RESOLUTION 81-4

Inducement Resolution for the Jerry Gates
Office and Retail Sales Center

WHEREAS, the Bloomington Economic Development Commission (the "Commission")
was created by Ordinance pursuant to authority granted by then
existing statutes; and

WHEREAS, the Commission was created to investigate, study and survey the
need for and to recommend action to improve and promote job
opportunities, industrial diversification, pollution control and
health facilities in and near Bloomington, Indiana (the "City")
pursuant to IC 18-6-4.5-1, et seq.; and

WHEREAS, the Commission has adopted a Resolution and has recommended that
the Bloomington Common Council (the "Governing Body") adopt this
Resolution to induce Jerry W. Gates (the "Company") to acquire
real property and construct an office and retail sales center
(the "Facilities");

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

SECTION I.   That the Governing Body does hereby find that in
order to improve and promote job opportunities and industrial diversifi-
cation in and near the City, the prosperity, economic stability and
general welfare of the City would be benefited by entering into a finan-
cing agreement for the financing of the acquisition of real estate and
construction of the Facilities, and in particular, the Governing Body
finds that the economic welfare of the City and the surrounding area
would be benefited by entering into an agreement with the Company, for
the financing of the acquisition of real property and construction of
economic development facilities (the "Facilities") by a direct loan to
the Company, which facilities the Company intends to lease or sell to
various private sector tenants.

SECTION II.   That it appears that there would be no adverse com-
petitive effect on any similar facilities located in or near the City, all
as presented before the Governing Body at a meeting held February 4, 1981.
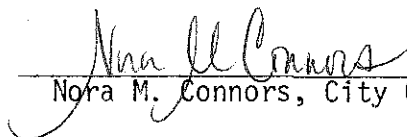
SECTION III.   In order to induce the Company to proceed with the
acquisition and remodeling of the Facilities, the Governing Body of the
City hereby determines that (a) the City will authorize and issue revenue
bonds not to exceed the aggregate amount of $2,500,000.00 (collectively
the "bond") of the City pursuant to law, to finance part of the cost of
acquisition and construction of the Facilities including reimbursement or
repayment to the Company of any monies heretofore expended by the Company
for the Facilities, and any monies expended by the Company for acquisi-
tion and construction after the date of this resolution, (2) enter into
contractual arrangements with the Company to apply the proceeds derived
from the issuance and sale of the bond to the financing of the acquisi-
tion and construction of the Facilities and the expenses incidental there-
to, and whereby payments to be made by the Company shall be sufficient to
pay the bond and the interest thereon, as and when the same shall become
due and payable, (c) adopt such ordinances and resolutions and authorize
the execution and delivery of such instruments and the taking of such
actions as may be necessary or advisable for the authorization, issuance
and sale of the bond.

SECTION IV.   The Commission is hereby authorized and directed to
proceed in accordance with the Act and this Resolution to take further
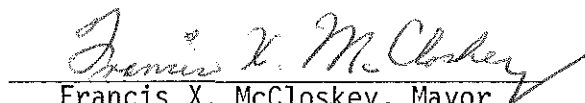proceedings to accomplish the financing.

PASSED and ADOPTED by the Common Council of the City of Bloomington,
Monroe County, Indiana, upon this 4th day of February, 1981.

Alfred I. Towell, President
Bloomington Common Council

ATTEST:

Nora M. Connors, City Clerk

SIGNED and APPROVED by me upon this 9th day of February, 1981.

Francis X. McCloskey, Mayor
City of Bloomington

SYNOPSIS

IC 18-6-4.5 authorizes cities to issue revenue bonds for the financing of economic development facilities. Jerry Gates wants to construct an office and retail sales center at the SE corner of Tenth Street and the Bypass. The bonds will be for $2,500,000 and this facility will result in ten new jobs. The City is not liable for these bonds if approved.