, and the Common Council has duly considered said report, recommendations, and certification of the Plan Commission; and

WHEREAS, the State of Indiana has provided that declaratory resolutions adopted pursuant to IC 36-7-14 may provide for the special allocation and distribution of property taxes levied on real property in the economic development area described in the Declaratory Resolution.

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

1. It is hereby found and determined that the Walnut - Winslow Economic Development Area as described herein is an economic development area pursuant to IC 36-7-14.

2. The Economic Development Plan for the Walnut - Winslow Economic Development Area, having been duly reviewed and considered, is hereby approved, and the City Clerk is hereby directed to file said copy of the Economic Development Plan with the minutes of this meeting.

3. It is hereby found and determined that said Economic Development Plan for the Walnut - Winslow Economic Development Area conforms to the general plan for the City of Bloomington, Indiana, and the approving order of the Bloomington Plan Commission adopted on January 25, 1993, is hereby approved.

4. It is hereby found and determined that the Walnut - Winslow Economic Development Area is an allocation area for purposes of tax increment financing pursuant to IC 36-7-14.

5. In order to implement and facilitate effectuation of the Economic Development Plan hereby approved, it is found and determined that certain official actions must be taken by the Common Council with reference, among other things, to changes in zoning, street vacations, and other public actions, and accordingly, the Common Council hereby:

(a) pledges its cooperation in helping carry out said Economic Development Plan;

(b) requests the various officials, departments, boards, and agencies of the City of Bloomington, Indiana, having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in the manner consistent with said Economic Development Plan; and

(c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate said Economic Development Plan.

6. The Economic Development Plan for the Walnut-Winslow Economic Development Area shall be effective for twenty-five (25) years and will not be extended without approval of the Council.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, on this 3rd day of February, 1993.

JACK W. HOPKINS, President
Bloomington Common Council

ATTEST:

Patricia Williams

PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me on this 5th day

of February, 1993.

Tomilea Allison

TOMILEA ALLISON, Mayor
City of Bloomington

ATTEST:

Patricia Williams

PATRICIA WILLIAMS, Clerk
City of Bloomington

SYNOPSIS

This resolution approves the Declaratory Resolution and the Economic Development Plan prepared and approved by the Bloomington Redevelopment Commission and reviewed and approved by the Bloomington Plan Commission which declares the Walnut - Winslow Economic Development Area to be an economic development area, and establishes an allocation area for purposes of tax increment financing.

Signed copies to:
Redevelopment
Plan Dept