

RESOLUTION 84-17

To Confirm Resolution 84-16, Which Designated the Property Located at 310 West 6th Street as an "Economic Revitalization Area"

WHEREAS, Patrick Fiore has filed an application for designation of the property located at 310 W. 6th 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,

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 310 West 6th Street; 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; and,

WHEREAS, This Common Council did pass Resolution 84-16 on Sept. 5, 1984, which designated the above property as an "Economic Revitalization Area", and did cause to be published a notice of the passage of Resolution 84-16, and did request in such notice that persons having objections or remonstrances to the designation appear before the Common Council at its public meeting on Sept 5; and,

WHEREAS, The Common Council has reviewed and heard all such objections and remonstrances to such designation.

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

1. The Common Council affirms its determination made in Resolution 84-16, that the area described above and in Exhibit "A" is an "Economic Revitalization Area", as set forth in Indiana Code 6-1.1-121-1 et. seq.

PASSED AND ADOPTED by the Common Council of the City of Bloomington upon this 3rd day of October, 1984.

Patricia A. Gross  
Patricia Gross, President  
Bloomington Common Council

SIGNED and APPROVED by me upon this 5th day of October, 1984.

Tomilea Allison  
Tomilea Allison, Mayor  
City of Bloomington

ATTEST:

Patricia Williams  
Patricia Williams,  
City Clerk

SYNOPSIS

This Resolution affirms the determination of the Common Council expressed in Resolution 84-16 that designated the property located at 310 W. 6th Street as an Economic Revitalization Area.

*10/5/84 Signed copies to:*  
1. Patrick Fiore  
2. Redev. Dept  
3. Legal  
4. Vi Simpson  
5. Atty Vance Taylor

84-129  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON, INDIANA

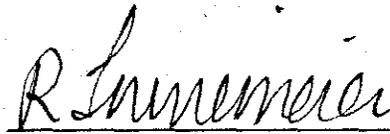
WHEREAS, the Redevelopment Commission of the City of Bloomington recognizes the need to stimulate growth and to maintain a sound economy within the corporate limits of the City of Bloomington, and

WHEREAS, the Indiana Code at 6-1.1-12.1-1 et. seq. provides for the designation of "Urban Development Areas" within which property taxes may be abated on improvements to real estate, and

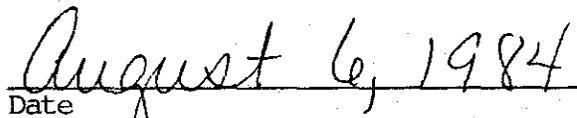
WHEREAS, the Redevelopment Commission of the City of Bloomington has adopted Resolution 82-86, providing for a procedure for the prompt and careful processing of applications for designation of "Urban Development Areas", and

WHEREAS, an Application for designation of an "Urban Development Area" for that certain property located at 310 West 6th Street, 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 at 310 West 6th Street, as an "Urban Development Area".

  
\_\_\_\_\_  
Robert Linnemeier, President

  
\_\_\_\_\_  
Nelda Anderson, Secretary

  
\_\_\_\_\_  
Date

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: 310 West 6th Street

Legal Description: All that part of In-Lot Number 219 in the City of Bloomington, Indiana, lying West of the right-of-way of the Chicago, Indianapolis and Louisville Railway in the City of Bloomington, Indiana, except that part heretofore deeded to Melvin Hornbaker, which exception is described as follows, to-wit: Beginning at a point in the West right-of-way line of the Chicago, Indianapolis and Louisville Railway and running thence West on the South line of said Lot for 27.00 feet; thence North to the West right-of-way line of said Railway aforesaid; thence in a Southeasterly direction along the West right-of-way line of said railway to the place of beginning.

2. Owner/Applicant

Patrick Fiore  
308 West 6th Street  
P.O. Box 2281  
Bloomington, Indiana 47402  
Business: 334-9747 Home: 339-2246

3. Proposed Development

The property will be renovated into mixed use space which will be connected to the Le Petit Café which is currently owned by Mr. Fiore. The downstairs of the building will be renovated into a restaurant consisting of two (2) dining areas, a bakery and a preparation kitchen and the upstairs into an apartment. Due to the current condition of the building, many code-related items such as electrical, plumbing and structural repair needs to be addressed before occupancy of the building can take place.

4. Are any Public Improvements Needed or Required?

At the present time there exists an open drainage ditch to the west of the subject property. Although there are no immediate plans to enclose this ditch, it is felt that this will be a future project required by the City due to the fact that Mr. Fiore will be installing a open exist deck from the building above the ditch and the proposed developments occurring within the vicinity of the open drainage path.

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

The current assessed value of the land is \$2,800.00, and of the improvement is \$1,630.00.

Due to the current property assessment guidelines, change in building use, allowance for the existing structure, and cost figures used, 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?

The Fiore proposal contains a number of elements which lend themselves to the type of improvements desired in designating a property as an Economic Revitalization Area: the proposed improvements are being made to a sub-standard building; occupancy of the building has been restricted due to its character; the project will increase the number of permanent jobs in the community; the project will increase the tax base; and will enhance the physical appearance of the building to the surrounding neighborhood.

Due to the proposed improvements and the current condition of the property, it is believed that the designation of an Urban Development Area for the property located at West 6th Street would be in accordance with existing city policies.

PROPERTY TAX ABATEMENT APPLICATION

1) Owner : Patrick FIORE  
308, W. 6th  
PO Box 2281  
Bloomington  
IN 47402

RESTAURANT : 3349747  
HOME : 3392246

2) Property description :

- a) 310, W. 6th  
Bloomington  
IN 47401
- b) Lot 219/B Original plat city of Bloomington
- c) Dimensions : see survey
- d) legal description : see survey

3) Current status of property :

- a) Old block building erected on the entire lot
- b) 60 years of age or more
- c) Formerly a body shop, the property is not currently in use
- d) Current market value : 35,000 Dollars
- e) Current assessed valuation : 4,430 Dollars  
Current property tax : 379.74 Dollars

4) Proposed improvements :

- a) Restaurant space (see blue prints)
- b) Projected cost : 40,000 Dollars
- c) Probable starting date of project : Aug 1 st, 1984  
Probable completion date of project : Oct 1st, 1984
- d) Jobs created :  
5 to 10 jobs created during construction  
2 to 3 jobs created when the restaurant is in operation.

.../...

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 : Patrick FIORE

Date :

*Patrick FIORE*  
*PF*

*July 26, 1984*

CURRENT STATUS OF PROPERTY

Although the building was used as a commercial body shop until May 15, 1984; it never was set up properly for commercial use and has always remained in an undeveloped stage:

1. Hardly electrical capacity besides a few receptacles, no industrial current.
2. The plumbing was reduced to its simplest form allowing for:
  - a. a cold water supply line;
  - b. a swale wall-hung lavabo; and
  - c. a single toilet stool upstairs and no water heater on the premises.
3. As far as heating is concerned, two inadequate ceiling gas heaters provided insufficient heat for an area of 3000 sq.ft.

Except for the outside walls which are in a fairly good shape, both roofs are leaking and in great and urgent need of work. This goes especially for the front flat roof where the rafters are vey bowed and ready to cave in, making the whole structure unsafe as such, and dangerous to rent.

All the windows need to be changed for the following reasons:

1. None of them are double-glazed and energy efficient.
2. Many of them have broken panes.
3. All of them were placed under flimsy lintels thus creating cracks in the walls.

Besides obvious safety problems existing within the structure, it creates as it stands quite an "eyesore" in a stretch of 6th Street where every other property has been recently rehabilitated and upkept.

Notwithstanding, all these drawbacks, once rehabilitated, this building should look nice and blend well with the surrounding buildings as it was built around the same time.

## PROPOSED IMPROVEMENTS

As shown on the blueprints, we intent to rehabilitate the structure by transforming it into restaurant space, and connecting it with the existing restaurant Le Petit Café. This will be achieved through a door connecting the new dining rooms and the existing one downstairs in the cafe.

Since both buildings are actually built on the same lot and have been separated through time, this will allow for the geographical reunion of both buildings.

In the renovated building, the downstairs will be devoted to restaurant space with 2 dining rooms, a bakery, a preparation kitchen, and related rooms, while the upstairs will be made into an apartment, thus creating a double and occupancy of the premises.

A thorough remodeling job will bring this delapidated structure up to code in every aspect: structural, electrical, plumbing, as well as making it more pleasing to the eye on the outside; clean sound walls, new windows, cheerful appearance, thus helping to the revitalization of the downtown area.

Abated Taxes

Estimated Cost of Improvements: \$40,000

Base Assessed Value @ 33 1/3% of cost: \$13,320

Rate Payable in 1984: \$8.7142

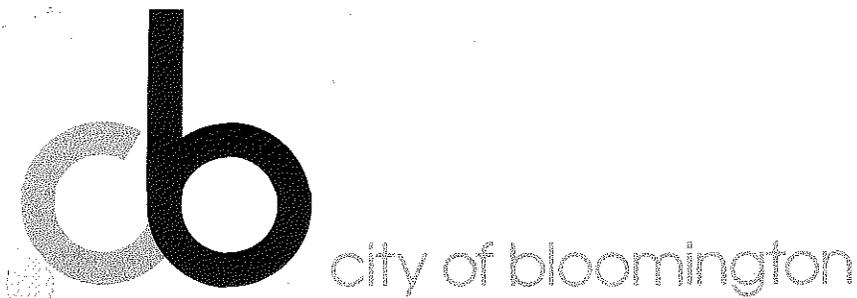
(1) Year	(2) % A.V. Reduct	(3) Assessed Value to be Paid on	(4) Rate	(5) Paid	(6) Saved
1	100	0	8.7142	0	928.59
2	95	666	9.0628	48.28	871.02
3	80	2,664	9.4253	200.86	803.50
4	65	4,662	9.8023	365.58	628.74
5	50	6,660	10.1944	543.56	542.76
6	40	7,992	10.6022	677.86	451.91
7	30	9,324	11.0262	822.46	352.49
8	20	10,656	11.4673	977.57	244.38
9	10	11,988	11.9260	1,143.75	127.08
10	5	12,654	12.4030	1,255.58	66.08

	(7) Local SIPTRF	(8) Tax Total - A	Local Government (9) Tax Total - B	Effect (10) Revenue Lost
1	0	0	1,160.73	1,160.73
2	12.07	60.35	1,207.16	1,146.81
3	50.21	251.08	1,255.45	1,004.37
4	91.39	456.98	1,305.66	848.68
5	135.39	678.95	1,357.89	678.94
6	169.47	847.33	1,412.21	564.88
7	205.62	1,028.08	1,468.69	440.61
8	244.39	1,221.96	1,527.44	305.48
9	285.94	1,429.69	1,588.54	158.85
10	313.90	1,569.48	1,652.08	82.60

FOOTNOTES BY COLUMN

- (1) Indiana Statutory property tax abatement period runs for 10 years.
- (2) Statutory percentage reduction applied to base assessed value of improvements (\$160,400 in this case).
- (3) Product of base assessed value of improvements (\$160,400) times statutory percentage reduction (Column 2)
- (4) Year 1 RATE is current total property tax rate for this township. Years 2-10 assume a 4% yearly increase in RATE.
- (5) Column (3) assessed value times 1/3, divided by 100, times Column (4) RATE, minus 20% State of Indiana Property Tax Relief Fund (SIPTRF)
- (6) Column (9) amount minus 20% SIPTRF and then minus the amount in Column (5). This figure represents the amount that the Applicant will save due to the Property Tax Abatement Program.
- (7) The amount received by all local governments from SIPTRF while the Property Tax Abatement Program is in effect for this property, based upon the assessed value shown in Column (3) and the RATE shown in Column (4).
- (8) The total property tax revenue (including SIPTRF) per year under the Property Tax Abatement Program; equals the sum of Columns (5) and (7).
- (9) The total property tax revenue (including SIPTRF) per year, if the assessed value were \$160,400 (i.e. without Property Tax Abatement).
- (10) The total property tax revenue lost by local government as a result of the Property Tax Abatement Program; equals Column (9) minus Column (8).

DOCUMENT IDENTIFICATION: PTAP 107

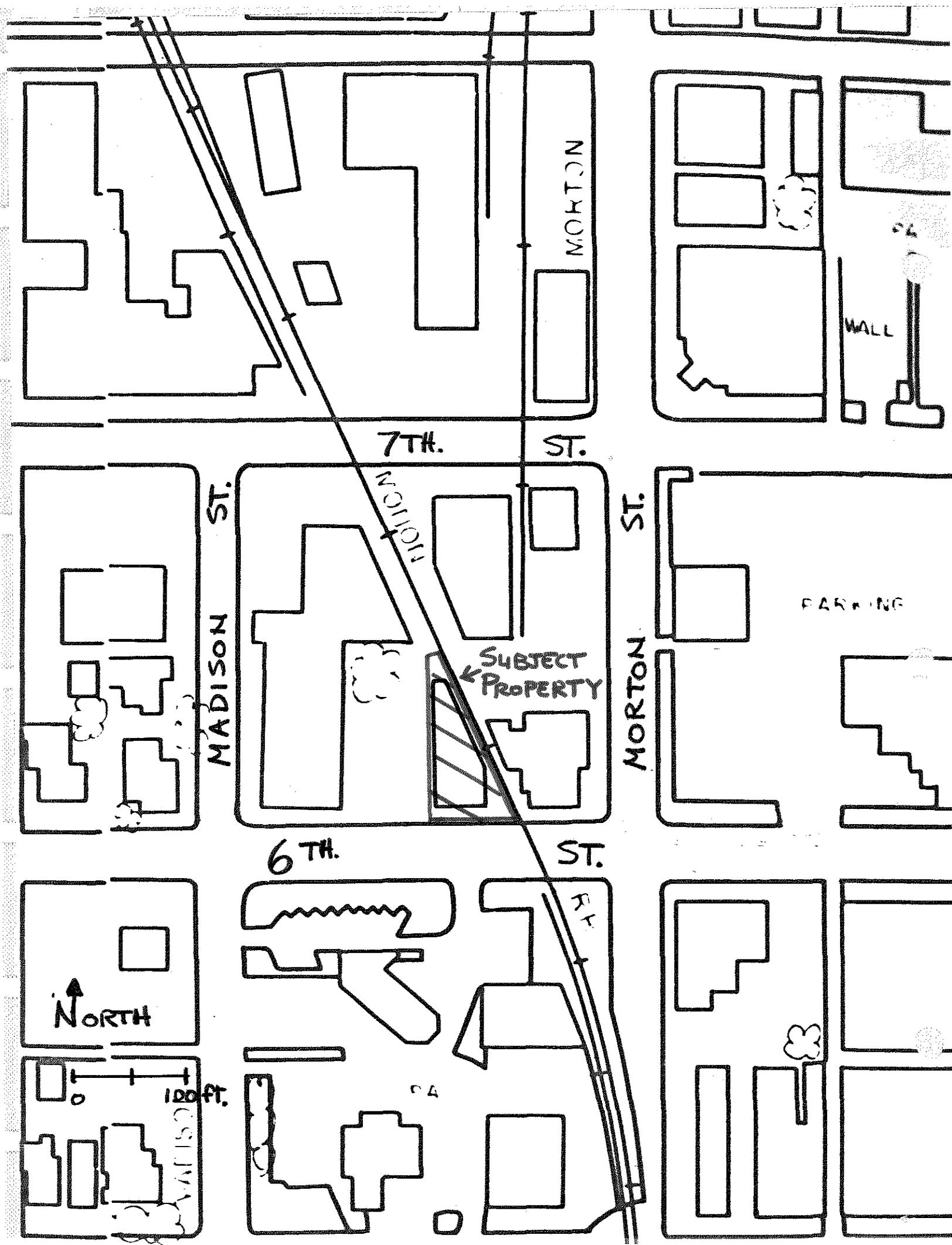


box 100, municipal building, bloomington, indiana 47402

planning department (812) 339-2261 Ext. 69 or 65

## REVIEW OF TAX ABATEMENT FOR LE PETIT CAFE 310 W 6th. St

- 1) This proposal meets current zoning requirements
- 2) No zoning variances are expected to be required for this project.
- 3) Water and sewer services are already available to this property; and there is a public sidewalk along the properties sixth street frontage.
- 4) There are no significant environmental problems associated with this project. An existing open storm water ditch along the west property line will be covered with removable wooden deck.
- 5) A street map of the property and surroundings is attached.



# HERALD-TELEPHONE

## BLOOMINGTON, INDIANA

### PROOF OF PUBLICATION

State of Indiana )  
County of Monroe ..... ) ss:

PENNY COMBS  
.....

being duly sworn on oath, says that..... she  
is..... billing clerk

of Herald-Telephone, a public newspaper of general circula-  
tion, printed in the town of Bloomington in said county and  
state; that the notice, of which the annexed is a true copy, was  
published in regular edition of said paper, issued upon the  
following dates, to wit:

September 17, 1984  
.....  
.....

*Penny Combs*  
.....  
Name of Affiant

Subscribed and sworn to before me, this ..... day  
Sept. 17 84  
of ..... 19.....

*Joyce Colbert*  
.....

Notary Public or Clerk.

9.00  
Publication Fee \$ .....

My Commission Expires ... 7-5-85 .....

**NOTICE OF PUBLIC HEARING**  
Notice is hereby given, pursuant to IC 6-1.1-12.1 as amended, that on the 5th day of Sept., 1984, the Bloomington Common Council adopted Resolution 84-16, declaring the following property to be an economic revitalization area, and eligible for deduction from the assessed value of the property for a period of 10 years if rehabilitated or redeveloped:  
310 West Sixth Street  
A description of the affected area is available for inspection in the office of the County Assessor.  
On the 3rd day of October 1984, at 7:30 p.m. in the Council Chambers of the Municipal Building, the Common Council will hold a public hearing at which time the Council will reconsider Resolution 84-16 and will receive and hear remonstrances and objections from all interested persons. 17