

RESOLUTION 85-22

To Designate the Property located at 120 W. 7th Street (Masonic Temple) as an Economic Revitalization Area

WHEREAS, the Downtown Redevelopment Group has filed an application for Designation of the property located at 120 West 7th Street as an "Economic Revitalization Area"; and

WHEREAS, the application has been reviewed by the Departments of Redevelopment and Planning, and the Redevelopment Commisison has passed a Resolution recommending to the Common Council the approval of the "Economic Revitalization Area" designation for said property; 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 120 West 7th Street (Masonic Temple); and

WHEREAS, the area described above has become undesirable for normal development and occupancy due to the deterioration of improvements, age, obsolescence, and substandard building conditions.

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.
2. As agreed to by the Downtown Redevelopment Group 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.

PASSED and ADOPTED by the Common Council of the City of Bloomington upon this 19 day of June, 1985.

Patricia A. Gross
Patricia Gross, President
Bloomington Common Council

SIGNED AND APPROVED by me upon this 20 day of June, 1985.

Tomilea Allison
Tomilea Allison, Mayor
City of Bloomington

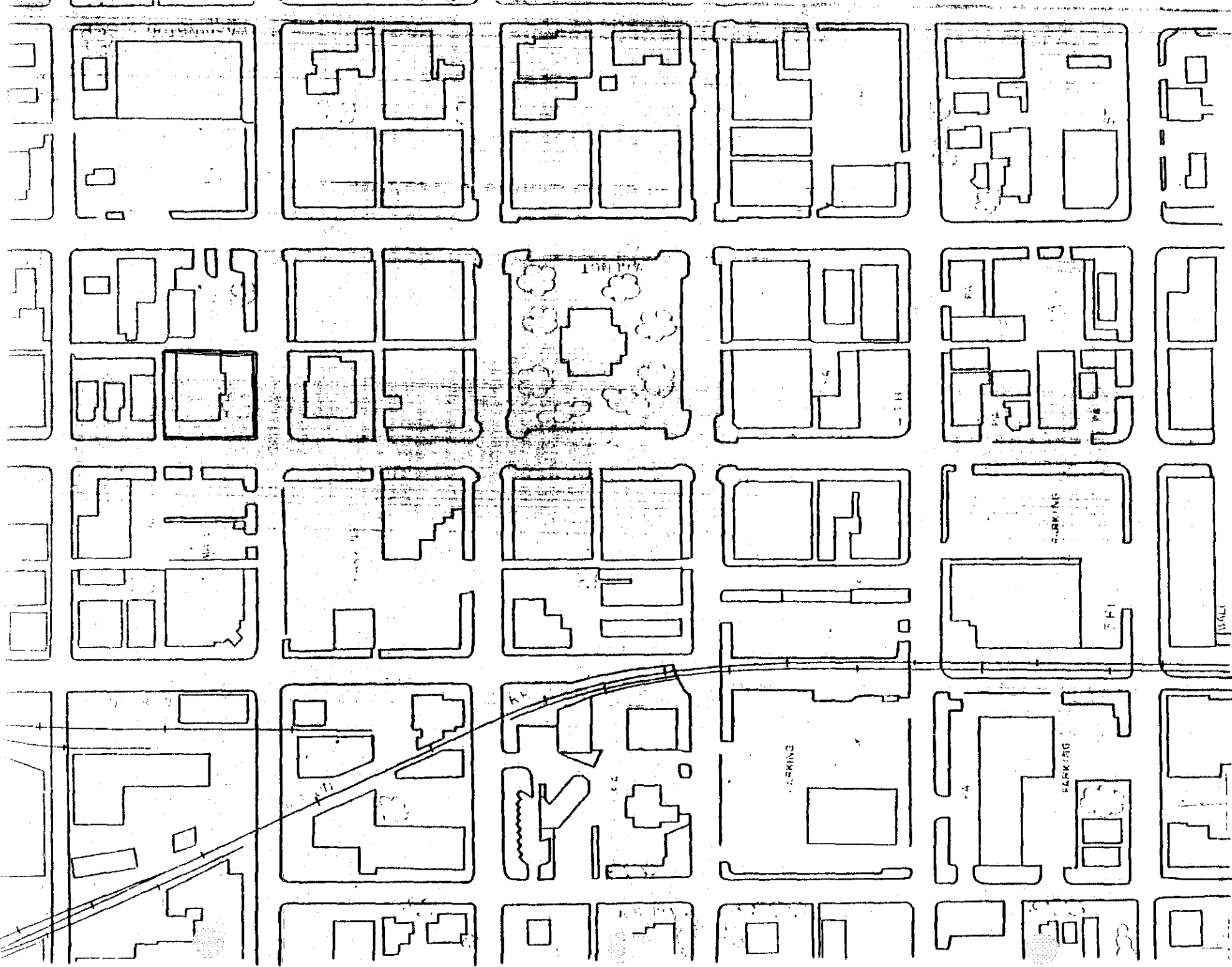
ATTEST:

Patricia Williams
Patricia Williams
City Clerk

SYNOPSIS

The Downtown Redevelopment Group has filed an application for designation of the property located at 120 West 7th Street (Masonic Temple) 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 ten year period. Property tax rates and assessments on land existing prior to the designation are not reduced.

6/21/85 Signed copies
1. Eric Stolberg - Petitioner
2. Redev.
3. Planning
4. Co Auditor
5. Legal Controller



APPLICATION FOR DESIGNATION OF AN AREA
AS AN ECONOMIC REVITALIZATION AREA

CITY OF BLOOMINGTON
PROPERTY TAX ABATEMENT PROGRAM

1. Ownership:

Name of the Partnership: "Downtown Redevelopment Group"

	<u>Ownership %</u>
A. Ted Pettay 2400 Bethel Lane Bloomington, IN 47401 333-5695	9%
Larry R. Burke 1123 East First Street Bloomington, IN 47401 339-6895	9%
R. Duane Odle 3116 Ramble Road East Bloomington, IN 47401 339-6828	21%
John M. Padgett 4840 E. Ridgewood Drive Bloomington, IN 47401 339-2351	9%
Eric C. Stolberg 2205 Fairmount Court Bloomington, IN 47401 336-5293	26%
Tim Wininger 2115 Grovesnor Place Bloomington, IN 47401 332-0417	26%

2. Property Description:

A. Address:

120 West Seventh Street
Bloomington, Indiana

B. Legal Description:

Lots number 313 and 314, original plat of Bloomington, Monroe County,
Indiana.

3. Current Status of Property:

A. Property Description:

The subject property is an improved square level tract of land located at the northeast corner of West 7th and North College Streets in the city of Bloomington. The tract is approximately 4 ft. to 5 ft. above the grade at the corner. Two public alleys adjoin the property on the north and east sides. There are 132 ft. of frontage on both 7th and College Streets.

Improvements on the property consist of a three story stone structure built in 1925.

There is a small parking area at the rear of the building and all city services are available.

B. Present Use:

The property is currently being utilized for a Masonic Lodge.

C. Estimated Market Value:

Land Value:	\$125,000.00
Improvements:	350,000.00
Current Assessed Valuation:	
Land	\$ 26,430.00
Improvements	<u>152,030.00</u>
	\$178,460.00

Property Tax Assessment \$ 12,238.07

Property was inspected for the purpose of the appraisal on April 19, 1984.

D. Dedicated and built in 1925 and has had continued use by the same owner for over 60 years. A fine example of post modern architecture.

4. Proposed Improvements:

A. Proposed improvements include renovation for professional office spaces and the estimated costs at \$1.9 million will include acquisition, renovation, equipping and making of lease hold improvements.

B. Floor plans attached.

C. Cooperation with parking availability.

D. Phase I construction will begin July 5, 1985 and completed November 1985.

Phase II will be completed in the summer of 1986.

E. New construction jobs created by this project renovation is estimated at 20 jobs at an annual payroll increase of \$300,000.00.

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

Ted Pettay
Ted Pettay

21 May 1985

Larry R. Burke
Larry R. Burke

21 MAY 1985

R. Duane Odle
R. Duane Odle

21 May 1985

John M. Padgett
John M. Padgett

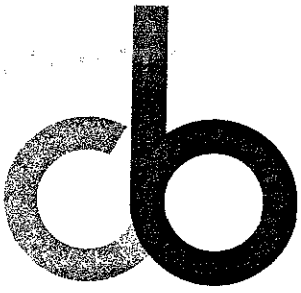
21 MAY 1985

Eric C. Stolberg
Eric C. Stolberg

21 MAY 1985

Tim Winger
Tim Winger

5-21-'85



city of bloomington

600 Municipal Building, Bloomington, Indiana 47402

To the Redevelopment Commission:

It is a pleasure to commend to you the proposed renovation of the Masonic Temple. The developers, Eric Stolberg, Tim Winger, John Padgett and Duane Odle, will be refurbishing this historic and stately structure into first-class office space. This kind of private revitalization is the type of activity which the city wants to encourage downtown.

Sincerely,

A handwritten signature in cursive script that reads "Tomilea Allison".

Tomilea Allison, Mayor

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: 120 West Seventh Street
Bloomington, IN 47401

Legal Description:

Original Plat Lots Nubmer 313 and 314,
measuring 132' x 132' = 17,424 sq. ft. each

2. Owner/Applicant

The property is owned by the Downtown Redevelopment Group which is a partnership consisting of Ted Pettay, Larry Burke, R. Duane Odle, John M. Padgett, Eric C. Stolberg and Tim Winingger. The Partnership is represented in this Application by Eric C. Stolberg.

3. Proposed Development

Development plans calls for the total renovation of the building from its current use as a Masonic Temple to one of a professional office complex. The developers plan to keep the architectural integrity of the building in place. The exterior will be kept intact except for the addition of windows. The limestone facade will be sandblasted and cleaned. The ground surrounding the building will be landscaped and new access to the entrance of the building will be developed.

The building currently has three-stories, with a total of 30,000 square feet. Plans call for the addition of a 4th story which will add approximately 8,000 sq. ft. to the building. The interior design concept will feature marble floors with brass accent features and will be highlighted by a three-story atrium lobby. Phase I of the construction will begin July 5, 1985 with completion scheduled for November, 1985, and Phase II of the construction to be completed by November, 1986.

4. Are Any Public Improvements Needed or Required?

No public improvements are needed or foreseen at this time. The property is zoned BD, which is consistent with the proposed renovation and use of the building as professional offices.

5. Estimated yearly Amount of Property Tax Revenues to be Abated

The current assessed value of the land is \$26,430 and of the improvement is \$152,030 for a total value of \$178,460. Because of the tax-exempt status of the Lodge, the property is not being assessed taxes. However, based on the current assessed valuation of the property, it is estimated that the property tax assessment would be \$12,238.07 per year. This amount will not

be abated due to the fact that tax abatement only covers improvements made to the structure.

Due to the current property assessment guidelines and cost figures used, the change in building use, and allowance for the existing structure, it is difficult to precisely determine the assessed value of the proposed improvements. However, as the assessed valuation is intended to represent one third of the actual cash value, then the amount of property taxes paid and abated would be as follows:

See Attachment A

6. Would the granting of such a designation be in accordance with Existing City Policies?

It is believed that the granting of this designation is in accordance with existing city policies. The building is located in an area which had become undesirable for development do to the age and obsolescence of the buildings located there. The proposed improvements also relates to the development objectives of the downtown area which the City supports in its effort to revitalize the Downtown area.

ATTACHEMENT A

Estimated Cost of Improvements: \$300,000.00
 Based Assessed Value @ 33 1/3% of cost: 99,990.00
 Rate Payable in 1985: \$7.08

<u>Year</u>	<u>% A.V. Reduction</u>	<u>Assessed Value to be Paid on</u>	<u>Rate</u>	<u>Paid</u>
1	100	0	\$7.08	0
2	95	5,000	\$7.28	364.00
3	80	19,998	\$7.57	1,514.00
4	65	34,997	\$7.87	2,754.00
5	50	49,995	\$8.19	4,095.00
6	40	59,994	\$8.52	5,112.00
7	30	69,993	\$8.86	6,201.00
8	20	79,992	\$9.21	7,367.00
9	10	89,991	\$9.57	8,612.00
10	5	94,991	\$9.95	9,452.00

Local Government Effect
 (Taxes to be paid w/o abatement)

<u>Year</u>	<u>Abated</u>	
1	7,080.00	7,080.00
2	6,915.00	7,279.00
3	6,055.00	7,569.00
4	5,115.00	7,869.00
5	4,094.00	8,189.00
6	3,407.00	8,519.00
7	2,658.00	8,859.00
8	1,842.00	9,209.00
9	957.00	9,569.00
10	497.00	9,949.00

CITY OF BLOOMINGTON

INTERDEPARTMENTAL MEMO

To: Tim Mueller, Planning

Subj: Planning Review, Application for
Property Tax Abatement

From: Doris Sims
Redevelopment Department

Date: 5/23/85

Please review the attached application for property tax abatement submitted by the DT Redevelopment Group for the property located at 120
W. 7th St. (Mason's Lodge) and provide me with the following
information by 5/29/85

1. Does the envisioned construction meet the current zoning requirements?
2. Would any variances be required, and are they likely to be approved?
3. Are any public improvements needed?
4. Are there any probable significant environmental problems likely to result?
5. Please prepare a street map/plat of the property.

Any other reviewer comments would be greatly appreciated.

To: Doris Sims
Redevelopment Department

Date: 5/30/85

From: Tim Mueller, Planning

Subj.: Planning Review, Application
for Property Tax Abatement

1. The proposed renovation and use as professional offices are consistent with the current BD zoning of the site.
2. Need for variance is not foreseen.
3. Need for public improvements is not foreseen.
4. No environmental problems will result.

Tim Mueller