

RESOLUTION 94-15
TO CONFIRM RESOLUTION 94-03 WHICH DESIGNATED THE PROPERTY
LOCATED AT 1201 West Cottage Grove
AS AN "ECONOMIC REVITALIZATION AREA" (ERA)
(Cottage Grove Housing, Inc., Petitioner)

WHEREAS, Cottage Grove Housing, Inc. has filed an application for designation of the property located at 1201 West Cottage Grove as an "Economic Revitalization Area"; 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, 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 Common Council has investigated the area 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. the redevelopment or rehabilitation has received approval from the Departments of Planning and Redevelopment, is consistent with the Growth Policies Plan, and is 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 West Side area as defined in the Redevelopment Department's Community Development and Housing Plan, and has experienced a cessation of growth;

WHEREAS, the Common Council adopted Resolution 94-03 on January 19, 1994, which designated the above property as an "Economic Revitalization Area," and published a notice of the passage of that resolution which requested that persons having objections or remonstrances to the designation appear before the Common Council at its public meeting on April 20, 1994; and

WHEREAS, the Common Council has reviewed and heard all such objections and remonstrances to such designation;

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


1. The Common council hereby affirms its determination made in Resolution 94-03 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 reasonable conditions on the rehabilitation or redevelopment. Failure of the property owner to make reasonable efforts to comply with these following conditions are additional reasons for the Council to rescind this designation and deduction:

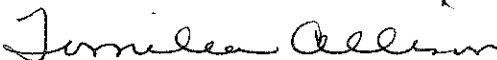
- a. the improvements described in the application shall be commenced (defined as obtaining a building permit and actual start of installation) within twelve months of the date of this designation; and
- b. the land and improvements will be developed and used in a manner that complies with local code.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 20th day of April, 1994.



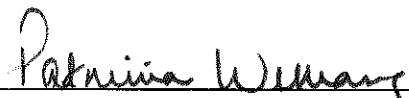
JIM SHERMAN, President
Bloomington Common Council

SIGNED and APPROVED by me upon this 22 day of April, 1994.



TOMILEA ALLISON, Mayor
City of Bloomington

ATTEST:



PATRICIA WILLIAMS, Clerk
City of Bloomington

SYNOPSIS

This Resolution affirms the determination of the Common Council expressed in Resolution 94-03 which designated the property located at 1201 W. Cottage Grove as an "Economic Revitalization Area" for a period of ten (10) years.

Signal Copies
Redevelopment Referral
Auditor, Assessor File



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 Confirming: 94-15	
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) Lot 84 1201 --1237 Square Feet, 3 bedrooms, 2 bath home 1212 --1100 Square Feet, 3 bedrooms, 1 1/2 bath home → Withdrawn 2-2-94	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 8680	0 2170	NA	NA
Plus estimated values of proposed project	106092 56,294	19200 14,074		
Less values of any property being replaced	0	0		
Net estimated values upon completion of project	106092 61,974	19200 16,244		

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 Ron Moore	Title President	Date signed (month, day, year) Dec 10, 1993

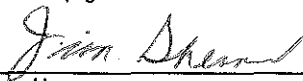
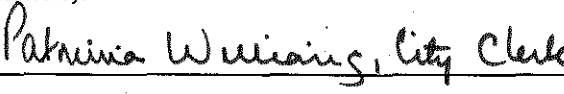
updated by telephone by Roy Campbell, Secretary/Treasurer 4-14-94
R.B.

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 _____ 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) ORDINANCE #2 OF RES 94-15 OF COMMON COUNCIL
- 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) 331-6409	Date signed (month, day, year) 4.20.94
Attested by: 	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%

TAX ABATEMENT CALCULATIONS FOR REAL PROPERTY

FOR: Cottage Grove Housing Inc.

Using 1993 payable 94 Tax Rate and A.V. Estimates

Jan-94

Improvements	56,294		Current A.V.	2,170
Rate	25.00%		From State. Benefit	
Est. Assessed Value from			Blgtn City 1994 Tax Rate:	.110279
"Statement of Benefits":	14,074		Property Tax Payable:	239
Blgtn City 1994 Tax Rate:	.110279			
Property Tax Payable:	1,552			

3 YEAR TAX ABATEMENT			Petitioner's T. A.	Current Value
Year	Percentage	Deduction	Payment	Payment
1	100.00%	1,552	0	239
2	66.67%	1,035	517	239
3	33.33%	517	1,035	239
Total Abatement		3,104	1,552	718
6 YEAR TAX ABATEMENT				
Year	Percentage	Deduction		
1	100%	1,552	0	239
2	85%	1,319	233	239
3	66%	1,024	528	239
4	50%	776	776	239
5	34%	528	1,024	239
6	17%	264	1,288	239
Total Abatement		5,463	3,849	1,436
10 YEAR TAX ABATEMENT				
Year	Percentage	Deduction		
1	100%	1,552	0	239
2	95%	1,474	78	239
3	80%	1,242	310	239
4	65%	1,009	543	239
5	50%	776	776	239
6	40%	621	931	239
7	30%	466	1,086	239
8	20%	310	1,242	239
9	10%	155	1,397	239
10	5%	78	1,474	239
Total Abatement		7,682	7,838	2,393