

To Designate the Property Located at 214 West 7th Street (Curry Buick Building Property) as an "Economic Revitalization Area"

WHEREAS, CFC, Inc. has filed an application for designation of the property located at 214 West 7th Street (Curry Buick Building property) 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,

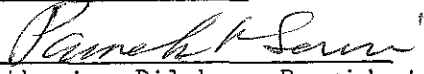
WHEREAS, the Common Council has investigated the area described in detail in Exhibit "A", attached hereto and made a part hereof, more commonly described as 214 West 7th Street; and,

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.


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 their 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 15 day of June, 1983.


Katherine Dilcher, President
Bloomington Common Council

SIGNED and APPROVED by me upon this 16 day of June, 1983.


Tomilea Allison, Mayor
City of Bloomington

ATTEST:


Patricia Williams,
City Clerk

SYNOPSIS

CFC, Inc. has filed an Application for designation of the property located at 214 West 7th Street (Curry Buick Building property) 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 and improvements existing prior to the designation are not reduced.

EXHIBIT "A"

CITY OF BLOOMINGTON - DEPARTMENT OF REDEVELOPMENT

PROPERTY TAX ABATEMENT PROGRAM

DESCRIPTION OF PROPERTY

Applicant: CFC, Inc., 205 North College Avenue, Suite 310, Bloomington, Indiana 47401. Telephone number: 812-332-0053.

General Description: 214 West 7th Street (Curry Buick Building property)

Legal Description: A part of In Lot 305 of the original Town of Bloomington, Indiana, described as follows: Beginning at the Southwest corner of Lot 305, thence North on the West line of Lot 305 for 50.58 feet, thence East for 59.00 feet, thence South for 50.58 feet and to the South line of Lot 305, thence West on the South line of Lot 305 for 59.00 feet and to the point of beginning.

ALSO: 73.00 feet of even width off of the entire East side of Lots 305 and 306 of the original Town of Bloomington, Indiana.

PROPERTY TAX ABATEMENT PROGRAM

APPLICATION FOR DESIGNATION OF AN AREA AS AN URBAN DEVELOPMENT AREA

1. List full name, address and telephone number of each owner of the property. List percentage interest owned if more than one owner. If owner is a partnership, list all general partners and percentage of interest. If owner is a corporation, list all officers.
2. Property Description: Give street address, lot number and dimensions. Attach legal description to Application.
3. Describe current improvements to property; including age of building(s), current assessed valuation of land and improvements, and any unique historic, structural or aesthetic improvements. Attach photographs from each geographic direction.
4. Describe proposed improvements and projected costs. Break projected costs into labor and materials. Include sketch of finished project, if available. List any public improvements that are necessary.

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 "Urban Development Area" that the Bloomington Common Council shall have the right to void such designation.

Owner*

Date

CFC Assoc5-20-83

By Stephen L. Ferguson, President

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

Submit this Application along with a non-refundable fee of \$25.00, made out to the Department of Redevelopment, to:

Steven J. Szostek
Downtown Economic Development Director
Redevelopment Department
City Municipal Building
220 East Third Street
Bloomington, IN 47401
(812) 339-2261 ext. 80

Supplement to Application for Designation for Curry Building

1. Property Owner: CFC, Inc.
205 North College Avenue
Suite 310
Bloomington, Indiana 47401
332-0053
- Officers: President: Stephen L. Ferguson
Vice President: Miles Kanne
Sec/Treasurer: Phil Hathaway

2. Property Description: Curry Building
214 West Seventh Street
Bloomington, Indiana 47401

Part of In Lots 305 & 306
Lot sixe: 132' X 73'

Adjoining lot owned by CFC: 50.58' X 59'
See attached survey with legal description

3. Current Improvements to Property:

The Curry Building is a two-story building constructed as an automotive sales and repair building. The building was originally constructed around 1924.

Photographs are available

4. Proposed Improvements:

New electrical, plumbing, windows, adding an atrium on the west side of the building with a landscaped patio outside with limestone benches, adding an elevator to the second floor, and converting the usage to office space.

Projected Costs: Three hundred thousand
(50% labor, 50% materials)

No public improvements necessary.

APPLICATION FOR DEDUCTION FROM ASSESSED VALUATION OF REHABILITATED PROPERTY BUILDINGS OR STRUCTURES ONLY, ERECTED AT LEAST 10 YEARS

TO BE FILED IN PERSON OR BY MAIL WITH THE COUNTY AUDITOR PRIOR TO
 MAY 10 IN THE YEAR IN WHICH ADDITION TO ASSESSED VALUATION IS MADE
 OR NOT LATER THAN THIRTY (30) DAYS AFTER DATE OF MAILING OF ASSESS-
 MENT NOTICE BY ASSESSOR IF SUCH NOTICE IS NOT GIVEN PRIOR TO APRIL 10.

(6-1.1-12-24(a) AND (b))

Monroe County Bloomington Township Bloomington Taxing District

The undersigned owner hereby applies to the County Auditor, pursuant to IC 6-1.1-12-22 through 6-1.1-12-24, for a deduction from the increase in assessed valuation resulting from rehabilitation of the following described property:

Street or R. R. Address of Property 214 West Seventh

Legal description as found on tax duplicate: Sec. _____ Twp. _____ Range _____

Lot No. Pt of Juleb 305436 Block No. _____ Add. _____ Key or Code _____

Type of structure: Single Family dwelling _____ • Other Commercial

Date erected 1924 Date rehabilitated 1983

Kind of Rehabilitation: remodeling repair betterment
 _____ enlargement or extension

Assessment After Rehabilitation	Assessment Prior to Rehabilitation	Increase Due to Rehabilitation	Deduction on Assessment Claimed
<u>unknown</u>	<u>2 lots: \$20,600 and \$8,370</u>	_____	_____

I hereby certify that the representations on this application are true.

5-20-83
Date

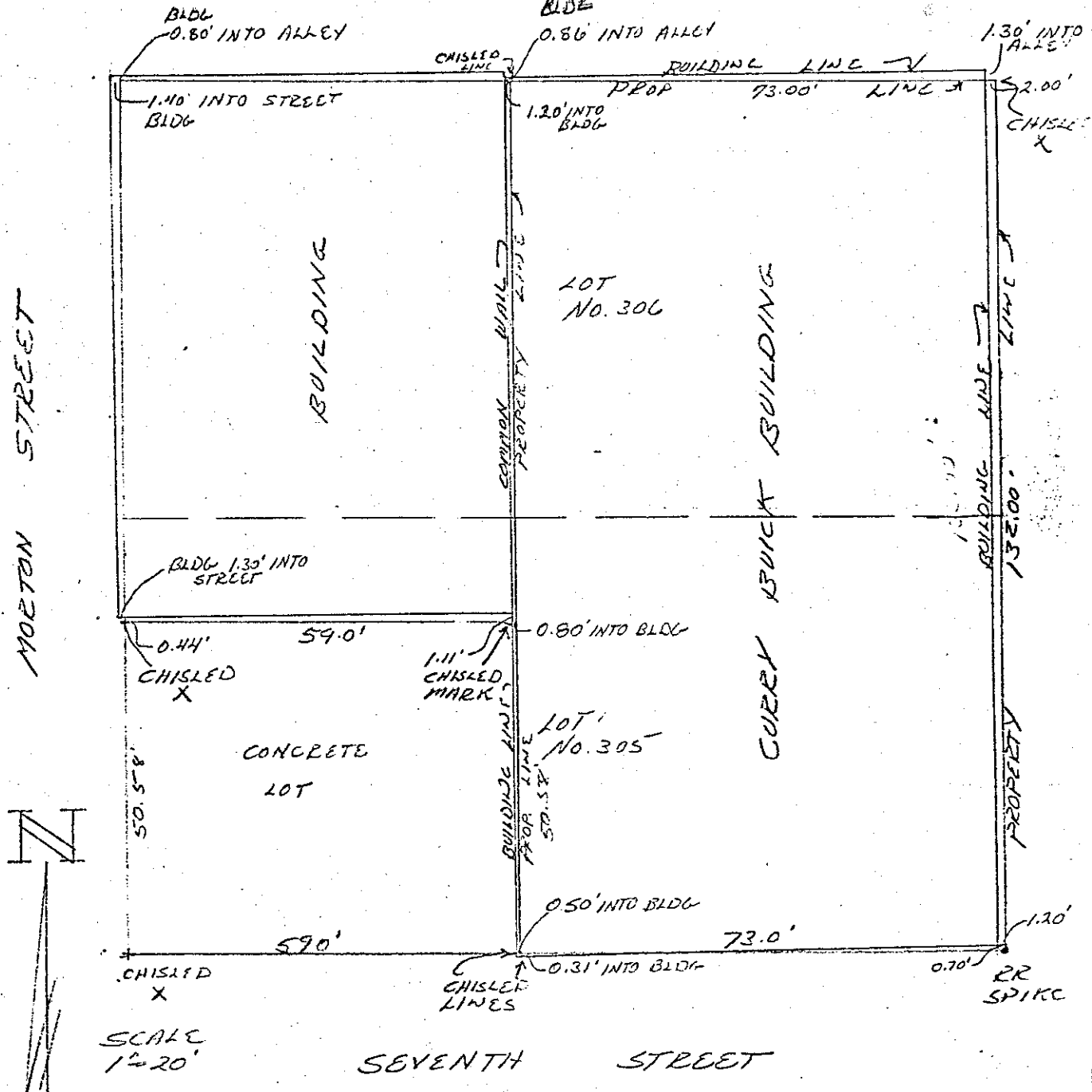
[Signature]
Signature of Owner

205 N. College, Suite 310 Address Bloomington, IN City 47401 State Zip

VERIFICATION BY TOWNSHIP ASSESSOR	DEDUCTION CALCULATION BY AUDITOR
1. Type of structure _____	1. Amount of INCREASE attributed to rehabilitation (Same as #8 in left column) \$ _____
2. Date Erected _____	2. 50% of #1 above \$ _____
3. Date rehabilitated _____	3. If single family dwelling, maximum annual deduction is \$5,000; other structure, maximum annual deduction is \$25,000. Maximum annual deduction is: \$ _____
4. Date reassessed _____	4. Compare #2 and #3 above: <u>If</u> #2 exceeds #3, insert #3; otherwise insert #2. ANNUAL DEDUCTION IS: \$ _____
5. Date taxpayer notified of increase in assessed valuation _____	5. Date deduction approved _____
6. Assessed valuation of improvement PRIOR TO rehabilitation \$ _____	6. First year of deduction (year in which taxes on rehabilitated portion of property become payable) _____
7. Assessed valuation of improvements AFTER rehabilitation \$ _____	7. Fifth year of deduction _____
8. Amount of INCREASE attributed to rehabilitation \$ _____	
9. Date verified _____	

BY TOWNSHIP (or Trustee) ASSESSOR _____

BY COUNTY AUDITOR _____



DESCRIPTION:

A part of InLot 305 of the Original Town of Bloomington, Indiana, described as follows: Beginning at the Southwest corner of Lot 305, thence North on the West line of Lot 305 for 50.58 feet, thence East for 59.00 feet, thence South for 50.58 feet and to the South line of Lot 305, thence West on the South line of Lot 305 for 59.00 feet and to the point of beginning.
 ALSO: 73.00 feet of even width off of the entire East side of Lots No. 305 and 306 of the Original Town of Bloomington, Indiana.



Raymond Graham
 Raymond Graham
 R.P.E. 8409 L.S. 9978 Indiana
 3215 N. Smith Pike
 Bloomington, Indiana
 November 19, 1982

NOTICE OF PUBLIC HEARING

Notice is hereby given, pursuant to IC 6-1.1-12.1 as amended, that on the 15th day of June, 1983, the Bloomington Common Council adopted Resolution 83- 21, 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:

CFC, Inc., Petitioners
For property located at:
214 W. 7th St.
Bloomington, Indiana 47401

A description of the affected area is available for inspection in the office of the County Assessor.

On the 6th day of July, 1983, 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 83- 21 and will receive and hear remonstrances and objections from all interested persons.

City Clerk

To Herald-Telephone

Governmental Unit

Monroe County, Indiana

Box 909, Bloomington, IN 47402

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) number of equivalent lines..

Head—number of lines
Body—number of lines
Tail—number of lines
Total number of lines in notice

COMPUTATION OF CHARGES

28 lines, 1 column wide equals 28 equivalent lines at 208 cents per line

Additional charge for notices containing rule or tabular work (50 percent of above amount) \$ 5.82

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

TOTAL AMOUNT OF CLAIM \$ 5.82

DATA FOR COMPUTING COST

Width of Single column 9.3 ems
Number of insertions 1
Size of type 6 point
Size of quad upon which type is cast

Pursuant to the provisions and penalties of Ch. 155, Acts 1953.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: June 22, 19 83

Penny Combs
Title billing clerk

PUBLISHER'S AFFIDAVIT

State of Indiana)
Monroe County) SS

Personally appeared before me, a notary public in and for said county and state. the undersigned Penny Combs who, being duly sworn, says that she is billing clerk of the Herald-Telephone a daily newspaper of general circulation printed and published in the English language in the (city) (town) of Bloomington in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:

NOTICE OF PUBLIC HEARING
Notice is hereby given, pursuant to IC 6-1.1-12.1 as amended, that on the 15th day of June, 1983, the Bloomington Common Council adopted Resolution 83-21, 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.
CEC Inc. Partitioners
For property located at:
214 W. 7th St.
Bloomington, Indiana 47401.
A description of the affected area is available for inspection in the office of the County Assessor.
On the 6th day of July, 1983, 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 83-21 and will receive and hear remonstrances and objections from all interested persons.

June 22, 1983

Subscribed and sworn to before me this 22 day of June 19 83

Joyce Colbat 7.5.85
Notary public

Claim No. Warrant No.

IN FAVOR OF

...Herald-Telephone.....
 Box 909, Bloomington, IN 47402

\$.....

On Account Of Appropriation For

.....
 Appropriation No.

Allowed , 19.....

In the sum of \$.....

I have examined the within claim and hereby certify as follows:

That it is in proper form.
 That it is duly authenticated as required by law
 That it is based upon statutory authority.
 That it is apparently (Correct)
 (Incorrect)

I certify that the within claim is true and correct; that the services therein itemized and for which charge is made were ordered by me and were necessary to the public business.

....., 19.....

LEGAL ADVERTISING
TABLE SHOWING PRICE PER LINE AND PER INSERTION
 (As Set by Chapter 89, Acts of 1967)

SIZE OF TYPE	10 1/4 Em Column (126 Points)				11 Em Column (132 Points)				11 1/4 Em Column (138 Points)			
	Number of Insertions				Number of Insertions				Number of Insertions			
	1	2	3	4	1	2	3	4	1	2	3	4
5 1/2	.183	.274	.366	.457	.192	.288	.384	.480	.20	.30	.40	.50
6	.168	.252	.336	.42	.176	.264	.352	.440	.184	.276	.368	.460
7	.144	.216	.288	.360	.151	.227	.302	.378	.158	.237	.316	.395
7 1/2	.134	.201	.268	.335	.14	.21	.28	.35	.148	.222	.296	.37
8	.126	.189	.252	.315	.132	.198	.264	.33	.138	.207	.276	.345
9	.112	.168	.224	.28	.117	.176	.234	.293	.122	.183	.244	.305
10	.10	.15	.20	.25	.106	.159	.212	.265	.11	.165	.22	.275
12	.084	.126	.168	.21	.088	.132	.176	.22	.092	.138	.184	.23

SIZE OF TYPE	12 Em Column (144 Points)				12 1/4 Em Column (150 Points)				13 Em Column (156 Points)			
	Number of Insertions				Number of Insertions				Number of Insertions			
	1	2	3	4	1	2	3	4	1	2	3	4
5 1/2	.210	.315	.42	.525	.22	.33	.44	.55	.227	.340	.454	.567
6	.192	.288	.384	.48	.20	.30	.40	.50	.208	.312	.416	.520
7	.164	.246	.328	.412	.172	.258	.344	.43	.178	.267	.356	.445
7 1/2	.156	.231	.308	.385	.16	.24	.320	.40	.166	.249	.332	.416
8	.144	.216	.288	.36	.15	.225	.30	.375	.156	.234	.312	.39
9	.128	.192	.256	.32	.134	.201	.268	.335	.139	.209	.278	.348
10	.116	.174	.232	.29	.12	.18	.24	.30	.125	.188	.25	.313
12	.096	.144	.192	.24	.10	.15	.20	.25	.104	.156	.208	.26

NOTE: Above table is based on a square of 250 ems.

NOTE: The above table applies to notices published in the calendar year 1979. The table is subject to the following increases pursuant to Public Law 33, Acts 1979: Year 1980, 10%; Year 1981, 20%; Year 1982, 30% Year 1983, 40%; Year 1984, 50%.