

In the Council Chambers of the Municipal Building held on Wednesday, October 19, 1994 with Council President Sherman presiding over a Regular Session of the Common Council.

COMMON COUNCIL
REGULAR SESSION
OCTOBER 19, 1994

Roll Call: Service, Bonnell, Pizzo, Sherman, Hopkins, Cole, White, Kiesling.
Absent: Swain.

ROLL CALL

Sherman gave the agenda summation

AGENDA SUMMATION

The minutes of September 21, 1994 were approved by a voice vote.

APPROVAL OF MINUTES

Service wished everyone a Happy Halloween, gave the dates for the Master Plan Workshop hearings and expressed her disappointment with the pre-election yard sign vandalism.

MESSAGES FROM
COUNCILMEMBERS

Bonnell thanked the Street Department's second leaf pick-up plan. He thanked Ted Ferguson's staff for preparing a red-line zoning ordinance draft for everyone's use.

Cole commented on core neighborhood traffic, especially 6th and 7th Streets, and the speed of some vehicles in that area.

White updated the Council on recent IACT meetings that White, Kiesling and City Clerk Williams attended. He also expressed his concern about the recent traffic fatality on N. Dunn St. It is not a safe street and something must be done to correct this. He welcomed everyone planning to attend the IU Homecoming. Kiesling highlighted some of the IACT meetings and particularly the Ivan Brinegar Award to our own Linda Runkle and the Kid City award. Regarding annexations, services must be provided when areas are annexed, and 2 mile fringe residents do not pay city taxes as was recently reported.

Hopkins said one of the many misstatements that Positive Progress makes is just that and it simply is not true.

Sherman wished his wife a Happy Anniversary.

Mayor Allison said that there has been a lot of talk about the 2 mile fringe and people need to be alert to the difference between talk and action... This group of county commissioners said early in their term that they would act on this issue and act they did. They began the master plan process which, under the law is the only way they can take back the fringe. The city proposed several areas be returned to the county zoning authority as they begin to increase their staffing needs in order to do the work. For them to be harangued with cheap shots when they are the only ones who have acted on their promises, is politics at its worse.

MESSAGE FROM
THE MAYOR

It was moved and seconded that Resolution 94-50 be introduced and read by title only. Clerk Williams read the resolution by title only.

RESOLUTION 94-50

It was moved and seconded that Resolution 94-50 be adopted. The synopsis and committee recommendation of Do-Pass 6-0 was given.

Allison said that mayors around the country have made this issue clear to the federal government and she said that Congressmen Hamilton and McCloskey were hopeful that it would be addressed in this session or most certainly the next.

Sherman thought this was part of a larger question of local control. One of the problems we have is the erosion of local control and state and federal government has taken over more and more of what used to be local responsibilities and yet we are mandated to do these things without the necessary funds to do them.

The resolution received a roll call vote of Ayes:9, Nays:0.

It was moved and seconded that Resolution 94-48 be introduced and read by title only. Clerk Williams read the resolution by title only.

RESOLUTION 94-48

It was moved and seconded that Resolution 94-48 be adopted. The synopsis and committee recommendation of Do-Pass 7-0 was given.

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Chris Spiek gave a brief description of the tract and the proposed TIFF district. This proposal has been approved by the Redevelopment Commission as well as the Plan Commission. The revenues captured from this TIFF would be used for improvements to the Bloomfield Rd. corridor. The first phase of the Thomson truck route from Bloomfield Rd to Whitehall Pk would be getting underway within the next year.

It was moved and seconded that the resolution be amended to state that the TIFF District be limited to 25 years and that the synopsis of the resolution reflect these changes.

The amendment received a roll call vote of Ayes:9, Nays:0.

Doug Jones, representing Adams Crossing, said the 25 year abatement period was appropriate and reminded everyone that the TIFF captures only revenues from new businesses in the zone.

Bonnell asked about proposed truck routes costs. Ted Rhineheart said the first phase will be about \$750,000, the second phase about \$600,000, and land acquisition around \$500,000. He said that he did not want the city to get caught in a false sense of permanence with TIFF revenues especially with a company like Thomson.

The resolution received a roll call vote of Ayes:9, Nays:0.

It was moved and seconded that Ordinance 94-47 be introduced and read by title only. Clerk Williams read the ordinance by title only.

ORDINANCE 94-47

It was moved and seconded that Ordinance 94-47 be adopted. The synopsis and committee recommendation of Do-Pass 5-0-1.

Tim Mueller reviewed the details of the proposed plan of 11.83 acres includes a residential PUD plus RE and RS designated areas. The plan calls for 61 condominium units all arranged in duplexes with one triplex. There would a through public street that stubs to the north property line with development potential to the north. Other streets would be private because they serve only the condominium owners. The density is 5.2units/acre and complies with the master plan recommendations.

Cole urged Shaw to handle the quarry areas carefully. Some of them are very beautiful as well as dangerous and they have to be carefully addressed.

Robert Shaw discussed the measures he would employ to handle water detention and run-off. There will be a culvert as well as something like a dam so that we can use this 3.5 acres of water to control site run-off.

Bonnell asked why sidewalks were eliminated and Shaw said that the condos would be private and they would have to maintain them and other walking paths would be established. Shaw said that a site has been retained for use as a club house (at a later date) and that would also accommodate overflow parking.

The ordinance received a roll call vote of Ayes:9, Nays:0.

It was moved, seconded and approved by a roll call vote of Ayes:8, Nays:0 that Michael Bonnell's Uniform Conflict of Interest Statement regarding the Gentry East legislation be accepted and filed by the Clerk. The statement received a roll call vote of Ayes:8, Nays:0.

CONFLICT OF INTEREST

It was moved and seconded that Resolution 94-53 be introduced and read by title only. Clerk Williams read the resolution by title only.

It was moved and seconded that Resolution 94-53 be adopted. The synopsis was given.

Service said that informing adjacent property owners is not a legal requirement when the city is annexing yet notification is required for other property related issues.

Mayor Allison said the Legal Dept. received this resolution only this afternoon and no one has had an opportunity to review it. There are unanswered questions, what if someone does not actually get the mailed notice? and does that affect the annexation?.

Sherman expressed the same concerns and thought along with mail, newspaper articles and maps and other good faith efforts, it is difficult to inform that many people.

Hopkins emphasized the good faith effort aspect and thought that even if we missed a few people in the notification process we would be miles ahead of where we are now.

Bonnell said that the wording of this resolution implies some further action and that whenever something is to be approved that needs this type of mail notification process, that it will come back to the council to approve or disapprove. That is what we are currently doing.

Hopkins thought the resolution could be amended so that the appropriate information measures could be taken and it would not come back to the council for approval of those measures each time an annexation takes place.

Swain asked where do we stop with this sort of process; where does mailing information stop; what has to be compiled for each of these mailings? And who does it? He was also concerned about the cost justifying the process and that there might be a more moderate way of doing this, on a case by case basis depending on the particular annexation. As long as city meets the statutory criteria residents don't have grounds to protest annexations legally.

Hopkins said the point is being missed; that the purpose of the resolution is to give people a notice of what is happening, not necessarily a legal notice. We are telling them we are thinking about bringing them into the city and this letter tells them that.

Robert Shaw said he had not expected the council to move so swiftly on this issue and was pleased that they did. He discussed the process and expenses involved when he has to notify adjacent property owners regarding rezonings and he thought for the increased property tax that would be collected on this property, the city could afford to do it and the public would appreciate it. He said he was appalled last week and pleased this week.

Bonnell proposed the following amendment to be added to the text: this resolution shall not create a right to legal notice to property owners in areas to be annexed.

Swain suggested that it was ironic that earlier in the evening we passed a resolution regarding unfunded mandates and now we are considering a resolution that does not suggest the clear process or cost involved.

Kiesling suggested color coded postcards with the pertinent information.

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As we progress with GIS it will be easier to access the necessary information. Hopkins thought this was becoming an administrative mountain out of a molehill.

Ruckman said he would like to work with the council to secure the best process and lists that would be used to identify property owners.

Service said this resolution addresses a deficiency in a way we inform people of what we are doing, we don't have to list every procedure at this time in order to approve this resolution.

Bonnell suggested that the cost is just not that significant and he thought as a city what is good for the goose is good for the gander.

The amendment received a roll call vote of Ayes:8, Nays:1 (Swain).

Sherman supported the resolution but shared many of the concerns that have been raised. This is different than a notification about a rezone that may or may not be a compatible use. Annexations have to meet statutory requirements and is a very different kind of issue. Each and every time the council is asked to do something there is a cost involved; and invariably it is justified because it is the right thing to do. He pointed out numerous examples of that and just wanted to reinforce that point and be sure that people to understand that.

The resolution, as amended, received a roll call vote of Ayes:8, Nays:1 (Swain).

It was moved and seconded that Resolution 94-35 be introduced and read by title only. Clerk Williams read the resolution by title only.

It was moved and seconded that Resolution 94-35 be adopted. The synopsis and committee recommendation of Do-Pass 7-0 was given.

RESOLUTION 94-35
ORDINANCE 94-52
(NORTHWOOD ESTATES)

Brian Hacker discussed the city's general policy regarding annexation of boundary properties when they are fully developed and then annex to maximize the property taxes. We also are committed to annexing properties that are surrounded by city boundaries in order to consolidate our city services. He also explained that ordinances are effective 60 days after publication and those annexations that come from the Perry Fire District are effective after two (2) January 1 have passed. He then discussed each of the proposed annexations, describing each site and pointing them out on the maps provided with each ordinance and pertinent points in the resolutions dealing with the fiscal plans

The resolution received a roll call vote of Ayes: 9, Nays:0

It was moved and seconded that Ordinance 94-52 be introduced and read by title only. Clerk Williams read the ordinance by title only.

It was moved and seconded that Ordinance 94-52 be adopted. The synopsis and committee recommendation of Do-Pass 7-0 was given.

The ordinance received a roll call vote of Ayes:9, Nays:0.

It was moved and seconded that Resolution 94-36 be introduced and read by title only. Clerk Williams read the resolution by title only.

It was moved and seconded that Resolution 94-36 be adopted. The synopsis and committee recommendation of Do-Pass 7-0 was given.

RESOLUTION 94-36
ORDINANCE 94-53
(GRANDVIEW AREA)

It was moved and seconded that the resolution be amended to state in the fiscal plan that Hollywood Drive is private now and will remain a private drive after annexation.

The amendment received a roll call vote of Ayes:9, Nays:0.

The resolution, as amended, received a roll call vote of Ayes:9, Nays:0.

It was moved and seconded that Ordinance 94-53 be introduced and read by title only. Clerk Williams read the ordinance by title only.

It was moved and seconded that Ordinance 94-53 be adopted. The synopsis and committee recommendation of Do-Pass 7-0 was given.

The ordinance received a roll call vote of Ayes:9, Nays:0.

It was moved and seconded that Resolution 94-37 be introduced and read by title only. Clerk Williams read the resolution by title only.

It was moved and seconded that Resolution 94-37 be adopted. The synopsis and committee recommendation of Do-Pass 7-0 was given.

RESOLUTION 94-37
ORDINANCE 94-54
(N.KINSER RESIDENCES)

The resolution received a roll call vote of Ayes:9, Nays:0.

It was moved and seconded that Ordinance 94-54 be introduced and read by title only. Clerk Williams read the ordinance by title only.

It was moved and seconded that Ordinance 94-54 be adopted. The synopsis and committee recommendation of Do-Pass 7-0 was given.

The ordinance received a roll call vote of Ayes:9, Nays:0.

It was moved and seconded that Resolution 94-38 be introduced and read by title only. Clerk Williams read the resolution by title only.

It was moved and seconded that Resolution 94-38 be adopted. The synopsis and committee recommendation of Do-Pass 0-0-7 was given.

RESOLUTION 94-38
ORDINANCE 94-55
(HOOSIER COURTS
AREA)

Hacker said that even though the fiscal plan does not mention street lights they can certainly be put in at a nominal cost earlier than the routine timetable for these services.

Robert Shaw said that he would be installing sidewalks in the area and that the street lights would be a safety factor for pedestrian traffic.

The resolution received a roll call vote of Ayes:9, Nay:0

It was moved and seconded that Ordinance 94-55 be introduced and read by title only. Clerk Williams read the ordinance by title only.

It was moved and seconded that Ordinance 94-55 be adopted. The synopsis and committee recommendation of Do-Pass 0-0-7 was given.

Brian Hacker again explained the publication process for annexation ordinances and the date they are actually effective, 60 days after promulgation.

It was moved and seconded that the ordinance be amended to read that effective date actually be one (1) year and sixty (60) after passage and adoption. This would delay the annexation by one year.

Sherman thought that extending the time period was a strange way of going about this and Hacker said that by establishing a specific date everyone knows it is about to happen.

Service thought it was important for the council to make their intentions well known and clearly spelled out.

Pizzo thought that if Shaw agrees to this we should go ahead and approve it now.

Hacker said that the "winds of the state house" are blowing in the direction of making it more difficult for cities to annex right now and he suggested going ahead with it now.

White agreed with Hacker's comments about the legislative priorities are accurate and people are going to state legislatures to block annexations they are not happy with. He thought it might be best to split this in half and annex part now and the rest later, taking the southern part at this time. The effect is a staggered effect, warns people that it is coming and they can decide for themselves if they want to live there.

Robert Shaw went over the map explaining what is actually built out and what the plans are for future development. He said he based the development of this area with the knowledge that it is not within the city limits, put in the infrastructure and brought the \$4 million outside dollars in to build it and has 30 units to go and has based the financing on the need for about \$2 million dollars more that would be needed as well as what the taxes would be. Annexation will increase his costs by about 50% and all financing with lenders are based on formulas that base the net against the (unclear word) to annex. Shaw said he hopes to finish the development this year.

Kiesling thought the council should consider the amendment that was on the table or consider tabling and look at dividing the question.

Bonnell expressed confusion and thought the city was not in favor of splitting the proposed area. Hacker said that was correct. The city does not recommend dividing the proposed area.

White suggested tabling the ordinance tonight, create a new legal description for the southern parcel and leave the northern parcel until buildout is complete.

The amendment received a roll call vote of Ayes:7, Nays:1 (Sherman). Kiesling was out of chamber.

It was moved and seconded that this ordinance be tabled and that the question to split the ordinance be considered at this time.

The motion to table failed by a roll call vote of Ayes:3(Service, Sherman, White), Nays:5.

The ordinance, as amended, received a roll call vote of Ayes:8, Nays:0.

It was moved and seconded that Resolution 94-39 be introduced and read by title only. Clerk Williams read the resolution by title only.

It was moved and seconded that Resolution 94-39 be adopted. The synopsis and committee recommendation of Do-Pass 6-0 was given.

RESOLUTION 94-39
ORDINANCE 94-56
(CASCADE PARK AREA)

Hacker said that they will be willing to look at street lights if the residents of the area are interested.

The resolution received a roll call vote of Ayes:5, Nays:0. Everyone was out of chamber.

It was moved and seconded that Ordinance 94-56 be introduced and read by title only. Clerk Williams read the ordinance by title only.

It was moved and seconded that Ordinance 94-56 be adopted. The synopsis and committee recommendation of Do-Pass 7-0 was given.

The ordinance received a roll call vote of Ayes:5, Nays:0.

It was moved and seconded that Resolution 94-40 be introduced and read by title only. Clerk Williams read the resolution by title only.
It was moved and seconded that Resolution 94-40 be adopted. The synopsis and committee recommendation of Do-Pass 7-0 was given.

RESOLUTION 94-40
ORDINANCE 94-57
(BASSWOOD/BRADFORD
RIDGE/TWIN LAKES
AREA)

The resolution received a roll call vote of Ayes:5, Nays:0.

It was moved and seconded that Ordinance 94-57 be introduced and read by title only. Clerk Williams read the ordinance by title only.
It was moved and seconded that Ordinance 94-57 be adopted. The synopsis and committee recommendation of Do-Pass 7-0 was given.

The ordinance received a roll call vote of Ayes:5, Nays:0.

It was moved and seconded that Resolution 94-41 be introduced and read by title only. Clerk Williams read the resolution by title only.
It was moved and seconded that Resolution 94-41 be adopted. The synopsis and committee recommendation of Do-Pass 5-0-1 was given.

RESOLUTION 94-41
ORDINANCE 94-58
(OAKDALE SQUARE
AREA)

The resolution received a roll call vote of Ayes:8, Nays:0

It was moved and seconded that Ordinance 94-58 be introduced and read by title only. Clerk Williams read the ordinance by title only.
It was moved and seconded that Ordinance 94-58 be adopted. The synopsis and committee recommendation of Do-Pass 6-0-1 was given.

The ordinance received a roll call vote of Ayes:8, Nays:0.

It was moved and seconded that Resolution 94-42 be introduced and read by title only. Clerk Williams read the resolution by title only.
It was moved and seconded that Resolution 94-42 be adopted. The synopsis and committee recommendation of Do-Pass 7-0 was given.

RESOLUTION 94-42
ORDINANCE 94-59
(WALNUT SPRINGS)

Hacker said this annexation only includes the houses in this subdivision and not the surrounding area.

The resolution received a roll call vote of Ayes:8, Nays:0.

It was moved and seconded that Ordinance 94-59 be introduced and read by title only. Clerk Williams read the ordinance by title only.
It was moved and seconded that Ordinance 94-59 be adopted. The synopsis and committee recommendation of Do-Pass 5-0-2 was given.

It was moved and seconded that the ordinance's date of effect be amended until the third (3rd) January has passed (1997).

A short discussion took place regarding when the ordinance is in effect, when build out will be completed and how this will effect the tax base if continued.

The amendment received a roll call vote of Ayes:5, Nays:3 (Pizzo, Hopkins, Cole), Abstain: 1 (Kiesling).

The ordinance, as amended, received a roll call vote of Ayes:9, Nays:0.

It was moved and seconded that Resolution 94-43 be introduced and read by title only. Clerk Williams read the resolution by title only.
It was moved and seconded that Resolution 94-43 be adopted. The synopsis and committee recommendation of Do-Pass 6-0 was given.

RESOLUTION 94-43
ORDINANCE 94-60
(ROCKPORT AREA)

Bonnell said that some of the people in this area cannot bear the cost of new sewer lines, laterals, and the \$500 hook-on fee and so with the help of Chris Spiek in Redevelopment, he will make a CDBG grant proposal to run the trunk lines and the laterals and hook on fees could be covered by a Utilities Assistance Program. (CDBG for 1997)

The resolution received a roll call vote of Ayes:9, Nays:0.

It was moved and seconded that Ordinance 94-60 be introduced and read by title only. Clerk Williams read the ordinance by title only.

It was moved and seconded that Ordinance 94-60 be adopted. The synopsis and committee recommendation of Do-Pass 5-0-2 was given.

The ordinance received a roll call vote of Ayes:9, Nays:0.

It was moved and seconded that Resolution 94-44 be introduced and read by title only. Clerk Williams read the resolution by title only.

It was moved and seconded that Resolution 94-44 be adopted. The synopsis and committee recommendation of Do-Pass 6-0 was given.

RESOLUTION 94-44
ORDINANCE 94-61
(SUNNY SLOPES/
PINEWOOD AREA)

The resolution received a roll call vote of Ayes:9, Nays:0.

It was moved and seconded that Ordinance 94-61 be introduced and read by title only. Clerk Williams read the ordinance by title only.

It was moved and seconded that Ordinance 94-61 be adopted. The synopsis and committee recommendation of Do-Pass 6-0 was given.

Kiesling noted that there are some Sunny Slopes residents that would like to have input when street lights are discussed.

The ordinance received a roll call vote of Ayes:9, Nays:0.

It was moved and seconded that Resolution 94-45 be introduced and read by title only. Clerk Williams read the resolution by title only.

It was moved and seconded that Resolution 94-45 be adopted. The synopsis and committee recommendation of Do-Pass 4-0-1 was given.

RESOLUTION 94-45
ORDINANCE 94-62
(GENTRY ESTATES AREA)

The resolution received a roll call vote of Ayes:8, Nays:0 .

It was moved and seconded that Ordinance 94-62 be introduced and read by title only. Clerk Williams read the ordinance by title only.

It was moved and seconded that Ordinance 94-62 be adopted. The synopsis and committee recommendation of Do-Pass 4-0-1 was given.

The ordinance received a roll call vote of Ayes:8, Nays:0.

It was moved and seconded that Resolution 94-46 be introduced and read by title only. Clerk Williams read the resolution by title only.

It was moved and seconded that Resolution 94-46 be adopted. The synopsis and committee recommendation of Do-Pass 6-0 was given.

RESOLUTION 94-46
ORDINANCE 94-63
(WHITEHALL PLAZA)

The resolution received a roll call vote of Ayes:9, Nays:0.

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It was moved and seconded that Ordinance 94-63 be introduced and read by title only. Clerk Williams read the ordinance by title only.

It was moved and seconded that Ordinance 94-63 be adopted. The synopsis and committee recommendation of Do-Pass 6-0 was given.

The ordinance received a roll call vote of Ayes:9, Nays:0.

It was moved and seconded that the following legislation be introduced and read by title only by Clerk Williams before the Bloomington Common Council for first reading.

LEGISLATION FOR
FIRST READING

Appropriation Ordinance 94-7 To Specially Appropriate from the General Fund and the Police Education Fund Expenditures Not Otherwise Appropriated.

APPROPRIATION ORDINANCE
94-07

Ordinance 94-65 To Vacate A Public Parcel Re: A Portion of the Alley Located South of 319 S. Madison St (Monroe County Convention Center Building Corporation, Petitioner).

ORDINANCE 94-65
ORDINANCE 94-66

Ordinance 94-66 To Add Section 2.12.031 to the BMC (Establishing the Percentage for the Arts Program).

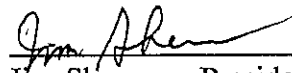
There were no petitions or communications from the public.

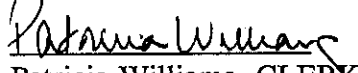
ADJOURNMENT

The meeting was adjourned at 11 :45 P.M.

APPROVE;

ATTEST;


Jim Sherman, President
Bloomington Common Council


Patricia Williams, CLERK
City of Bloomington

Approved this _____ day of December, 1994.

Attached
as per
Plan Resolution
94-01

Attached
to Res 94-48

ECONOMIC DEVELOPMENT PLAN
for the
ADAMS CROSSING
ECONOMIC DEVELOPMENT AREA

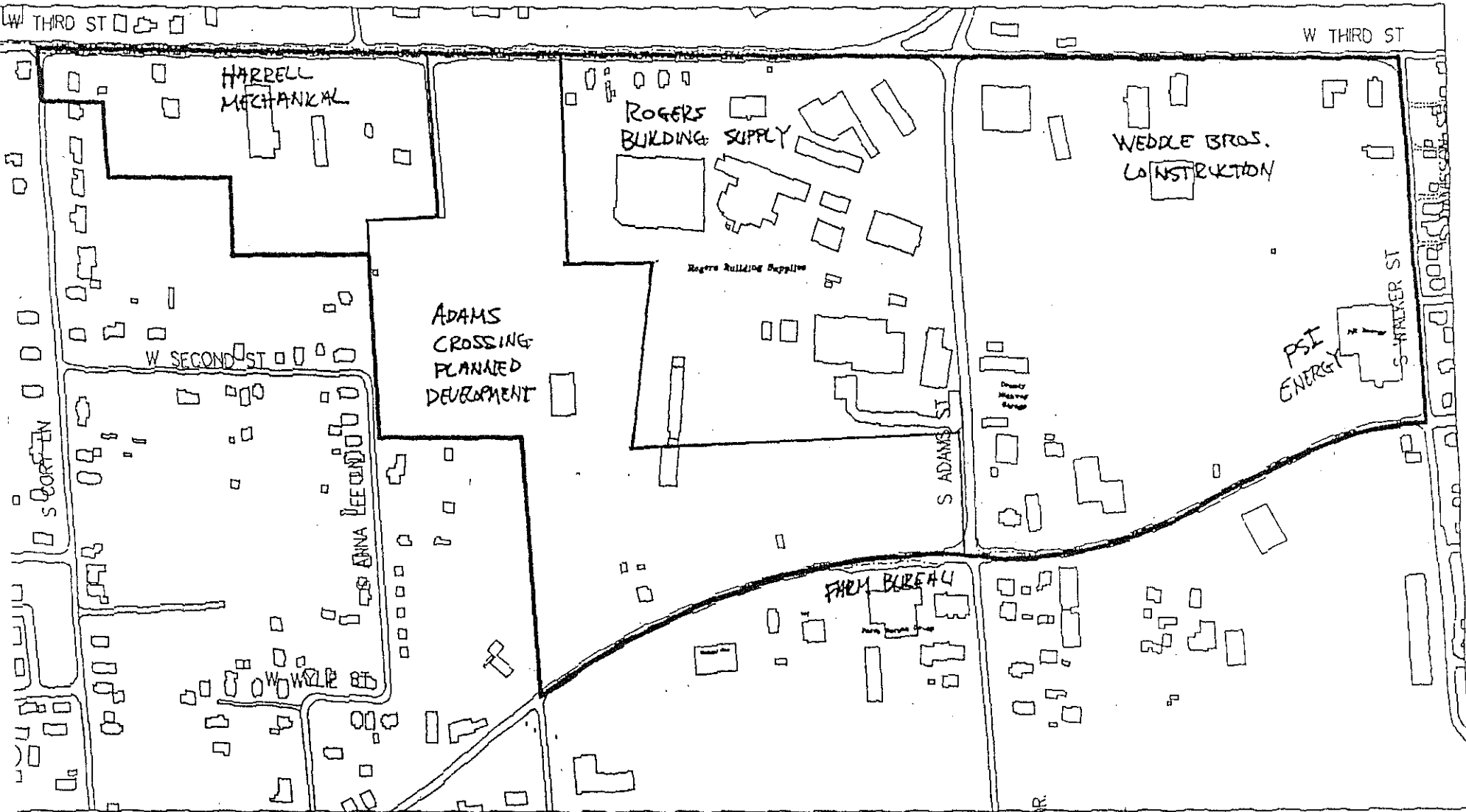
Department of Redevelopment
Bloomington, Indiana

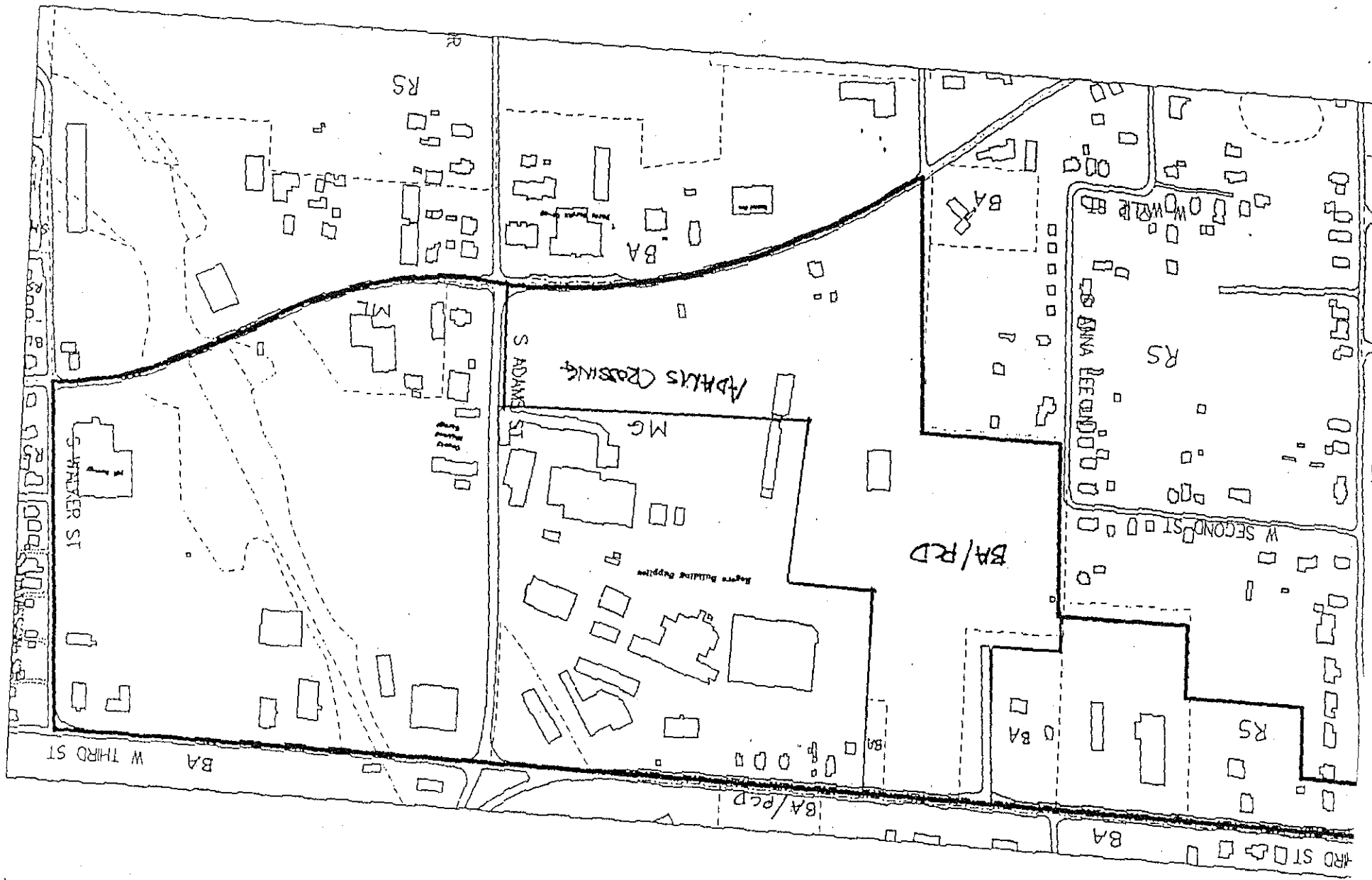
Chris Spiek
Executive Director

October 1994

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SUMMARY

This economic development plan provides guidance for planning, development and redevelopment objectives within the Adams Crossing Economic Development Area (EDA).

The EDA encompasses approximately 105 acres, all of which is located within the corporate boundaries of the City of Bloomington, which is a redevelopment district.

Major developments within the EDA include the Rogers Building Supply Company, PSI Energy Offices, Weddle Brothers Construction Co., Harrell Mechanical Supply Co., and the approved commercial planned development to be built at the NW corner of Bloomfield Rd. and Adams Street known as Adams Crossing.

The Adams Crossing EDA is an allocation area for the purposes of distribution and allocation of property taxes, as permitted under Indiana's tax increment financing (TIF) regulations (Indiana Code § 36-7-14-43(6) and 50 IAC 8). The base valuation assessment date for the allocation area is March 1, 1994.

Objectives of this plan include promotion of gainful employment, and attraction of major new business enterprises.

This plan conforms with the City's Growth Policies Plan, which identifies the Bloomfield Road and Adams Street areas as critically important subareas and corridors. It also conforms with the Transportation Improvement Plan.

GEOGRAPHIC DESCRIPTION

A part of section 5 and 6 in Perry Township, Monroe County, Indiana, more particularly described as follows:

Beginning at a point in Perry Township Section 5, which point is at the intersection of the north right-of-way line for W. Third St. (Whitehall Pike) and the east right-of-way of Walker St. extended;

Thence generally west along the north right-of-way line of W. Third St. approximately 4,050 ft. to the east right-of-way line of Cory Lane;

Thence south along the east right-of-way line of Cory Lane approximately 130 ft. and to the corporate limit line of the City of Bloomington;

Thence following along the corporate limit line in the following general directions and distances, east 180 ft., thence south 230 ft., thence east 400 ft., thence south 550 ft., thence east 410 ft. and to the section line between section 5 and 6 in Perry Township;

Thence following the section line south approximately 800 ft. and to the south right-of-way line for W. Second St. (Bloomfield Rd);

Thence following the south right-of-way line of W. Second St. generally northeast to the intersection of the south right-of-way line of W. Second St. and the east right-of-way line for S. Walker St.;

Thence north along the east right-of-way line of S. Walker St. approximately 1150 ft. and to the north right-of-way of W. Third St. which is the point of beginning;

Containing approximately 105 acres more or less.

ZONING AND LAND USE

The EDA includes areas zoned for manufacturing and commercial business uses. Implementation of this plan does not require rezoning or acquisition of land by the City.

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

1. Manufacturing Component

The manufacturing areas includes most properties within the EDA with the exception of the area zoned for the Adams Crossing Planned Commercial Development and land adjacent to Walker Street. The development and enhancement of these manufacturing areas is of primary importance under this plan. Public improvements will be provided as required by new construction in the EDA, and will include both public services and transportation services.

2. Commercial Component

The commercial component of this EDA is comprised mainly of the approved but yet to be built Adams Crossing Planned Commercial Development at the NW corner of Bloomfield and Adams. The other commercial area is along Walker Street with PSI Energy being the principal land use in this area.

DEVELOPMENT PLAN OBJECTIVES

1. This plan provides funding necessary for infrastructure improvements, which will provide incentive for new enterprises to locate in the EDA. New construction activities will promote significant opportunities for gainful employment in both the public and private sectors.

Potential infrastructure improvements include upgrading to the existing transportation system through improvements to both the Bloomfield Road and Whitehall Pike corridors. Additional street improvements including construction of Phase II of the Thomson Truck Route (between Bloomfield and Whitehall) are anticipated through EDA funding. In addition installation of new and upgrade of existing water, sewer, and drainage facilities may be funded through this EDA.

2. This plan cannot be accomplished by normal regulatory processes or through the ordinary operation of private enterprise. Implementation of this plan will result in a more timely generation of funds that can be directly allocated to specific public service and transportation infrastructure improvements.
3. Public health and welfare will benefit by accomplishment of this plan. The anticipated infrastructure improvements can be paced to precede other developments, ensuring that negative impact on the public will be minimized or avoided.
4. The accomplishment of this plan will be a public utility and benefit as measured by the attraction and retention of permanent jobs, increases in the property tax base, and improved diversity of economic opportunities within the EDA.
5. This plan conforms with the City's Growth Policies Plan and the Transportation Improvement Plan. Bloomfield Road and Whitehall Pike are both principal arterial streets. Both streets carry extensive traffic loads and increases in traffic will result from the development of these subareas; increasing their carrying capacities should be paced with development. Specific plan provisions that could be supported include:

a. Bloomfield Rd. area

The Growth Policies Plan supports increased commercial and manufacturing development in this area. Development of the Adams Crossing commercial planned development will realize the commercial aspect of this recommendation. The development will make improvements to Bloomfield Rd. as a part of the approved development plan, however it can be expected that additional off-site improvements to this road corridor will be necessary as this area continues to grow and develop. EDA funds will be dedicated to improvements to this corridor as necessary in response to increase use. This may also include Phase II of the Thomson Truck Route between Bloomfield and Whitehall parallelling the railroad line.

b. Whitehall Pike area

The Growth Policies Plan recommends commercial development

in the Whitehall Pike corridor. Commercial development in the area will require extension and improvements to the available public services, in addition to improvements to Whitehall Pike both of which will be facilitated by this plan.

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 from 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 requirements of applicable State codes for plan amendment.

	A	B	C	D	E	F	G	H	I	J	K	L
1								A.V.	A. V.			NET
2	township	sect.	map	plat #	ID #			ass	treas	deduct		A.V.
3	perry	6	6.21	1	15	43950	0	330	330	0		330
4	perry	6	6.21	2	15	43960	0	330	330	0		330
5	perry	6	6.21	3	15	43970	0	1,330	1,330	0		1,330
6	perry	6	6.21	4	15	46410	0	170	170	0		170
7	perry	6	6.21	5	15	65460	0	300	700	0		700
8	perry	6	6.21	6	15	65450	0	129,290	129,290	0		129,290
9	perry	6	6.21	7	15	65410	0	9,930	9,930	0		9,930
10	perry	6	6.21	8	15	65390	0	32,290	32,290	0		32,290
11	perry	6	6.22	1	15	65460	1	200	200	0		200
12	perry	6	6.22	2	15	65460	6	200	200	0		200
13	perry	6	6.22	3	15	65460	4	200	n/f	0		0
14	perry	6	6.22	4	15	65460	5	200	n/f	0		0
15	perry	5	5.10	5	15	37130	0	9,670	9,670	0		9,670
16	perry	5	5.10	47	15	46225	0	6,070	6,070	0		6,070
17	perry	5	5.10	6	15	33710	1	110,840	110,840	0		110,840
18	perry	5	5.10	7	15	33710	0	33,560	33,560	0		33,560
19	perry	5	5.10	8	15	46630	2	1,400	1,400	1,400	zz g	0
20	perry	5	5.10	9	15	46630	1	12,540	12,540	0		12,540
21	perry	5	5.10	11	15	46610	0	410,630	410,630	0		410,630
22	perry	5	5.10	12	15	46590	0	27,760	27,760	0		27,760
23	perry	5	5.10	13	15	46600	0	6,000	6,000	0		6,000
24	perry	5	5.10	15	15	46400	0	70	70	0		70
25	perry	5	5.10	16	15	46390	0	800	800	0		800
26	perry	5	5.10	17	15	46380	0	1,600	1,600	0		1,600
27	perry	5	5.10	18	15	26570	0	12,270	12,870	0		12,870
28	perry	5	5.10	19	15	36510	0	6,040	6,040	3,000	ah	3,040
29	perry	5	5.10	20	15	46370	0	1,000	1,000	0		1,000
30	perry	5	5.10	21	15	46360	0	3,270	3,270	0		3,270
31	perry	5	5.10	22	15	240	0	2,470	1,230	0		1,230
32	perry	5	5.10	23	15	250	0	5,440	5,170	0		5,170
33	perry	5	5.10	24	15	260	0	7,100	5,500	2,000	h	3,500
34	perry	5	5.10	25	15	46340	0	1,100	1,100	0		1,100
35	perry	5	5.10	49	15	46350	0	500	500	0		500
36	perry	5	5.10	26	15	46110	0	2,930	2,930	2,450	ah	480
37	perry	5	5.10	27	15	46320	0	500	500	0		500
38	perry	5	5.10	28	15	46330	0	500	500	0		500
39	perry	5	5.10	29	15	46310	0	500	500	0		500
40	perry	5	5.10	30	15	46280	0	600	600	0		600
41	perry	5	5.10	31	15	46290	0	600	600	0		600
42	perry	5	5.10	32	15	6800	0	270	270	0		270
43	perry	5	5.10	33	15	46300	0	170	170	0		170
44	perry	5	5.10	34	15	6810	0	400	400	0		400
45	perry	5	5.10	35	15	46270	0	500	500	0		500
46	perry	5	5.10	36	15	46260	0	370	370	0		370
47	perry	5	5.10	37	15	46250	0	330	330	0		330
48	perry	5	5.10	14	15	46230	0	5,030	5,030	0		5,030
49	perry	5	5.10	40	15	6830	0	14,000	14,000	0		14,000
50	perry	5	5.10	1	15	63090	0	33,730	33,730	1,000	M	32,730
51	perry	5	5.10	2	15	46420	0	30,800	30,800	0		30,800

	A	B	C	D	E	F	G	H	I	J	K	L
1								A.V.	A. V.			NET
2	township	sect.	map	plat #	ID #			ass	treas	deduct		A.V.
52	perry	5	5.10	3	15	43420	0	234,870	234,870	0		234,870
53	perry	5	5.10	46	15	65180	0	6,270	6,270	0		6,270
54	perry	5	5.10	42	15	12550	0	66,090	66,090	0		66,090
55	perry	5	5.10	43	15	46620	0	131,030	131,030	0		131,030
56	perry	5	weddl	1	15	46640	2	125,900	125,940	0		125,940
57	perry	5	weddl	2	15	46640	1	9,970	9,970	0		9,970
58	perry	5	5.10	41	15	46220	0	4,000	4,000	0		4,000
59	perry	5	5.10	45	15	46210	0	453,320	453,320	0		453,320
60	perry	5	5.10	48	15	65180	1	2,700	2,700	0		2,700
61	perry	5	5.10	10	15	75000	0	5,300	5,300	5,300	zz g	0
62	perry	5	5.10	38	15	46240	0	500	500	0		500
63	perry	5	5.10	39	15	6820	0	500	500	0		500
64	TOTAL				-			1,966,580	1,964,110	15,150		1,948,960