

88-28
RESOLUTION

To Designate the Property Located at 410 and 412 South Washington Street as an "Economic Revitalization Area" (Bessie Courtney d.b.a. Early Years Childcare Center, Petitioner).

WHEREAS, Bessie Courtney d.b.a. Early Years Childcare Center, has filed an application for designation of the property located at 410 and 412 South Washington Street, 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, The Common Council has investigated the area described in detail in Exhibit "A", attached hereto and made a part hereof, more commonly described as 410 and 412 South Washington Street, and

WHEREAS, The area described above is undesirable for normal development and occupancy due to the deterioration of improvements, age, and location:

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 six (6) years if the property is rehabilitated or redeveloped pursuant to I.C. 6.1.1-12-3. for the sole purpose of use as a child care facility.

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 construction) 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. If a different use is proposed, the 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 21 day of Sept, 1988.

Pam Service

Pam Service, President
Bloomington Common Council

ATTEST:

Patricia Williams
Patricia Williams, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 22 day of September, 1988.

Patricia Williams
Patricia Williams, City Clerk

SIGNED and APPROVED by me upon this 22 day of September 1988.

Tomilea Allison

Tomilea Allison, Mayor
City of Bloomington

SYNOPSIS

Bessie Courtney (d.b.a. Early Years Childcare Center) has filed an application for designation of the property located at 410 and 412 South Washington 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 owner of the property shall be entitled to a deduction for a period of six (6) years. Property tax rates and assessments on land existing prior to the designation are not reduced.

*signed copies to 9/22/88
Redevelopment*

88-73
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

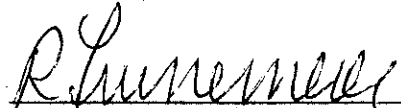
WHEREAS, the Indiana Code at 6-1.1-12.1 et. seq. provides for the designation of "Economic Revitalization Areas" within which property taxes may be abated on improvements to real estate, and

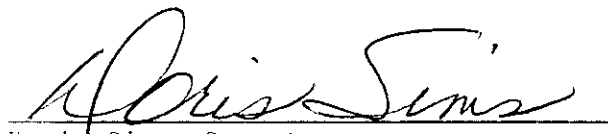
WHEREAS, the Redevelopment Commission of the City of Bloomington has adopted Resolution 87-86 providing for a procedure for the prompt and careful processing of applications for designation of "Economic Revitalization Area", and

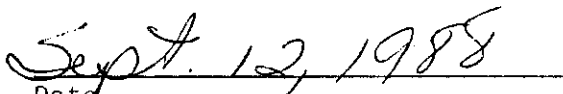
WHEREAS, an Application for designation of an "Economic Revitalization Area" for that certain property located at 410 and 412 South Washington Street has been received and reviewed by the Redevelopment Department and Planning Department of the City of Bloomington,

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 410 and 412 South Washington Street as an Economic Revitalization Area; for the sole purpose of use as a child care facility.

BE IT FURTHER RESOLVED that the term of the "Economic Revitalization Area" designation on improvements to real property be for a period of 6 years.


Robert Linnemeier, President


Doris Sims, Secretary


Date

CITY OF BLOOMINGTON
PROPERTY TAX ABATEMENT PROGRAM

1. OWNERSHIP

- A) Alan J. Walsh, Architect
116 W. 6th St, Bloomington
812-333-1171
- Coca-Cola of Indianapolis
James R. Pugh
1701 Liberty Drive
Bloomington, IN 47401
(812) 332-4434
- B) None
- C) Lease and tax abatement for
Early Years Childcare Center
Bessie M. Courtney
812-339-4519
- D) None

2. A) 410 and 412 S. Washington St.
B) Allen's part lot 14 and part Seminary lot 72. (See Exhibit A Tracts II & IV)

- A) B G zoning (with special exception for childcare approved)
B) None, age 20 years
C) Warehouse, none
D) Current market value \$125,000.00
Current assessed tax \$990.00 a year Assesed Valuation \$12,630.00
E) None

4. A) Licensed childcare facility for children ages 6 weeks to 5 years;
estimated project cost \$120,000.00 (see attached sketch for detailed
improvements)
B) Attached
C) Relocate alley; new sidewalks and curb; estimated cost unknown at this
time.
D) Sept. 15, 1988 to Dec. 1, 1988
E) Childcare facility for 78 children. Staff and administration total 17
people.
F) Develop a very ugly part of present business district. Make childcare
available for the downtown employees and future employees of the new
downtown development projects.

5. A) Lack of development;
substandard building.

- B) 1. New employee total staff 15
estimated salary per month total \$18,000.00

2. Administrative staff 2
estimated yearly salary \$16,500.00 each

*\$43,800 annual rent for 5 yrs
tenant resp for utilities
\$90/infant + \$78/child*



STATEMENT OF BENEFITS

STATE BOARD OF TAX COMMISSIONERS

State Form 27167 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. 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.

Name of Designating Body <i>Early Years Childcare Center</i>	County <i>Perry - Monroe</i>
Name of Taxpayer <i>Alan J. Walsh & Bessie M. Courtney</i>	
Address of Taxpayer (Street, city, county) <i>116 W. 6th BLTN 3217 S. ROGERS BLTN</i>	ZIP Code <i>47401</i>

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT		
Location of property if different from above <i>-10 & 412 S. WASHINGTON Street, BLTN</i>	Taxing District <i>Perry</i>	
Cost and description of real property improvements and / or new manufacturing equipment to be acquired: <i>Total cost property improvements: \$120,000.00 plus equipment for building \$70,000.00</i>		
(Attach additional sheets if needed)	Estimated Starting Date <i>Sept 15, 1988</i>	Estimate Completion Date <i>Dec. 1, 1988</i>

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number <i>0</i>	Salaries <i>0</i>	Number Retained <i>0</i>	Salaries <i>0</i>	Number Additional <i>15</i>	Salaries <i>18,000.00 per month</i>

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT				
	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values	<i>125,000.00</i>		<i>70,000.00</i>	
Plus estimated values of proposed project	<i>120,000.00</i>		<i>0</i>	
Less: Values of any property being replaced			<i>0</i>	
Net estimated values upon completion of project	<i>245,000.00</i>		<i>70,000.00</i>	

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

The tax abatement is a must for the financial future of this project for the first 10 years. The childcare needs are great for this area and to support this project a tax abatement not granted would stop this project. (see attachments)

I hereby certify that the representations on this statement are true.	Signatures of Authorized Representative <i>Bessie M. Courtney</i>
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FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

1. Current total tax rate.	\$ 10.35
2. Approximate tax rate if project occurs and no deduction is granted.	\$ 10.35
3. Approximate tax rate if project occurs and a deduction is assumed.	\$ 10.35

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

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 Six calendar years. *(See Below)
- 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) No limitations on type of deduction (check if no limitations) 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.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title	Date of Signature
Attested By:	Designated Body

* If a commission council town board or county council 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 I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		<i>For Deductions Allowed Over A Period Of:</i>			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

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

Alan J. Walsh

Sept 6, 1988

Bessie M. Courtney

Sept 6, 1988

** [Signature]

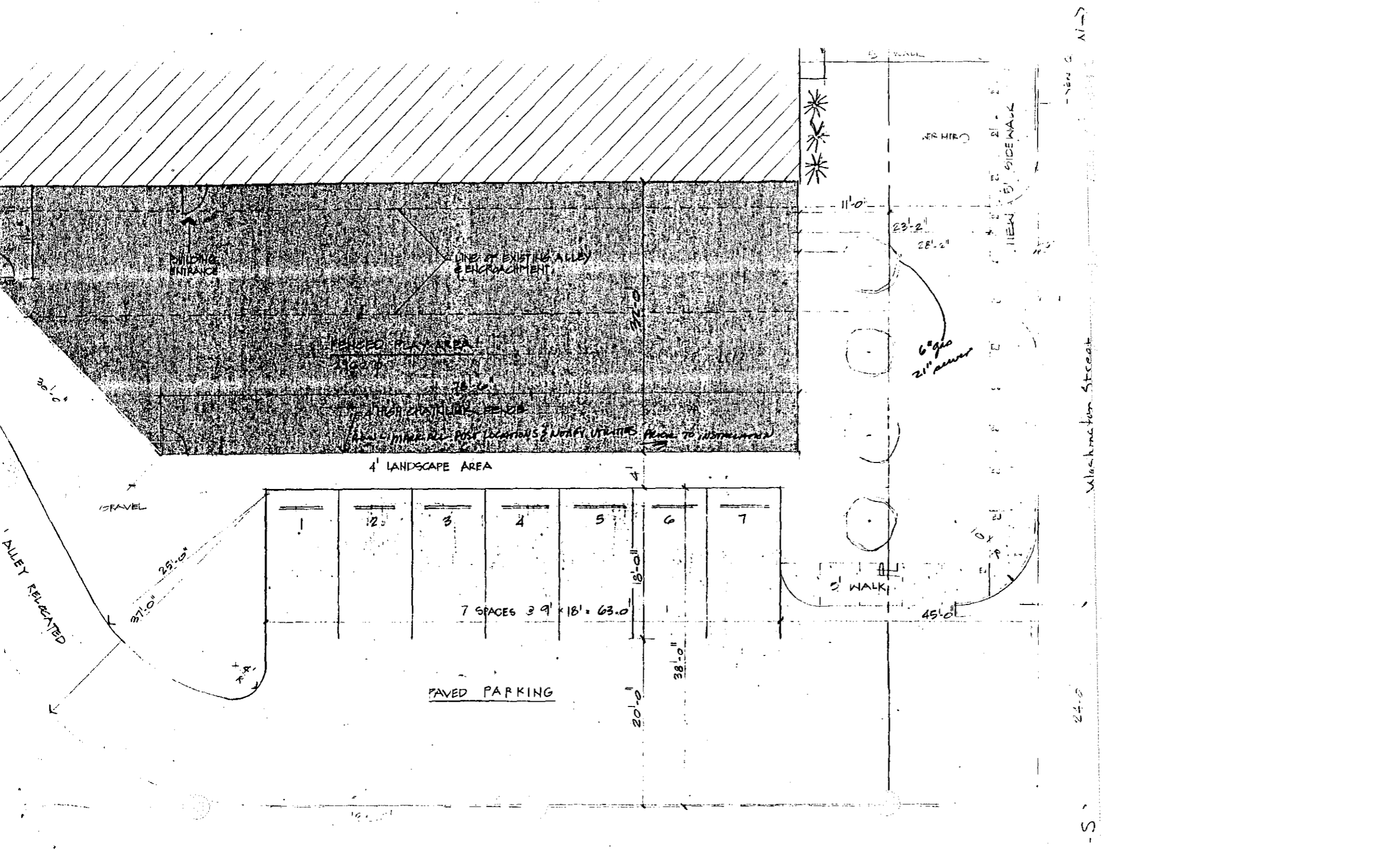
Sept 7, 1988

*All owners must sign; all general partners must sign; the president of the corporation must sign.

Please submit this Application along with a non-refundable fee of \$25.00 for improvements up to \$100,000 or \$50.00 for improvements \$100,000 and over. Checks should be made out to the Department of Redevelopment to:

Redevelopment Department
City Municipal Building
220 East Third Street
Bloomington, Indiana 47401
(812) 339-2261, Ext. 79

** The Owners of Record, Coca-Cola of Indianapolis, Inc. sign with the understanding that the tax abatement will not take effect if Alan Walsh does not exercise his option to purchase and use the site for a childcare center.



BUILDING ENTRANCE

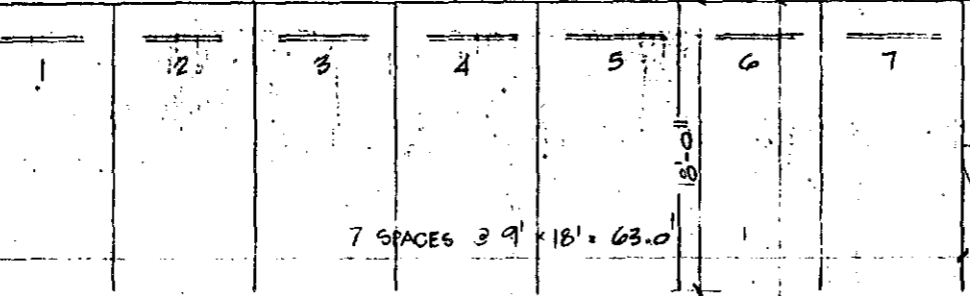
LINE OF EXISTING ALLEY & ENCROACHMENT

FENCED PLAY AREA

4' HIGH CHAIN LINK FENCE

ALL UTILITIES POST LOCATIONS & NOTIFY UTILITIES PRIOR TO INSTALLATION

4' LANDSCAPE AREA



PAVED PARKING

5' WALK

6" dia 21" apart

NEW 5' SIDE WALK

-New 5' SIDE WALK

Washington Street

24.0

-S-

30.0'

GRAVEL

ALLEY RELATED

37.0' 25.0'

32.0'

4'

20.0'

38.0"

11.0'

23.2'

28.2'

45.0'

5' WALK

5' WALK

10'

5'

5'

5'

5'

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NEW 5' SIDE WALK

NEW 5' SIDE WALK

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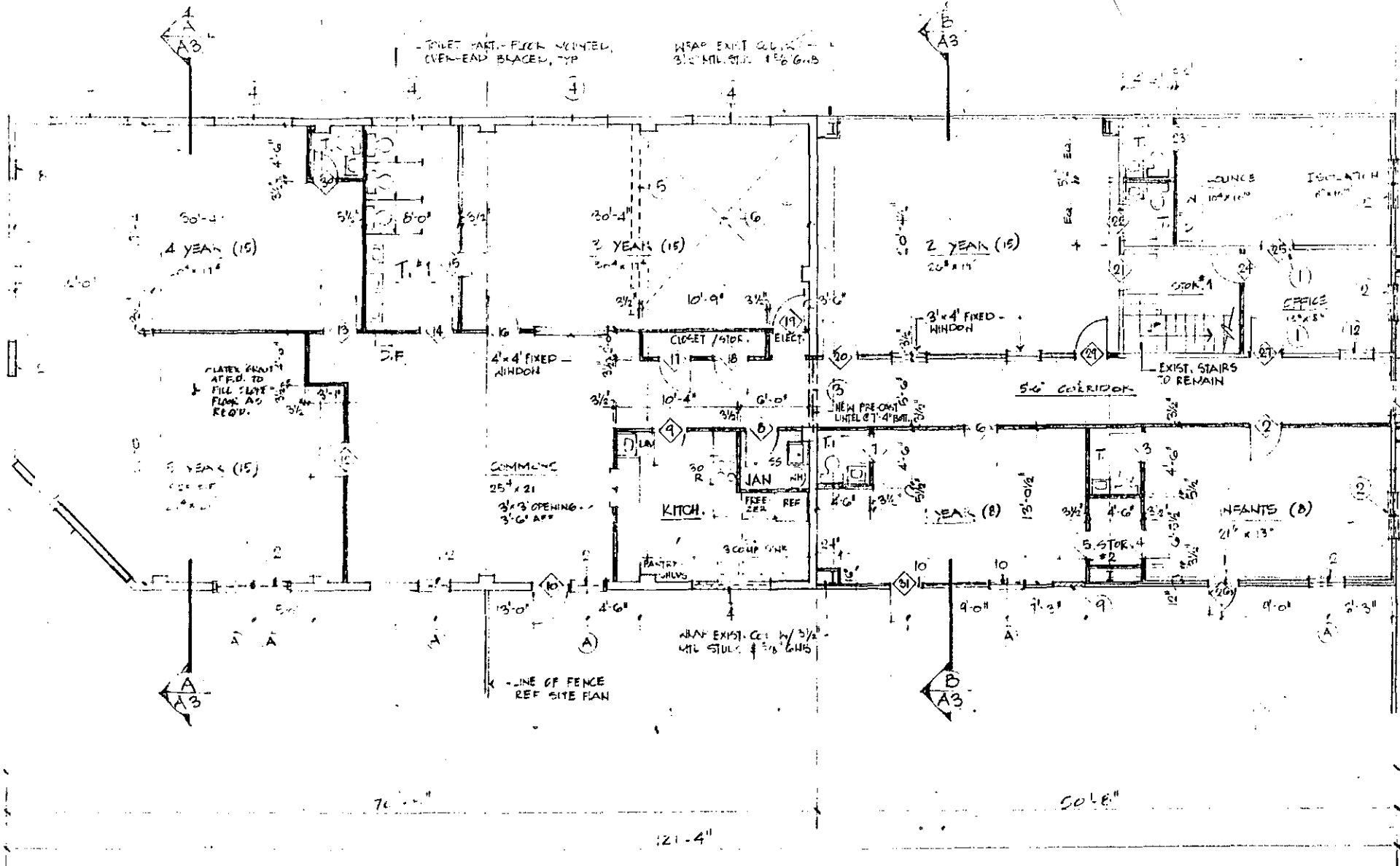
NEW 5' SIDE WALK

NEW 5' SIDE WALK

NEW 5' SIDE WALK

NEW 5' SIDE WALK

NEW 5' SIDE WALK



FLOOR PLAN

SCALE: 1/8" = 1'-0"



NORTH

PLAN LEGEND

- EXIST. WALLS TO REMAIN
- - - - EXIST. WALLS TO BE REMOVED
- NEW 3 3/8" MTL. STUDS - 24" O.C.
- NEW CMU WALLS
- NEW WINDOWS

City of Bloomington - Department of Redevelopment

Property Tax Abatement Program

Report on Application for Designation as an Economic Revitalization Area

1. Description of Property
Address: 410 and 412 South Washington Street
2. Owner Applicant
The property is currently owned by Coca-Cola of Indianapolis. Alan Walsh has an option to purchase and Bessie Courtney would be the lessee.
3. Proposed Development
Plans call for the renovation of a vacant warehouse building into a childcare center. The alley just south of the building would be used for a playground. The current gravel parking lot south of the alley would be used for parking with public access to the north/south alley through the new parking lot.
4. Are any Public Improvements Needed or Required
The property is currently zoned BG with special exception for childcare approved.
5. Estimate yearly amount of Property Tax Revenues to be abated

<u>Year</u>	<u>% Abated</u>	<u>Amount Abated</u>
1	100%	\$3105.00
2	85%	2639.00
3	66%	2049.00
4	50%	1553.00
5	34%	1056.00
6	17%	528.00

6. Would the Granting of Such a Designation be in Accordance with Existing City Policies
The proposed site is in the downtown Community Development target area. The current building is an older warehouse and gravel parking lot. The proposed development would improve the surrounding area. The 1985-86 Day Care Study emphasized the need for more childcare in the community, especially childcare for infants. Therefore granting this tax abatement would further two city goals: downtown revitalization and additional childcare. Although child care facilities are not targeted for tax abatement, the staff feels that the two stated benefits should qualify this planned childcare center for a 6 year tax abatement.