

**City of
Bloomington
Indiana**



City Hall
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Bloomington, Indiana 47402

Office of the Common Council
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To: Council Members
From: Council Office
Re: Weekly Packet Memo
Date: April 2, 2004

Packet Related Material

Memo

Agenda

Calendar

Notices and Agendas:

2004 Schedule for Jack Hopkins Social Services Funding Program Deadlines and Meetings

Reports from the Mayor and City Offices:

Annual Tax Abatement Report

- Memo from Ron Walker, Director of Economic Development

Contact: Ron Walker at 349-3435 or walker@bloomington.in.gov

Legislation for Final Action:

None

Legislation and Background Material for First Reading:

None

Minutes from Regular Session:

None

Memo

One Report – No Legislation at Regular Session on Wednesday, April 7th

The Council will consider the Annual Tax Abatement Report at its Regular Session on April 7th, but will have no other legislation to act upon or introduce. The Annual Tax Abatement Report has been prepared by Ron Walker, Director of Economic Development, and comprises the bulk of this packet. Given the lack of new legislation, the Council should consider a motion on Wednesday to cancel the Committee of the Whole scheduled for April 14th.

Reports from the Mayor – Annual Tax Abatement Report

Ron Walker will present the Annual Tax Abatement Report to the Council next Wednesday night during Reports from the Mayor. Each year statute requires recipients of tax abatements to file CF-1 forms with the legislative body showing

whether the project is providing the benefits which were promised at the time the petitioner sought the abatement. The CF-1's for improvements to real estate are due by March 1st and the CF-1's for the installation of new manufacturing equipment are due by May 15th. Ron gathers the CF-1's and files his report with the Economic Development Commission so that he can present its recommendations to the Council in time for the Council to pursue statutory procedures to terminate abatements – should the underlying circumstances justify that decision. This year the EDC authorized Ron to file a report which recommends the rescinding of one such project – Winterwood Management (formerly Buyers Club Realty). It also authorized Ron to file a Supplemental Report regarding some projects for which no CF-1 was filed.

This packet includes a cover memo from Ron along with the Report. My memo below briefly summarizes the process for reviewing these tax abatement projects, highlights some of the abatements Ron wanted to bring to your attention, and finally offers an order for your deliberations as well as a menu of motions to choose from.

Typical Commitments - Standard of Review - Report Finds Substantial Compliance in All but a Few Projects

Before granting a tax abatement, statute requires the Council to find that the benefits asserted by the petitioner are reasonable and probable and, in totality, justify the granting of the abatement. These benefits are found in the Application and Statement of Benefits and typically relate to:

- the amount of investment (as measured by the estimated assessed valuation of the improvements);
- the number of jobs retained and created by the project, and the size of the resulting payroll;
- the number of affordable dwelling units that have been set aside for low-to-moderate income households. (Please note that these units are usually in the form of subsidized rental units, but may include owner-occupied housing.);
- other goals specified in the tax abatement guidelines such as:
 - encouraging housing in the downtown area (which over the years has grown from encouraging owner-occupied units to supporting some projects with market-rate rental units);
- other policies of the City such as:
 - following the West Kirkwood Corridor Plan, or
 - implementing the Growth Policies Plan;

- other benefits such as:
 - the use of higher quality materials or
 - a commitment to provide a certain level of indigent care (see Landmark – IMA).

The Annual Tax Abatement Report gives the Council an opportunity to review projects in order to determine whether they are in substantial compliance with the commitments made at the time of the abatement. The Council must act within 45 days of the deadlines for filing the CF-1's if it intends to exercise its power to rescind an abatement. Because the deadline for filing the CF-1's regarding improvements to real estate is March 1st, the Council hears the Report in early April. Please note that although the deadline for filing CF-1's for the installation of manufacturing equipment is not until May 15th, Ron has received almost all those forms and has included them in this Report. He intends to submit a Supplemental Report later in the Spring to review projects which have not yet had forms submitted for them.

As noted above, the Council may rescind the tax abatement and terminate the deduction only if it finds that the tax payer has not substantially complied with the commitments made at the time of the abatement. According to statute, the decision to terminate the tax deduction should be made only when you conclude the tax payer has not made reasonable efforts to meet those commitments and was not prevented from complying with these terms due to factors beyond its control.

Report Recommends Substantial Compliance for All but One Project

The EDC recommended that all but one of the projects filing CF-1's be found in compliance with the terms of their abatement. Given that recommendation, Ron wanted to alert the Council to some issues involved with some of those projects, which are briefly noted below:

<u>Report</u>	<u>Tax Payer</u>	<u>Site/Name of Project</u>	<u>Legislation</u>	<u>Issue</u>
Page 8	Doug McCoy	314 N. Washington Street (The Gables)	<u>Res 94-01</u>	This was one of the first owner-occupied residential projects in the downtown. It did not market well as a condominium (even with onsite parking) and changed hands during construction.

				It is nearing the end of the period of abatement.
Page 10	Bloomington Community Foundation	501 N. Morton (North Showers)	<u>Res 94-17</u>	This entity is a non-profit and may not be eligible to benefit from the abatement, which appears in compliance.
Page 23	Rono Corp	901 – 903 S. Rogers Street	<u>Res 99-29</u>	This revitalization project included commercial uses on the first floor and residential uses above. The owner was not able to turn the 3 rental units into affordable housing, due to the high costs of the project. They rent for \$400 - \$600 per month.
Page 24	Metropolitan Printing	720 S. Morton	<u>Res 99-31</u>	This manufacturing concern has lost rather than gained employment after it received the abatement for equipment. Ron concludes the management is making a “good faith effort” to meet its goals. <i>He will provide a letter from the petitioner on Wednesday night.</i>
Page 27	Lockerbie	500 N. Walnut St.	<u>Res 01-02</u>	This was intended to be a downtown, owner-occupied residential project. Some 16 of the 17 units have been sold, and 12 of them are occupied. The developer says that 8 of those are being rented until owners are ready to take occupancy.

Projects with Finding of Non-Compliance (on Page 29)

The EDC authorized Ron to recommend that one project had not substantially complied with the terms of its abatement. This project is owned by Winterwood Management (formerly Buyers Only Real Estate) and is located at 2305 Rockport Road. It can be found on page 29 of the Report under projects which have not filed a CF-1 form. Ron informs me that it was intended to be an affordable, owner-occupied housing project, but has been sold and is being used for market-rate rentals. *Please note that a Motion Declaring Intent to Rescind would be in order if you agree with this recommendation (See Motion #5 below).*

Unfiled CF-1's (Page 29)

The following is the list of projects that have not filed these forms by the statutory deadlines:

Abatement for Improvements to Real Estate (CF-1s due by March 1st)

<u>Name of Petitioner</u>	<u>Name and Site of Project</u>	<u>Legislation</u>	<u>Status of Project</u>
Renaissance Rentals, LLC <i>(now under new ownership)</i>	1421 & 1425 West 6 th Street	<u>Res 96-14</u>	This project included a facility for Center for Behavior Health residents and an affordable housing component. The affordable housing component was partially completed and met serious constraints on development. It recently went through a Sheriff's sale and will soon be owned by People's State Bank.
Habitat for Humanity	410, 412 & 414 North Hay Street	<u>Res 95-11</u>	This is an affordable home-ownership program arranged through a non-profit entity. Neither the home owners nor the non-profit entity are familiar

with property taxes and have been late in filing this form in the past.

Print Pack
*(formerly
Independent
Packaging, Inc.)*

303 North
Curry Pike

Res 93-18 as
modified by
Res 97-07 &
Res 99-35

This manufacturing concern was approved for three tax abatements – in 1993, 1997 & 1999. All three approvals were tied to the installation of new manufacturing equipment and the last one was also tied to improvements to real estate. It appears this business has not sought deductions in property taxes afforded by this abatement.

Abatement for the Installation of New Manufacturing Equipment
(CF-1s due by May 15th)

Print Pack
*(formerly
Independent
Packaging, Inc.)*

(See Above)

Projects Still Under Construction (Page 30)

The last page of the Report refers to more recent projects that have yet to be completed. These tax payers have no obligation to file the CF-1 form until they intend to claim the deduction. One of these projects, Evergreen Place Apartments (318 South Washington Street), however, may not have commenced construction within 12 months of your decision to grant its abatement, and therefore, may be in need of further discussion by the Council. The other projects are still within this 12-month period, but Ron will be able to address questions you have on them.

Charting Course of Action on Tax Abatement Report

I suggest that the deliberation occur in the following order:

1. Ron Walker gives an overview of the Tax Abatement Report.
2. Council asks questions about any of the tax abatements.
3. Council Members take actions on items in the following order:

Action on CF-1's Not Received by March 1st Deadline (for Real Estate) and CF-1's Due on May 15th (for New Manufacturing Equipment)

a. Ron will be proposing to present the Supplemental Report covering the remaining CF-1 forms that were due March 1st on the same night that the Council considers any CF-1 forms due for manufacturing equipment. The CF-1's for new manufacturing equipment are due on May 15th, and Ron will request that the Supplemental Report be scheduled for May 19th. Independent Packaging (Res 93-18 as modified by Res 97-07 and Res 99-35) is the one manufacturing entity that has not yet filed the forms for this deduction.

Possible Action: Motion to Hear Supplemental Report and Ascertain Status of the Affected Tax Abatements on May 19th. Please note that this motion also directs Ron to file the report with the Council Office by May 10th - which he agrees is a reasonable date. (Motion #1).

Action on Recommendation to Find Winterwood Management in Non-Compliance.

b. The EDC recommended that the Council find Winterwood Management in non-compliance of the terms of its tax abatement. This entity has not filed a CF-1 form and has not received a tax abatement.

Possible Action: Motion to Declare Intent to Rescind the Tax Abatement at Hearing on May 19th and to Direct Council

Administrator/Attorney to Notify the Property Owner(s) of this Hearing. (Motion #5)

Other Issues that May be Raised by Council Members

c. After covering the unfiled CF-1's and the recommendation to rescind the one abatement, the Council may have questions and propose actions regarding the other tax abatement projects. I suggest that you take those items up at this point. There are three motions listed at the end of this memo that offer some possible motions for any projects which you felt had not complied with the statement of benefits. *Please let me know if there are other motions you would have in mind so that I can prepare them in advance.*

Possible Action:

*Motions to Extend and Reevaluate Next Year (Motion #3),
Declaring Intent to Rescind Next Year (Motion #4), or
Declaring Intent to Rescind this Year (Motion #5).*

Action on the Remaining Items in the Report

d. At the conclusion of your deliberation, you may want to make a motion on the report as a whole. In essence, the motion would accept the report as modified by previous motions.

*Possible Action: Motion to Accept the Report as Modified by
the Previous Motions of the Council (Motion #2)*

**Possible Motions - Please Contact the Council Office If You Want Other
Motions Specially Prepared for Any of These Abatements**

**1) Motion to Hear and Act on Supplemental Report Regarding Remaining
Forms for Tax Abatements on Real Estate and Manufacturing Equipment**

I move that Ron Walker present a supplemental report regarding the remaining CF-1 forms for improvements to real estate and investment in new manufacturing equipment on May 19th, and that the report be filed with the Council Office by May 10th. After the supplemental report has been presented, the Council will make an initial determination regarding the status of these tax abatements.

2) Motion to Accept the Tax Abatement Report as Modified by the Council.

I move that the Council accept the tax abatement summary as amended by the previous motions of the Council.

In the Event the Council Suspects Non-Compliance

3) Motion to Extend and Re-Evaluate Next Year

Given that the project at _____ has not commenced construction, the Council extends the date for commencing the project by one year and declares its intent to re-evaluate compliance with the terms of the tax abatement resolution with next year's annual tax abatement summary.

4) Motion to Declare Intent to Rescind Next Year

Given that the project at _____ has not commenced construction, the Council declares its intention to act in 2005 to rescind the tax abatement unless the permits for the project are issued and construction is underway by March 1st, 2005.

5) Motion to Declaring Intent to Rescind This Year

Pursuant to Indiana Code 6-1.1-12.1-5.9, the Common Council determines that the owner of _____ has not substantially complied with the Statement of Benefits and that the failure do so was not caused by factors beyond their control. Therefore, the Common Council will hold a hearing at the Regular Session on May 19, 2004, to further consider the property owner's compliance with the Statement of Benefits. At the conclusion of the hearing the Common Council may adopt a resolution terminating the tax abatement. The Council Attorney is directed to mail the statutorily required written notice to the property owner.

(Note: The date of this hearing must be within 30 days of the date of the notice provided by the Council Office. In accordance with this motion I would mail notice of the hearing to the owner after April 20th.)

**NOTICE AND AGENDA
BLOOMINGTON COMMON COUNCIL REGULAR SESSION
7:30 P.M., WEDNESDAY, APRIL 7, 2004
COUNCIL CHAMBERS
SHOWERS BUILDING, 401 N. MORTON**

I. ROLL CALL

II. AGENDA SUMMATION

III. APPROVAL OF MINUTES FOR: None

IV. REPORTS FROM:

- 1. Councilmembers**
- 2. The Mayor and City Offices**
 - Annual Tax Abatement Report
- 3. Council Committees**
- 4. Public**

V. APPOINTMENTS TO BOARDS AND COMMISSIONS

VI. LEGISLATION FOR SECOND READING AND RESOLUTIONS

None

VII. LEGISLATION FOR FIRST READING

None

VIII. PRIVILEGE OF THE FLOOR (This section of the agenda will be limited to 25 minutes maximum, with each speaker limited to 5 minutes)

IX. ADJOURNMENT

City of
Bloomington
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City Hall
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Office of the Common Council
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To: Council Members
From: Council Office
Re: Calendar for the Week of
April 5, 2004 – April 9, 2004
Date: April 2, 2004

Monday, April 5, 2004

4:30 pm Bloomington Human Rights Commission – Art & Essay Awards, Council Chambers
5:00 pm Redevelopment Commission, McCloskey
5:00 pm Utilities Service Board, IU Research Park, 501 N. Morton, Conference Room 100B
5:30 pm Bicycle and Pedestrian Safety Commission – Work Session, Hooker Room

Tuesday, April 6, 2004

1:30 pm Development Review Committee, McCloskey
5:30 pm Board of Public Works, Council Chambers
7:30 pm Telecommunications Council, Council Chambers

Wednesday, April 7, 2004

12:00 pm Bloomington Urban Enterprise Association, McCloskey
7:30 pm Common Council – Regular Session, Council Chambers

Thursday, April 8, 2004

12:00 pm Housing Network, IU Research Park, 501 N. Morton
3:30 pm Bloomington Historic Preservation Commission, McCloskey
4:00 pm Bloomington Digital Underground – Advisory Group, Hooker Room
4:00 pm Solid Waste Management District, SWM Facilities – 3400 Old SR 37
7:00 pm Inclusive Recreation Advisory Council, McCloskey

Friday, April 9, 2004

Holiday: Good Friday – City offices closed.



City of Bloomington
Office of the Common Council

NOTICE OF MEETINGS AND DEADLINES

Jack Hopkins Social Services Funding Committee (Common Council)

- ***Tuesday, March 30th from 4:00 p.m. to 5:30 p.m. in the McCloskey Room (Room 135) - Voluntary Technical Assistance Meeting***
- ***Monday, April 19th at 4:00 p.m. in the Council Office (Room 110) - Deadline for Submitting Applications (Applications must be in the Council Office by that time)***
- **** Tuesday, May 11th at 5:30 p.m. in the McCloskey Room (Room 135) - Committee Will Meet to Discuss Applications and Decide Which Will be Invited to Make a Presentation***
- **** Monday, May 17th at 5:30 p.m. in the Council Chambers (Room 115) - Invited Agencies Will Make Presentations***
- **** Wednesday, May 19th at 5:00 p.m. – Deadline for Committee Members to Submit Ratings to Council Office***
- ***Monday, May 24th 5:30 p.m. in the Council Chambers (Room 115) - Committee Will Meet to Make Recommendations (Agencies which made presentations are required to attend). If necessary, the meeting may be continued to Tuesday, May 25th at 5:30 p.m.***
- ***Tuesday, June 1st at noon – Deadline for Agencies to Confirm Terms of Funding Agreements***
- ***Wednesday, June 16th at 7:30 p.m. in the Council Chambers (Room 115) – Common Council Will Consider Resolution Approving Recommendations (Agencies receiving grants are required to attend)***

Meetings listed in this notice will held in the Showers Center, 401 North Morton, and are open for the public to attend, observe, and record what transpires.

** Note: The three dates with an asterisk (*) before them were changed after the Solicitation Letter was released in mid-March. Please disregard other meeting and deadline dates which were released prior to April 2, 2004 and differ from this notice.*

Dated & Posted: Friday, April 2, 2004

To: **City of Bloomington Common Council**
From: Ron Walker, Director of Economic Development
Date: March 29, 2004
Re: 2003 Tax Abatement Activity Summary

MEMORANDUM

Attached please find the 2003 Tax Abatement Activity Summary. The summary is intended to assist the Common Council in determining if the property owner(s) of a property that is receiving a tax abatement is in “substantial compliance” with the Statement of Benefits (SB-1).

Each year, property owners must file a Compliance with Statement of Benefits (CF-1) if they are receiving a tax abatement. The CF-1 compares the actual values of the investment/improvement to the property with the value of the investment/improvement estimated on the SB-1. If the project included new job creation then the property owner can also list job creation and salary information.

The CF-1 provides a snapshot of the abatement criteria on March 1st of each year (in this case on March 1, 2003) and is therefore limited in that it does not necessarily show real growth or fluctuations in activity throughout a year or from year to year.

There are two primary factors that influence the compliance aspects of an abatement:

- Factors beyond the control of the property owner, such as declines in demand for the property owner’s services or products
- Length of time needed to meet estimates may depend upon amount and type of investment, market trends, availability of labor, etc.

Determining compliance is an imperfect process and one that should be guided by the following:

- Estimates provided on the SB-1
- Effort by the property owner to meet the investment, job creation and end-use estimates
- Community benefits derived from the project
- The overall intent, justification or reasoning of the legislation approving the abatement

Tax Abatement Program

Activity Summary

Preliminary Report to Common Council and Economic Development Commission

March 26 2004

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- Page 4 David Ferguson (Cantol Wax Building, 211 N. Washington St.)
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- Page 6 Johnson Creamery, LLC (400 W. 7th St.)
- Page 7 ADC Real Estate Investment Group, LLC (1204, 1208, W. Cottage Grove)
- Page 8 Doug McCoy (The Gables, 314 N. Washington St.)
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Madison Park Homeowners Association

Madison Park Condominiums

Resolution: 91-18

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 Years

Benefits: Construction of sixteen 2 bedroom garden and sixteen 2 bedroom town house condominiums.

Estimated New Investment: \$1,800,000

Estimated New Employment: NA

Estimated New Salaries: NA

Compliance

Actual New Investment: \$1,431,124

Actual New Employment: NA

Actual New Salaries: NA

Summary: The project is complete and all of the units are owner-occupied.

Remarks: Although approved in 1991 for a 10 year abatement, one building in this project is still within the abatement term because construction was divided into three phases over a period of eight years. The property owner is in substantial compliance with the Statement of Benefits.

David Ferguson

Cantol Wax Building, 211 N. Washington St.

Resolution: 91-31

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 Years

Benefits: Renovation of historic warehouse into five apartments.

Estimated New Investment: \$141,000

Estimated New Employment: NA

Estimated New Salaries: NA

Compliance

Actual New Investment: \$362,354

Actual New Employment: NA

Actual New Salaries: NA

Summary: The project is complete and all the units are occupied.

Remarks: The property owner is in substantial compliance with the Statement of Benefits.

Covey Parke Partners

1851-1857 S. Covey Lane

Resolution: 93-12

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 Years

Benefits: Construction of two duplex buildings each containing two 2-bedroom apartments. The downstairs apartment in each building is handicapped accessible.

Estimated New Investment: \$200,000

Estimated New Employment: NA

Estimated New Salaries: NA

Compliance

Actual New Investment: \$208,806

Actual New Employment: NA

Actual New Salaries: NA

Summary: The project is complete. All of the units are set aside for renters who are at or below 60 percent of the median income. Three of the four units are currently occupied.

Remarks: The property owner is in substantial compliance with the Statement of Benefits.

Johnson Creamery, LLC

400 West 7th Street

Resolution: 93-24

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 Years

Benefits: Renovation of historic building to accommodate commercial and professional offices.

Estimated New Investment: \$1,675,000

Estimated New Employment: NA

Estimated New Salaries: NA

Compliance

Actual New Investment: \$3,500,000

Actual New Employment: NA

Actual New Salaries: NA

Summary: The project is complete. The building is occupied.

Remarks: The property owner is in substantial compliance with the Statement of Benefits.

ADC Real Estate Investment Group, LLC
(formerly Cottage Grove Housing, Inc.)
1204 and 1208 West Cottage Grove
Resolution: 93-27

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 Years

Benefits: Construction of two homes each approximately 1,237 square foot and containing three bedrooms and two baths. Both units are designated for low to moderate-income renters.

Estimated New Investment: \$96,000

Estimated New Employment: NA

Estimated New Salaries: NA

Compliance

Actual New Investment: \$132,940

Actual New Employment: NA

Actual New Salaries: NA

Summary: The project is complete and both units are occupied by income eligible renters.

Remarks: The property owner is in substantial compliance with the Statement of Benefits.

Doug McCoy
314 N. Washington Street (The Gables)
Resolution: 94-06

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 Years

Benefits: Construction of brick two-story six-unit condominium building with parking below.

Estimated New Investment: \$815,000

Estimated New Employment: NA

Estimated New Salaries: NA

Compliance

Actual New Investment: \$825,000

Actual New Employment: NA

Actual New Salaries: NA

Summary: The project is complete and all units are occupied. This is the first downtown condominium project and the first project with built-in parking. The current owner bought the project from the developers after the project stalled during the construction process for 2-3 years. The builders had attempted to sell the units and has made this effort with various markets, but had been unsuccessful. The owner had to convert the units to rentals.

Remarks: The property owner has made a good faith effort to meet the abatement estimates and is in substantial compliance with the Statement of Benefits.

ADC Real Estate Investment Group, LLC
(formerly Cottage Grove Housing, Inc.)
1201 West Cottage Grove
Resolution: 94-15

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 Years

Benefits: Construction of one home, approximately 1,237 square foot and containing three bedrooms and two baths. Unit is designated for low to moderate-income renters.

Estimated New Investment: \$56,294

Estimated New Employment: NA

Estimated New Salaries: NA

Compliance

Actual New Investment: \$66,470

Actual New Employment: NA

Actual New Salaries: NA

Summary: The project is complete and the unit is occupied by an income eligible renter.

Remarks: The owner is in substantial compliance with the Statement of Benefits.

Community Foundation of Bloomington and Monroe County, Inc.

501 N. Morton Street (North Showers)

Resolution: 94-17

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 Years

Benefits: Redevelopment of historic Showers Building into I.U. Research Park.

Estimated New Investment: \$11,901,422 (estimate for the renovation of the entire Showers Plaza)

Estimated New Employment: 41 temporary

Estimated New Salaries: \$833,000 (avg.= \$20,317)

Compliance

Actual New Investment: \$5,594,224 (actual cost for the IU portion of Showers Plaza)

Actual New Employment: 70 temp / 150 perm

Actual Salaries: \$1,326,000 (avg.=\$18,942 – temp.)

Summary: The project is complete and the building is approximately 90% occupied. Due to ownership by a not-for-profit corporation, there is no tax liability on this property.

Remarks: Although there is no actual abatement on this property, the owner is in substantial compliance with the Statement of Benefits.

CFC, Inc.
320 W. Eighth Street (Showers Plaza)
Resolution: 94-17

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 Years

Benefits: Redevelopment of historic Showers Building into retail and office space.

Estimated New Investment: \$11,901,422 (estimate for the renovation of the entire Showers Plaza)

Estimated New Employment: 41 temporary

Estimated New Salaries: \$833,000 (avg.= \$20,317)

Compliance

Actual New Investment: \$7,547,037 (actual cost for the CFC portion of the Showers Plaza)

Actual New Employment: 97

Actual New Salaries: \$2,858,918 (avg.= \$29,473)

Summary: The project is complete and most of the units are occupied.

Remarks: The owner is in substantial compliance with the Statement of Benefits.

Huntington Gardens, LLC

838-840 Miller Drive

Resolution: 94-18

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 Years

Benefits: Construction of 32 affordable apartments.
Ten of the units are handicapped accessible.

Estimated New Investment: \$1,300,000

Estimated New Employment: NA

Estimated New Salaries: NA

Compliance

Actual New Investment: \$1,347,955

Actual New Employment: NA

Actual New Salaries: NA

Summary: The project is complete and all of the units are occupied by income eligible renters.

Remarks: The owner is in substantial compliance with the Statement of Benefits.

Lincoln Place Homeowners Association

301, 303,305,307,309, 311 East 7th and 308, 310 N. Lincoln

Resolution: 94-33

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 Years

Benefits: Construction of 8 two-bedroom condominiums with two-car garages.

Estimated New Investment: \$1,280,000

Estimated New Employment: NA

Estimated New Salaries: NA

Compliance

Actual New Investment: \$1,424,213

Actual New Employment: NA

Actual New Salaries: NA

Summary: The project is complete. All of the units are owner-occupied.

Remarks: The owner is in substantial compliance with the Statement of Benefits.

Bloomington Business Incubator, LLC

210, 216 & 220 W. Allen Street.

Resolution: 94-56

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 Years

Benefits: Remodel of two existing metal buildings and construction of new connector building to house approximately 30 businesses.

Estimated New Investment: \$361,670

Estimated New Employment: 30-300

Estimated New Salaries: \$10,000-\$50,000

Compliance

Actual New Investment: \$679,000

Actual New Employment: 168

Actual New Salaries: \$10,000 - \$52,000

Summary: The project is complete.

Remarks: The owner is in substantial compliance with the Statement of Benefits.

East Third Street Properties, Inc

1239, 1249 & 1251 Miller Drive and 1721, 1725, & 1731 Highland

Resolution: 95-03

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 Years

Benefits: Construction of six 3 bedroom homes that will remain affordable for 20 years. 100 percent of the project is low-income.

Estimated New Investment: \$450,000

Estimated New Employment: NA

Estimated New Salaries: NA

Compliance

Actual New Investment: \$223,500

Actual New Employment: NA

Actual New Salaries: NA

Summary: The project is complete. All of the units are occupied by income eligible renters.

Remarks: The owner is in substantial compliance with the Statement of Benefits.

Fortune Properties
213 S. Rogers Street (Frosted Foods Building)
Resolution: 95-09

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 Years

Benefits: Renovation of historic building for mixed commercial use.

Estimated New Investment: \$775,000

Estimated New Employment: 0

Estimated New Salaries: \$0.00

Compliance

Actual New Investment: \$1,227,261

Actual New Employment: 24

Actual New Salaries: \$630,000 (avg. = \$26,250)

Summary: The project is complete.

Remarks: The owner is in substantial compliance with the Statement of Benefits.

CFC, Inc.
200-216 South Madison (Bicycle Apartments)
Resolution: 95-30

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 Years

Benefits: Construction of five buildings containing a grand total 66 efficiency and 12 1-bedroom apartment units. Two of the buildings contain only affordable units. Four units are handicapped accessible. Automotive vehicles are prohibited.

Estimated New Investment: \$1,195,000

Estimated New Employment: NA

Estimated New Salaries: NA

Compliance

Actual New Investment: \$1,400,191

Actual New Employment: NA

Actual New Salaries: NA

Summary: The project is complete. Approximately 75% of the affordable units are occupied, the market-rate units are near total occupancy.

Remarks: The owner is in substantial compliance with the Statement of Benefits.

CFC, Inc.
417 & 421 West 6th Street (Max Fulk/East House)
Resolution: 98-10

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 Years

Benefits: Restoration of East house and demolition/conversion of Fulk warehouse building into 2-story, mixed-use, brick structure.

Estimated New Investment: \$971,692

Estimated New Employment: NA

Estimated New Salaries: NA

Compliance

Actual New Investment: \$1,134,072

Actual New Employment: NA

Actual New Salaries: NA

Summary: The project is complete. The property is a mix of commercial, and market-rate residential. All four residential units are occupied.

Remarks: The owner is in substantial compliance with the Statement of Benefits.

PTS Corporation
305 N. Curry Pike
Resolution: 99-09

Statement of Benefits

Type: Machinery and Equipment

Length of Abatement: 5 Years

Benefits: Purchase and installation of various equipment used in electronics repair and creation of new jobs at Curry Pike facility.

Estimated New Investment: \$2,415,834

Estimated New Employment: 200

Estimated New Salaries: \$2,300,000 (avg.= \$11,500)

Compliance

Actual New Investment: \$1,057,752

Actual New Employment: 178

Actual New Salaries: \$4,806,721 (avg.= \$27,004)

Summary: The project is complete. New job creation is approximately what was originally estimated, salaries are higher than anticipated, and just under half of the investment has been made.

Remarks: The property owner is in substantial compliance with the Statement of Benefits.

Hirons Investments, LLC

555 North Morton Street

Resolution: 99-13

Statement of Benefits

Type: Real Estate & Improvements

Length of Abatement: 10 years

Benefits: Renovation of historic former Showers showroom, including an 8,000 sq. ft. addition, for new location of Hirons and Co and creation of 30-40 jobs.

Estimated New Investment: \$2,700,000

Estimated New Employment: 30-40

Estimated New Salaries: Comparable

Compliance

Actual New Investment: \$3,900,000

Actual New Employment: 19

Actual New Salaries: \$476,272 (avg. = \$25,067)

Summary: The project is complete. Building renovation is complete and new job creation is approximately 66% of estimate.

Remarks: The owner is in substantial compliance with the Statement of Benefits.

Ferguson, Seeber and Cassady
114-116 N. Walnut Street (KP Building)

Resolution: 99-20

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 years

Benefits: Renovation of downtown fraternal lodge building into ten apartments.

Estimated New Investment: \$500,000

Estimated New Employment: NA

Estimated New Salaries: NA

Compliance

Actual New Investment: \$500,000

Actual New Employment: NA

Actual New Salaries: NA

Summary: The project is complete. The renovation of the building is complete and all of the units are occupied.

Remarks: The property owner is in substantial compliance with the Statement of Benefits.

Landmark Medical, LLC

550 Landmark Avenue (Landmark Business Center)

Resolution: 99-27

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 Years

Benefits: Construction of new outpatient facility for IMA and SIRA and the creation of 121 jobs. Provision of \$900,000 in uncompensated health care, indigent medication program, high school physicals, and community involvement.

Estimated Investment: \$9,231,231

Estimated Employment: 121

Estimated Salaries: \$6,900,000 (avg.=\$57,024)

Compliance

Actual New Investment: \$10,239,000

Actual New Employment: 129

Actual New Salaries: \$3,494,913 (avg.= \$27,092)

Summary: The project is complete. The Center provides \$1,295,790 in uncompensated health care, \$13,450 in staffing support for indigent health care, \$232,848 in donated services to high schools, and \$29,071 in donated staff time for health fairs.

Remarks: The owner is in substantial compliance with the Statement of Benefits.

Rono Corp./RC One
901-903 S. Rogers Street
Resolution: 99-29

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 Years

Benefits: Renovation of former Thickstun Glass building into retail and office space on the ground floor and basement, and three affordable rental units on the second floor.

Estimated New Investment: \$600,000

Estimated New Employment: 10-14

Estimated New Salaries: NA

Compliance

Actual New Investment: \$508,468

Actual New Employment: 25

Actual New Salaries: NA

Summary: The project is complete. The building has been fully renovated and many of the units are occupied. The residential units are market rate rentals.

Remarks: The owner is in substantial compliance with the Statement of Benefits.

Metropolitan Printing

720 S. Morton Street

Resolution: 99-31

Statement of Benefits

Type: Real Estate Improvements & Machinery and Equipment

Length of Abatement: 10 Years

Benefits: Renovation of building, purchase of new printing press, new job creation.

Estimated New Investment: \$225,000 in real estate and \$2,250,000 in equipment. (Total of \$2,475,000)

Estimated New Employment: 6-8

Estimated New Salaries: \$137,280 (avg.= \$17,160)

Compliance

Actual New Investment: \$125,000 in real estate and \$2,522,686 in equipment. (Total of \$2,647,686)

Actual New Employment: 0 (Employment at the time of approval was 55, current employment is now 38)

Actual New Salaries: \$0.00 (Avg. wage at the time of approval was \$35,454, current avg. wage is \$42,789)

Summary: This project is complete. The company has struggled since the abatement was approved and had to cut jobs and not replace vacant positions. They stated that they were on an upward trend, but they don't expect to meet employment goals during the abatement term.

Remarks: Actual investment has exceeded estimates. Additional employees have not been hired. The property owner is making a good faith effort to meet the abatement estimates and is in substantial compliance with the Statement of Benefits.

B & L Sheet Metal & Roofing

1301 N. Monroe Street

Resolution: 99-41

Statement of Benefits

Type: Real Estate Improvements and Machinery & Equipment

Length of Abatement: 10 Years

Benefits: Purchase and renovation of vacant building for expansion of B & L and purchase of equipment.

Estimated New Investment: \$403,000

Estimated New Employment: 10

Estimated New Salaries: \$250,000 (avg.= \$25,000)

Compliance

Actual New Investment: \$448,520

Actual New Employment: 19

Actual New Salaries: \$877,000 (avg.=\$46,158)

Summary: This project is complete. Actual investment and hiring has exceeded estimates.

Remarks: The property owner is in substantial compliance with the Statement of Benefits.

Mary & Daniel P. Friedman
252 N. Walnut Street (Omega Building)

Resolution: 00-07

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 years

Benefits: Construction of 4-story mixed-use building on downtown vacant lot. Building contains 13 apartments and 2 commercial spaces.

Estimated New Investment: \$2,100,000

Estimated New Employment: 1

Estimated New Salaries: \$10,000

Compliance

Actual New Investment: \$2,100,000

Actual New Employment: 1

Actual New Salaries: \$29,500

Summary: The project is complete and building is at 100% occupancy.

Remarks: The owner is in substantial compliance with the Statement of Benefits.

Lockerbie Court Condominiums, LLC

500 N. Walnut Street

Resolution: 01-02

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 years

Benefits: New downtown construction of a 4-story brick/limestone residential building with 17 condominiums and parking on the ground floor.

Estimated New Investment: \$2,700,000

Estimated New Employment: NA

Estimated New Salaries: NA

Compliance

Actual New Investment: \$4,400,000

Actual New Employment: NA

Actual New Salaries: NA

Summary: The project is complete and 16 of the 17 units have already sold. 12 of the 17 are currently occupied. Eight of the 12 occupied units are being utilized as rentals until the owners are ready to take occupancy.

Remarks: The owner is in substantial compliance with the Statement of Benefits.

All Natural Properties, LLC
1403 & 1405 W. Sixth Street
Resolution: 01-06

Statement of Benefits

Type: Real Estate Improvements

Length of Abatement: 10 years

Benefits: New downtown construction of two 3-bedroom, 2-bath, affordable housing units that are set aside for low-to-moderate income renters for 20 years.

Estimated New Investment: \$140,000

Estimated New Employment: NA

Estimated New Salaries: NA

Compliance

Actual New Investment: \$132,000

Actual New Employment: NA

Actual New Salaries: NA

Summary: The project is complete and both units are occupied by low-to-moderate income renters.

Remarks: The owner is in substantial compliance with the Statement of Benefits.

CF-1's Not Received

Substantial compliance has not been determined for the projects listed below because CF-1's have not been received.

<u>Resolution</u>	<u>Project</u>
93-19, 97-07, 99-35	Print Pack (formerly Independent Packaging, Inc.)
95-11	Habitat for Humanity
96-14	Renaissance Rentals, LLC
02-14	Winterwood Management (formerly Buyers Only Real Estate)

Project Still Under Construction

The projects listed below are recent approvals that have not been completed (improvements have not been assessed)

<u>Resolution</u>	<u>Project</u>
02-01	Evergreen Place Apartments
02-03	Richland Development Group (International Data)
02-18	Renaissance Rentals
03-02	CFC, Inc. (The Kirkwood)
03-15	PTS Corporation (IEC)
03-21	B & L Rentals (612 & 614 West Kirkwood)
03-22	B & L Rentals (718, 720 & 722 West Kirkwood)
03-27	Richard Dean Groomer (1000 W. Kirkwood Ave.)