

ORDINANCE 94-34
TO DESIGNATE AN ECONOMIC DEVELOPMENT TARGET AREA
Re: 910 North Rogers (Lot #6, Vernon Subdivision)
(Cottage Grove Housing, Inc., Petitioners)

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 6-1.1-12.17-7(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 Ind. 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 910 North Rogers (Lot #6, Vernon Subdivision), Bloomington, Indiana, as a Economic Development Target Area at a public hearing held on June 22, 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 Ind. Code §6-1.1-12.1-7(a)(1) recited above. A copy of Resolution 94-4 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 910 N. Rogers (Lot #6 Vernon Subdivision), 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 20th day of July, 1994.



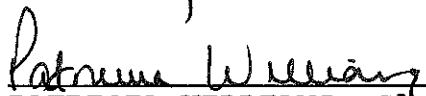
JIM SHERMAN, President
Bloomington Common Council

ATTEST:




PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 21st day of July, 1994.



PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED and APPROVED by the me upon this 21st day of July, 1994.



TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance designates parts of the area commonly known as 910 N. Rogers Street (Lot #6, Vernon Subdivision), in Bloomington, Indiana, as an Economic Development Target Area. Such designation is an optional step in the process of obtaining a tax abatement that offers a broader range of uses than are available under an Economic Revitalization Area (ERA). Further action by the Council in the form of a reconfirming resolution is necessary before the tax abatement is finally approved.

Signed copies to
Legal - Susan Farley
Petitions (later)

INTERDEPARTMENTAL MEMO

To: Nancy Brinegar, Redevelopment
From: Toni McClure, Planning
Subject: Tax Abatement Application for Cottage Grove Housing, Inc.
Date: June 20, 1994

I have reviewed the application for property tax abatement for the property located at 910 North Rogers, submitted by Cottage Grove Housing, Inc. My response to your questions appears below.

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

The site is currently zoned RS (Residential Single Family), which does permit the proposed single family structure.

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

The lot in question is 63' wide and 86' deep and could contain a one-story structure 43' wide by 36' deep without variance. Based on the information you provided about the proposed structure, I do not believe any variances would be required.

3. Are any public improvements needed?

No public improvements are needed.

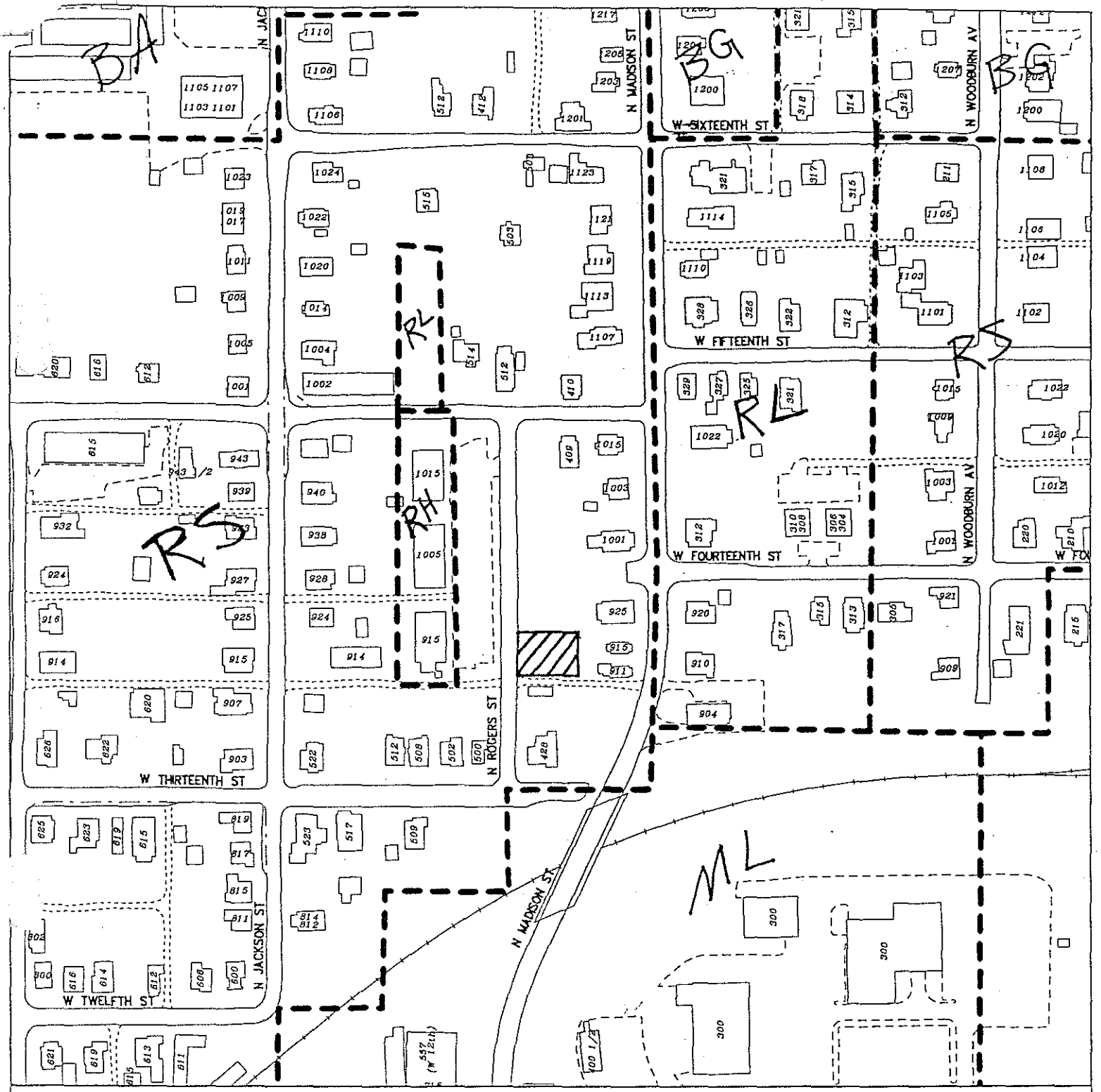
4. Are there any probable significant environmental problems likely to result?

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.

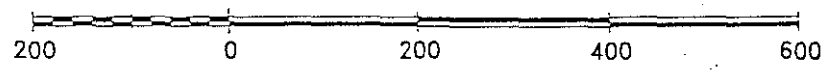


Cottage Grove Housing, Inc.

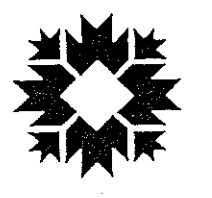
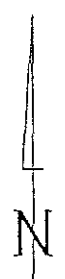
910 North Rogers

Location Map

Date: 20 Jun 1994



City of Bloomington



Scale: 1" = 200'

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.
900 Block of North Rogers Street, Lot #6

1. Description of Property

The property in question is currently a vacant lot, 63' x 86'. Lot #6, in the Vernon Sub Division of the City of Bloomington, IN, of the Northeast Quarter of Section 32 in T9N R1W.

2. Owner-Applicant

Cottage Grove Housing Inc.
Leo E. Moncel, President
Roy J. Campbell, Secretary/Treasurer

3. Proposed Development

Proposed is placement on the lot, over a basement, of a new 1100 sq. ft. manufactured single-family home. The home will have three bedrooms and a bath and a half. The unit meets 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 the lot as an ERA will be in compliance with existing City policies. The location of the lot is in a RS single family zoning district which allows manufactured homes. 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 the unit 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 on these considerations Staff recommends a full ten year abatement for this development.

TAX ABATEMENT CALCULATIONS FOR REAL PROPERTY				
FOR: Cottage Grove Housing Inc.				
Using 1993 payable 94 Tax Rate and A.V. Estimates				
Jun-94				
Improvements	56,914			Current A.V. 900
Rate	33.33%			From State. Benefit
Est. Assessed Value from				Blgtn City 1994 Tax Rate: .110279
"Statement of Benefits":	18,971			Property Tax Payable: 99
Blgtn City 1994 Tax Rate:	.110279			
Property Tax Payable:	2,092			
3 YEAR TAX ABATEMENT				
Year	Percentage	Deduction	Petitioner's T. A. Payment	Current Value Payment
1	100.00%	2,092	0	99
2	66.67%	1,395	697	99
3	33.33%	697	1,395	99
Total Abatement		4,184	2,092	298
6 YEAR TAX ABATEMENT				
Year	Percentage	Deduction	Petitioner's T. A. Payment	Current Value Payment
1	100%	2,092	0	99
2	85%	1,778	314	99
3	66%	1,381	711	99
4	50%	1,046	1,046	99
5	34%	711	1,381	99
6	17%	356	1,736	99
Total Abatement		7,364	5,189	596
10 YEAR TAX ABATEMENT				
Year	Percentage	Deduction	Petitioner's T. A. Payment	Current Value Payment
1	100%	2,092	0	99
2	95%	1,988	105	99
3	80%	1,674	418	99
4	65%	1,360	732	99
5	50%	1,046	1,046	99
6	40%	837	1,255	99
7	30%	628	1,464	99
8	20%	418	1,674	99
9	10%	209	1,883	99
10	5%	105	1,988	99
Total Abatement		10,356	10,565	993



STATEMENT OF BENEFITS

State Form 27157 (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 to 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 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 6-1.1-12.1-5.5)

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 900 block of North Rogers Street	County Monroe
Taxing district Bloomington City	Estimated starting date Sept. 1994
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) 1100 square feet, 3 bedroom, 1 1/2 bath home over basement	Estimated completion date Oct. 1994

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
NA		NA		NA	

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	3600	900	NA	NA
Plus estimated values of proposed project	56914	14229		
Less values of any property being replaced	0	0		
Net estimated values upon completion of project	60514	15129		

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>Lee R. Marshall</i>	Title President	Date signed (month, day, year) 9-26-99
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RESOLUTION 94-4

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, CFC, Inc., held a public hearing on June 22, 1994, to consider petitioner's application for economic development target area designation of an area located at 910 N. Rogers Street (Lot 6 in Vernon Subdivision) in the City of Bloomington, Indiana,; and

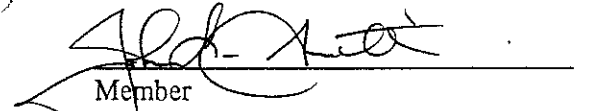
WHEREAS, the Commission has determined after the public hearing that the application falls within the statutory qualifications in Indiana Code §6.1.1-12.1-7 and has voted approval of the designation;

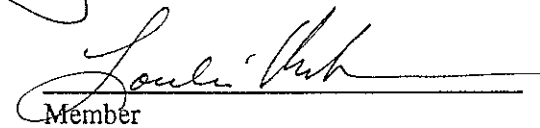
NOW THEREFORE, BE IT RESOLVED by the Bloomington Economic Development Commission that the Commission recommends to the City of Bloomington Common Council that an ordinance be passed designating the above described location as an economic development target area.

PASSED this 22nd day of June, 1994.


President

Secretary


Member


Member

Member

TO: Susan Failey
Legal Department
City of Bloomington

FROM: Cottage Grove Housing Inc.

DATE: May 25, 1994

SUBJECT: Application for Economic Development Target Area Designation in
the 900 Block of North Rogers

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. 900 block North Rogers Street

910 N Rogers Street

B. Legal Description
Lot 6 Vernon Sub Division of the City of Bloomington, Indiana of the Northeast
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 6 vacant

D. *Current Market Value* Land Lot 6 10,000.00

Improvements none

Assessed Value Lot 6 \$900.00 Taxes paid \$85.94

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 6 1100 square feet, 3 bedroom, 1 1/2 bath home for low income housing

Projected improvement costs \$ 54,914

B. See attached design and floor plan.

C. *Public improvements needed*--NONE

D. *Probable start/completion dates*--September/October 94

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

F. *Beneficial economic effect*--

This home is being built for low to moderate income housing recipients. The developers have applied for a HOME program grant 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.

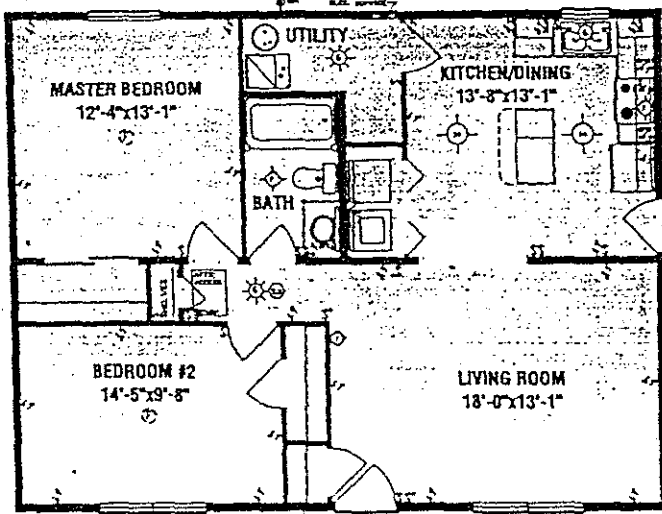
OWNER

DATE

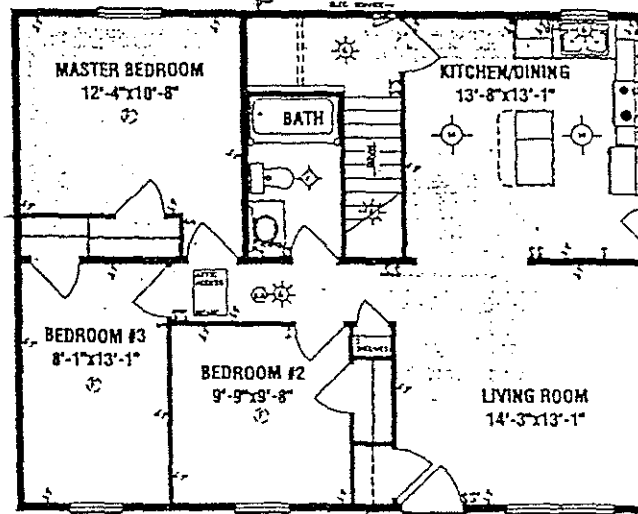
Lee E. Meraal
Roy J. Campbell

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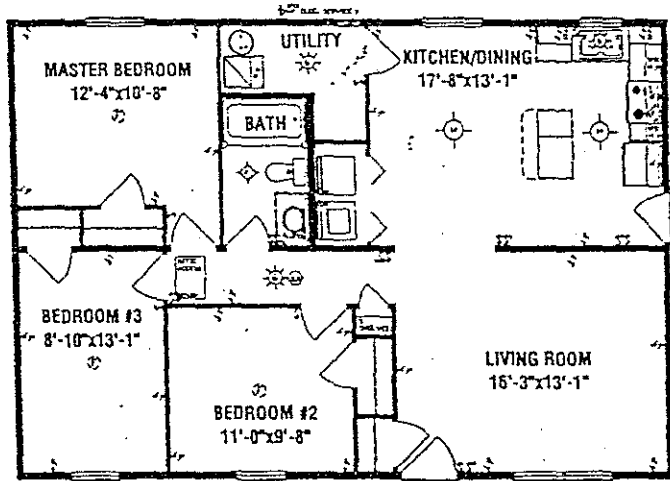
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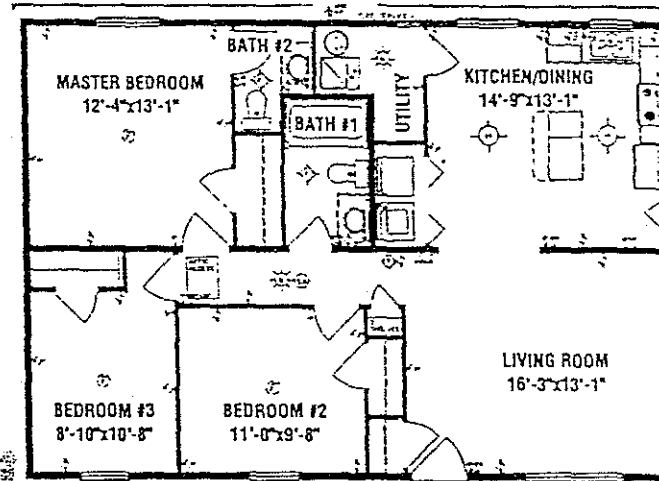
Harwick 2836 2 Std.
Total available square footage 990



Harwick 2836 3 B Std.
Total available square footage 990



Harwick 2840 3 Std.
Total available square footage 1100



Harwick 2840 5 Std.
Total available square footage 1100



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 seal-down 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 contact
with your local builder to view the
available housing selections.