

**RESOLUTION 95-32**

**TO DESIGNATE AN "ECONOMIC REVITALIZATION AREA"**

**Re: 401 S. Washington Street**

**(Middle Way House, Inc., Petitioner, for Middle Way Development,  
a Limited Partnership)**

WHEREAS, Middle Way House, Inc., for Middle Way Development, a Limited Partnership, has filed an application for designation of the property located at 401 S. Washington Street as an "Economic Revitalization Area"; and

WHEREAS, petitioners seeking designation for their property as an Economic Revitalization Area must complete a Statement of Benefits and must, prior to March 1st of each year, provide the County Auditor and the Common Council with information showing the extent to which there has been compliance with the Statement of Benefits; 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 and for said term of years; and

WHEREAS, the Common Council has investigated the area, commonly described as 401 S. Washington Street; and reviewed the Designation Application and the Statement of Benefits, which are attached and made a part of this resolution; and 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 rehabilitation or redevelopment is consistent with the Growth Policies Plan and can reasonably be expected to be developed and used in a manner that complies with local code;
- E. the totality of benefits is sufficient to justify the deduction; and

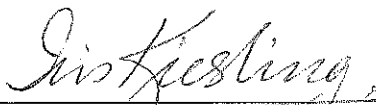
WHEREAS, the property described above is part of the Downtown Subarea B area as defined in the Redevelopment Department's Community Development and Housing Plan, and has experienced a cessation of growth;

**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.; the Common Council further finds and determines that the owner of the property shall be entitled to a deduction from the assessed value of the property for a period of ten (10) years if the property is rehabilitated or redeveloped pursuant to I.C. 6-1.1-12.1-3.
2. In granting this designation and deduction, the Council is also expressly exercising the power set forth in I.C. 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. Failure of the property owner to make reasonable efforts to comply with these following conditions are reasons for the Council to rescind this designation and deduction:

- a. the improvements described in the application shall be commenced (defined as obtaining a building permit and actual start of installation) within twelve months of the date of this designation; and
- b. the land and improvements shall be developed and used in a manner that complies with local code.

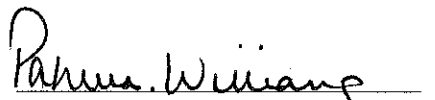
PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 18<sup>th</sup> day of October, 1995.

  
IRIS KIESLING, President  
Bloomington Common Council

SIGNED and APPROVED by me upon this 20<sup>th</sup> day of October, 1995.

  
TOMILEA ALLISON, Mayor  
City of Bloomington

ATTEST:

  
PATRICIA WILLIAMS, Clerk  
City of Bloomington

#### SYNOPSIS

Middle Way House, Inc., for Middle Way Development, a Limited Partnership, has filed an application for designation of the property located at 401 S. Washington 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 three, six, or ten years. This resolution provides that the owners of the property shall be entitled to a deduction for a period of ten (10) years.

Signed copies to: File  
Petitioner  
Redevelopment Dept  
MC Auditor, Assessor

95-61  
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 et. seq. provides for the designation of "Economic Revitalization Areas" within which property taxes may be abated on improvements to real estate, and

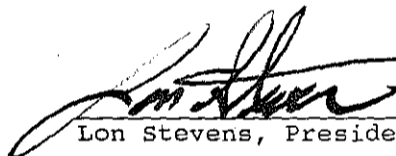
WHEREAS, property owners seeking designation for their property as an Economic Revitalization Area must complete a statement of benefits and must, prior to March 1st of each year, provide the county Auditor and the Common Council with information showing the extent to which there has been compliance with the statement of benefits

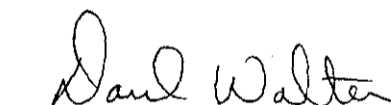
WHEREAS, the Redevelopment Commission of the City of Bloomington has adopted Resolution 93-82 and the Common Council has adopted Resolution 93-36 providing for a procedure for the prompt and careful processing of applications for designation of "Economic Revitalization Area", and

WHEREAS, an application for designation of an "Economic Revitalization Area" for the certain property located at 401 S. Washington Street has been received and reviewed by the Redevelopment Department and Planning Department of the City of Bloomington,

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 the property located at 401 S. Washington 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 designated by the vote of the Common Council, for a period of 10 years.

  
\_\_\_\_\_  
Lon Stevens, President

  
\_\_\_\_\_  
David Walter, Secretary

10/2/95  
\_\_\_\_\_  
Date

**CITY OF BLOOMINGTON  
DEPARTMENT OF REDEVELOPMENT  
PROPERTY TAX ABATEMENT PROGRAM  
Staff Report on Application for Designation  
as an  
Economic Revitalization Area**

**1. Description of Property**

**401 S. Washington Street  
Part of Seminary Lot Number 72 in the City of Bloomington,  
Indiana, Plats #23, #24, #25**

**2. Owner-Applicant**

**Middle Way House, Inc. for Middle Way Development, a Limited Partnership  
P.O. Box 95, Bloomington, IN 47402                      Ph. (812)333-7404  
Middle Way House, Inc., to be the general partner  
= 1% Ownership with full control  
The Limited Partnership = 99% ownership with  
no controlling interest (investor purchasing MWH Low  
Income Housing Tax Credits)**

**3. Proposed Development**

**Construct 28 unit transitional housing center with multiple services for women and children, providing 20 three bedroom units and 8 two bedroom units. The four-story center near downtown Bloomington will offer 24 hour child care, jobs training, health-clinic services, community and meeting room, laundry facilities and storage space. Project start date is early November, 1995, with completion targeted for summer of 1996. The total anticipated cost of improvements to the site is \$3,021,000.**

**4. Public Improvements Needed or Required**

**Street trees are required. Examination by the City Engineer for safety and stability of the area is required due to the large section of underground Jordan River storm sewer which bisects the property.**

**5. Estimate of Yearly Property Tax Revenues to be Abated**

**See attached chart.**

**6. Would the Granting of Such a Designation be in Accordance with Existing City Policies?**

**The City's Tax Abatement Guidelines provide for 10 years' tax abatement for multi-family housing in Downtown Subarea B, in order to promote housing opportunities within the downtown area. The staff recommends this project for the full 10 years' tax abatement due to the project plan for affordable rents (HUD Fair Market rent) for low income tenants. Tax Abatement approval requires that 20% of the units be kept at affordable housing rents for the (ten-year) term of the tax abatement. This project is committed to providing 40 years of affordable housing for all 28 units, through the use of Low Income Housing Tax credits. One full-time position of Operations Manager and part-time positions, consisting of one part-time building manager and 10 Americorp volunteers, will be created to make the equivalent of twelve full-time positions.**

**Middle Way has applied for an extension of the conditional use and the variances approved earlier. The hearing to consider the extension is set for October 18, 1995.**

**TAX ABATEMENT CALCULATIONS FOR REAL PROPERTY**

**FOR: MIDDLE WAY HOUSE DEV.**

**Using PROPOSED 1994 payable 95 Tax Rate and A.V. Estimates**

**Sep-95**

Improvements	3,021,000		Current A.V.	69,993
Rate	33.33%		From State. Benefit	
Est. Assessed Value from			Perry City 1995 Tax Rate	.111457
"Statement of Benefits"	1,007,000		Property Tax Payable:	7,801
Perry City 1995 Tax Rate:	.111457			
Property Tax Payable:	112,237			

3 YEAR TAX ABATEMENT			Petitioner's T. A.	Current Value
Year	Percentage	Deduction	Payment	Payment
1	100.00%	112,237	0	7,801
2	66.67%	74,829	37,409	7,801
3	33.33%	37,409	74,829	7,801
Total Abatement		224,474	112,237	23,404
6 YEAR TAX ABATEMENT				
Year	Percentage	Deduction		
1	100%	112,237	0	7,801
2	85%	95,402	16,836	7,801
3	66%	74,077	38,161	7,801
4	50%	56,119	56,119	7,801
5	34%	38,161	74,077	7,801
6	17%	19,080	93,157	7,801
Total Abatement		395,075	278,348	46,807
10 YEAR TAX ABATEMENT				
Year	Percentage	Deduction		
1	100%	112,237	0	7,801
2	95%	106,625	5,612	7,801
3	80%	89,790	22,447	7,801
4	65%	72,954	39,283	7,801
5	50%	56,119	56,119	7,801
6	40%	44,895	67,342	7,801
7	30%	33,671	78,566	7,801
8	20%	22,447	89,790	7,801
9	10%	11,224	101,013	7,801
10	5%	5,612	106,625	7,801
Total Abatement		555,574	566,798	78,012

**STATEMENT OF BENEFITS**

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

**FORM  
SB - 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** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 15 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer Middle Way House Development	
Address of taxpayer (street and number, city, state and ZIP code) 404 W. Fifth St., P.O. Box 95, Bloomington, IN 47402	
Name of contact person Toby Strout	Telephone number (812) 333-7404

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT		
Name of designating body City Council - City of Bloomington	Resolution number	
Location of property 401 S. Washington St.	County Monroe	Taxing district Bloomington/Monroe Co.
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) See attached	Estimated starting date October 95	
	Estimated completion date June 96	

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number	Salaries	Number retained	Salaries	Number additional	Salaries
N/A				12 permanent	\$16,000 average
\$2.5 million in construction jobs and materials					

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values Land	210,000	69,993		
Plus estimated values of proposed project	3,021,000	1,006,899		
Less values of any property being replaced				
Net estimated values upon completion of project	3,231,000	1,076,892		

SECTION 5 OTHER BENEFITS PROMISED BY THE TAXPAYER
Middle Way House Development is proposing to construct a 28 unit transitional center to benefit women and their children who earn less than 50% of median income. All residential units will be set-aside for this population. In addition, the program includes 24 hour child-care, a jobs training, job readiness program, & an educational component. The goal is to provide residential stability, income development & self sufficiency to participants in a 24 month period. This project is committed to providing affordable housing for 40 years.

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative Toby Strout	Title Executive Director	Date signed (month, day, year) 9-20-95

**FOR USE OF THE DESIGNATING BODY**

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed 10 calendar years \* (see below). The date this designation expires is \_\_\_\_\_.
- 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. Installation of new manufacturing equipment;  Yes  No  
 3. Residentially distressed areas  Yes  No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.
- E. Other limitations or conditions (specify) PLEASE REFER TO THE "NOW THEREFORE" CLAUSES OF RES 95-32 & RES 95-33
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:  
 5 years  10 years

Also we have 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) <i>Jim Kiestling, President</i>	Telephone number (812) 349-3408	Date signed (month, day, year) October 18, 1995
Attested by: <i>Patricia Williams, City Clerk</i>	Designated body Common Council City of Bloomington	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%



**STATEMENT OF BENEFITS FORM 27167 SB-1**  
**Section 2 Description of Real Property Improvements**

Middle Way House proposes to construct a 28 unit transitional housing center that will include multiple services. The goal of the program is to provide residential stability (both transitional and off-site permanent options), income and skills development (through our job skills and readiness programs), and self sufficiency (supported by 24 hour child-care, parenting programs, substance abuse treatment, peer support, and case management). The building itself is a 3 and 4 story building with a children's play ground, and plans for a future roof garden. The apartment units are modest but suitable for families with children of various ages. There are 20 three bedroom units, 8 two bedroom units, the child care, health-clinic services, community and meeting room, laundry facilities, and storage space. This building project is committed to providing affordable housing for a minimum of 40 years.

Property Tax Abatement Application  
Middle Way House

**1. OWNERSHIP**

A-C

Middle Way Development  
P.O. Box 95  
Bloomington, IN 47402  
812-333-7404

Middle Way House, Inc. will form a solely owned, for-profit subsidiary, Middle Way Development, to be the general partner (1% ownership with full control) in a Limited Partnership. The Limited Partner (99% ownership with no controlling interest) is a yet to be determined investor who will be purchasing our Low Income Housing Tax Credits. Together, the partnership will own the building to be constructed as two-year transitional housing with supportive services and will be operated by Middle Way House, Inc.

**2. PROPERTY DESCRIPTION**

A-B See attached legal description. For clarification, the property is located on the south-east corner of Smith and Washington streets and consists of three lots going south to the alley.

**3. CURRENT STATUS OF PROPERTY**

- A. The property is currently zoned GC. Middle Way House has gained the necessary approvals through the planning and zoning departments as documented in their files.
- B. The lots are currently vacant with no improvements.
- C. The lots are currently vacant with no improvements and/or uses.
- D. In 1993 the property was appraised while buildings were still standing. In that appraisal, the land alone was valued at \$210,000. The county, as of this date has not reassessed the property since the buildings have been torn down. The land is currently held by MWH as a 501(c)3. It is our intention to have the 501(c)3, MWH, Inc. to hold the land while the subsidiary and its partner own the building. This should reduce the amount of taxes abated.
- E. MWH has designed a building that will make a smooth transition from the Lincoln street core neighborhood to the Walnut street business zone. The design is reminiscent of row houses often seen in older urban communities. This project is the first in revitalizing the area of South Washington between Smith and Second streets where there are currently 8

vacant lots (three of which constitute our properties). There are no unique historical or aesthetic improvements in that block.

#### **4. PROPOSED IMPROVEMENTS**

- A. Middle Way House proposes to construct a 28 unit transitional housing center that will include multiple services. The goal of the program is to provide residential stability (both transitional and off-site permanent options), income and skills development (through our job skills and readiness programs), and self sufficiency (supported by 24 hour child-care, parenting programs, substance abuse treatment, peer support, and case management). The building itself is a 3 and 4 story building with a children's play ground, and plans for a future roof garden. The apartment units are modest but suitable for families with children of various ages. There are 20 three bedroom units, 8 two bedroom units, the child care, health-clinic services, community and meeting room, laundry facilities, and storage space.
- B. See attached drawings.
- C. As of this date, the only public improvement required for the project is the upgrading of a 4" water line to an 8" water line. This service is needed to adequately provide fire protection to the building through its sprinkler system and the city fire fighting equipment. The discussions with the Public Works Department include proposals that would have the City share the cost of this improvement with MWH. Estimated figures may be available through Public Works.
- D. MWH would like to start construction as soon as a building permit can be obtained. We have a construction completion deadline of July 96 with an expected 9 month construction period. This deadline is part of a major funders criteria for funding.
- E. Besides the construction jobs in this 3+ million dollar project MWH and MWD will create a minimum of 12 full-time for full-time equivalent jobs. This includes a full-time operations manager at \$18,000 per year, a part-time building manager at \$12,000 per year, and ten Americorp volunteers who will be providing services. The Americorp salaries are set by the Americorp program and depend on length of commitment and other criteria.
- F. The transitional housing and service center is designed to provide poor women and their children opportunities to move from an entitlement based economic status to one of self sufficiency. The lasting impact of a successful transition has a significant impact on the local economy in that women will be joining the workforce, allowing them to participate in the economy at a higher level and of course contributing through their tax dollars. In addition, some women may find that self-employment and small business development is within their grasp, not only allowing for self sufficiency but providing future opportunities for others seeking employment. Building a sense of self governance and direction provides the impetus for greater community involvement, stronger family development, and a heightened awareness of ones responsibility to self, family, and community.

The construction of the facility itself will probably be the starting point for a full revitalization of that area of South Washington street. We have designed a building that makes a smooth transition from the core neighborhood on Lincoln street to the commercial district on Walnut. There are already plans for future development in that area including commercial enterprises, housing, and retail.

## **5. ELIGIBILITY**

- A. The project site is located in Sub-area B on the City's revitalization map. The area has experienced a cessation of growth over the last four decades and, until recently, a number of substandard buildings were located within the block of Washington between Smith and Second streets (five buildings torn down in the last three years). With eight vacant lots on this stretch, MWH's transitional housing center will be reducing this number by three.
  
- B. Besides the construction jobs in this 3+ million dollar project MWH and MWD will create a minimum of 12 full-time for full-time equivalent jobs. This includes a full-time operations manager at \$18,000 per year, a part-time building manager at \$12,000 per year, and ten Americorp volunteers who will be providing services. The Americorp salaries are set by the Americorp program and depend on length of commitment and other criteria. Eligible employees will receive standard MWH benefits package including health care benefits.
  
- C. See attached

DESCRIPTION

Job #0151

Part of Seminary Lot Number 72 in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point 50 feet South of the North line of said Lot 72, and in line with the East line of Washington Street as platted in Ryor's Addition to the City of Bloomington, Indiana, said line being 334 feet East of the Northwest corner of said Lot 72; running thence South with the East line of said Washington Street 25 feet; thence East 132 feet; thence North 25 feet; thence West 132 feet to the place of beginning.

Part of Seminary Lot Number 72 in the City of Bloomington, Indiana, bounded and described as follows, to-wit: Beginning at a point on the North line of said Seminary Lot, 334 feet East of the Northwest corner of said Seminary Lot; running thence East 132 feet to the alley, thence South 50 feet; thence West 132 feet; thence North 50 feet to the place of beginning.

Part of Seminary Lot 72 in the City of Bloomington, Indiana, bounded as follows: Beginning at a point 75 feet South of the North line of said Lot Number 72 and in line with the East line of Washington Street as platted in Ryor's Addition to the City of Bloomington, Indiana, said line being 334 feet East of the Northwest corner of said Seminary Lot Number 72; running thence South with the East line of said Washington Street 85 feet, more or less, and to a point on said line due West of the Southwest corner of a two story building; thence East 132 feet; thence North 85 feet; thence West 132 feet to the place of beginning.

Also, a part of Seminary Lot Number 72 in the City of Bloomington, Monroe County, Indiana, described as follows:

Beginning at a point that is 334.0 feet East and 75.0 feet South of the Northwest corner of the said Seminary Lot Number 72, said point being on the East line of South Washington Street, thence South, over and along the East line of South Washington Street, for a distance of 153.0 feet, and to the North line of an alley as platted in Allens Subdivision of a part of Seminary Lot Number 72, thence East, over and along the North line of the said alley, for a distance of 132.0 feet, and to the West line of a platted alley, thence North, over and along the West line of the said alley, for a distance of 153.0 feet, thence West for a distance of 132.0 feet, and to the place of beginning.

EXCEPTING out part of Seminary Lot 72 in the City of  
Bloomington, Indiana, bounded as follows: Beginning at a  
point 75 feet South of the North line of said Lot Number 72  
and in line with the East line of Washington Street as platted  
in Ryor's Addition to the City of Bloomington, Indiana, said  
line being 334 feet East of the Northwest corner of said  
Seminary Lot Number 72; running thence South with the East  
line of said Washington Street 85 feet, more or less, and to a  
point on said line due West of the Southwest corner of a two  
story building; thence East 132 feet; thence North 85 feet;  
thence West 132 feet to the place of beginning.

This certification does not take into consideration additional  
facts that an accurate and correct title search and/or  
examination might disclose.

Evidence of easements have not been located in the field and  
are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey  
work performed on the project shown hereon was performed  
either by me or under my direct supervision and control and  
that all information shown is true and correct to the best of my  
knowledge and belief.

Certified this \_\_\_\_\_ day of \_\_\_\_\_, 1995.

Ben E. Bledsoe  
Registered Land Surveyor No. S0559  
State of Indiana

**Bledsoe Tapp & Co., Inc.**

359 Landmark Avenue  
Bloomington, IN 47404  
(812) 336-8277

**TOPOGRAPHIC SURVEY  
FOR  
MIDDLE WAY HOUSE**

**DESIGNED BY: POT  
DRAWN BY: JDB  
CHECKED BY: BEB  
DATE 01-26-96**

**DATE JAN. 25, 1996      JOB# 0151**

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

John Shover

9/21/95

\*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 \$100.00. Checks should be made out to the City of Bloomington.

Redevelopment Department  
220 East Third Street  
Bloomington, Indiana 47402  
(812) 331-6401