



# City of Bloomington Common Council

## Legislative Packet

Special Session

29 April 2009

Office of the Common Council  
P.O. Box 100  
401 North Morton Street  
Bloomington, Indiana 47402

812.349.3409

[council@bloomington.in.gov](mailto:council@bloomington.in.gov)  
<http://www.bloomington.in.gov>



## Packet Related Material

Memo  
Agenda  
Calendar

Notices and Agendas:

- Notice of the State of the City on Wednesday, April 29<sup>th</sup> at 5:30 p.m. in the Council Chambers
- Notice of Jack Hopkins Social Services Funding Committee Initial Review of Applications on Thursday, April 30<sup>th</sup> at 4:00 p.m. in the McCloskey Room

Legislation for Final Action at Special Session:

- Bond Refunding Legislation and Background Material for First Readings at the Regular Session on April 15<sup>th</sup>, Discussion at the Committee of the Whole on April 22<sup>nd</sup>, and Final Action at a Special Session on April 29<sup>th</sup>. ( Note: This Material is Listed in the Order in Which It will be Presented for Discussion at the Committee of the Whole) :
  - Ord 09-07 An Ordinance Concerning the Current Refunding by the City of Bloomington, Indiana, of Its General Obligation Bonds of 1998; Authorizing the Issuance of General Obligation Refunding Bonds for Such Purpose; Providing for the Safeguarding of the Interests of the Owners of Said Refunding Bonds; Other Matters Connected Therewith; and Repealing Ordinances Inconsistent Herewith
  - App Ord 09-03 To Effect Refunding of the City of Bloomington 1998 General Obligation Bonds
  - Res 09-05 Resolution of the City of Bloomington, Indiana Approving the Current Refunding of the Bloomington Municipal Facilities Corporation Economic Development Lease Rental Bonds of 1998

- **Res 09-06** Resolution of the City of Bloomington, Indiana Approving the Current Refunding of the Bloomington Municipal Facilities Corporation First Mortgage Refunding Bonds of 1998
- **Ord 09-08** An Ordinance of the Common Council of the City of Bloomington, Indiana, Approving the Issuance and Sale of Refunding Revenue Bonds By the City for and on Behalf of the Bloomington Park and Recreation District to Provide a Savings to the Park District

*Please see the Council Packet issued for the [April 15<sup>th</sup> Regular Session](#) for the legislation, summary, and related material.*

- **Res 09-09** To Approve An Enterprise Zone Investment Deduction (EZID) in the Downtown Tax Increment Financing (TIF) District - Re: McDaniel Rentals, LLC at 215 North Walnut
  - Map of the Bloomington Urban Enterprise Zone and Overlapping TIF Districts (With Site of the Deduction Highlighted); Memo from Doris Sims, Assistant Director of HAND  
*Contact: Doris Sims at 349-3510 or [simsd@bloomington.in.gov](mailto:simsd@bloomington.in.gov)*
- **Res 09-07** To Review and Accept Street and Intersection Changes and Site Improvements to Support an Economic Development Project as Called for in Council Resolution 08-12 (Cook Pharmica, LLC)
  - Memo from Danise Alano, Director of the Department of Economic and Sustainable Development; Site Plans of Patterson Drive Improvements (All); Site Plans for Patterson Drive Improvements (West); Site Plans for Patterson Drive Improvements (East); Site Plans for Hillside and Rogers Street Improvements; Site Plan for Stream Restoration  
*Contact: Danise Alano at 349-3406 or [alanod@bloomington.in.gov](mailto:alanod@bloomington.in.gov)*

### **Memo**

**Reminder: State of the City on Wednesday at 5:30 p.m. (before the Special Session) and JHSSF Initial Review of Applications on Thursday at 4:00 p.m.**

**Seven Items Ready for Final Action at the Special Session on Wednesday April 29<sup>th</sup>**

There are seven items ready for final action at the Special Session next Wednesday night after the State of the City Address. Five of those items pertain to the refunding

of four bonds. They were discussed at the Committee of the Whole on April 22<sup>nd</sup> and can be found in the Council Packet issued for that evening (*see link above*). Two of the items are new and can be found in this material.

**Item 6 – Res 09-09 Approving Enterprise Zone Investment Deduction for McDaniel Rentals, LLC**

**Res 09-09** approves an Enterprise Zone Investment Deduction (EZID) for McDaniel Rentals, LLC at 215 North Walnut Street. The EZID was created by the State Legislature in 2005 and applies to properties within an Urban Enterprise Zone. In Bloomington, the Bloomington Urban Enterprise Association (BUEA), which administers our zone, is staffed by the City’s HAND department. For that reason, Doris Sims, Assistant Director of the HAND Department, has requested this action and provided a memo and map of the zone to help with your decision. Please note that it is coming forward now because the tax payer needs to file his application by May 15<sup>th</sup>. Those of you who may want more than one evening of discussion on this item are welcome to introduce a motion to postpone final action until the May 6<sup>th</sup> Regular Session.

The EZID is, in some ways, like a tax abatement in that it provides taxpayers who make “qualified investments” in an Enterprise Zone a property tax deduction for 10 years. It is, however, in other ways, very unlike a tax abatement. Principal among the differences is that the investment is done *before* rather than *after* the filing of the application and the approval is done by the County Auditor and not the Council except, as is happening here, when the property also lies within a TIF District. Please note that up until this year, approval of the deductions for properties within the TIF were done by the Redevelopment Commission and that Doris Sims listed three from 2008: 350 S. Walnut Street, 420 N. Walnut Street, 405-409 West Patterson Drive.

Please see the following table for highlights of some of the similarities and differences between a tax abatement and this deduction:

<b><u>Type of Deduction</u></b>	<b><u>Tax Abatement</u></b> <sup>1</sup>	<b><u>Enterprise Zone Investment Deduction</u></b>
Statutory Authority	I.C. 6-1.1-12.1	I.C. 6-1.1-45

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<sup>1</sup> This table does not reflect tax abatements for “residentially distressed” (e.g. unsafe) properties because we have not pursued that program in Bloomington.

<b>Legislative Determination of Blight</b>	Economic Revitalization Area (ERA) Note: Designation must follow an advertised public hearing.	Urban Enterprise Zone
<b>Eligible Investment</b>	Redevelopment or rehabilitation of real property or the acquisition of new manufacturing, research and development, logistical distribution or new information technology equipment.	“Qualified Investment” in real estate as well as machinery and production equipment. This includes buying, constructing, and renovating buildings and infrastructure. It also includes buying and retooling machinery.
<b>Restriction on Land Use</b>	Never allowed for certain uses like hot tub, sun tan, or tennis facilities; but may be allowed for retail and certain residential facilities when the governing body establishes an Economic Development Target Area (EDTA).	None
<b>Time of Approval</b>	Before investment – Unless subject to specific waiver.	After Investment
<b>What Must be Submitted for Approval</b>	An Application and a Statement of Benefits, which sets forth benefits tax payer commits to in the event the abatement is approved.	EZ-2 Form
<b>Basis of Approval</b>	Benefits are reasonably likely to occur and the totality of the benefits justify the deduction.  (Note: Localities are authorized to adopt a resolution establishing guidelines for making this determination.)	Investments were “qualified” – which is a determination that is virtually automatic outside the TIF District.
<b>Period of Deduction</b>	1 – 10 years	10 Years
<b>Calculation of Deduction</b>	Difference between assessed value before and after the investment.	Same - Difference between assessed value before and after the investment.
<b>Amount of Deduction</b>	Graduated, descending deduction starting at 100%	100% Deduction

<b>Annual Obligation</b>	File CF-1 indicating compliance with Statement of Benefits	File Form EZB-R with Indiana Economic Development Corporation by June 1
<b>Annual Review</b>	Governing Body considers a Tax Abatement Report and may rescind deductions where the tax payer did not substantially comply with the terms of the Statement of Benefits.	Nominal review by County Auditor
<b>Fee</b>	Nominal Application Fee – “sufficient to defray actual processing and administration costs.”	Return 20% of the value of the deduction to the BUEA and 1% on amounts over \$1,000 to the State

Investment

According to an email from Doris Sims, the property is the “former home of McDaniel’s Furniture” and is owned by McDaniel’s Rentals LLC. The improvements cost about \$772,387 and included gutting and renovating the interior space located a 213- 215 North Walnut. Since the property is listed as a contributing property on the National Register of Historic Districts, the exterior was restored to its appearance in 1906. Please note that the exterior improvements were done with the help of a BUEA grant and were reviewed by the Historic Preservation Commission under the demolition delay provisions.

Current Use

Brothers Restaurant currently occupies the space. It employs 59 persons and has four full-time positions. The part-time positions pay up to \$10.50 per hour (not including tips) and the salaried workers are paid between \$400-\$580 per week. Benefits include health insurance, 401K, and bonus incentives.

Fiscal Impact

The savings to the tax payer are equal to the amount of money that does not go into the Downtown TIF. That savings, however, is unknown at this time, because it is too soon to know the effect of the improvements on the assessed value and the tax rates for 2010 (when they first would be due). For a frame of reference, Doris

Sims provided information about the savings received by the same property (i.e. property with the same tax identification number) for investments made a few years ago. In that case, an unknown amount of investment led to an increase in AV of \$97,000 over the base year in 2007 and that, in turn, yielded a tax savings of about \$2,240. The BUEA received 20% (\$448 or 20% of the savings) and the State of Indiana received (\$22 or 1% of the savings over \$1,000).

To provide a sense of the amount of EZID deductions granted throughout the Enterprise Zone, Doris Sims estimated that in 2007 approximately \$1,559 was received by the BUEA. Since this amount is 20% of the full deduction, the total amount of EZID monies diverted from the tax base and TIF district that year was about \$7,800.

**Item Two – Res 09-07 – Accepting Designs for Infrastructure Improvements at the IEC as Called for in Res 08-12**

Res 09-07 follows up on the adoption of Res 08-12 in September of 2008<sup>2</sup>, which authorized an expenditure of \$500,000 from the Industrial Development Fund for improvements at the Indiana Enterprise Center on behalf of Cook Pharmica. Cook Pharmica is a “contract pharmaceutical manufacturing company” that agreed to open a facility at the IEC in 2004. It is now in the course of investing an additional \$84 million and hiring about 200 more full-time employees with an additional payroll of \$9.2 million at a site that was vacated by Thomson Electronics a little over 10 years ago.

The improvements to be made with the \$500,000 involved a signal on Patterson Drive, changes at the intersection of Patterson and South Rogers and South Rogers and Hillside Drive, and restoration of a streambed along the eastern boundary of the Cook Pharmica site. While very supportive of the Cook Pharmica enterprise and incentives, the Council adopted an amendment to Res 08-12 that called for their review the design of the physical improvements before the project moved forward. A major part of the concern lay in the effect of improvements upon bicycle and pedestrian use of the thoroughfares. The Special Session next week will allow the Council to review the designs without interrupting the schedule for improvements.

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<sup>2</sup> Please see: <http://bloomington.in.gov/media/media/application/pdf/3654.pdf> for the legislation and related materials regarding Res 08-12.

The memo from Danise Alano, Director of the Department of Economic and Sustainable Development, indicates that the improvements involved strong coordination between Cook Pharmica, IEC, LLC and the City and strived to accommodate:

- A significant increase in employees to and from the site (due to Cook Pharmica as well as the Life Sciences Graduation Facility);
- Bicycle and Pedestrian modes of traffic in accordance with City policy; and
- The LEED certification efforts of the IEC, LLC in regard to the restoration of the streambed.

Here is a summary of those improvements:

- Hillside Drive – will be extended from Rogers to the Cook Pharmica property in order to ease access for employees who then could enter on the north or on the south. This improvement will include a side path on the south and will be a public right-of-way up until the bridge.
- Rogers Street<sup>3</sup> at Hillside Drive – will have a left turn lane for northbound traffic which will increase road width by 2’. Note: All lanes will be 11’ wide. There will also be a median on the north side of the intersection to aid pedestrians in crossing the street.
- New Traffic Signal at Fairview Street and Patterson Drive – will ease access to Cook Pharmica on the north. The signal will be “triggered” by cars lining up to leave the site. In addition, crosswalks and “buttons” to activate the signal will be installed as well.
- Intersection of Patterson Drive and Rogers Street – will add a right turn lane for vehicles traveling east on Patterson and south on Rogers, based upon traffic counts even prior to the increase in employees. The lanes will be narrowed to 11’ and, thereby, result in an additional road width of just 4’. In addition, the sidewalk will need to be moved south and sidewalk and ramp at the intersection will be realigned to match those on the north side of the street.
- Restoration of the Streambed – will entail removing the riprap and planting native grass and trees. It must be approved by DNR and the Army Corps of Engineers. Note that there will be a side path there as well.

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<sup>3</sup> There are two additional items worth noting regarding Rogers Street. First, IEC, LLC will be installing parking on the west side of the street. Second, the City intends to connect the pedestrian facilities on the west side to existing facilities south of the IEC.



**NOTICE AND AGENDA  
BLOOMINGTON COMMON COUNCIL SPECIAL SESSION  
7:30 P.M., WEDNESDAY, APRIL 29, 2009  
COUNCIL CHAMBERS  
SHOWERS BUILDING, 401 N. MORTON ST.**

**I. ROLL CALL**

**II. AGENDA SUMMATION**

**III. LEGISLATION FOR SECOND READING AND RESOLUTIONS**

1. Ordinance 09-07 An Ordinance Concerning the Current Refunding by the City of Bloomington, Indiana, of its General Obligation Bonds of 1998; Authorizing the Issuance of General Obligation Refunding Bonds for Such Purpose; Providing for the Safeguarding of the Interests of the Owners of Said Refunding Bonds; Other Matters Connected Therewith; and Repealing Ordinances Inconsistent Herewith

Committee Recommendation: Do Pass 8 – 0 – 0

2. Appropriation Ordinance 09-03 To Effect Refunding of the City of Bloomington 1998 General Obligation Bonds

Committee Recommendation: Do Pass 8 – 0 – 0

3. Resolution 09-05 Resolution of the City of Bloomington, Indiana Approving the Current Refunding of the Bloomington Municipal Facilities Corporation Economic Development Lease Rental Bonds of 1998

Committee Recommendation: Do Pass 8 – 0 – 0

4. Resolution 09-06 Resolution of the City of Bloomington, Indiana Approving the Current Refunding of the Bloomington Municipal Facilities Corporation First Mortgage Refunding Bonds of 1998

Committee Recommendation: Do Pass 8 – 0 – 0

5. Ordinance 09-08 An Ordinance of the Common Council of the City of Bloomington, Indiana, Approving the Issuance and Sale of Refunding Revenue Bonds by the City for and on Behalf of the Bloomington Parks and Recreation District to Provide a Savings to the Park District

Committee Recommendation: Do Pass 8 – 0 – 0

6. Resolution 09-09 To Approve an Enterprise Zone Investment Deduction (EZID) in the Downtown Tax Increment Financing (TIF) District – Re: McDaniel Rentals, LLC at 215 North Walnut

Committee Recommendation: N/A

7. Resolution 09-07 To Review and Accept Street and Intersection Changes and Site Improvements to Support an Economic Development Project as Called for in Council Resolution 08-12 (Cook Pharmica, LLC)

Committee Recommendation: N/A

**IX. ADJOURNMENT**



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

To: Council Members  
From: Council Office  
Re: Calendar for the Week of April 27-May 2, 2009

**Monday, April 27, 2009**

5:00 pm Utilities Service Board, Board Room, 600 E Miller Dr  
5:30 pm Bloomington Human Rights Commission, McCloskey

**Tuesday, April 28, 2009**

9:00 am Economic Development Commission, Hooker Room  
4:00 pm Board of Park Commissioners, Council Chambers  
5:15 pm Solid Waste Management District Citizens Advisory Committee, McCloskey  
5:30 pm Bloomington Public Transportation Corporation, Public Transportation Center, 130 W Grimes Lane  
5:30 pm Board of Public Works, Council Chambers

**Wednesday, April 29, 2009**

5:30 pm *State of the City 2009* Address, Council Chambers  
7:30 pm Common Council Special Session, Council Chambers

**Thursday, April 30, 2009**

10:30 am County Address Coordination, McCloskey  
4:00 pm Jack Hopkins Social Services Funding, First Review of Applications, McCloskey  
7:00 pm Bloomington Peak Oil Task Force, McCloskey

**Friday, May 1, 2009**

9:00 am Monroe County Emergency Management, McCloskey

**Saturday, May 2, 2009**

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

*Posted and Distributed: Friday, April 24, 2009*



City of Bloomington  
Office of the Common Council

# MEETING NOTICE

Members of the Bloomington Common Council have been invited to attend Mayor Kruzan's *State of the City* address. This address is scheduled for Wednesday, April 29, 2009 at 5:30 pm in the Council Chambers of City Hall, Showers Building, 401 North Morton.

Because a quorum of the Council may be present, this meeting may constitute a meeting of the Common Council under the Indiana Open Door Law. For that reason, this statement provides notice that this meeting will occur and is open for the public to attend, observe and record what transpires.

*Dated and Posted: Friday, April 24, 2009*

401 N. Morton Street • Bloomington, IN 47404

City Hall

Phone: (812) 349-3409 • Fax: (812) 349-3570

[www.bloomington.in.gov/council](http://www.bloomington.in.gov/council)  
[council@bloomington.in.gov](mailto:council@bloomington.in.gov)



City of Bloomington  
Office of the Common Council

# MEETING NOTICE

## Jack Hopkins Social Services Funding Committee of the Common Council

Thursday, 30 April 2009, 4:00 p.m.  
McCloskey, Suite 135, City Hall, 401 N. Morton Street

Per Indiana Open Door Law, this statement provides notice that this meeting is open for the public to attend, observe, and record what transpires.

*Dated and Posted: Friday, April 24, 2009*

401 N. Morton Street • Bloomington, IN 47404

City Hall

Phone: (812) 349-3409 • Fax: (812) 349-3570

[www.bloomington.in.gov/council](http://www.bloomington.in.gov/council)  
[council@bloomington.in.gov](mailto:council@bloomington.in.gov)

**RESOLUTION 09-07**

**TO REVIEW AND ACCEPT STREET AND INTERSECTION CHANGES AND  
SITE IMPROVEMENTS TO SUPPORT AN ECONOMIC DEVELOPMENT PROJECT  
AS CALLED FOR IN COUNCIL RESOLUTION 08-12  
(Cook Pharmica, LLC)**

WHEREAS, Cook Pharmica, LLC located its company in the Indiana Enterprise Center (IEC) in 2004 and now intends to further expand its operations, investing Eighty Four Million, Fifty One Thousand, Five Hundred and Sixty Three Dollars (\$84,051,563) in building renovation and improvements, machinery and equipment over the next three (3) years (the “Project”); and,

WHEREAS, when complete and fully operational, the expansion will add more than one hundred thirty (130) manufacturing and maintenance positions requiring both skilled and unskilled labor; it will also bring more than forty five (45) new professional positions in engineering and quality control, and more than twenty five (25) positions in business operations, IT and logistics – totaling more than two hundred (200) new, full-time jobs with an annual payroll of Nine Million, Two Hundred Twenty Five Thousand, Five Hundred and Eighty Eight Dollars (\$9,225,588); and,

WHEREAS, On September 17, 2008, the Common Council amended and approved Resolution 08-12 to Authorize Expenditures from the Industrial Development Fund for Physical Improvements to Support an Economic Development Project (Cook Pharmica, LLC) at the Indiana Enterprise Center (IEC); and,

WHEREAS, the approved amendment to Resolution 08-12 provided for the Council to review and accept the final plan for said physical improvements;

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

The Common Council accepts the design plans for the infrastructure improvements at the Indiana Enterprise Center as presented to the Council in the memo and maps provided by Danise Alano, Director of the Department of Economic and Sustainable Development.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
ANDY RUFF, 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 \_\_\_\_\_, 2009.

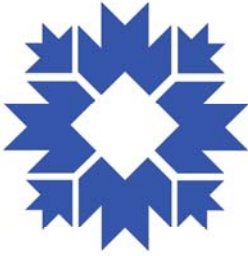
\_\_\_\_\_  
REGINA MOORE, Clerk  
City of Bloomington

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

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

## SYNOPSIS

This resolution accepts design plans for street and intersection changes and site improvements as called for by the adoption of Res 08-12 on September 17, 2008. These improvements are funded by the Industrial Development Fund and facilitate the economic development project of Cook Pharmica LLC in the Indiana Enterprise Center.



## MEMORANDUM

**CITY OF BLOOMINGTON**  
economic & sustainable development

**TO:** City of Bloomington Common Council  
**CC:** Margie Rice, City Attorney; Dan Sherman, Council Attorney  
**FROM:** Danise Alano, Director  
**DATE:** April 21, 2009  
**RE:** *Resolution 09-07: To Review and Accept Street and Intersection Changes and Site Improvements to Support an Economic Development Project*

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### **BACKGROUND**

On September 17, 2008, the Common Council adopted Resolution 08-12 which authorized the use of \$500,000 from the City's Industrial Development Fund (IDF) to complete certain public infrastructure and other site work to facilitate the expansion of Cook Pharmica, LLC and the addition of more than 200 new full, time jobs to the community.

In 2004, Cook Pharmica, LLC, a start-up contract pharmaceutical manufacturing company, agreed to open its facility in the Indiana Enterprise Center (IEC) and subsequently has invested more than \$70 million and has surpassed its goal to create 200 jobs by the end of 2008. Resolution 08-12 addressed the company's intention to renovate an additional 80,000 square feet on its property at 1300 S. Patterson, and make an investment of approximately \$84 million in new equipment and construction to enable it to formulate, fill and finish (package) vials and syringes. Cook Pharmica expects to employ more than 200 new full-time workers with a corresponding payroll of \$9,225,588 as a result of this expansion into a new business line.

It is anticipated that this second expansion by Cook Pharmica will generate \$4.3 million in Community Revitalization Enhancement District (CRED) revenues to the City's IDF over the lifetime of the CRED. This revenue (from Cook Pharmica's payroll and sales taxes) is revenue that otherwise would have been collected by the State of Indiana and unavailable for use locally to improve the viability of this area.

At the time of adoption of Resolution 08-12, the Common Council also adopted an amendment which provided that the final plan for the site would be presented at a later date to the body for acceptance. Adoption of Resolution 09-07 would provide for this acceptance.

### **PLAN FOR STREET, INTERSECTION AND SITE CHANGES**

Strong coordination among Cook Pharmica, the adjacent property owner (IEC, LLC) and the City and its agents have resulted in the plans which are attached. The project goals included not only accommodating the significant increase in number of employees traveling to and from the site for Cook Pharmica (and planning for improved access to the IEC's approved Life Sciences Business Graduation Facility), but also ensuring that the street and intersection changes are held to the City's high standards for the accommodation of pedestrian and other transportation modes. A third goal addressed in the plans was to complement the LEED certification efforts of the IEC, LLC with plans to rehabilitate the stream between the Cook Pharmica and IEC LLC properties to both mitigate stormwater issues in this floodplain as well as re-naturalize the area.

The following highlight the major changes proposed in the plan:

1. The extension of Hillside Drive west from S. Rogers Street to the Cook Pharmica property, including sidewalks, and appropriate stormwater accommodations: This new section of Hillside Drive will allow employees to enter Cook Pharmica more efficiently from S. Rogers Street. It will be dedicated public right-of-way to the bridge. ([Rogers-Hillside-All.pdf](#))
2. The addition of a left turn lane for northbound Rogers Street traffic to enter onto the new Hillside Drive extension. Plans for this new intersection include a pedestrian refuge area (median) on the north side of it to ensure safe crossing between the neighborhood and this employment center. The addition of this turn lane will add only two (2) feet of width overall to Rogers Street at this intersection: Each lane will be 11 feet in width. The pedestrian median reduces the overall crossing distance for pedestrians by nine (9) feet. ([Rogers-Hillside-All.pdf](#))
3. The addition of a traffic signal at Fairview Street and Patterson Drive to promote safe and efficient ingress and egress to and from Cook Pharmica property and Patterson Drive: The signal will be triggered by vehicles in the queue to exit the Cook Pharmica parking lot. In addition, standard pedestrian crosswalks and pedestrian-crossing buttons will be installed with the signalization. When no vehicles or pedestrians are in queue, traffic traveling on Patterson Drive will experience a green light. ([Rogers-Patterson-All.pdf](#))
4. The addition of a right turn lane for eastbound traffic on Patterson Drive turning south onto Rogers Street: The City's Engineering Services has examined traffic warrants for this area and the warrants currently meet the standards for a right turn lane, even prior to the doubling of Cook Pharmica's employees. The sidewalk and ramp at this corner will be relocated and realigned with the opposite side of the intersection. The addition of this turn lane will add only four (4) feet of width to Patterson Drive. The design accomplishes this by narrowing the traffic lanes to 11 feet. In addition, pedestrians at the intersection will have an opportunity to activate a Walk signal through push-button. ([Rogers-Patterson-East.pdf](#))
5. Rehabilitation of the stream between the Cook Pharmica and IEC, LLC projects, and aesthetic improvements/treatments to the bridge structure and approaches: No structural work is required for the existing bridge. ([CityChannel-Landscape.pdf](#))

It is worthwhile to note that the adjacent property's plans (not funded by this allocation of the IDF) include on-street parking on Rogers Street and walking paths to connect Patterson Drive to Hillside Drive.

Additionally, the City will seek to leverage its construction resources at this site to complete sidepath continuity on the west side of Rogers Street from Patterson Drive to just south of this project, pending the availability of necessary funding.

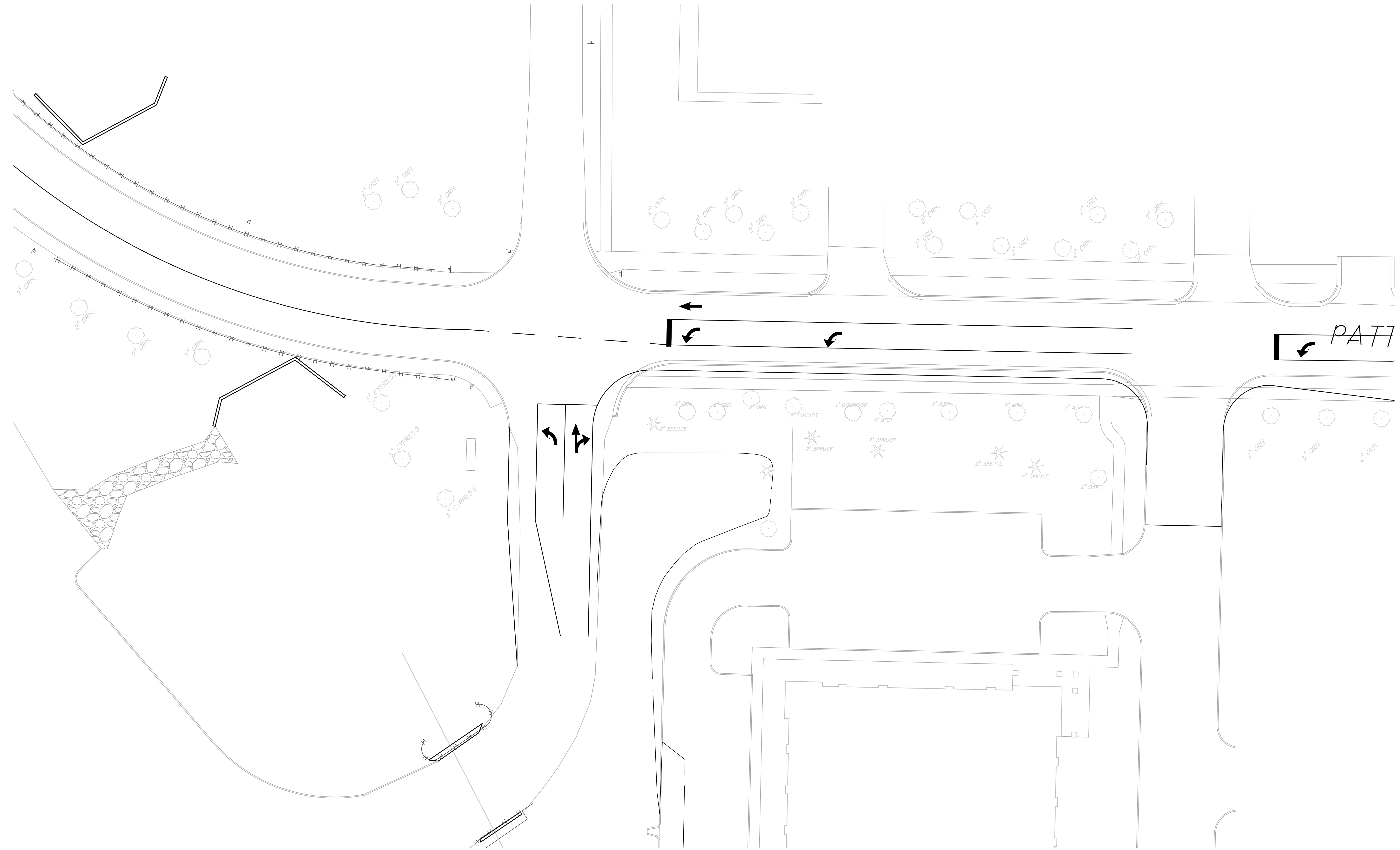
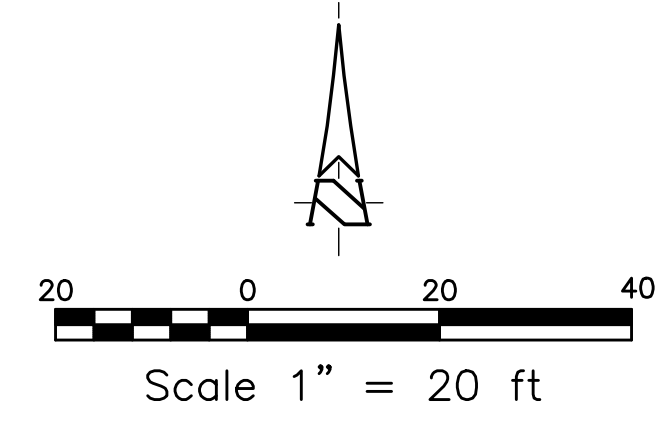
#### **RECOMMENDATION**

The Administration recommends adoption of Resolution 09-07. The comprehensive design plans will accommodate the planned growth in jobs in this area, and the design changes both of this project and adjacent projects include bicycle and pedestrian accommodations to ensure that all modes of transportation are facilitated.

With the adoption of Resolution 09-07, the City will move forward to bid the project and seek to complete its construction by November 2009.







revisions:

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

**BFB**  
BYNUM FANYO & ASSOCIATES, INC.  
528 north walnut street  
(812) 332-8030

bloomington, indiana  
(812) 339-2990 (Fax)

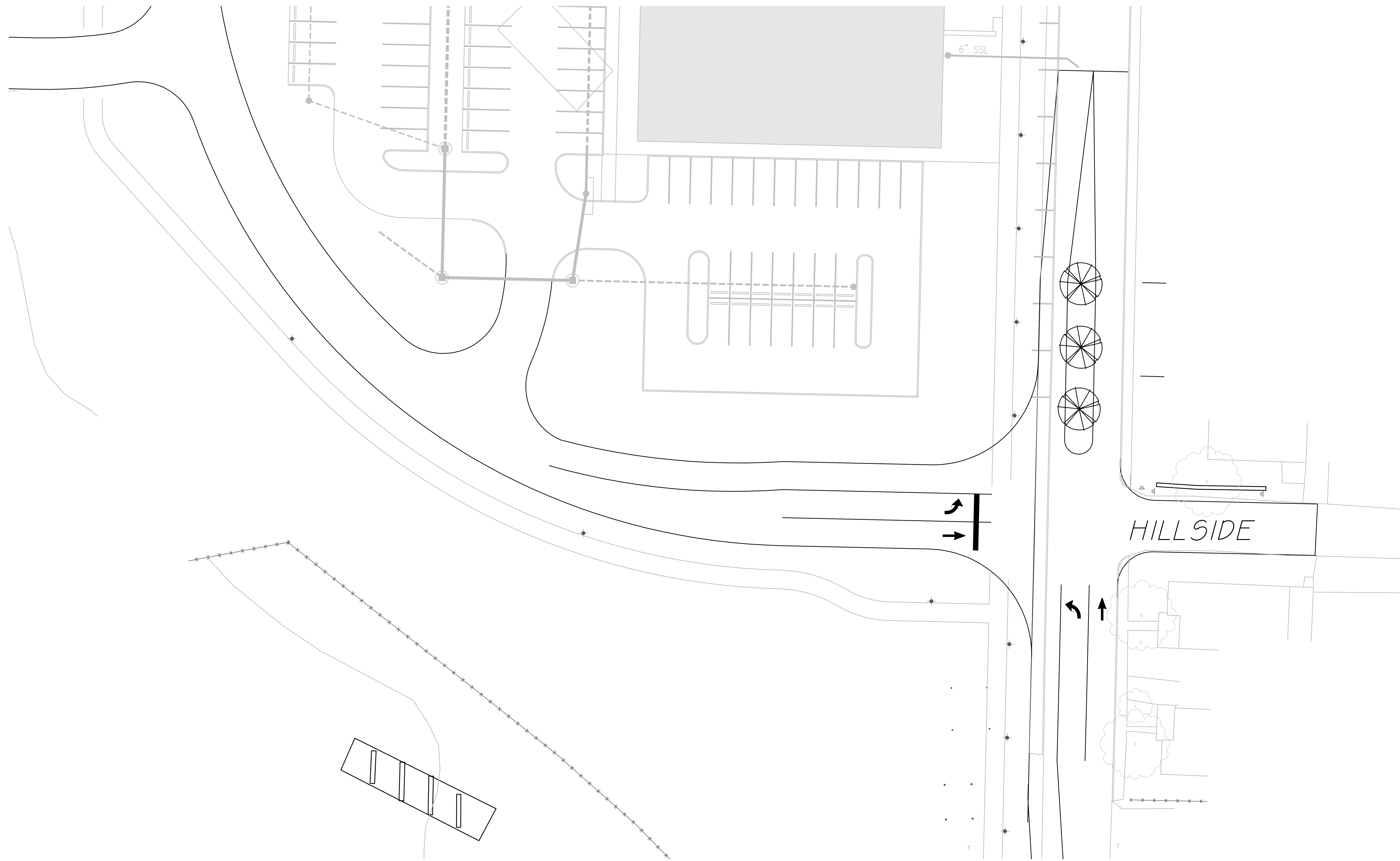
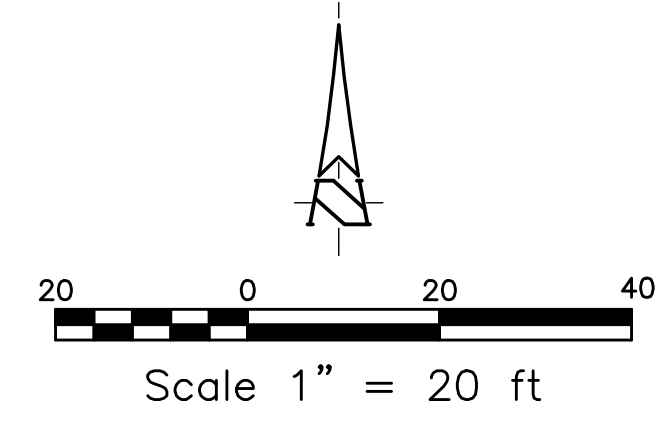
certified by:

Proposed:  
**Rogers Street and Patterson Drive**  
Bloomington Indiana

title:

designed by:  
drawn by:  
sheet no:  
project no.: 400826





revisions:

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

**BEB**  
BYNUM FANYO & ASSOCIATES, INC.  
528 north walnut street  
(812) 332-8030

bloomington, indiana  
(812) 339-2990 (Fax)

certified by:

Proposed:  
**Rogers Street and Patterson Drive**  
Bloomington Indiana

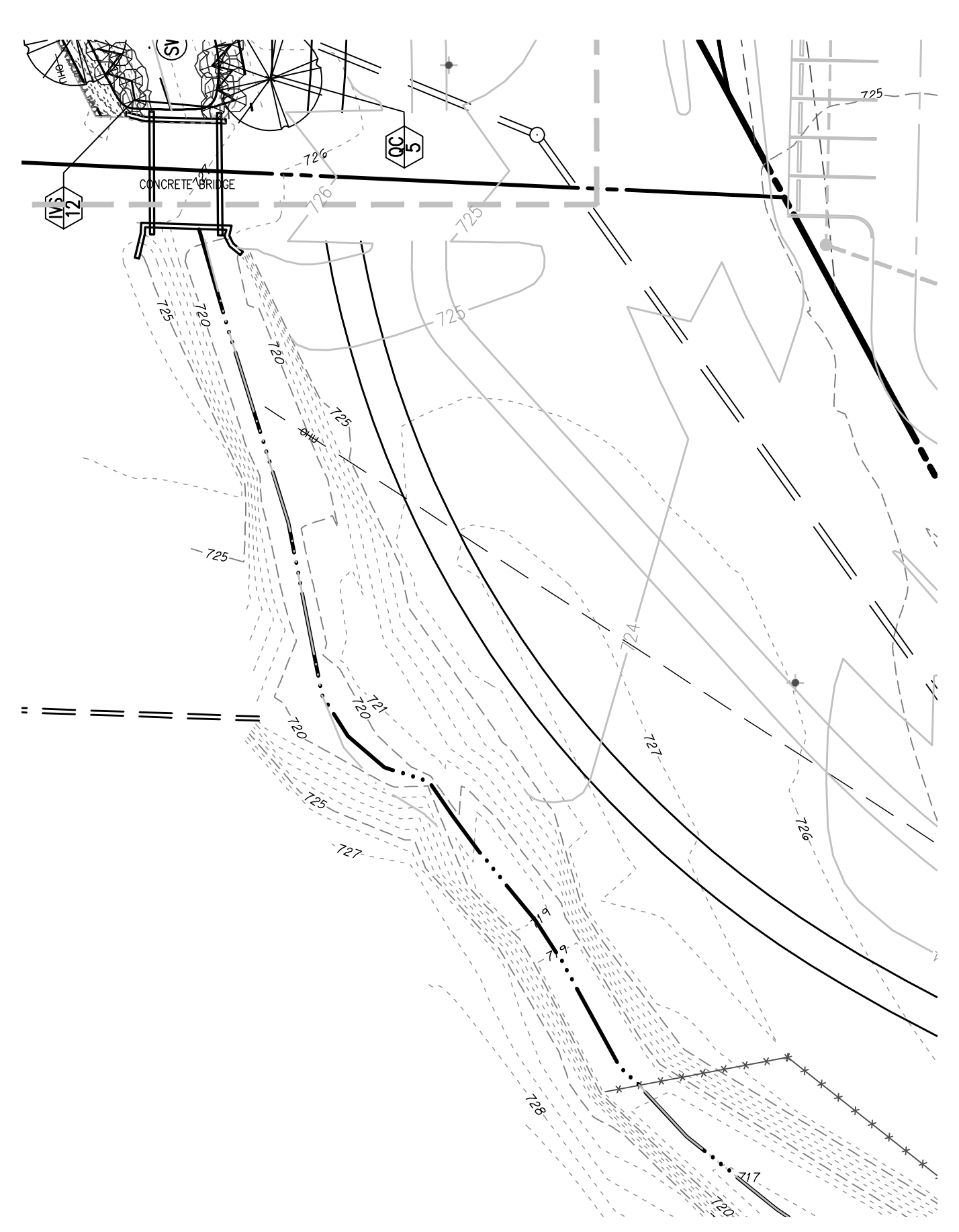
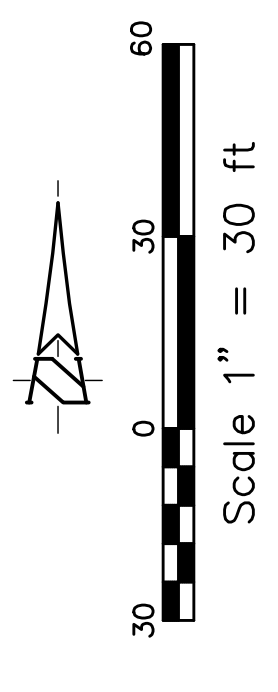
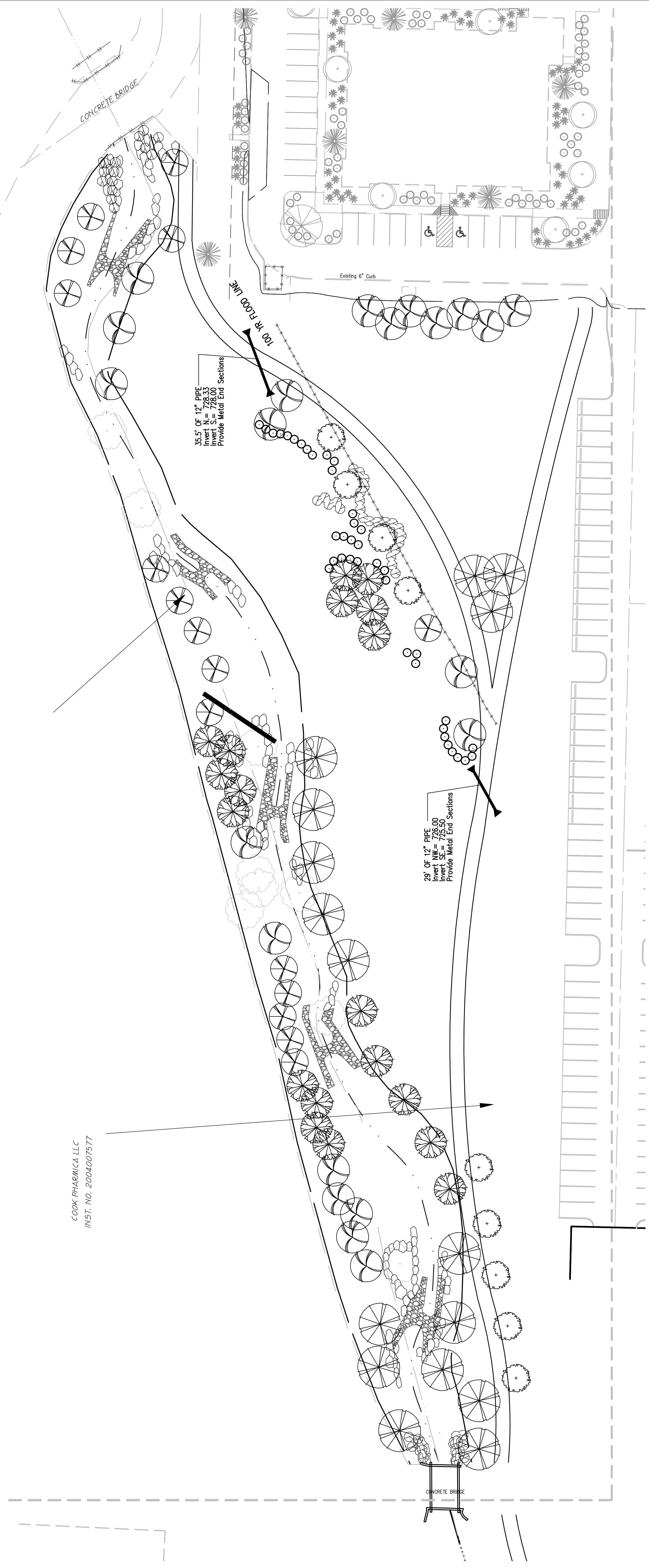
title:

designed by:  
drawn by:  
sheet no:  
project no.: 400826

certified by:

**BBB**  
 BNUM FANYO & ASSOCIATES, INC.  
 ARCHITECTURE  
 CIVIL ENGINEERING  
 PLANNING  
 Bloomington, Indiana  
 (812) 339-2990 (Fax)

revisions:



COOK PHARMICA LLC  
 INST. NO. 2004007577

**RESOLUTION 09-09**

**TO APPROVE AN ENTERPRISE ZONE INVESTMENT DEDUCTION (EZID)  
IN THE DOWNTOWN TAX INCREMENT FINANCING (TIF) DISTRICT -  
Re: McDaniel Rentals, LLC at 215 North Walnut**

WHEREAS, The recent passage of HEA 1001 has amended Indiana Code with regards to approval authority of Enterprise Zone Investment Deductions (EZID) in Tax Increment Financing Districts (TIF); and

WHEREAS, Authority to approve the EZID in a TIF District now falls to the appropriate legislative body, which in this case means the Bloomington Common Council; and

WHEREAS, McDaniel Rentals LLC is applying for approval of the EZID deduction for the property located at 215 North Walnut Street which is located in the Downtown TIF district; and

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

The Common Council hereby approves the request of McDaniel Rentals LLC to receive the Enterprise Zone Investment Deduction.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
ANDY RUFF, 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 \_\_\_\_\_, 2009.

\_\_\_\_\_  
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 an Enterprise Zone Investment Deduction (EZID) for McDaniel Rentals, LLC at 215 North Walnut. The EZID allows a property tax deduction for a qualified investment within an Urban Enterprise Zone (I.C. 6-1.1-45). In most cases, this deduction (which is similar to tax abatement) is automatic with the proper and timely application to the County Auditor. However, effective July, 2008, when the investment is in an allocation area defined by IC 12-19-1.5-1 (TIF District), the deduction must be approved by the area's legislative body. Therefore, any EZID in the City's TIF must be approved by the Common Council.

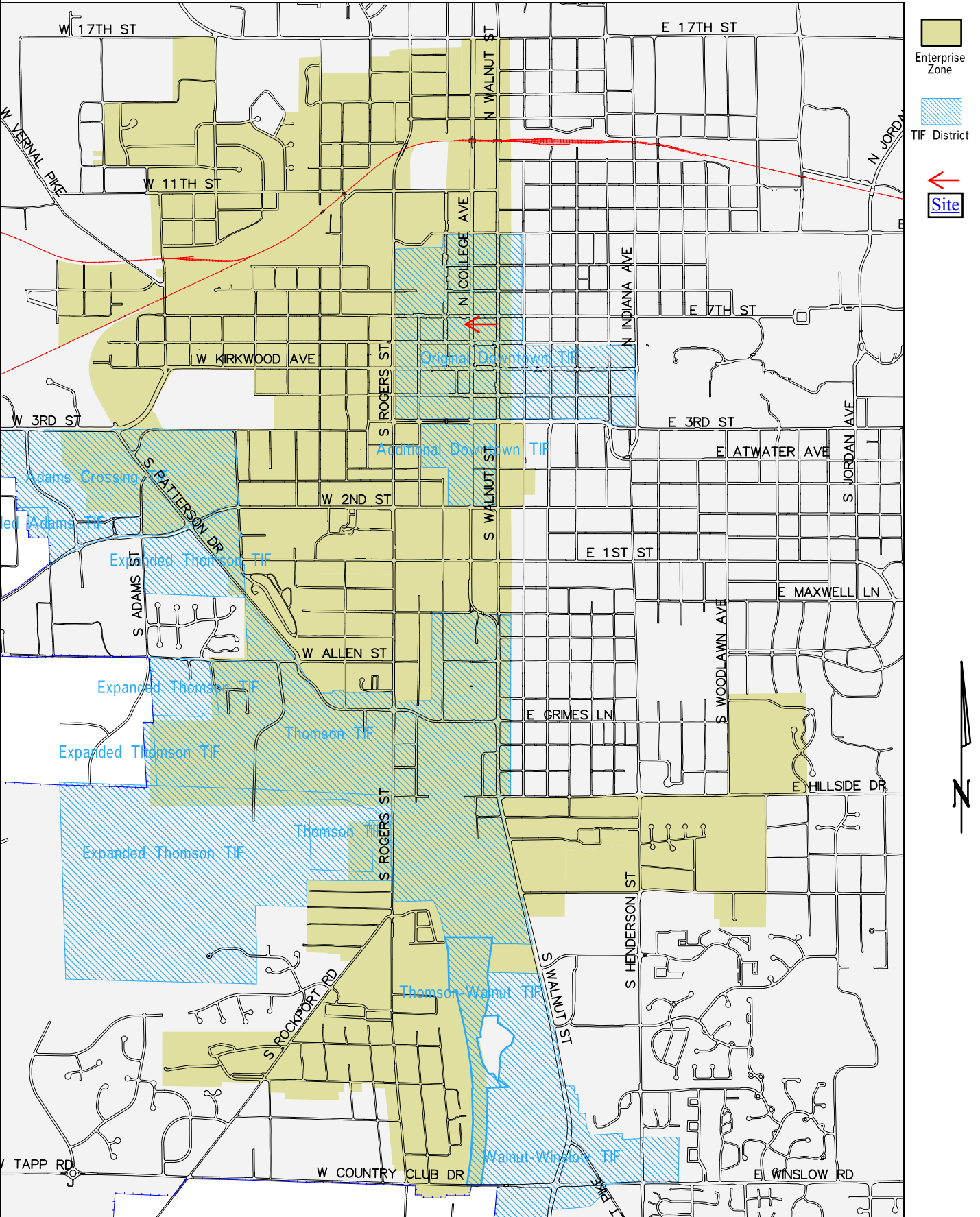
Basic information about the EZID is listed below:

- EZID is defined as the property tax deduction available from the increased value of an Enterprise Zone business property due to real and personal property investment by the business.
- The deduction equals the difference between the assessed property value following the qualified investment and the assessed property value of a base year (the year preceding the qualified investment).
- The amount of the deduction (100%) will be the same for each year (is non-graduated).
- The added valuation may be deducted for up to ten years and can extend past the expiration of the Enterprise Zone (Bloomington's zone designation will expire in March 2010).



# Bloomington Urban Enterprise Zone & TIF Districts

Jul 31, 2008



Legend:

- Enterprise Zone (Green box)
- TIF District (Blue hatched box)
- Site (Red arrow)
- Site (Blue box with 'Site' text)





# Memo

To: Bloomington City Council  
From: Doris Sims, Assistant Director, Housing and Neighborhood Development  
CC: Lisa Abbott, Danise Alano  
Date: April 24, 2009  
Re: Enterprise Zone Investment Deduction (EZID) Council Resolution

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The Enterprise Zone Investment Deduction (EZID) allows a property tax deduction for a qualified investment within an Urban Enterprise Zone (I.C. 6-1.1-45). In most case, this deduction (i.e., similar to tax abatement) is automatic with the proper and timely application to the County Auditor. However, effective July, 2008, when the investment is in an allocation area defined by IC 12-19-1.5-1, the deduction must be approved by the area's legislative body. Therefore, any EZID in the City's TIF must be approved by the Common Council. In addition, taxpayers receiving the EZID must pay a participation fee to the local enterprise zone board. This fee is paid to the Bloomington Urban Enterprise Association (BUEA) which is 20% of the savings received from the EZID.

Basic information about the EZID is listed below:

- EZID is defined as the property tax deduction available from the increased value of an Enterprise Zone business property due to real and personal property investment by the business.
- The deduction equals the difference between the assessed property value following the qualified investment and the assessed property value of a base year (the year preceding the qualified investment).
- The amount of the deduction (100%) will be the same for each year (is non-graduated).
- The added valuation may be deducted for up to ten years, and can extend past the expiration of the Enterprise Zone (Bloomington's zone designation will expire in March 2012).
- Claimants must pay a 20% participation fee annually to the BUEA on the savings received and 1% to the State of Indiana on any savings over \$1,000.

- Qualified investment within an Enterprise Zone location includes;
  1. purchase of a building, or new manufacturing or production equipment;
  2. costs associated with the repair, rehabilitation, or modernization of an existing building and related improvements;
  3. onsite infrastructure improvements;
  4. construction of a new building; and
  5. costs associated with retooling existing machinery.
- To claim the deduction a taxpayer must fill out Form EZ-2 and file it annually with the County Auditor between March 1 and May 15. The Auditor determines the eligibility of each investment and is required to notify each applicant of his/her determination by August 15. If the Auditor approves the deduction, taxpayers can take it the following year.
- Claimants must also annually file a Form EZB-R with the Indiana Economic Development Corporation and BUEA by June 1.