

RESOLUTION 94-05

TO DESIGNATE THE PROPERTY LOCATED AT
405 North Morton Street
AN "ECONOMIC REVITALIZATION AREA"
(Bloomington Advancement Corporation, Petitioner)

WHEREAS, Bloomington Advancement Corporation has filed an application for designation of the property located at 405 North Morton 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 405 North Morton Street, the Showers Building; and reviewed the Statement of Benefits, attached hereto and made a part hereof; 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. any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.
- E. the totality of benefits is sufficient to justify the deduction.

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

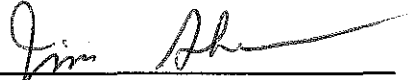
NOW THEREFORE, BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

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.

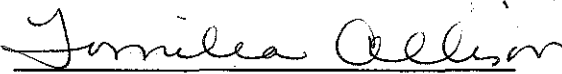
2. As agreed to by Petitioner, in its application, if the improvements described in the application are not commenced (defined as obtaining a building permit and actual start of

installation) within twelve (12) months of the date of the designation of the above area as an "Economic Revitalization Area", this Common Council shall have the right to void such designation.

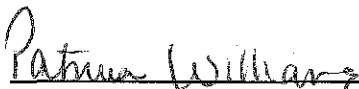
PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 19th day of January, 1994.


JIM SHERMAN, President
Bloomington Common Council

SIGNED and APPROVED by me upon this 20th day of January, 1994.


TOMILEA ALLISON, Mayor
City of Bloomington

ATTEST:


PATRICIA WILLIAMS, Clerk
City of Bloomington

SYNOPSIS

Bloomington Advancement Corporation, has filed an application for designation of the property located at 405 North Morton Street, more commonly known as the Showers Building, 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:
Redundancy
BAC

EXHIBIT C



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 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.
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 Bloomington Advancement Corporation (BAC)	
Address of taxpayer (street and number, city, state and ZIP code) P.O. Box 1302, Bloomington, IN 47402	
Name of contact person Theodore J. Ferguson/Cynthia A. Williams	Telephone number (812) 332-2113

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Bloomington City Common Council	Resolution number
Location of property 405 North Morton Street, Bloomington, IN	County Monroe
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) Rehabilitation of the Showers Building for research park, city offices, business offices, retail, restaurants, and residences. Renovation to include replacing roof and windows, tuck-pointing masonry leveling floors, heating/ventilation/air conditioning, electric, plumbing, landscaping, lighting and paving of parking lots.	Estimated starting date As soon as approvals and possession are obtained.
	Estimated completion date 24 months after start date

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
Ten (10)	Unknown	None	None	125+	Unknown

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	\$ 407,296.00	\$ 81,459.00		
Plus estimated values of proposed project	11,901,422.00	2,380,284.00	3,967,140.67	
Less values of any property being replaced				
Net estimated values upon completion of project	12,308,718.00	2,461,743.00		

SECTION 5 OTHER BENEFITS PROMISED BY THE TAXPAYER

Not applicable.

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.


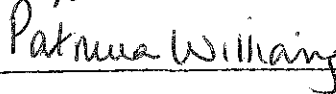
Signature of authorized representative <i>James A. Hault</i>	Title SECRETARY	Date signed (month, day, year) 12.17.93
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FOR USE OF THE DESIGNATING BODY

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 1-19-2004.
- 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 \$ 12,308,718. cost with an assessed value of \$ 2,461,743.
- E. Other limitations or conditions (specify) _____
- 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) 	Telephone number (812) 331-6408	Date signed (month, day, year) 1-19-94
Attested by: 	Designated body Common Council of the 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%

EXHIBIT A

ALLEN BUILDING
LAND TITLE SURVEY
Job #0290

A part of Lots 123 and 124 in the Original Plat to the City of
Bloomington, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Lot 123; thence
NORTH 89 degrees 58 minutes 55 seconds WEST (assumed
basis of bearing) along the North line of said Lot, 46.27 feet to
a chiseled "+" in a concrete walk and the true point of
beginning; thence leaving said North line SOUTH 00 degrees 01
minute 51 seconds WEST a distance of 134.44 feet to a chiseled
"+" in concrete on the South line of said Lot 123; thence SOUTH 89
degrees 51 minutes 30 seconds WEST along the South line of
said Lots 123 and 124, 66.15 feet to a chiseled "+" in concrete; thence
leaving said South line NORTH 00 degrees 04 minutes 17 seconds WEST,
134.62' feet to a chiseled "+" in a concrete walk on the North line of
said Lot 124; thence SOUTH 89 degrees 58 minutes 55 seconds
EAST along the North line of said Lots 123 and 124, 66.39 feet
to the point of beginning, containing 0.20 acres, more or less.

**The Allen Building
102-104 E. Kirkwood
General Construction Specs**

- Replace all plumbing for 2nd and 3rd floor. Tear out and dispose of old. Replace any badly deteriorated or dangerous plumbing for the 1st floor and basement.

\$74,000

- Rework and repair all 2nd and 3rd floor windows so operational; paint and reglaze as necessary; replace broken glass. Install appropriate exterior storm windows. Replace windows that are deteriorated beyond repair, and those that have been replaced by smaller replacement windows. Re-lay brick and plaster as necessary where openings have been altered.

\$46,000

- Roof: Remove existing antenna, repair at northeast corner.

\$2,000

- Apartments: Install all new kitchens and bathrooms in 26 units. Include framing and finishing new walls, repair existing walls, new bathroom and kitchen plumbing and fixtures, new cabinets, appliances, and hot water heaters. (Includes medicine cabinet and vanity in bath and base and wall cabinets in kitchen; stove, refrigerator, and disposal in kitchen). Paint all walls and ceilings. Include \$10/yd flooring allowance.

26 units @ \$11,900 per unit \$309,400

- Closets: Frame and finish approx. 10' of new closet space in bedroom.

\$7,000

- Floors: Level all floors using most practical method available.

\$26,000

- Exterior: Tuck point brick and limestone as needed and clean limestone facade using appropriate materials and methods.

\$6,000

- Hallways and common areas: Tear out existing communal bathrooms. Tear out existing 2nd floor front stairway walls and ceiling. Tear out drop ceilings and paneled walls, restore old ceilings and walls, including appropriate new lighting. Paint and repair all walls and woodwork. Install new mailboxes. Include \$20/yd flooring allowance.

\$78,000

• Create secured entryway, including hard-wired intercom system to all apartments.

\$19,000

• Electrical: Upgrade existing service to all apartments. Wire for fire alarms, HVAC, stove, refrigerator, etc. Install ceiling fans with lights in all living rooms, and overhead lights in all other rooms.

\$76,000

• HVAC: Install electric furnace and central A/C system in all apartments, including all ductwork, lines, closets, etc.

\$59,000

• Sprinkler System: Install new sprinkler system in hallways and atrium of second and third floors, and in the entire area of the existing first floor restaurant.

\$23,000

TOTAL

\$725,400

PLEASE NOTE THAT THESE ARE ESTIMATES ONLY, BASED ON CONTRACTORS BIDS AND BUILDING INSPECTIONS. FINAL RENOVATION ESTIMATES WILL BE AVAILABLE AFTER THE ARCHITECTURAL BLUEPRINTS AND SPECS ARE COMPLETED.