

ORDINANCE 94-06
TO DESIGNATE AN ECONOMIC DEVELOPMENT TARGET AREA
Re: 1201 W. Cottage Grove
(Cottage Grove Housing, Inc., Petitioner)

WHEREAS, Cottage Grove Housing, Inc., has filed an application for designation of the property located at 1201 and 1212 W. Cottage Grove as an "Economic Development Target Area" (EDTA) and subsequently withdrawn the request for 1212 W. Cottage Grove; and

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

WHEREAS, statutory criteria (IC 6-1.1-12.1-7(a)) 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 request to designate the above-described area as an Economic Development Target Area alleges that the property is impossible or undesirable for normal development and is based upon IC 6-1.1-12.1-7(a)(1); and

WHEREAS, the City of Bloomington Economic Development Commission considered the request of Cottage Grove Housing, Inc. to designate the area commonly known as 1201 Cottage Grove, Bloomington, Indiana, as a Economic Development Target Area at a public hearing held on January 10, 1994; and

WHEREAS, the Economic Development Commission, by a vote of 3-0, recommends 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)(1) recited above. A copy of Resolution 94-02 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 I. The area commonly known as 1201 Cottage Grove, 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) (1).

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

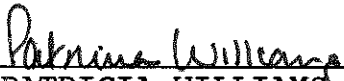
SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this 2nd day of February, 1994.



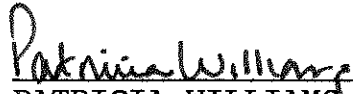
JIM SHERMAN, President
Bloomington Common Council

ATTEST:



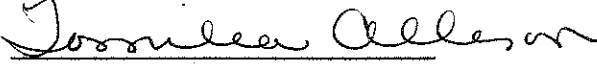
PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 3rd day of _____ 1994.



PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED and APPROVED by the me upon this 3rd day of _____ 1994.



TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance designates parts of the area commonly known as 1201 Cottage Grove, in Bloomington, Indiana, as an Economic Development Target Area. Such designation is an optional step in the process of obtaining tax abatement that offers a broader range of uses than are available under an Economic Development Area (ERA). Further action by the Council in the form a resolution is necessary before tax abatement is granted.

Signed copies to:
Legal
Patricia

RESOLUTION 94-2

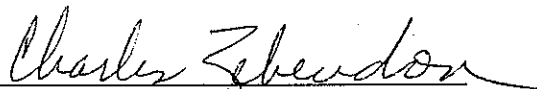
WHEREAS, Indiana Code §6-1.1-12.1-7 specifies that an economic development target area may be designated by the Common Council after a favorable recommendation by an economic development commission; and

WHEREAS, the Bloomington Economic Development Commission at the request of the petitioner, Cottage Grove Housing, Inc., held a public hearing on January 10, 1994, to consider petitioner's application for a economic development target area designation of an area located at 1201 and 1212 W. Cottage Grove, in the City of Bloomington, Indiana,; and


WHEREAS, the Commission has determined after the public hearing 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.

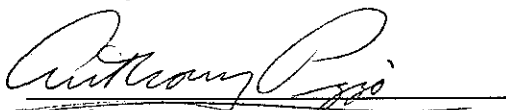
PASSED this 10th day of Janaury, 1994.



President



Secretary



Member

Member

Member

1. OWNERSHIP

D. Cottage Grove Housing Inc.

President

Leo E. Moncel
2623 N. Walnut St.
Bloomington, IN 47404
O-336-6888 50% ownership

Sec./Treasurer

Roy J. Campbell
2623 N. Walnut St.
Bloomington, IN 47404
O-333-7000 50% ownership

2. PROPERTY DESCRIPTION

A. 1200 block West Cottage Grove

1201 W. Cottage Grove
1212 W. Cottage Grove

B. Legal Description

Lot 84 J.N. Alexander 51'x135' and Lot 7 south half in Central Park Addition 51'x68' of the City of Bloomington, Indiana of the Northwest quarter of Section 32 in T9N R1W.

3. CURRENT STATUS OF PROPERTY

A. Current Zoning---Residential Single Family
no change in zoning anticipated

B. Current Improvements--none

C. Current Use-- Lot 84--vacant
Lot 7 south half--vacant

D. Current Market Value	Land	Lot 84	\$10,000.00
		Lot 7	\$ 5,600.00
		south half	
	Improvements		none

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D. Cottage Grove Housing Inc.
President

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		Lot 7	\$ 5,600.00
		south half	
	Improvements		none

Assessed Value Lot 84 \$2,170.00 Taxes paid \$10.06
Assessed Value Lot 7 S1/2 \$420.00 Taxes paid \$43.00

E. *Unique Historical Structure* NONE

4. *PROPOSED IMPROVEMENTS*

The Developers are committing to a 20 year program for low income housing and are requesting 10 year property Tax Abatement for this low to moderate income housing project.

A. *Proposed Improvements & costs*

Lot 84--1237 square feet, 3 bedroom, 2 bath home for low income housing
Projected improvement costs \$ 54,356

Lot 7 South 1/2--1100 square feet, 3 bedroom, 1 1/2 bath home for low income housing.
Projected improvement costs \$ 51,736

B. See attached design and floor plan.

C. *Public improvements needed*--NONE

D. *Probable start/completion dates*--March 94/April 94

E. *Jobs retained or created*--Jobs for local plumbing, electrical, heating and masonry sub contractors will be available.

F. *Beneficial economic effect*--

These homes are being built for low to moderate income housing recipients. The developers have applied for a grant from the HOME program, from the City of Bloomington Redevelopment Commission and is currently waiting final approval.

5. *ELIGIBILITY*

The location of this low to moderate income housing project is found within the Westside Economic Revitalization Area.

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

Gene McCreesh
Ray J Campbell

DATE

June 1984
June 1984



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:

- 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)
- 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.
- 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 14 of that year.
- 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 Cottage Grove Housing Inc.	
Address of taxpayer (street and number, city, state and ZIP code) 2623 N. Walnut St. Bloomington, IN 47404	
Name of contact person Roy Campbell	Telephone number (812) 333-7000

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT		
Name of designating body City of Bloomington--Redevelopment Commission		Resolution number
Location of property 1200 block West Cottage Grove	County Monroe	Taxing district Bloomington City
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) 1201 --1237 Square Feet, 3 bedrooms, 2 bath home 1212 --1100 Square Feet, 3 bedrooms, 1 1/2 bath home		Estimated starting date March 1994 Estimated completion date April 1994

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number NA	Salaries	Number retained NA	Salaries	Number additional NA	Salaries

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	0	0	NA	NA
Plus estimated values of proposed project	106092	19200		
Less values of any property being replaced	0	0		
Net estimated values upon completion of project	106092	19200		

SECTION 5 OTHER BENEFITS PROMISED BY THE TAXPAYER
Provide low and low-moderate income housing using federal HOME funds. Fair market Rents will be maintained for a period of 20 years.

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative <i>Gene Merv...</i>	Title <i>President</i>	Date signed (month, day, year) <i>Jan 6 1994</i>

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POTAGE GROVE

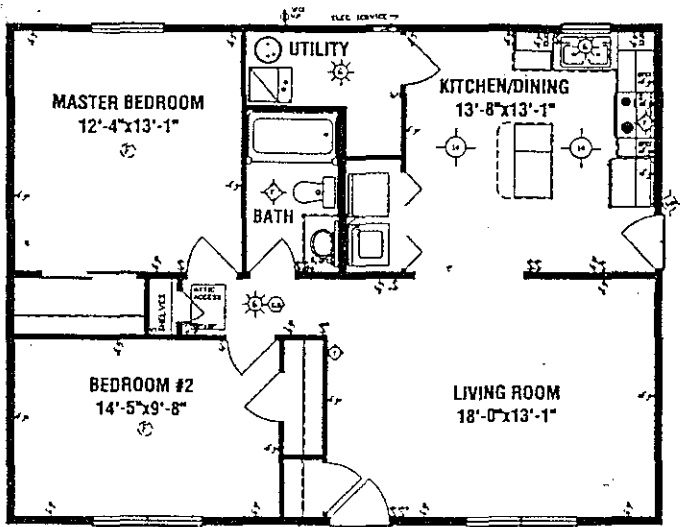
Summit

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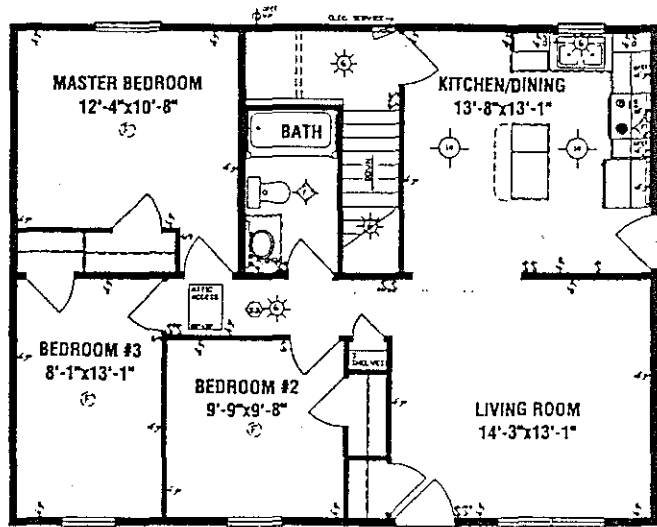
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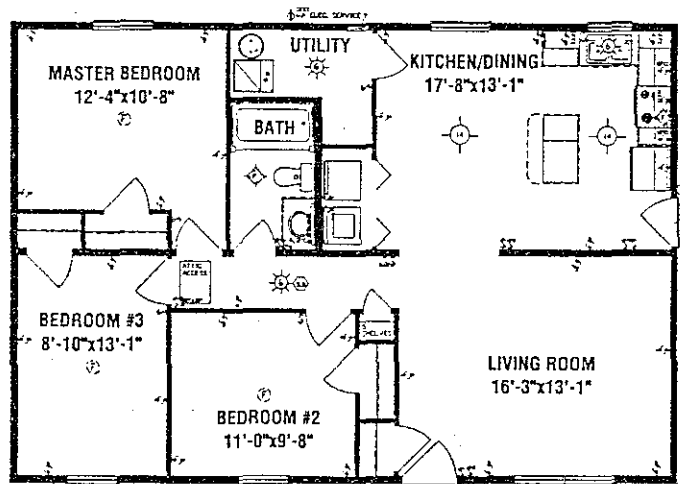
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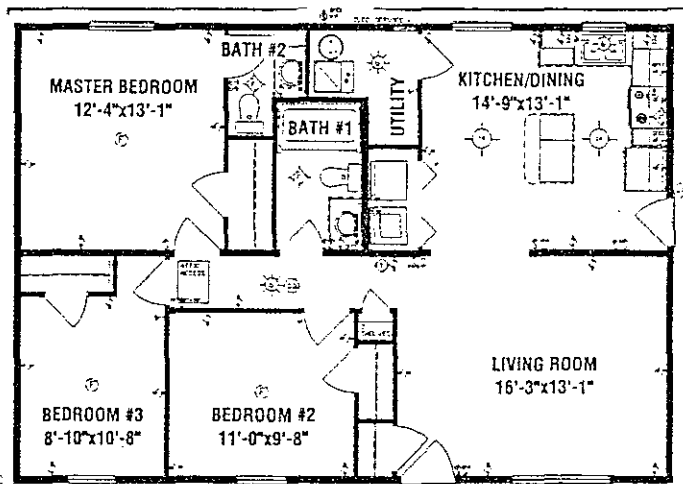
Harwick 2836 2 Std.
Total available square footage 990



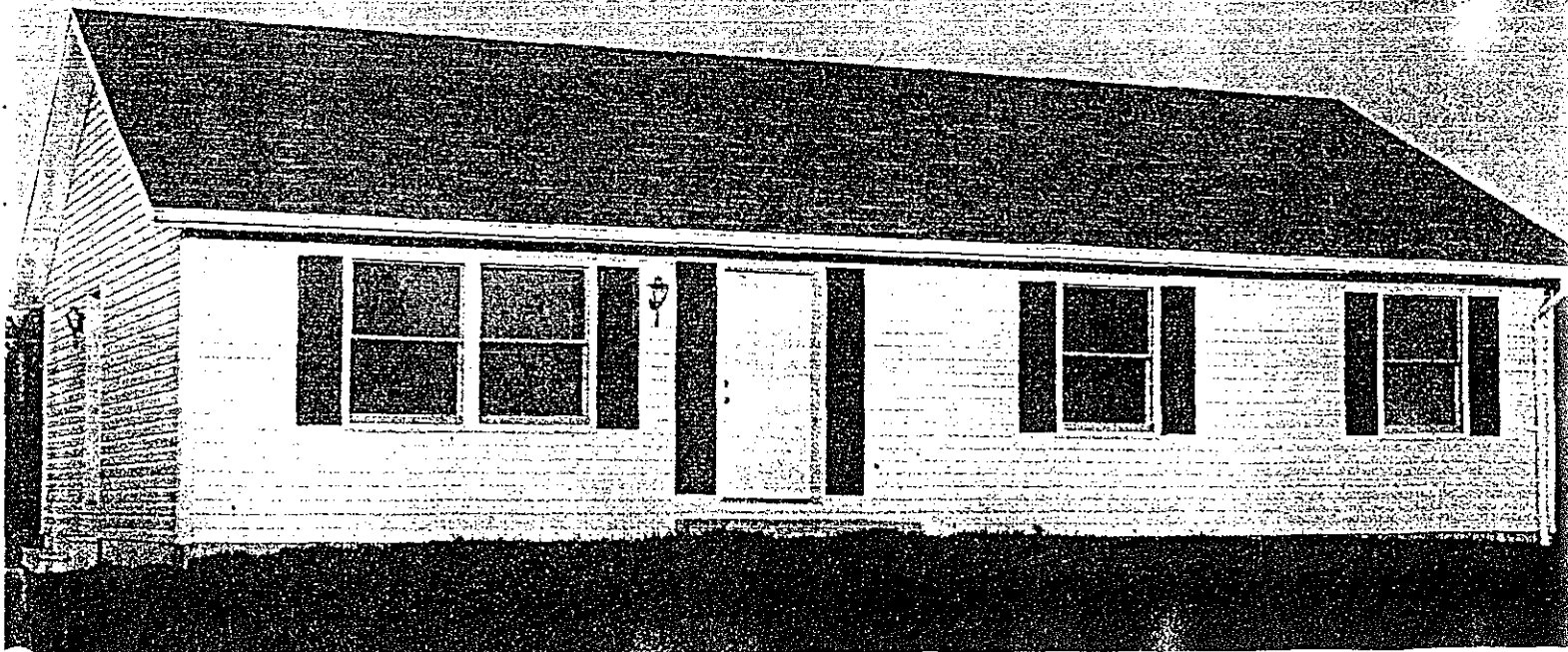
Harwick 2836 3 B Std.
Total available square footage 990

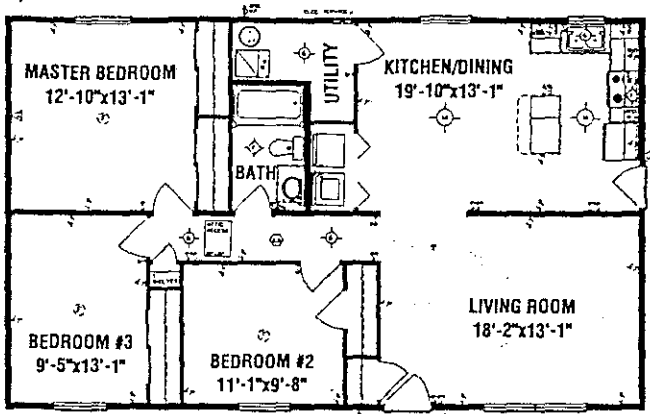


Harwick 2840 3 Std.
Total available square footage 1,100

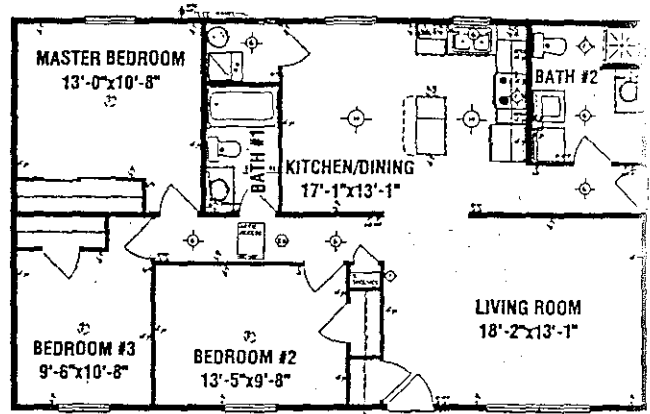


Harwick 2840 3.15 Std.
Total available square footage 1,100

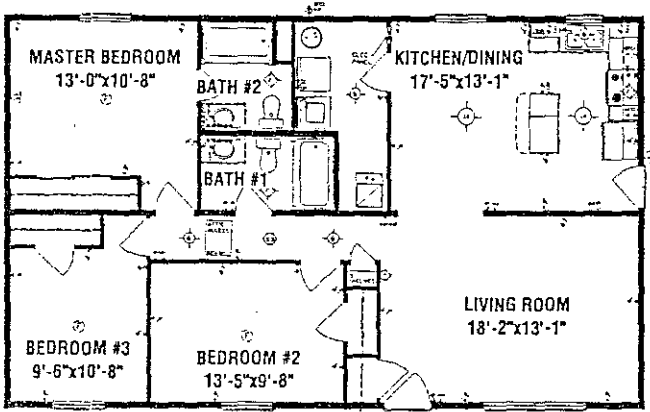




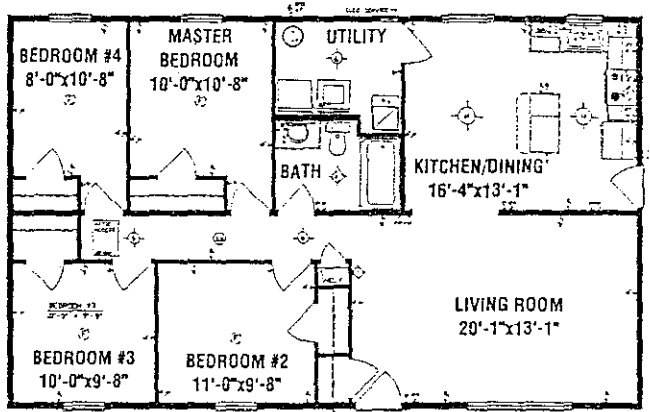
Harwick 2845 3 Std.
Total available square footage 1,237



Harwick 2845 3 1.75 Std.
Total available square footage 1,237



Harwick 2845 3 2 Std.
Total available square footage 1,237



Harwick 2845 4 Std.
Total available square footage 1,237

The Harwick

Features & Specifications

FLOORS

2" x 10" floor joists-16" o.c.
2" x 10" center beam
5/8" T&G oriented strand board subfloor or equal
Construction adhesive

EXTERIOR WALLS

2" x 6" studs-16" o.c.

INTERIOR WALLS

2" x 4" studs-16" o.c.

INSULATION

Exterior Walls

Foil Back or equal vapor barrier
6-1/4" fiberglass wall insulation (R-19)

Ceiling

Blown insulation (R-30)

EXTERIOR

7/16"-4' x 8' oriented strand board or equal
Wenco JX-7 clad double hung white high performance
glass windows
1-3/4" steel insulated entrance door with dead bolt locks
D-5 vinyl siding

ROOF

4/12 pitch trusses-24" o.c.
7/16" oriented strand board or equal sheathing
3 in 1 sealdown shingles
16" aluminum soffit (front & rear)
Flush aluminum finish-both gable ends
2" x 6" fascia system

HEATING

Baseboard electric

PLUMBING

3/4" & 1/2" copper water lines
PVC drainage system
40 gallon electric water heater
1 frost proof hose bibb w/vacuum breaker

ELECTRICAL

200 amp entrance panel
Copper wire not less than 12 gauge and sized according
to specific circuits
GFI circuits installed applicable to specific codes, bath,
exterior, and kitchen sink recepts
Phone jacks
Switched ceiling boxes in all bedrooms

WALLS AND CEILING COVERINGS

8' ceilings-5/8" gypsum wallboard
Walls-1/2" gypsum wallboard
3 coats of mud and sanding
Prefinished 1-3/8" doors
Prefinished casing (wood)
Prefinished door frames (wood)
Prefinished base (wood-all areas except closets)

FLOOR COVERING

Carpeting and vinyl tile

KITCHEN

K wood kitchen cabinets w/o soffit system
Stainless steel sink
Ventless electric range hood
Laminated plastic counter top
Dual lever faucet

BATHROOM FEATURES

Bath 1

Vent fan & light combo
30" mirror and chrome light bar
36" K wood vanity cabinet with sink
Laminated plastic countertop
One piece fiberglass tub & shower combo
White china water closet
Dual lever faucet

Bath 2 (if applicable)

Vent fan & light combo
30" mirror and chrome light bar
36" K wood vanity cabinet with sink
Laminated plastic countertop
One piece fiberglass tub & shower combo (if applicable)
One piece 32" fiberglass shower (if applicable)
White china water closet
Dual lever faucet

Bath 3 (if applicable)

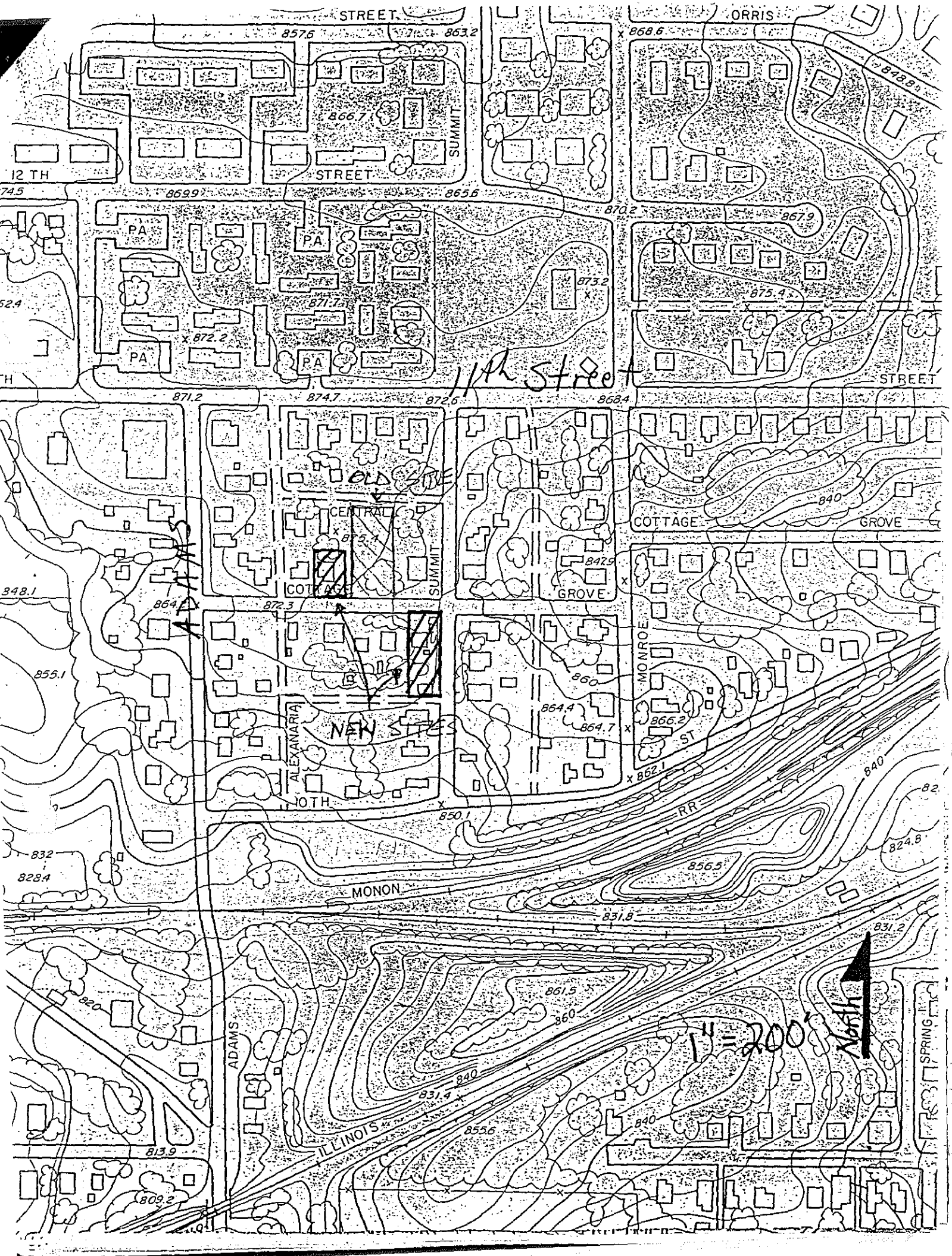
Same as baths 1 and 2 except no tub or shower

Specifications and features listed in this brochure are subject to change without notice. Check with your All American Homes dealer for a complete list of detailed specifications and features for each model.



All American Homes offers a variety of floorplans and options. Please consult with your local builder to view all of the available housing selections.

on these considerations Staff recommends a full ten year abatement
for this development.



INTERDEPARTMENTAL MEMO

To: Nancy Brinegar, Redevelopment
From: Toni McClure, Planning
Subject: Tax Abatement Application for Cottage Grove Housing, Inc.
Date: January 6, 1994

I have reviewed the application for property tax abatement for the properties located at 1201 and 1212 West Cottage Grove, owned by Cottage Grove Housing, Inc., and respond to your questions below.

1. Does the envisioned construction meet the current zoning requirement?

The site is zoned RS (Residential Single Family), a zone which permits one dwelling unit per lot as the primary land use. Since this petition proposes one dwelling unit per lot, it complies with current zoning as to land use.

2. Would any variances be required, and are they likely to be approved?

Variances from street, rear, and side setback regulations would be required in order to place the proposed units on these sites. The Board of Zoning Appeals has been receptive in the past to variances which facilitate development of housing on existing substandard lots of record. Based on the information available to staff at this time, staff feels the necessary variances are likely to be approved.

3. Are any public improvements needed?

No public improvements are needed.

4. Are there any probable significant environmental problems likely to result?

No significant environmental problems are likely to result from the proposed construction.

5. Please prepare a street map/plat of the property.

A street map showing the location and zoning of the property is enclosed.

If you have further questions or need more information, please call me.

CITY OF BLOOMINGTON
DEPARTMENT OF REDEVELOPMENT
PROPERTY TAX ABATEMENT PROGRAM

Staff Report on Application for Designation
as an
Economic Development Target Area

COTTAGE GROVE HOUSING INC.
1201, 1212 W. COTTAGE GROVE

1. Description of Property

The property in question are two vacant lots of record one in the JN Alexander addition 1201 W. Cottage Grove (lot size 51ft. by 135 ft.), and the other in the Central Park addition 1212 W. Cottage Grove (lot size 51ft. by 68ft.).

2. Owner-Applicant

Cottage Grove Housing Inc. is the owner of the larger lot and is in the process of acquiring the smaller half-lot.

3. Proposed Development

Proposed are placement of new manufactured single family homes on the lots. Each will have three bedrooms, one unit will have two full baths, the other a bath and a half. The units meet all local building and zoning codes for placement as detached single family homes.

4. Public Improvements Needed or Required

No new publicly funded improvements are needed or required for this project. All utilities are available and the owners will be responsible for all installation and hook-up charges.

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?

Designation of these lots as ERA's will be in compliance with existing City policies. The location of the lots is in a RS single family zoning district which allows manufactured homes. There may be a need for some form of setback variance for the smaller half-lot in order for the unit to be placed. Applicants have been working out details with the Planning Staff. Single family rental units are recommended for tax abatement under the recently revised guidelines. The guidelines recommend a three year abatement term for developments in the westside area where this project is located. However the guidelines also include provisions for upgrading the term of abatement when more than 20% of rental units are dedicated as affordable housing for the term of the abatement. In this instance both units will be affordable for 20 years at HUD prescribed rents. This is due to the owners participation in the Redevelopment Dept.'s HOME new rental construction program. Based