

Passed 8-0-1 (Reiff)

ORDINANCE 14-16

**TO DESIGNATE AN ECONOMIC DEVELOPMENT TARGET AREA (EDTA) -
Re: Property Located at 304 W. Kirkwood Avenue and Identified by the Monroe County
Parcel ID Numbers 013-08290-00, 013-44860-00, 013-44850-00, 013-08300-002300
(Elmore Y Orrego, LLC, Petitioner)**

WHEREAS, Indiana Code 6-1.1-12-7(a) authorizes the Common Council to designate an area as an Economic Development Target Area; and

WHEREAS, statutory criteria 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 or improvement of character or 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, 36-7-11.1 or 14-3-3.2; or
- (3) encompasses buildings, structures, sites or other facilities that are:
 - (A) listed in the national register or historic places under the National Historic Preservation Act of 1966; or
 - (B) listed on the register of the 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, on June 27, 2014 the City of Bloomington Economic Development Commission held a hearing to consider the request to designate as an Economic Development Target Area four adjacent parcels in Bloomington, Indiana, which have an address of 304 W. Kirkwood Avenue and are identified by Monroe County as the following parcels (and alternate parcel numbers):

- 53-05-33-310-260.000-005; (013-08290-00)
- 53-05-33-310-120.000-005; (013-44860-00)
- 53-05-33-310-139.000-005; (013-44850-00)
- 53-05-33-310-112.000-005; (013-08300-00); and

WHEREAS, at the conclusion of the hearing, the Economic Development Commission adopted Resolution 14-01, which recommended 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);

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

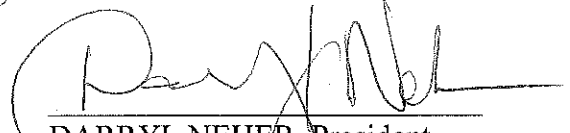
SECTION 1. The four parcels located at 304 West Kirkwood and identified by the following Parcel Numbers in Bloomington, Monroe County, Indiana, are hereby designated as an Economic Development Target Area under the authority of Indiana code 6-1.1-12.1-7(a):

- 53-05-33-310-260.000-005 (Alt Parcel Num: 013-08290-00)
- 53-05-33-310-120.000-005 (Alt Parcel Num: 013-44860-00)
- 53-05-33-310-139.000-005 (Alt Parcel Num: 013-44850-00)
- 53-05-33-310-112.000-005 (Alt Parcel Num: 013-08300-00).


SECTION 2. This designation shall expire December 31, 2027, unless extended by action of the Common Council to amend this Ordinance and upon recommendation of the Bloomington Economic Development Commission.

SECTION 3. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor.

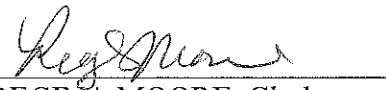
PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 3rd day of September, 2014.


DARRYL NEHER, President
Bloomington Common Council


ATTEST:


REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 4th day of September, 2014.


REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 7th day of SEPTEMBER, 2014.


MARK KRUZAN, Mayor
City of Bloomington

SYNOPSIS

This ordinance designates four parcels collectively owned by Elmore Y Orrego LLC and known as 304 W. Kirkwood Street as an Economic Development Target Area (EDTA). This designation was recommended by the Economic Development Commission and will enable the proposed mixed use redevelopment project, which includes office, retail and upper-story market-rate residential units and condominiums, to be eligible for tax abatement. Final approval of personal and real estate property tax abatements for the project will also require the adoption of an initial and confirming resolution, which must designate these lots as an Economic Revitalization Area (ERA), approve the statement of benefits, and authorize periods of abatement.

Signed copies to:
Legal (5)
Controller
EDC + Dept.
MC Assessor
MC Auditor
MC Recorder
MC Treasurer
CA/CA (2)
Clerk (2)
Taping binder list