

ORDINANCE 98-21

TO DESIGNATE AN ECONOMIC DEVELOPMENT TARGET AREA

Re: 417 and 421 West Sixth Street  
(CFC, Incorporated, Petitioner)

WHEREAS, Indiana Code §6-1.1-12.1-7(a) authorizes the Common Council to designate an area as an Economic Development Target Area; and

WHEREAS, statutory criteria require that an area so designated must be an area that:

- (1) has become undesirable or impossible for normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvement or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired values or prevented a normal development of property or use of property; or
- (2) is designated as a registered historic district under the National Historic Preservation Act of 1966 or under the jurisdiction of a preservation commission organized under Indiana Code §36-7-11, 36-77-11.1 or 14-3-3.2; or
- (3) encompasses buildings, structures, sites or other facilities that are:
  - (A) listed on the national register of historic places under the National Historic Preservation Act of 1966; or
  - (B) listed on the register of Indiana historic sites and historic structures; or
  - (C) determined to be eligible for listing on the Indiana register by the state historic preservation officer; and

WHEREAS, the City of Bloomington Economic Development Commission considered the request of to designate the area commonly known as 417 and 421 West Sixth Street, Bloomington, Indiana, as a Economic Development Target Area at a meeting held on May 1, 1998; and

WHEREAS, the Economic Development Commission voted to recommend that the Common Council designate the above-described area as an Economic Development Target Area in compliance with Indiana Code §6-1.1-12.1-7 (a) recited above and a copy of Resolution 98-04 of the Economic Development Commission is attached hereto and incorporated herein;

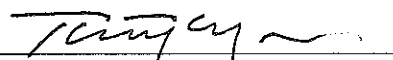
NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. The area commonly known as 417 and 421 West Sixth Street, Bloomington, Indiana, described in Exhibit A attached hereto and incorporated herein, is hereby designated as an Economic Development Target Area under the authority of Indiana Code §6-1.1-12.1-7 (a).

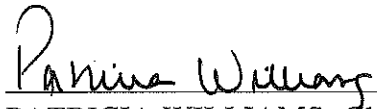
SECTION 2. The favorable recommendation of the Economic Development Commission shall be attached hereto and made a part hereof.

SECTION 3. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

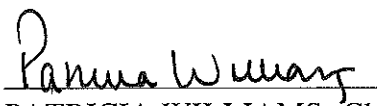
PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this 17<sup>th</sup> day of June, 1998.

  
TIMOTHY MAYER, President  
Bloomington Common Council

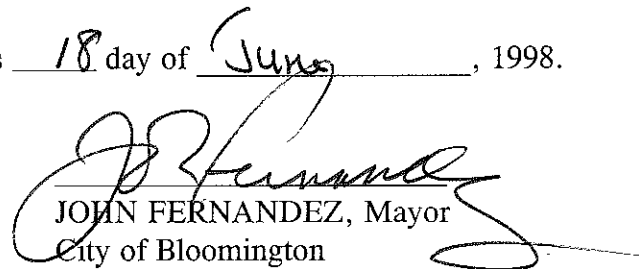
ATTEST:

  
PATRICIA WILLIAMS, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 18<sup>th</sup> day of June, 1998.

  
PATRICIA WILLIAMS, Clerk  
City of Bloomington

SIGNED and APPROVED by the me upon this 18 day of June, 1998.

  
JOHN FERNANDEZ, Mayor  
City of Bloomington

SYNOPSIS

This ordinance designates the area commonly known as 417 and 421 West Sixth Street in Bloomington, Indiana, as an Economic Development Target Area. Such designation will enable residential uses of the building to be eligible for tax abatement.

Signed copies to:  
Mayor's Office (R. Lloyd)      M.C. Auditor  
Legal/EDC  
Petitioner

**RESOLUTION 98-04  
OF THE  
ECONOMIC DEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON, INDIANA**

**WHEREAS**, Indiana Code §6-1.1-12.1-7 specifies that an economic development target area may be designated by the Common Council after a favorable recommendation by an economic development commission; and

**WHEREAS**, the Bloomington Economic Development Commission, at the request of the petitioners, CFC, Inc., held a meeting on May 1, 1998, to consider petitioner's application for a economic development target area designation of an area located at 417 and 421 W. Sixth Street, in the City of Bloomington, Indiana; and

**WHEREAS**, the Commission has determined after the meeting that the application falls within the statutory qualifications in Indiana Code §6.1.1-12.1-7 and has voted approval of the designation;

**NOW THEREFORE, BE IT RESOLVED** by the Bloomington Economic Development Commission that the Commission recommends to the City of Bloomington Common Council that an ordinance be passed designating the above described location as an economic development target area.

**PASSED** this 1st day of May, 1998.

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Anthony Pizzo  
Vice President

Approved this 1st day of May, 1998

# ***CFC, Inc.***

A COOK GROUP COMPANY

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320 West Eighth Street Showers Plaza, Suite 200  
Bloomington, Indiana 47404-3700  
Corporate Office: (812) 332-0053 Fax: (812) 333-4680  
Construction Office: (812) 330-7322

## **LEGAL DESCRIPTION**

417 and 421 W. 6<sup>th</sup> St.

IN LOT NUMBER TWO HUNDRED AND THREE (203) IN THE ORIGINAL PLAT OF  
THE CITY OF BLOOMINGTON, INDIANA.

ALSO, IN LOT NUMBER TWO HUNDRED AND FOUR (204) IN THE ORIGINAL PLAT  
OF THE CITY OF BLOOMINGTON, INDIANA