

RESOLUTION 93-26

TO DESIGNATE THE PROPERTY  
LOCATED AT 1204 and 1208 WEST COTTAGE GROVE AS  
AN "ECONOMIC REVITALIZATION AREA"  
(Cottage Grove Housing, Inc., Petitioner)

- WHEREAS, Cottage Grove Housing Inc. has filed an application for designation of the property located at 1204 and 1208 West Cottage Grove 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 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 described in detail in Exhibit "A", attached hereto and made a part hereof, more commonly described as 1204 and 1208 West Cottage Grove; 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;

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 and for the sole purpose of low income housing.
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 21st day of July, 1993.

  
\_\_\_\_\_  
JACK W. HOPKINS President  
Bloomington Common Council

SIGNED and APPROVED by me upon this 22nd day of July, 1993.

*Signed copies  
Redevelopment  
Petitioner  
M.C. Assessor*

Tomilea Allison  
TOMILEA ALLISON, Mayor  
City of Bloomington

ATTEST:

Patricia Williams  
PATRICIA WILLIAMS, Clerk  
City of Bloomington

#### SYNOPSIS

Cottage Grove Housing Inc., represented by Leo E. Moncel, President, has filed an application for designation of the property located at 1204 and 1208 West Cottage Grove 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.



Assessed Value Lot 8	\$830.00	Taxes paid	\$85.64
Assessed Value Lot 9	\$830.00	Taxes paid	\$85.64

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 8--1237 square feet, 3 bedroom, 2 bath home for low income housing

Projected improvement costs \$48,000.00

Lot 9--1237 square feet, 3 bedroom, 2 bath home for low income housing.

Projected improvement costs \$48,000.00

B. See attached design and floor plan.

C. *Public improvements needed*--NONE

D. *Probable start/completion dates*--August 93/September 93

E. *Jobs retained or created*--NONE

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

Lee E. McNeal  
Roy G. Longwell  
\_\_\_\_\_

DATE

6-21-93  
6-21-93  
\_\_\_\_\_

**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
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) Two--1237 Square Feet, 3 bedroom, 2bath homes	Taxing district Bloomington City
	Estimated starting date August 1993
	Estimated completion date September 1993

**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	0	0	NA	NA
Plus estimated values of proposed project	96000	<del>25160</del> 19,200		
Less values of any property being replaced	0	0		
Net estimated values upon completion of project	96000	<del>25160</del> 19,200		

**SECTION 5 OTHER BENEFITS PROMISED BY THE TAXPAYER**

NA
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**SECTION 6 TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.		
Signature of authorized representative Leo A. M... ..	Title President	Date signed (month, day, year) 6-21-93

### FOR USE OF THE DESIGNATING BODY

**INSTRUCTIONS: (IC 6-1.1-12.1-5.9)**

- Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
- If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner for new manufacturing equipment, a copy of the written notice shall be sent to the State Board of Tax Commissioners.
  - Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits.
  - If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the State Board of Tax Commissioners.

We have reviewed the CF-1 and find that:

- the property owner IS in substantial compliance
- the property owner IS NOT in substantial compliance
- other (specify) \_\_\_\_\_

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by: *Patricia Williams, City Clerk*

Designating body

*July 21, 1993*

*Common Council / City of Bloomington*

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing

Date of hearing

Location of hearing

AM  PM

**HEARING RESULTS (to be completed after the hearing)**

Approved

Denied (see Instruction 4 above)

Reasons for determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

**APPEAL RIGHTS (IC 6-1.1-12.1-5.9(e))**

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

93-68  
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

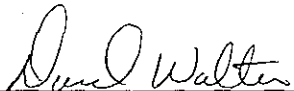
WHEREAS, property owners seeking designation for their property as an Economic Revitalization Area must complete a statement of benefits and must, prior to March 1st of each year, provide the county Auditor and the Common Council with information showing the extent to which there has been compliance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

WHEREAS, the Redevelopment Commission of the City of Bloomington has adopted Resolution 89-27 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 1204 and 1208 West Cottage Grove (Lot 8 and Lot 9) 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 1204 and 1208 West Cottage Grove (Lot 8 and Lot 9) as an Economic Revitalization Area.

BE IT FURTHER RESOLVED that the term of the "Economic Revitalization Area" designation on improvements to real property be for a period of 10 years.

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

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

July 12, 1993  
Date