

RESOLUTION No. 71-34

RESOLUTION OF THE COMMON COUNCIL OF THE
CITY OF BLOOMINGTON, INDIANA, APPROVING THE
DEVELOPMENT PLAN AND THE FEASIBILITY OF
RELOCATION FOR NEIGHBORHOOD DEVELOPMENT
PROGRAM NO. 1

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Secretary of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out Neighborhood Development Programs; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder shall require that the Development Plan for the respective urban renewal areas comprising the Neighborhood Development Program be approved by the governing body of the locality in which the areas are situated and that such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the Program to be undertaken in accordance with the Development Plan; (2) the Development Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal areas by private enterprise; (3) the Development Plan conforms to a general plan for the development of the locality as a whole; and (4) the Development Plan gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Plan; and

WHEREAS, it is desirable and in the public interest that the City of Bloomington, Indiana, Department of Redevelopment, (herein called the "Local Public Agency") undertake and carry out the Neighborhood Development Program (herein called the "Program") identified as "Neighborhood Development Program of the City of Bloomington, Indiana" and encompassing the area or areas bounded by the attached legal description entitled Annex No. 1 in the City of Bloomington, State of Indiana, (herein called the "Locality;") and

WHEREAS, the Local Public Agency has applied for financial assistance under such Act and proposes to enter into a contract or contracts with the Department of Housing and Urban Development for the undertaking of, and for making available financial assistance for the Program; and

WHEREAS, the Local Public Agency has made studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the urban renewal area or areas comprising the Program and has determined that the areas are a slum area, or a deteriorated or a deteriorating area and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the Locality at large, because the areas constitute blighted areas as defined by Section 48-8543 paragraph (a) of Burns Annotated Indiana Statutes which reads as follows:

"(a) "Blighted area" shall mean any area within the corporate limits of a city or town to which this act (48-8541--48-8567) is applicable, which because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property, or use thereof, has become under current conditions undesirable for or impossible of normal development and occupancy."

2. That the Development Plan for the Program, having been duly reviewed and considered, is hereby approved, and the City Clerk be and is hereby directed to file said copy of the Development Plan with the minutes of this meeting.

3. That it is hereby found and determined that where clearance is proposed that the objectives of the Development Plan cannot be achieved through more extensive rehabilitation of portions of the urban renewal areas comprising the Program.

4. That it is hereby found and determined that the Development Plan for the Program conforms to the general plan of the Locality.

5. That it is hereby found and determined that the financial aid to be provided pursuant to the contract for Federal financial assistance pertaining to the Program is necessary to enable the Program to be undertaken in accordance with the Development Plan for the areas comprising the Program.

6. That it is hereby found and determined that the Development Plan for the urban renewal areas comprising the Program will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the renewal of the areas by private enterprise.

7. That it is hereby found and determined that the Development Plan for the urban renewal areas gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for the neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Plan.

8. That it is hereby found and determined that the Program for the proper relocation of individuals and families displaced in carrying out the Development Plan in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Plan; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families, are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the areas comprising the Program, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

9. That, in order to implement and facilitate the effectuation of the Development Plan hereby approved, it is found and determined that certain official action must be taken by this Body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Development Plan, (b) requests the various officials, departments, boards, and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Development Plan, and (c) stands ready to consider to take appropriate action upon proposals and measures designed to effectuate the Development Plan.

10. That financial assistance under the provision of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the areas comprising the Program to be renewed in accordance with

and the members of this Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and conditions; and

WHEREAS, there has been prepared and referred to the Common Council of the Locality (herein called the "Governing Body") for review and approval a Development Plan for the urban renewal areas dated December, 1971, and consisting of 16 pages and two (2) exhibits supported by the following supplementary material, data and recommendations not a part of the Development Plan: None; and

WHEREAS, the Development Plan has been approved by the Governing Body of the Local Public Agency, as evidenced by the copy of said Body's duly certified resolution approving the Development Plan which is attached thereto; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole; and

WHEREAS, the City of Bloomington, Indiana Planning Commission which is the duly designated and acting official planning body for the Locality, has submitted to the Governing Body its report and recommendations respecting the Development Plan for the urban renewal areas comprising the Program and has certified that the Development Plan conforms to the general plan for the Locality as a whole, and the Governing Body has duly considered the report, recommendations, and certification of the planning body; and

WHEREAS, the Local Public Agency has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Program in accordance with the Development Plan; and

WHEREAS, there have also been presented to the Governing Body information and data respecting the relocation program which has been prepared by the Local Public Agency as a result of studies, surveys, and inspections in the areas comprising the program and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the urban renewal areas and of the availability of proper housing in the Locality for the relocation of individuals and families that may be displaced by the Program and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the relocation program and the Development Plan for the Program, in conformity with the contract for financial assistance between the Local Public Agency and the United States of America, acting by and through the Secretary of Housing and Urban Development; and

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal activities and undertaking with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed, or national origin:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA

1. That it is hereby found and determined that the urban renewal areas comprising the Program are blighted areas and qualify as eligible areas under Section 48-8543 (a) of Burns Annotated Indiana Statutes.

the Development Plan for the Program, and accordingly, the proposed Program and the annual increment are approved and the Local Public Agency is authorized to file an application for financial assistance under Title I.

President, Common Council
Ralph Johnson

RESOLVED THIS _____ DAY OF _____, 197_____.

VOTE YES _____
 NO _____

ATTEST:

Marian Tardy
City Clerk

John H. Hooker, Jr.
Mayor, City of Bloomington, Indiana

MILLER DRIVE AREA

Beginning at a point which is the intersection of the north right-of-way line of Hillside Drive and the west right-of-way line of Henderson Avenue; thence easterly along the north right-of-way line of Hillside Drive a distance of 910 feet, more or less, to the west right-of-way line of Park Avenue; thence northwardly along the west right-of-way line of Park Avenue a distance of 100 feet, to a point; thence eastwardly along a line parallel to, and 100 feet north of Hillside Drive a distance of 450 feet, more or less, to the rear property line of the parcel fronting on the east right-of-way line of Woodlawn Lane; thence southwardly a distance of 100 feet, to a point of intersection of the rear property line of the parcel fronting on the east right-of-way line of Woodlawn Lane and the north right-of-way line of Hillside Drive; thence eastwardly a distance of 2,350 feet, more or less, to a point of intersection of the north right-of-way line of Hillside Drive and the rear property line of the properties fronting on Maxwell Street; thence southwardly along the rear property line of the properties fronting on Maxwell Street a distance of 2,650 feet, more or less, to a point of intersection of the rear property line of the properties fronting on Maxwell Street and the rear property line of properties fronting on Short Street; thence westwardly along the rear property line of the properties fronting on Short Street a distance of 450 feet, more or less, to a point which is the northeast corner of Winslow Park; thence southwardly along the east property line of Winslow Park a distance of 1,100 feet, more or less, to a point of intersection of the east property line of Winslow Park and the south property line of Winslow Park; thence westwardly along the south property line of Winslow Park a distance of 1,600 feet, more or less, to a point of intersection of the south property line of Winslow Park and the west property line of Winslow Park; thence northwardly along the west property line of Winslow Park a distance of 1,100 feet, more or less, to a point of intersection of the west property line of Winslow Park and the north property line of Winslow Park; thence eastwardly along the north property line of Winslow Park a distance of 700 feet, more or less, to the point of intersection of the north property line of Winslow Park and the west right-of-way line of Olive Street; thence northwardly along the west right-of-way line of Olive Street a distance of 850 feet, more or less, to the intersection of the west right-of-way line of Olive Street and the rear property line of the properties fronting on Miller Drive; thence westwardly along the rear property line of the properties fronting on Miller Drive a distance of 1,125 feet, more or less, to the point of intersection of the rear property line of the properties fronting on Miller Drive and the east property line of the City of Bloomington Service Center; thence northwardly along the east property line of the City of Bloomington Service Center a distance of 450 feet, more or less, to the point of intersection of the east property line of the City of Bloomington Service Center and the south right-of-way line of Miller Drive; thence westwardly along the south right-of-way line of Miller Drive a distance of 870 feet, more or less, to the point of intersection of the south right-of-way line of Miller Drive and the east property line of the third parcel east of Henderson Avenue (said line being parallel to and approximately 270 feet, more or less, east of Henderson Avenue); thence, southwardly along said property line which is parallel to and approximately 270 feet, more or less, east of Henderson Avenue, a distance of 150 feet, more or less, to the intersection of said property line and the rear property line of the parcels fronting on Miller Drive; thence, westwardly along the rear property line of the parcels fronting on Miller Drive, a distance of 270 feet, more or less, to the intersection of the rear property line of the parcels fronting on Miller Drive and the west right-of-way line of Henderson Avenue; thence, northwardly along the west right-of-way line of Henderson Avenue a distance of 1,450 feet, more or less, to the point of intersection of the west right-of-way line of Henderson Avenue and the north right-of-way line of Hillside Drive, which is also the point of beginning.

WEST SIDE AREA

Beginning at a point which is the intersection of the west right-of-way line of Rogers Street and the north right-of-way line of Third Street; thence, westwardly with the north right-of-way of Third Street a distance of 320'+ to the west right-of-way line of Jackson Street; thence, southwardly with the west right-of-way line of Jackson Street (also known as Third Street) a distance of 150'+ to the north right-of-way line of Third Street; thence, westwardly with the north right-of-way line of Third Street a distance of 3100'+ to the Corporation Limit of the City of Bloomington, Indiana which is also the westwardly right-of-way line of Adams Street; thence, northeastwardly with the Corporation Limits and the westwardly right-of-way line of Adams Street a distance of 860'+ to the south right-of-way line of Kirkwood Avenue and an angle point in the Corporation Line; thence, westwardly with the Corporation Line and the south right-of-way line of Kirkwood Avenue a distance of 760'+ to an angle point in the Corporation Line; thence, northwardly with the Corporation Line a distance of 180'+ to an angle point in the Corporation Line; thence, westwardly with the said Corporation Line a distance of 790'+ to the southeasterly right-of-way line at the Illinois Central Railroad, and an angle point in the Corporation Line; thence, northeastwardly with the southeasterly right-of-way line of the Illinois Central Railroad and the Corporation Line a distance of 1735'+ to the east right-of-way line of Adams Street and an angle point in the Corporation Line; thence, northwardly with the east right-of-way line of Adams Street and the Corporation Line a distance of 110'+ to the northwesterly right-of-way line of the Illinois Central Railroad; and an angle point in the Corporation Line; thence, southwestwardly with the northwesterly right-of-way line of the Illinois Central Railroad and the Corporation Line a distance of 1675'+ to an angle point in the Corporation Line; thence, northwardly with the Corporation Line a distance of 1180'+ to the southerly right-of-way line of the Monon Railway, and an angle point in the Corporation Line; thence, eastwardly on a curve to the left with the southerly right-of-way line of the Monon Railway, and the Corporation Line a distance of 1000'+ to the northeasterly right-of-way line of Vernal Pike and an angle point in the Corporation Line; thence, southeastwardly with the northeasterly right-of-way line of Vernal Pike and the Corporation Line a distance of 550'+ to the west right-of-way line of Adams Street and an angle point in the Corporation Line; thence, northwardly with the west right-of-way line of Adams Street, and the Corporation Line a distance of 390'+ to the northerly right-of-way line of the Monon Railway and an angle point in the Corporation Line; thence, westwardly with the northerly right-of-way line of the Monon Railway and the Corporation Line a distance of 210'+ to an angle point in the Corporation Line; thence, northwardly with the Corporation Line, which is also the rear property line of lots fronting on Adams Street, a distance of 850'+ to the south right-of-way line of Eleventh Street; thence, eastwardly with the south right-of-way line of Eleventh Street a distance of 2220'+ to a point which is the rear property line of lots on the east side of Maple Street fronting on Maple Street; thence, northwardly with the said rear property line of lots on the east side of Maple Street fronting on Maple Street a distance of 970'+ to a point which is in the north right-of-way line of what was formerly Fourteenth Street extended eastward (Fourteenth Street has been vacated in this area); thence, westwardly with the aforementioned north right-of-way line of what was formerly Fourteenth Street, and this line extended eastward a distance of 200'+ to the east property line of the Dyer Junior High School; thence, northwardly with the said east property line of the Dyer Junior High School a distance of 500'+ to an angle point in the Corporation Line; thence, eastwardly with the Corporation Line a distance of 50'+ to an angle point in the Corporation Line; thence, southwardly with the Corporation Line a distance of 380'+ to an angle point in the Corporation Line; thence, eastwardly with the Corporation Line a distance of 330'+ to the east

right-of-way line of Maple Street and an angle point in the Corporation Line; thence, with the east right-of-way line of Maple Street and the Corporation Line a distance of 1000'+ to the south right-of-way line of Seventeenth Street and an angle point in the Corporation Line; thence, eastwardly with the south right-of-way line of Seventeenth Street and the Corporation Line a distance of 1050'+ to a point which is the intersection of the east right-of-way line of an alley between Jackson Street and Madison Street and the south right-of-way line of Seventeenth Street; thence, southwardly with the east right of way line of the aforementioned alley between Jackson Street and Madison Street a distance of 450'+ to the south right-of-way line of Sixteenth Street; thence continuing southward along the same line a distance of 400'+ to the south right-of-way line of Fifteenth Street; thence westwardly with the south right-of-way line of Fifteenth Street a distance of 30'+ to the east right-of-way line of Rogers Street; thence, south with the east right-of-way line of Rogers Street a distance of 1200'+ to the north right-of-way line of Eleventh Street; thence, eastwardly a distance of 40'+ crossing Rogers Street from the northeast corner of the intersection of the right-of-way lines of Rogers and Eleventh Street to the northwest corner of the intersection of the right-of-way lines of Rogers and Eleventh Street; thence, southwardly with the west right-of-way line of Rogers Street a distance of 3130'+ to the intersection of the west right-of-way line of Rogers Street and the north right-of-way line of Third Street, which is also the point of beginning.

CENTRAL BUSINESS DISTRICT AREA

Beginning at a point which is the intersection of the west right-of-way line of Rogers Street and the north right-of-way line of Eleventh Street; thence, eastwardly with the north right-of-way line of Eleventh Street a distance of 1450'+ to the east right-of-way line of Walnut Street; thence, continuing eastwardly along the same line with the north right-of-way line of an alley a distance of 150'+ to a point in the east right-of-way line of an alley between Walnut Street and Washington Street; thence, southwardly with the said east right-of-way line of an alley between Walnut Street and Washington Street a distance of 1370'+ to the north right-of-way line of Eighth Street; thence, eastwardly with the north right-of-way line of Eighth Street a distance of 360'+ to the intersection of the north right-of-way line of Eighth Street and the east right-of-way line of an alley between Washington Street and Lincoln Street; thence, southwardly with the said east right-of-way line of an alley between Washington Street and Lincoln Street a distance of 1100'+ to the south right-of-way line of Kirkwood Avenue; thence, continuing southwardly along the same line a distance of 360'+ to the south right-of-way line of Fourth Street; thence, westwardly with the south right-of-way line a distance of 160'+ to the east right-of-way line of Washington Street; thence, southwardly with the east right-of-way line of Washington Street a distance of 300'+ to the north right-of-way line of Third Street; thence, westwardly with the north right-of-way line of Third Street a distance of 1820'+ to the west right-of-way line of Rogers Street; thence, northwardly with the west right-of-way line of Rogers Street a distance of 3130'+ to the intersection of the north right-of-way line of Eleventh Street and the west-right-of-way line of Rogers Street, which is also, the point of beginning.