

RESOLUTION 85-26

TO DESIGNATE THE PROPERTY LOCATED ON KIRKWOOD AVENUE BETWEEN WALNUT AND COLLEGE AVENUE (SOUTH SIDE OF SQUARE) AS AN ECONOMIC REVITALIZATION AREA

WHEREAS, CFC, Inc. has filed an application for designation of the property located at Kirkwood Avenue between Walnut and College Avenue (Southside of Square) 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

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 Kirkwood Avenue between Walnut and College Avenue (Southside of Square); 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 CFC, Inc. 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 17 day of July, 1985.

Patricia A. Gross
Patricia Gross, President
Bloomington Common Council

SIGNED AND APPROVED by me upon this 18 day of July, 1985.

Tomilea Allison
Tomilea Allison, Mayor
City of Bloomington

ATTEST:

Patricia Williams
Clerk

SYNOPSIS

CFC, Inc. has filed an application for designation of the property located on Kirkwood Avenue between Walnut and College Avenue (Southside of Square) 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.

7/22/85 Signed copies:
1. CFC
2. Redev.
3. Planning
4. Legal
5. Co. Aud
6. Controller

Exhibit A

85-79
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 6-1.1-12.1-1 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 82-86, providing for a procedure for the prompt and careful processing of applications for designation of "Economic Revitalization", and

WHEREAS, an Application for designation of an "Economic Revitalization Area" for that certain property located on Kirkwood Avenue between Walnut Street and College Avenue, and more specifically described in said Application which is attached and made a part hereto, has been received and reviewed by the Redevelopment Department and Planning Department of the City of Bloomington (whose reviews are also attached and made a part hereto),

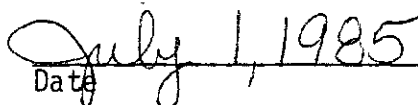
NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Commission of the City of Bloomington does hereby recommend to the Common Council of the City of Bloomington that it approve said Application for designation of that certain property located on Kirkwood Avenue between Walnut Street and College Avenue, as an "Economic Revitalization".



Robert Linnemeier, President



Nelda Anderson, Secretary



Date

PROPERTY TAX ABATEMENT PROGRAM:

Supplement for application of CFC, Inc. for Fountain Federal Savings & Loan, Bloomington, Indiana.

1. OWNERSHIP:

CFC, Inc.
405 N. Rogers St.
Bloomington, IN 47401
Phone: 332-2113

(c/o Stephen L. Ferguson
Attorney for CFC, Inc.
403 East Sixth St.
Bloomington, IN)

Officers:

President

Stephen L. Ferguson
403 East Sixth St.
Bloomington, IN 47401
Phone: 332-2113

Vice-President

Miles Kanne
Cook, Inc.
P.O. Box 489
Bloomington, IN 47402
Phone: 339-2235

Secretary-Treasurer

M. Phil Hathaway
Cook, Inc.
P.O. Box 489
Bloomington, IN 47402
Phone: 339-2235

2. PROPERTY DESCRIPTION:

"The South Side of the Square" located on Kirkwood Avenue between College Avenue and Walnut Street, Bloomington, Indiana, more fully described as follows:

(See Exhibit "A" attached hereto and made a part hereof.)

3. CURRENT STATUS OF PROPERTY:

The "South Side of the Square" is currently used for commercial purposes. The businesses currently operating on the South side of the square are:

Barber Shop
Bloomington Hardware
By Hand

Graphic Glass
Green Mountain
Hewitt Drug Store

Howard's Bookstore
Kahn Clothing
Ronald Hughes Law Office

Tovey Shoes
Windfall Dancers

The age of the buildings range from 60 to 80 years.

The current assessed valuation totals \$223,160. A list of the current assessed valuation follows:

<u>Lot:</u>	<u>Value of Land:</u>	<u>Value of Improvements:</u>
Orig. Plat E Pt. Lot 125	\$9,230	\$18,400
Orig. Plat W Pt. Lot 125	12,930	15,030
Orig. Plat E Pt. Lot 126	6,170	16,590
Orig. Plat W Pt. Lot 126	14,170	22,300
Orig. Plat Pt. In-Lot 127	12,630	9,870
Orig. Plat Pt. Lots 127 & 128	14,170	16,300
Orig. Plat Pt. Lots 128	<u>15,240</u>	<u>40,130</u>
Assessed Valuation:	\$84,540	\$138,620

The current market value of land is \$500,000 and the current market value of improvements is \$400,000.

4. PROPOSED IMPROVEMENTS

The projected costs for the proposed improvements are estimated at \$5,000,000. The probable start date is August 1, 1985 and the projected completion date is December 31, 1987. Approximately one hundred (100) jobs will be retained or created by this project.

The public improvements and costs that will be necessary are:

Parking garage	\$2,500,000
Municipal Building	\$1,500,000

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.

CFC, INC.

BY: 

Stephen L. Ferguson,
President

DATE: June 27, 1985

TRACT A

Forty-four (44) feet and six (6) inches off of the entire west side of In-Lot 128 in the City of Bloomington, Indiana.

TRACT B

A part of In-Lot Number One Hundred Twenty-seven (127) in the City of Bloomington, Monroe County, Indiana, bounded and described as follows, to-wit: Commencing at the northeast corner of said lot as shown by the cement alley curb, running thence west forty-one (41) feet and Eight and one-half (8 1/2) inches to a cross indicating the center of a brick wall; running thence south, parallel with the east line of said lot, to the south line thereof, running thence east forty-one (41) feet and Eight and one-half (8 1/2) inches to the southeast corner of said lot; running thence north with the east line of said lot, to the place of beginning.

TRACT C

A part of In-Lots Numbered One Hundred Twenty-seven (127) and One Hundred Twenty-eight (128) in the City of Bloomington, Indiana, bounded as follows, to-wit: Commencing in the north line of said In-Lot Number 127 at a point shown by a cross indicating the center of a brick partition wall Forty-one (41) feet and eight and one-half (8 1/2) inches west of the northeast corner of said In-Lot Number 127 as shown by the cement curb; running thence West Forty-six (46) feet and four (4) inches to a cross indicating the center of a brick partition wall; thence south parallel with the west line of said In-Lot Number 128 to a point in the south line of said In-Lot Number 128 as shown by a cross indicating the center of a brick partition wall, thence east Forty-six (46) feet and Four (4) inches; thence north to the place of beginning.

TRACT D

A part of In-Lot No. 126 in the City of Bloomington, Indiana, described as follows, to-wit: Beginning at the Northeast corner of said In-Lot No. 126; running thence West 20 feet; thence South 132 feet to the alley; thence East 20 feet; thence North 132 feet to the place of beginning.

TRACT E

A part of In-Lot No. 126 in the City of Bloomington, Indiana, bounded as follows, to-wit: Beginning at the Northwest corner of said In-Lot; thence running South on the West line of said In-Lot a distance of 132 feet to the Southwest corner thereof; thence East on the South line of said In-Lot a distance of 46 feet; thence North on a line parallel with the East line of said In-Lot a distance of 132 feet; thence West on the North line of said In-Lot a distance of 46 feet to the place of beginning.

TRACT F

A part of In-Lot No. 125 in the City of Bloomington, Indiana, described as follows, to-wit: Commencing at the Northwest corner of said In-Lot; thence East on the North line thereof to a point 22 feet West of the Northeast corner thereof; thence South parallel with the West line thereof to the alley; thence West with the South line of said In-Lot to the Southwest corner thereof; thence North with the West line thereof to the place of beginning.

TRACT G

A part of In-Lot Number 125 in the City of Bloomington, Indiana, bounded as follows, to-wit: Commencing at the Northeast corner of said In-Lot Number 125; running West 24 feet; thence South 132 feet; thence East 24 feet; thence North 132 feet to the place of beginning.

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: Kirkwood Avenue between College Avenue and Walnut Street
(south side of square)

Legal Description:

See Exhibit A to the Tax Abatement Application

2. Owner/Applicant

The land is owned by Fountain Federal Savings and Loan. The buildings are owned by CFC, Inc. whom is requesting the tax abatement on proposed improvements to the building and is represented by Stephen Ferguson, President of CFC, Inc.

3. Proposed Development

The age of the buildings on the Southside of the Square range from 60 to 80 years old. The block is currently leased to 11 commercial businesses and is comprised of 11 separate buildings. Proposed development consists of renovating the four buildings into commercial and retail space with a connecting walkway between buildings. The historic integrity of the buildings will be maintained. Estimated cost for the improvements is \$5,000,000 with approximately 100 jobs being created or retained.

4. Are Any Public Improvements Needed or Required?

Do to the increased traffic anticipated in the downtown area as a result of this project, construction of a 200+ municipal parking garage is currently being considered.

5. Estimate Yearly Amount of Property Tax Revenues to be Abated

The current assessed value of the improvements are \$138,620. Based on the assessed valuation, which represents one third of the actual cash value of the improvements (\$5,000,000), it is estimated that the amount of property taxes paid and abated would be as follows:

Estimated Cost of Proposed Improvements: \$5,000,000
 Based Assessed Value @ 33 1/3 % of cost: \$1,666,500
 Rate Payable in 1985: \$7.08

<u>Year</u>	<u>% A.V. Reduction</u>	<u>Rate</u>	<u>A.V. to be Paid Upon</u>	<u>Paid</u>	<u>Abated</u>
1	100%	7.08	0	0	117,988.20
2	95	7.28	83,325.00	6,066.06	115,255.14
3	80	7.57	333,300.00	25,230.81	100,923.24
4	65	7.87	583,275.00	45,903.74	85,249.81
5	50	8.19	833,250.00	68,243.18	68,243.17
6	40	8.52	999,900.00	85,191.48	56,794.32
7	30	8.86	1,166,550.00	103,356.33	44,295.57
8	20	9.21	1,333,200.00	122,787.72	30,696.93
9	10	9.57	1,499,850.00	143,535.65	15,948.40
10	5	9.95	1,583,175.00	157,525.91	8,290.84

6. Would the Granting of Such a Designation be in Accordance with Existing City Policies?

A number of characteristics of the buildings meet the criteria stated in the tax abatement law in designating properties as Economic Revitalization Areas. Because of the age of the buildings, deteriorated, obsolete buildings improvements, and deferred maintenance on the buildings, they have become substandard which has prevented normal development of the buildings and impaired their values. For these reasons, it is recommended that the properties located on Kirkwood Avenue between College Avenue and Walnut Street be designated an "Economic Revitalization Area."

