



# City of Bloomington Common Council

## Legislative Packet

Committee of the Whole

10 November 2010

*Please consult the [Legislative Packet](#) issued in interest of the  
03 November 2010 Regular Session for legislation and background material.*

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## Packet Related Material

Memo

Agenda

Calendar

Notices and Agendas:

*None*

## Legislation for Discussion at Committee of the Whole:

- **App Ord 10-04** To Specially Appropriate from the General Fund Expenditures Not Otherwise Appropriated (Appropriating Grants and Donations to Be Used for Maintenance and Consulting Services Related to the Animal Shelter)

Contact:

- *Laurie Ringquist at 349-3492 or [ringquil@bloomington.in.gov](mailto:ringquil@bloomington.in.gov)*

*Please see the Council Legislative Packet prepared for the 3 November 2010 meeting for legislation, memo and summary.*

- **Res 10-16** Approving the Enlargement of the Downtown Economic Development Tax Allocation Area
  - Memo to the Council, Lisa Abbott and Danise C. Alano-Martin; Map of TIF; Redevelopment Resolution 10-36; Order of the Plan Commission (11 October 2010); Amended Economic Development Plan for the Downtown Economic Development Area;
  - Contact:  
Lisa Abbott at 349-3401 or [abbottl@bloomington.in.gov](mailto:abbottl@bloomington.in.gov)  
Danise Alano-Martin at 349-3418 or [alanod@bloomington.in.gov](mailto:alanod@bloomington.in.gov)

## Memo

### **Reminder: Staff/Council Internal Work Session on Friday at Noon**

### **Two Items Ready for Discussion at the Committee of the Whole on Wednesday, November 10<sup>th</sup>**

There are two items ready for discussion at the Committee of the Whole next Wednesday. One can be found in this packet and is summarized herein. The other can be found in the Council legislative packet for last week (*see the online link above*).

#### **Item 2 for Discussion at the Committee of the Whole on November 10th - Enlarging the Downtown Tax Increment Finance (TIF) District**

**Res 10-16** expands the 154-acre Downtown Economic Development Target Area (which is also known as the Downtown Tax Increment Finance District or Downtown TIF District). The expansion would take in 48 acres on the northwest side of the District, which roughly corresponds with the areas of the Certified Technology Park lying outside of the current District boundaries. (*See map in the materials.*) The expanded area is bordered by the Indiana Railroad tracks on the north, Morton and the extension of Morton on the east (including some parcels further east), 10<sup>th</sup> and Rogers Street on the south, and a stair step of properties starting at 7<sup>th</sup> and extending up to Amy Robinson Lane on the West. This summary is based upon materials submitted and available in the Council Office.

#### TIF Districts Briefly Described

TIF districts provide a means for cities to fund public improvements much faster than would otherwise be possible. In order to establish a district, the City must find that neither the regulatory processes at our disposal nor the ordinary operation of private enterprise will correct the problems in those areas to be included in the TIF. Once the City has created a district, it may capture property taxes on new development in the district and use the taxes to fund projects set forth in the plan for the district. All the property tax revenues on development that flow after the base assessment date (March 1<sup>st</sup> prior to action by the Redevelopment Commission) may be used for this purpose for the term of the TIF District. Please note that the newly acquired area will be subject to a 25-year term, but the area within the existing TIF District will not. While statute allows revenues from

personal and real estate taxes to flow into the TIF, this district will only capture the real estate taxes. The City has six TIF districts in all.

Here are some recent investments made in this District:

- completing Phase III of the Kirkwood Streetscape project;
- designing the Walnut Streetscape project; and
- modernizing traffic signals on College and Walnut.

### Effect of TIF Districts on Tax Rates and Other Taxing Entities

In order to understand the effect of TIF districts on tax rates and other taxing entities, one must understand the formula for establishing their tax rates. That formula is:

$$\text{Levy} / \text{Net Assessed Valuation} = \text{Tax Rate}$$

The tax rate is calculated by dividing the levy by the net assessed valuation (and is generally expressed as dollars of tax due per \$100 of assessed value).

The levy is the amount of property taxes a taxing entity is permitted to raise each year. And, the net assessed valuation is the gross assessed value of all real and personal property within the taxing jurisdiction *less any exemptions and abatements and without any growth in assessed value above the base-line assessed value within the TIF districts.*

Given the relationship between these three elements in the formula, the tax rate for a community with a TIF could be slightly higher than one without a TIF. However, this is not to say that a TIF district necessarily leads to higher tax rates, because higher tax rates would only occur if the levy grows faster than the net assessed valuation. Keep in mind that the goal of any TIF is to promote AV growth within the TIF and its surrounding areas. If the TIF is successful, it will reduce tax rates when the district expires and the incremental assessed value generated by this legislation is added to the tax rolls.

The impact to other taxing entities would be similar. They could experience slightly higher tax rates while the district is in effect, if their Levy grows faster than their net assessed valuation. However, they will also reap the benefits of the increased AV once the TIF has expired.

However, when considering the tax implications of this expansion, please note that a significant portion of the property is owned by non-profits (e.g. schools, government, IU etc.) which do not currently pay property taxes.

### Procedures for Establishing and Amending TIF Districts and the Redevelopment Commission's Role in Operating Them

The City established the Downtown TIF District in 1985 and amended it in 1990 (by adding 21 acres surrounding the Convention Center). The following is a list of steps that need to be taken now to amend and operate this TIF district:

- 1) The Redevelopment Commission surveys the area, designates an Economic Development Area (EDA), and adopts a Declaratory Resolution approving those actions as well as establishing a Tax Allocation Area (better known as a TIF District) and a Plan for the Area.
- 2) The Plan Commission reviews the Declaratory Resolution and Plan for conformance with our long-range plans and adopts an Order approving them.
- 3) The Common Council adopts a Resolution approving the Declaratory Resolution and Plan as well as the Order from the Planning Commission, directing the Clerk to file those documents with the minutes, and set the effective date to coincide with the date in the Declaratory Resolution.
- 4) The Redevelopment Commission adopts a Confirming Resolution and, from that moment on, assumes responsibility for carrying out the plan for the TIF District. This responsibility includes the power to spend TIF funds and make minor amendments to the Plan.

We are now in Step #3 of the process noted above, with the Redevelopment Commission having adopted a Declaratory Resolution and an amended Economic Development Plan in September and with the Plan Commission having found that those actions conform to our long range plans and having adopted an order approving them in October.

The Council Resolution Approves the Action of the Plan Commission, the Redevelopment Commission Res 10-36 (Amendatory Resolution) and the Enlargement of the TIF District

Council Res 10-16 approves the October action of the Plan Commission. (*See the Order from the Plan Commission in this packet and the staff report [online](#).*)

Council Res 10-16 also approves the Amendatory Resolution of the Redevelopment Commission and the enlargement of the TIF District. The Amendatory Resolution recites the relevant history and makes the necessary findings to enlarge the District. Please note that it sets the baseline date for property taxes in the expanded area at March 1, 2010. This means that any additional property tax revenues over the amount set on that date will flow to the TIF District. Please also note that the Amendatory Resolution also sets a 25-year term on the life of the expanded portion of this TIF District.

Amendments to the Downtown Economic Development Plan

The amended Plan says that “The purpose of this expansion is to provide adequate growth space for office, research and technology business use in order to maximize opportunities to attract, grow and retain knowledge- and creative-sector employers in the area.” In that regard, it finds the expansion area particularly inviting because there are large parcels of under-utilized properties with existing buildings that are suitable for the sought-for redevelopment.

The Plan also notes that the Certified Technology Park shares a similar mission and similar strategies with the Downtown TIF District. The goals of the Park, for example, are to create new businesses engaged in information technology, instructional technology and life sciences. In addition to calling for a TIF District, the plans for each share the following strategies:

- “invest(ing) in key infrastructure including parking garages, streetscape improvements, and technology infrastructure;
- Maintain(ing) partnerships with I.U. and IVY Tech to commercialize research and develop a knowledge-sector workforce; and
- Facilitat(ing) the sale or lease of commercial sites to firms in the targeted industries.”

Indiana University has declared 12 acres of land in this area as surplus property. The Plan indicates that the City wants to ensure that the land is ultimately transferred to the private sector for use consistent with the Plan. Transfers of this sort should involve:

- Renovation and reuse of historically surveyed structures;
- Creating and retaining technology-based employment;
- Creating publicly held plaza and green space;
- Upgrading utility, streetscape and street infrastructure (particularly along 10<sup>th</sup> Street);
- Ensuring development of diverse housing options (particularly along the B-Line Trail west of Rogers); and
- Facilitating creation of structured parking to serve employment related land uses.

Toward these ends, the City intends to “undertake a master plan study to help plan the phasing of these infrastructure improvements as well as assist in market analysis and further land use planning for the area.”

### Description of Zoning and Land Uses

Aside from about three acres of Residential Multi-family (RM) and Commercial Limited (CL) uses, the existing District is all within the Commercial Downtown (CD) zoning district. While the RM and CL districts will not see much redevelopment, the presence of vacant and under-utilized parcels as well as zoning incentives in the CD district, will likely result in redevelopment with a mix of “storefront retail, professional offices and employment activities” on the first floors and residential on the upper floors.

In accordance with the Downtown Vision and Infill Strategy Plan, the CD district is divided into six overlay districts “that focus on building scale, architecture, orientation, density, and to some extent, land use.” The Showers Technology Park Overlay District occupies almost all of the area in the expanded TIF<sup>1</sup> and is designed to “promote mixed use development focused primarily on light industrial/manufacturing and technology sector office uses combined with small-scale retail services and a live-work, young professional, empty nester and senior housing component.”

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<sup>1</sup> There is a small area of Commercial General (CG) zones west of Fairview.

With that in mind, the Plan identifies three land use categories in the District:

- Downtown Business/Commercial - which includes a mix of retail sales, professional offices, restaurants, financial services, and entertainment/art/cultural centers that serve the entire community as well as visitors and are spread throughout the District;
- Downtown Residential – which includes a diversity of multi-family units in the upper floors which focus on workforce, live-work and retiree housing;
- Downtown Institutional/Research – which includes “government services, technology and life science-based offices and research laboratories, and educational and professional training facilities” located mostly in the expanded area.

### Development Objectives

Here are the objectives for the Plan (*with modifications over previous plan noted*):

- Augment existing land uses, promoting, in particular, a diverse retail mix, increased upper story residential uses, employment, and greater usage of under-utilized buildings (*modified*);
- Construct or renovate housing units supporting a diverse mix of housing types;
- Renovate historic structures in the Central Business District (especially the square);
- Improve public and private infrastructure to improve streetscapes, replace older utility infrastructure (*modified*);
- Strengthen ties between the City, IU and IVY Tech and improve physical linkages between the downtown and IU;
- Provide structure parking facilities to serve area employment uses (particularly in the Certified Technology Park) (*modified*);
- Expand the Convention Center and construct additional hotel and meeting space in the downtown (*modified*);
- Construct public plazas and greenspace for individual use as well as special events and programs (*modified*); and
- Develop the Certified Technology Park as a research and industrial park with high tech office and research space along with a complementary uses (*modified*).

### Further Amendment

Please note that only adjustments that “substantially change the ... Plan” will need further action by the Council.



**NOTICE AND AGENDA  
BLOOMINGTON COMMON COUNCIL COMMITTEE OF THE WHOLE  
7:30 P.M., WEDNESDAY, NOVEMBER 10, 2010  
COUNCIL CHAMBERS  
SHOWERS CENTER, 401 N. MORTON ST.**

**Chair: Mike Satterfield**

1. Appropriation Ordinance 10-04 To Specially Appropriate from the General Fund Expenditures Not Otherwise Appropriated (Appropriating Grants and Donations to Be Used for Maintenance and Consulting Services Related to the Animal Shelter)

Asked to attend: Laurie Ringquist, Director of Animal Care and Control

2. Resolution 10-16 Approving the Enlargement of the Downtown Economic Development Tax Allocation Area

Asked to attend: Lisa Abbott, Director of the Housing and Neighborhood  
Development Department  
Danise Alano-Martin, Director of the Economic and Sustainable  
Development



**City of Bloomington  
Office of the Common Council**

To: Council Members  
From: Council Office  
Re: Calendar for the Week of 08-13 November 2010

**Monday, 8 November 2010**

12:00 noon Long Range Transportation Plan Task Force, McCloskey  
4:30 pm Plat Committee, Hooker Room  
5:30 pm Plan Commission, Council Chambers

**Tuesday, 9 November 2010**

11:30 am AIDS Quilt Training, McCloskey  
1:30 pm Development Review Committee, McCloskey  
4:00 pm Downtown and Courthouse Square Plan Subcommittee, Kelly  
4:30 pm Commission on Aging, Hooker Room  
5:00 pm Utilities Service Board, Board Room, 600 E Miller Dr  
5:30 pm Bloomington Public Transportation Corporation, Public Transportation Center, 130 W Grimes Lane  
5:30 pm Board of Public Works, Council Chambers  
6:00 pm City of Bloomington Commission on Sustainability, McCloskey  
6:30 pm Sister Cities International, Dunlap  
7:30 pm Telecommunications Council, Council Chambers

**Wednesday, 10 November 2010**

9:00 am Emergency Management Advisory Committee, Council Chambers  
12:00 noon Bloomington Platinum Biking Task Force, Hooker Room  
4:00 pm Board of Housing Quality Appeals, McCloskey  
4:00 pm Solid Waste Management District, Monroe County Courthouse, Judge Nat U. Hill, III Room  
4:15 pm Commission on the Status of Black Males, Hooker Room  
5:30 pm City of Bloomington-Monroe County Deer Task Force, McCloskey  
5:30 pm South Rogers Streetscape, Council Chambers  
7:30 pm Common Council Committee of the Whole, Council Chambers

**Thursday, 11 November 2010**

*City Holiday: Veterans Day – Offices Closed*

**Friday, 12 November 2010**

12:00 noon Common Council Internal Work Session, McCloskey

**Saturday, 13 November 2010**

8:00 am Bloomington Community Farmers' Market, Showers Common, 401 N. Morton

*Posted and Distributed: Friday, 5 November 2010*

**RESOLUTION 10-16**

**APPROVING THE ENLARGEMENT OF THE  
DOWNTOWN ECONOMIC DEVELOPMENT  
AND TAX ALLOCATION AREA**

WHEREAS, on April 4, 1985, the Bloomington Redevelopment Commission (“Commission”) adopted a declaratory resolution (“Original Declaratory Resolution”) establishing the Downtown Economic Development Area, which was approximately 50 blocks in size, (“Original Area”) as an economic development area under IC 36-7-14 and an allocation area within the Area (“Allocation Area”) and approving the Economic Development Plan (“Plan”) for the Area; and,

WHEREAS, on January 8, 1990, the Commission expanded the Original Area by adopting Resolution 90-1 (the “1990 Expansion Resolution” and together with the Original Declaratory Resolution, the “Declaratory Resolution”), to add five additional blocks in the area between Second and Third Streets and Walnut and Madison (the “1990 Expansion Area” and together with the Original Area, the “Area”); and,

WHEREAS, the Common Council of the City of Bloomington (“Council”) subsequently approved the actions of the Commission; and,

WHEREAS, on September 17, 2010, the Commission reviewed and approved Resolution 10-36, which is attached hereto and incorporated herein as Exhibit A, to revise the Plan and amend the Area to include approximately 48 acres of real estate (“the 2010 Expansion Area”) as described in Resolution 10-36 and the accompanying exhibits; and,

WHEREAS, on October 11, 2010, the Bloomington Plan Commission (“Plan Commission”) determined that Resolution 10-36 and the Economic Development Plan conform to the plan of development for the City of Bloomington, a copy of the Plan Commission’s Order is attached hereto and incorporate herein as Exhibit B; and,

WHEREAS, IC 36-7-14-16 requires the Council to approve the Plan Commission’s Order and IC 36-7-14-41(c) requires that enlargement of the boundaries of an economic development area be approved by the Common Council; and,

WHEREAS, the Common Council has reviewed Resolution 10-36, the Commission’s Economic Development Plan as revised by the Resolution 10-36, and the Plan Commission’s Order;

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

SECTION I. The Common Council hereby approves the actions of the City of Bloomington Plan Commission, including, specifically, the Plan Commission Order.

SECTION II. The enlargement of the boundaries of the Downtown Economic Development Area to include the 2010 Expansion Area as described above and in the attached Exhibits is hereby approved.

SECTION III. This resolution shall be effective from and after passage and execution by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County,

Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
ISABEL PIEDMONT-SMITH, President,  
Bloomington Common Council

ATTEST:

\_\_\_\_\_  
REGINA MOORE, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this  
\_\_\_\_\_ day of \_\_\_\_\_, 2010.

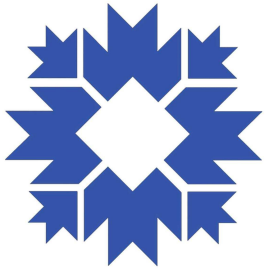
\_\_\_\_\_  
REGINA MOORE, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
MARK KRUZAN, Mayor  
City of Bloomington

#### SYNOPSIS

This resolution approves the addition to the Downtown Economic Development Area of approximately 48 acres.



# MEMORANDUM

**To:** Members of the City Council

**From:** Lisa Abbott, Housing & Neighborhood Development  
Danise C. Alano Martin, Economic & Sustainable Development  
Tom Micuda, Planning

**Date:** October 22, 2010

**Re:** Approving the Enlargement of the Downtown Economic Development and Tax Allocation Area (otherwise known as Downtown TIF District)

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By presenting this resolution we seek your approval to enlarge the Downtown Economic Development area to add an additional 48 acres north and northwest of the existing area (see attached map). Expansion of this Tax Increment Financing (TIF) district will facilitate accomplishment of long-held economic development goals and redevelopment objectives as set forth both in the original Downtown TIF plan as well as in recommendations of the Certified Technology Park Action Plan.

In 2005, the City of Bloomington received state designation of its Certified Technology Park (CTP), identifying a 65-acre area in the downtown as the appropriate location for development of research and high technology industry growth. The 2006 Certified Technology Park Action Plan recommended that the CTP area be designated as a TIF district in order to provide further funding mechanisms to facilitate the economic development and redevelopment goals.

The Downtown TIF itself was created in 1985 (133 acres) and its area and plan was revised in 1990 (additional 21 acres). This expansion would add 48 acres, primarily overlapping the acreage of the CTP (see map). While significant redevelopment in the years since the TIF was created has helped to realize some of the goals and objectives within the original plan, the objective of creating new employment uses in the area, namely an industrial and research park, remains. No suitable area remains within today's Downtown TIF for the development of a research and industrial park. The proposed area for TIF expansion is suitable, and indeed specifically identified through designation of the CTP for this type of redevelopment. Yet to date, little private redevelopment has been undertaken in this area. Therefore, the use of a redevelopment tool such as TIF will greatly assist in spurring the type of targeted development desired.

For the reasons above, City staff proposed this enlargement of the Downtown TIF, surveyed the area and worked with the Redevelopment Commission to revise the economic development plan to include this area. Through several staff working group meetings, targeted infrastructure improvements have been identified which would carry out the objectives of the plan. Further, the City will undertake a master plan study to help plan the

phasing in of these infrastructure improvements as well as assist in market analysis and further land use planning for the area.

This enlargement proposal and revised plan were approved by the Redevelopment Commission at their September 17 meeting (RDC Resolution 10-36). The Plan Commission reviewed the Redevelopment Commission's Declaratory Resolution and Plan for conformance with our long-range plans and adopted an Order approving them at their meeting on October 11.

Approval of this resolution before you will approve the actions of the Plan Commission and the Redevelopment Commission, and then the Redevelopment Commission will consider this for final action at a publicly noticed meeting on December 6.

We are very excited about the possibilities this presents to the city and to the redevelopment of the Certified Technology Park and hope you will support this request. If you have any questions, please feel free to contact City Attorney Margie Rice or any of the three of us.



**10-36**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON, INDIANA**  
Enlarging the Downtown Economic Development Area  
and Amending the Economic Development Plan

**WHEREAS**, the Bloomington ("City") Redevelopment Commission ("Commission") did on April 4, 1985, adopt Resolution 85-14 (the "Original Declaratory Resolution") which established the Downtown Economic Development Area (the "Original Area"), which was approximately 50 blocks in size, and did amend and expand the Original Area in 1990 pursuant to Resolution 90-1 adopted on January 8, 1990 (the "1990 Expansion Resolution" and together with the Original Declaratory Resolution, the "Declaratory Resolution") to add five additional blocks in the area between Second and Third Streets and Walnut and Madison (the "1990 Expansion Area" and together with the Original Area, the "Area"), and,

**WHEREAS**, the 1990 Expansion Resolution amended the 1985 Downtown Redevelopment Plan (as amended, the "Plan") which Plan contained specific recommendations for economic development in the Area which included the following Plan Objectives:

1. Stimulation of land uses which strengthen and intensify existing south land use relationships within the area.
2. Construction of new and renovation of existing housing units within the area.
3. Renovation of sound historic structures in the Central Business District; especially around the Square.
4. Improvement of the public and private infrastructure in the downtown.
5. Strengthen the linkage between Downtown and Indiana University. (omit)
5. Strengthening the ties between the city and Indiana University and improving the physical linkages between downtown and the campus.
6. Provision for more off-street parking.
7. Construction of a hotel and meeting space within the downtown.
8. Construction of a city hall and public parking and public spaces for individual use as well as for special events and programs.
9. Development of additional office and research space, including a research and industrial park; and,



**WHEREAS**, the Declaratory Resolution established an allocation area in accordance with IC 36-7-14-39 ("Allocation Area") for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Allocation Area; and,

**WHEREAS**, the Bloomington Common Council (the "Council") approved the Declaratory Resolution and Plan and the creation of the Area and the Allocation Area; and,

**WHEREAS**, the Commission now desires to amend the Declaratory Resolution, as confirmed by the Confirmatory Resolution, and the Plan to add certain real estate to the Area and the Allocation Area; and,

**WHEREAS**, IC 36-7-14-17.5 authorizes the Commission to amend the Declaratory Resolution, after approval by the area plan commission (the "Plan Commission") and the Council and conducting a public hearing, if it finds that:

- (1) The amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution or Plan and the purposes of IC 36-7-14; and
- (2) The Declaratory Resolution and the Plan, as amended, conform to the comprehensive plan for the City; and
- (3) The amendment enlarges the boundaries of the Area as the existing Area does not generate sufficient revenue to meet the financial obligations of the original project.

**WHEREAS**, the Commission now desires to amend the Declaratory Resolution to enlarge the Area by the addition of approximately 48 acres of real estate (the "2010 Expansion Area") as set forth on Exhibit A; and,

**WHEREAS**, the Commission anticipates that the amendment will support the listed obligations of the Area as set forth above, as well as supporting the development of the 2010 Expansion Area; and,

**WHEREAS**, the real property base assessment date of the 2010 Expansion Area will be the March 1 immediately preceding the effective date of this Resolution; and,

**WHEREAS**, the real property base assessment date of the Original Area will remain March 1, 1985; and,

**WHEREAS**, the real property base assessment date of the 1990 Expansion Area will remain March 1, 1990; and

**WHEREAS**, upon receipt of the written order of approval from the Plan Commission and the Council and in accordance with IC 5-3-1, the Commission shall publish Notice in the *The Herald-Times*, which notice will give notice of a hearing on the proposed amendments to be held

by the Commission with separate notice being sent via U.S. Mail and e-mail to neighborhood associations in or adjacent to the Expanded Area (as hereinafter defined); and,

**WHEREAS**, the notice described in the preceding paragraph will be filed in the office of the Plan Commission, the Board of Zoning Appeals, the Public Works Board, the Park Board, the Monroe County Library Board, the Monroe County Community School Corporation, the Building Commissioner and any other departments, bodies or officers having to do with City planning, variances from zoning ordinances, land use or the issuance of building permits; and,

**WHEREAS**, the Commission has caused to be prepared maps showing the boundaries of the 2010 Expansion Area showing the parts of the area acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:**

1. The Commission hereby re-confirms the Declaratory Resolution and Plan, and finds that it will be necessary to amend the Declaratory Resolution to expand the Area by approximately 48 acres as set forth in Exhibit A (the Area as expanded being the "Expanded Area").

2. The Commission finds that the amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan and the purposes of IC 36-7-14. The Declaratory Resolution and Plan as amended by this Resolution conform to the comprehensive plan for the City. These amendments will serve the public interest by enlarging the Area to further the goals of the Plan and will empower the Commission to more effectively fund development and/or redevelopment of the Expanded Area.

3. The Commission hereby amends the Declaratory Resolution to enlarge the boundaries of the Area to include an additional 48 acres of real estate as described in Exhibit A.

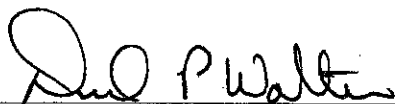
4. The allocation provisions applicable to the Original Area and the 1990 Expansion Area are hereby re-confirmed. This paragraph shall be considered the allocation provision for the 2010 Expansion Area for the purposes of IC 36-7-14-39. The 2010 Expansion Area shall have a real property base assessment date of March 1 of the year immediately preceding the effective date of the Resolution. Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Expanded Area shall be allocated and distributed in accordance with IC 36-7-14-39 or any applicable successor provision. This allocation provision for the 2010 Expansion Area shall expire twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment from the 2010 Expansion.

5. All of the rights, powers, privileges, and immunities that may be exercised by the Commission in a redevelopment area or urban renewal area may be exercised by the Commission in the Expanded Area, subject to the limitations in IC 36-7-14-43.

6. This Resolution shall be effective as of its date of adoption.

Adopted this 17<sup>th</sup> day of Sep., 2010.

**BLOOMINGTON REDEVELOPMENT COMMISSION**



\_\_\_\_\_  
David Walter, President

Attest:



\_\_\_\_\_  
Michael Gentile, Secretary

ATTACHMENT A  
Geographic Description of Property

A part of Section 32 and Section 33, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, more specifically described as follows:

Beginning at the intersection of the north right-of-way of Seventh Street and the east right-of-way of Rogers Street; Thence on the east right-of-way of said Rogers Street North 00 degrees 33 minutes 50 seconds East 274.09 feet; Thence North 15 degrees 49 minutes 48 seconds West 52.01 feet; Thence North 00 degrees 43 minutes 43 seconds East 556.72 feet; Thence leaving said east right-of-way North 88 degrees 59 minutes 52 seconds East 651.60 feet to the west right-of-way of Morton Street; Thence on said west right-of-way North 00 degrees 58 minutes 24 seconds East 168.58 feet to a point where a prolongation from the east of the south right-of-way line of Tenth Street intersects said west right-of-way line; Thence leaving said west right-of-way and on said south right-of-way line of Tenth Street North 89 degrees 40 minutes 22 seconds East 74.67 feet to a point where a prolongation from the north of the east right-of-way of Morton Street intersects said south right-of-way line; Thence leaving said south right-of-way line and on said east right-of-way line North 02 degrees 40 minutes 55 seconds East 40.06 feet; Thence North 00 degrees 21 minutes 08 seconds East 588.27 feet to the north right-of-way line of Eleventh Street; Thence leaving said east right-of-way line and on said north right-of-way line North 89 degrees 42 minutes 20 seconds East 89.49 feet; Thence leaving said north right-of-way line North 00 degrees 34 minutes 35 seconds East 236.68 feet; Thence South 89 degrees 55 minutes 06 seconds West 12.01 feet; Thence North 00 degrees 59 minutes 38 seconds East 132.66 feet; Thence South 89 degrees 18 minutes 40 seconds East 64.07 feet; Thence North 00 degrees 59 minutes 32 seconds East 176.30 feet; Thence South 89 degrees 24 minutes 20 seconds East 132.18 feet to the west right-of-way line of College Avenue; Thence on said west right-of-way line North 00 degrees 41 minutes 20 seconds East 59.00 feet to the south right-of-way line of Thirteenth Street; Thence leaving said west right-of-way line and on said south right-of-way line South 89 degrees 59 minutes 56 seconds West 593.97 feet to the south right-of-way line of The Indiana Rail Road; Thence leaving said south right-of-way line of Thirteenth Street and on said south right-of-way line of said railroad South 75 degrees 41 minutes 33 seconds West 182.68 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 1375.00 feet to which a radial line bears North 17 degrees 56 minutes 16 seconds West; Thence on said curve Southwesterly 527.85 feet through a central angle of 21 degrees 59 minutes 43 seconds; Thence South 50 degrees 04 minutes 01 second West 954.54 feet; Thence leaving said south right-of-way line South 00 degrees 49 minutes 52 seconds West 181.88 feet; Thence South 89 degrees 10 minutes 08 seconds East 60.00 feet to the west right-of-way line of Amy Robinson Drive; Thence on said west right-of-way line South 00 degrees 49 minutes 52 seconds West 10.00 feet; Thence leaving said west right-of-way line South 89 degrees 10 minutes 08 seconds East 174.50 feet to the east right-of-way line of Fairview Street; Thence on said east right-of-way line South 00 degrees 49 minutes 52 seconds West

529.24 feet to the north right-of-way line of Ninth Street; Thence leaving said east right-of-way line and on said north right-of-way line South 89 degrees 56 minutes 18 seconds East 374.57 feet to the east right-of-way line of Jackson Street; Thence leaving said north right-of-way line and on said east right-of-way line South 00 degrees 43 minutes 43 seconds West 162.82 feet; Thence leaving said east right-of-way line South 89 degrees 41 minutes 32 seconds East 294.40 feet to the west right-of-way line of Rogers Street; Thence on said west right-of-way line South 00 degrees 43 minutes 43 seconds West 167.16 feet; Thence South 20 degrees 38 minutes 14 seconds West 53.37 feet; Thence South 00 degrees 33 minutes 50 seconds West 273.59 feet to the north right-of-way line of Seventh Street; Thence leaving said west right-of-way line and on said north right-of-way line South 89 degrees 29 minutes 34 seconds East 82.50 feet to the Point of Beginning. Containing **48 ACRES**, more or less.

**ORDER OF THE CITY OF BLOOMINGTON PLAN COMMISSION  
DETERMINING THAT A DECLARATORY RESOLUTION AND AMENDED  
ECONOMIC DEVELOPMENT AREA PLAN APPROVED AND ADOPTED  
BY THE CITY OF BLOOMINGTON REDEVELOPMENT COMMISSION  
CONFORM TO THE COMPREHENSIVE PLAN AND  
APPROVING THE DECLARATORY RESOLUTION AND PLAN**


WHEREAS, pursuant to IC 36-17-14 et seq. (the "Act"), the Redevelopment Commission ("RDC") of the City of Bloomington, Indiana ("City"), on the 17<sup>th</sup> day of September 2010, adopted Resolution 10-36, a Declaratory Resolution ("Resolution") which made certain statutory findings and expressed the RDC's intent to enlarge the boundaries of the Downtown Economic Development Area ("Area") and amend the Downtown Redevelopment Plan ("Plan"), which was originally established by Resolution 85-14 and later amended by Resolution 90-1; and,

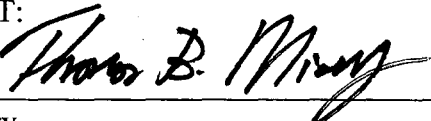
WHEREAS, the Act requires approval of the Resolution and the Plan by the City of Bloomington Plan Commission ("Plan Commission") and a determination that the Resolution and Plan conform to the City's comprehensive plan for development;

NOW, THEREFORE, BE IT ORDERED by the City of Bloomington Plan Commission, as follows:

1. That the Resolution and Plan for the Area conform to the comprehensive plan of development for the City.
2. That the Resolution and Plan are in all respects approved, ratified and confirmed.
3. That copies of the Resolution and the Plan shall be permanently filed with the permanent minutes of this meeting.
4. That a copy of this issued Order shall be forwarded to the Common Council of the City of Bloomington for approval, pursuant to IC 36-17-14-16(b).

Passed by the City of Bloomington Plan Commission, this 11<sup>th</sup> day of October, 2010.

By:   
\_\_\_\_\_  
President  
City of Bloomington Plan Commission

ATTEST:  
  
\_\_\_\_\_  
Secretary  
City of Bloomington Plan Commission

Amended Economic Development Plan

For the

Downtown  
Economic Development Area

City of Bloomington  
Bloomington, Indiana  
July 2010

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## INTRODUCTION

This economic development plan provides guidance for land use planning, new development, redevelopment and the provision of infrastructure within the Downtown Economic Development Area (EDA). This EDA was originally established in 1985 and encompassed approximately 50 blocks (133 Acres) The 133-acre area is bounded by Third Street on the south, Washington and Indiana Streets on the east, Tenth Street on the north, and Rogers Street on the west. (See Map 1).

The 1990 Downtown Redevelopment Plan expanded the 1985 Downtown Redevelopment Area to include five (5) additional blocks (21 acres) in the area between Second & Third Streets and Walnut & Madison Streets. (See Map 2).

This 2010 amended Economic Development Plan expands the EDA by 48 acres (See Map 3). The purpose of this expansion is to provide adequate growth space for office, research and technology business use in order to maximize opportunities to attract, grow and retain knowledge- and creative-sector employers in the area. Currently, the expanded 2010 EDA has excellent new development and redevelopment opportunities. Unlike other areas within the existing EDA, there are fewer land owners together with large lot sizes that make land assembly less challenging. Further, existing buildings are well suited to support redevelopment opportunities.

The majority of the City's Certified Technology Park (CTP) is included in the 2010 EDA. The City achieved State of Indiana designation of the CTP area in 2005 and set its overarching goals for the creation of new businesses engaged in information technology, instructional technology and life sciences. The strategies identified in the City's CTP Action Plan toward meeting these goals closely mirror goals in the EDA, among them the following: invest in key infrastructure, including parking garages, streetscape improvements and technology infrastructure; maintain partnerships with Indiana University and Ivy Tech Community College to commercialize research and develop a knowledge-sector workforce; and, facilitate the sale or lease of commercial sites to firms in the targeted industries. The CTP Action Plan also calls for the expansion of the downtown tax increment financing district (this EDA) to include the CTP.

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In addition to the primary land use goal of creating and retaining employment uses focused in the technology, life sciences and other creative sectors, supplementary activities within the expanded 2010 EDA include fostering small-scale retail/service uses as well as residential uses catering to live-work, young professional, empty nester and senior housing markets. These housing markets will be attracted to reside within the expanded 2010 EDA due to the employment, recreational, cultural and entertainment choices available throughout the downtown.

At the heart of the expanded 2010 EDA is approximately 12 acres of property owned by Indiana University. Through purchase and subsequent land transfer activities, the City's goal is to ensure that future development and redevelopment activities are consistent with the land use goals contained in the expanded EDA. Land transfers must target the following objectives: 1) renovation and long-term reuse of historically surveyed structures, 2) creating and retaining technology-based employment uses, 3) creating new publicly held plaza space and greenspace, 4) upgrading utility, streetscape and street infrastructure, particularly along the 10<sup>th</sup> Street corridor, 5) ensuring the development of diverse housing options, particularly along the section of the B-Line Trail west of Rogers Street, and 6) facilitating the creation of structured parking in association with employment-related land uses.

### DESCRIPTION OF ECONOMIC DEVELOPMENT AREA

#### Original Area (1985)

A part of Section 33, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, more specifically described as follows:

Beginning at the intersection of the north right-of-way of Third Street and the east right-of-way of Rogers Street; Thence on the east right-of-way of said Rogers Street North 00 degrees 14 minutes 49 seconds East 1000.10 feet; Thence North 00 degrees 16 minutes 56 seconds East 82.50 feet; Thence North 00 degrees 33 minutes 50 seconds East 636.69 feet; Thence North 15 degrees 49 minutes 48 seconds West 52.01 feet; Thence North 00 degrees 43 minutes 43 seconds East 556.72 feet; Thence leaving said east right-of-way line North 88 degrees 59 minutes 52 seconds East 651.60 feet to the west right-of-way line of Morton Street; Thence on said west right-of-way line North 00 degrees 58 minutes 24 seconds East 168.58 feet to a point where a prolongation from the east of the south right-of-way line of Tenth Street intersects said west right-of-way line; Thence leaving said west right-of-way and on said south right-of-way line of Tenth Street North 89 degrees 40 minutes 22 seconds East 350.68 feet; Thence North 88 degrees 21 minutes 23 seconds East 82.55 feet; Thence North 89 degrees 41 minutes 59 seconds East 276.50 feet; Thence South 84 degrees 26 minutes 36 seconds East 82.84 feet; Thence North 89 degrees 59 minutes 35 seconds East 287.00 feet to the west right-of-way line of Washington Street; Thence leaving said south right-of-way line and on said west right-of-way line South 00 degrees 21 minutes 05 seconds West 744.94 feet; Thence South 11 degrees 13 minutes 30 seconds West 50.47 feet; Thence South 00 degrees 11 minutes 02 seconds East 720.58 feet to the south right-of-way line of Sixth Street; Thence leaving said west right-of-way line and on said south right-of-way line South 89 degrees 37 minutes 21 seconds East 1535.92 feet to the west right-of-way line of Indiana Avenue; Thence leaving said south right-of-way line and on said west right-of-way line South 00 degrees 52 minutes 04 seconds East 1101.62 feet to the north right-of-way line of Third Street; Thence leaving said west right-of-way line and on said north right-of-way line North 86 degrees 15 minutes 06 seconds West 281.22 feet; Thence North 65 degrees 06 minutes 13 seconds West 38.69 feet to the east right-of-way line of

Dunn Street; Thence leaving said north right-of-way line and on said east right-of-way line North 00 degrees 41 minutes 19 seconds West 73.00 feet to a point where a prolongation from the west of the north right-of-way line of Third Street intersects said east right-of-way line; Thence leaving said east right-of-way line and on said north right-of-way line North 89 degrees 42 minutes 21 seconds West 2961.31 feet to the Point of Beginning. Containing **133 ACRES**, more or less.

#### Expansion (1990)

A part of Sections 4 and 5, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more specifically described as follows:

Beginning at the intersection of the south right-of-way of Third Street and the west right-of-way of Walnut Street; Thence on the west right-of-way of said Walnut Street South 00 degrees 10 minutes 47 seconds West 1099.57 feet to the north right-of-way line of Second Street; Thence leaving said west right-of-way line and on said north right-of-way line North 89 degrees 49 minutes 49 seconds West 636.96 to the east right-of-way line of Morton Street; Thence leaving said north right-of-way line and on said east right-of-way line North 00 degrees 15 minutes 02 seconds East 514.27 feet to a point where a prolongation from the west of the north right-of-way line of Smith Street intersects said east right-of-way line; Thence leaving said east right-of-way and on said north right-of-way line of Smith Street North 89 degrees 19 minutes 48 seconds West 254.40 feet; Thence South 78 degrees 51 minutes 24 seconds West 20.42 feet; Thence North 89 degrees 50 minutes 39 seconds West 86.83 feet to the east right-of-way line of Madison Street; Thence leaving said north right-of-way line and on said east right-of-way line North 00 degrees 25 minutes 50 seconds East 589.27 feet to the south right-of-way line of Third Street; Thence leaving said east right-of-way line and on said south right-of-way line South 89 degrees 42 minutes 21 seconds East 994.99 feet to the Point of Beginning. Containing **21 ACRES**, more or less.

#### Proposed Expanded Area

A part of Section 32 and Section 33, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, more specifically described as follows:

Beginning at the intersection of the north right-of-way of Seventh Street and the east right-of-way of Rogers Street; Thence on the east right-of-way of said Rogers Street North 00 degrees 33 minutes 50 seconds East 274.09 feet; Thence North 15 degrees 49 minutes 48 seconds West 52.01 feet; Thence North 00 degrees 43 minutes 43 seconds East 556.72 feet; Thence leaving said east right-of-way North 88 degrees 59 minutes 52 seconds East 651.60 feet to the west right-of-way of Morton Street; Thence on said west right-of-way North 00 degrees 58 minutes 24 seconds East 168.58 feet to a point where a prolongation from the east of the south right-of-way line of Tenth Street intersects said west right-of-way line; Thence leaving said west right-of-way and on said south right-of-way line of Tenth Street North 89 degrees 40 minutes 22 seconds East 74.67 feet to a point where a prolongation from the north of the east right-of-way of Morton Street intersects said south right-of-way line; Thence leaving said south right-of-way line and on said east right-of-way line North 02 degrees 40 minutes 55 seconds East 40.06 feet;

Thence North 00 degrees 21 minutes 08 seconds East 588.27 feet to the north right-of-way line of Eleventh Street; Thence leaving said east right-of-way line and on said north right-of-way line North 89 degrees 42 minutes 20 seconds East 89.49 feet; Thence leaving said north right-of-way line North 00 degrees 34 minutes 35 seconds East 236.68 feet; Thence South 89 degrees 55 minutes 06 seconds West 12.01 feet; Thence North 00 degrees 59 minutes 38 seconds East 132.66 feet; Thence South 89 degrees 18 minutes 40 seconds East 64.07 feet; Thence North 00 degrees 59 minutes 32 seconds East 176.30 feet; Thence South 89 degrees 24 minutes 20 seconds East 132.18 feet to the west right-of-way line of College Avenue; Thence on said west right-of-way line North 00 degrees 41 minutes 20 seconds East 59.00 feet to the south right-of-way line of Thirteenth Street; Thence leaving said west right-of-way line and on said south right-of-way line South 89 degrees 59 minutes 56 seconds West 593.97 feet to the south right-of-way line of The Indiana Rail Road; Thence leaving said south right-of-way line of Thirteenth Street and on said south right-of-way line of said railroad South 75 degrees 41 minutes 33 seconds West 182.68 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 1375.00 feet to which a radial line bears North 17 degrees 56 minutes 16 seconds West; Thence on said curve Southwesterly 527.85 feet through a central angle of 21 degrees 59 minutes 43 seconds; Thence South 50 degrees 04 minutes 01 second West 954.54 feet; Thence leaving said south right-of-way line South 00 degrees 49 minutes 52 seconds West 181.88 feet; Thence South 89 degrees 10 minutes 08 seconds East 60.00 feet to the west right-of-way line of Amy Robinson Drive; Thence on said west right-of-way line South 00 degrees 49 minutes 52 seconds West 10.00 feet; Thence leaving said west right-of-way line South 89 degrees 10 minutes 08 seconds East 174.50 feet to the east right-of-way line of Fairview Street; Thence on said east right-of-way line South 00 degrees 49 minutes 52 seconds West 529.24 feet to the north right-of-way line of Ninth Street; Thence leaving said east right-of-way line and on said north right-of-way line South 89 degrees 56 minutes 18 seconds East 374.57 feet to the east right-of-way line of Jackson Street; Thence leaving said north right-of-way line and on said east right-of-way line South 00 degrees 43 minutes 43 seconds West 162.82 feet; Thence leaving said east right-of-way line South 89 degrees 41 minutes 32 seconds East 294.40 feet to the west right-of-way line of Rogers Street; Thence on said west right-of-way line South 00 degrees 43 minutes 43 seconds West 167.16 feet; Thence South 20 degrees 38 minutes 14 seconds West 53.37 feet; Thence South 00 degrees 33 minutes 50 seconds West 273.59 feet to the north right-of-way line of Seventh Street; Thence leaving said west right-of-way line and on said north right-of-way line South 89 degrees 29 minutes 34 seconds East 82.50 feet to the Point of Beginning. Containing **48 ACRES**, more or less.

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#### ZONING AND LAND USE

The 1985 and 1990 EDA includes properties within the Residential Multifamily (RM), Commercial Limited (CL), and the Commercial Downtown (CD) zoning districts. Approximately three (3) acres of the EDA are within the RM and CL districts and contain well established professional offices and medium density multifamily housing units. No significant redevelopment activities are expected in the short-term for this small portion of the EDA.

The remaining portion of the EDA is within the CD district. This area is expected to see continued redevelopment activity because the zoning supports a more intense built environment and higher density residential usage. Specifically, the redevelopment of vacant and underutilized properties with mixed uses containing storefront retail, professional offices, and employment activities on the first level as well as upper story residential uses is strongly encouraged.

Because the CD district covers a large geographic area, it is further broken down into six character overlay zoning districts. The purpose of these additional overlays is to ensure that redevelopment and new development activities meet the respective overlay objectives that focus on building scale, architecture, orientation, density, and to some degree, land use.

The expanded portion of the 2010 EDA is located almost entirely within the CD zoning district, with the exception of property west of Fairview Street, which is zoned Commercial General (CG). Further, the Showers Technology Park Overlay District (STPO) contains almost all of the expanded EDA. The goal of this zoning overlay district is to promote mixed use development focused primarily on light industrial/manufacturing and technology-sector office uses combined with small-scale retail services and a live-work, young professional, empty nester and senior housing component.

The following is a brief overview of the land uses within the EDA:

#### DOWNTOWN BUSINESS/COMMERCIAL

The Downtown Business/Commercial component of the EDA is comprised mainly of mixed uses that focus on retail sales, professional offices, restaurants, financial services, and entertainment/art/cultural centers that serve the Bloomington community and visitors alike. Downtown Business/Commercial uses are supported throughout the EDA.

#### DOWNTOWN RESIDENTIAL

The Downtown Residential component is encouraged throughout the EDA and Downtown area and generally is expected to occur in upper stories of buildings as part of mixed-use redevelopment activities. It is generally comprised of multifamily units which should promote a diversity of housing types for all income groups and ages with a focus towards workforce, live-work, and retiree housing. The intent of the plan is to increase new and renovated residential units within easy walking distance of the employment, retail, entertainment, financial, cultural, educational and governmental centers of the city.

#### DOWNTOWN INSTITUTIONAL/RESEARCH

The Downtown Institutional/Research component of the 2010 EDA is comprised mostly of government services, technology and life science-based offices and research laboratories, and educational and professional training facilities (e.g. Indiana University, Ivy Tech Community College, ProCure Training & Development Center). The Downtown Institutional/Research uses are supported mostly within the expanded 2010 EDA.

## STATEMENT OF DEVELOPMENT OBJECTIVES

1. Strengthen and intensify existing land uses within the area, with particular focus on ensuring a diverse retail mix, increased upper-story residential uses, fostering employment, and greater usage of vacant and underutilized buildings.
2. Construct new and renovated housing units within the area that supports a diverse mix of housing types.
3. Renovate historic structures in the Central Business District, especially around the Square.
4. Improve public and private infrastructure in the downtown. In particular, invest in designing and implementing improved streetscapes as well as replacing older water, sewer and stormwater infrastructure.
5. Strengthen the ties between the city and the community's higher education institutions and improve the physical linkages between downtown and the Indiana University campus.
6. Provide structured parking facilities in conjunction with area employment uses, particularly within the City's Certified Technology Park/Showers Technology Overlay district.
7. Construct additional hotel and meeting space within the downtown and support an expanded Convention Center complex.
- ~~8. Construct public spaces, including plazas and greenspaces for individual use as well as for special events and programs.~~
9. Develop the City's Certified Technology Park area as a research and industrial park with additional high tech office and research space, while also allowing for a mix of complementary uses, including retail, service and workforce and other housing.

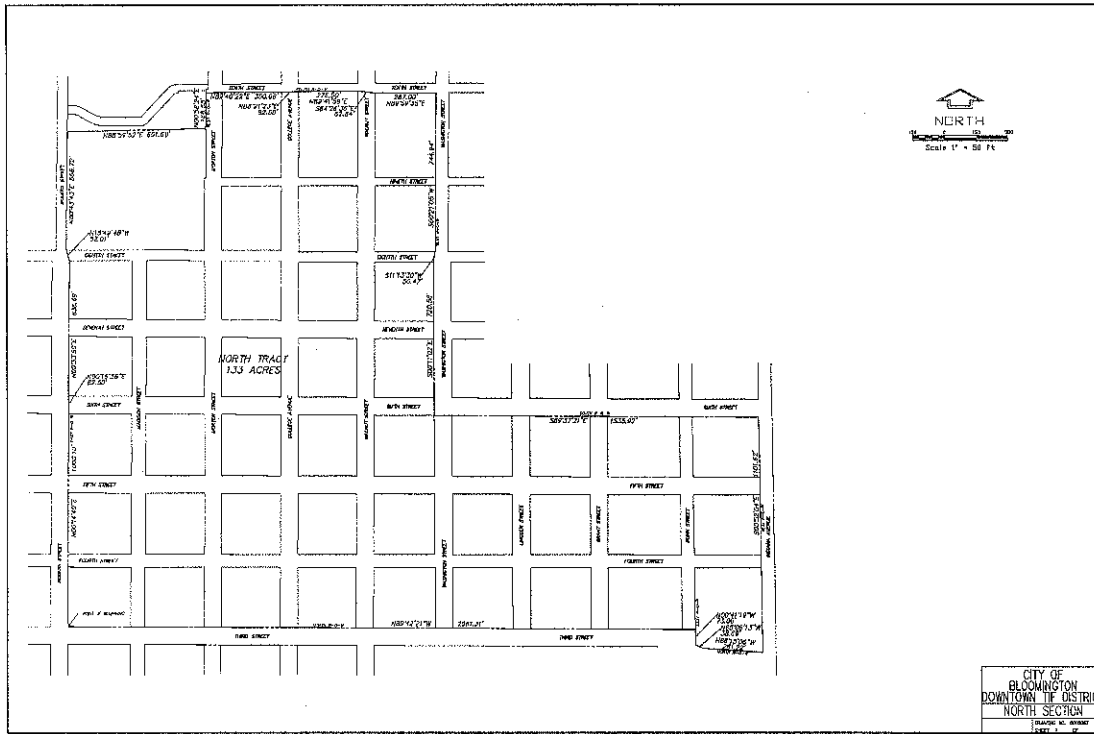
10. Provide adequate growth space for office, research and technology business use in order to maximize opportunities to attract, grow and retain knowledge- and creative-sector employers in the area.

#### PROVISIONS FOR AMENDING THE PLAN

This plan may be amended as outlined under Indiana Code 36-7-14-17.5. Modifications could arise from property acquisition for right-of-way improvements or other public purposes, or the enlargement of the EDA.

Adjustments resulting from experience during project execution are authorized in the administration of this project, provided that the intent of this approved Economic Development Plan is not changed. Any modification which substantially changes the approved Economic Development Plan will be subject to the requirement of applicable State codes for plan amendment.

MAP 1



MAP 2

