

City of Bloomington Common Council

Legislative Packet

Wednesday, 06 May 2015

Regular Session

*For legislation and background material regarding
Resolution 15-13 please consult the
[22 April 2015 Legislative Packet.](#)*

All other material contained herein.

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Packet Related Material

Memo

Agenda

Calendar

Notices and Agendas:

None

Legislation for Second Reading:

- **Res 15-12** To Support the Monroe County Energy Challenge, Energy Plan (Sponsors: All members of the Common Council)
 - Memo from Councilmember Granger
 - Memo from Sustainability Coordinator Jacqui Bauer
 - Monroe County Energy Challenge, Energy Plan (November 2014)

*Contacts: Dorothy Granger at 349-3509; grangerd@bloomington.in.gov
Jacqui Bauer at 349-3837; bauerj@bloomington.in.gov*

- **Res 15-15** Urging the Bloomington Historic Preservation Commission to Initiate the Process of Establishing the Courthouse Square as a Historic District (Sponsors: Sturbaum and Rollo)
 - Memo from Sponsors
 - Map of National Register Historic Boundaries
 - US Department of Interior, NPS, National Register of Historic Places Registration Form
 - 2005 Common Issues and Options for Treating Older Buildings in Downtown Bloomington (a set of advisory guidelines drafted by the College of Architecture and Planning at Ball State)
 - 2012 Preservation Plan for Historic Bloomington.

*Contacts: Chris Sturbaum at 812.336.9171; sturbauc@bloomington.in.gov
Dave Rollo at 812.339.7916; rollod@bloomington.in.gov*

- **Res 15-13** To Approve an Enterprise Zone Investment Deduction (EZID) within a Tax Allocation Area (Otherwise Known as a Tax Increment Financing [TIF] District) - Re: ERL-15, LLC, 531 North College Avenue
Contact: Jason Carnes at 349-3419 or carnesj@bloomington.in.gov

Please see the [Weekly Council Legislative Packet](#) issued for the Regular Session and Committee of the Whole held on April 22nd for the legislation, related materials, and summary.

Legislation and Background Material for First Reading (Along with a Related Resolution):

Introduction to Two Pieces of Legislation Authorizing Tax Increment Finance District Revenue Bonds and Appropriating their Proceeds for Various Projects with the New Expanded and Consolidated TIF District

- Memo to Council from Jeff Underwood, Controller
- Map of Consolidated TIF District
- Excerpts from the Consolidated TIF District Plan
- **Res 15-14** A Resolution Approving the Issuance of Bonds of the Bloomington Redevelopment District, Acting in the Name of the City of Bloomington, Indiana, in an Amount Not to Exceed \$48,000,000 to Finance Acquisition and Construction of Certain Improvements in the Bloomington Consolidated Economic Development Area
 - Memo Summarizing the Redevelopment Commission Bond Resolution
 - Redevelopment Commission Bond Resolution ([Res 15-14](#))
- **App Ord 15-01** An Ordinance Authorizing an Additional Appropriation of Proceeds of Bonds and Any Investment Earnings Thereon
 - Exhibit A – Description of the Project

Other Legislation for First Reading

- **Ord 15-11** To Amend Title 8 of the Bloomington Municipal Code, Entitled “Historic Preservation and Protection” to Establish Four Buildings at Six Addresses as Historic Districts - Re: Showers Brothers Furniture Company Complex (Bloomington Historic Preservation Commission, Petitioner)
 - Map of Area with Historic Buildings/Districts Encircled;
 - Attachment A: Memo to Council from Lisa Abbott, Director, and Nancy Hiestand, Program Manager, HAND Department, and Patty Mulvihill, City Attorney
 - Attachment B: Map of Districts;
 - Attachment C: Staff Report; and
 - Guidelines (*Forthcoming*)

Contact:

Lisa Abbott at 812-349-3401, abbottl@bloomington.in.gov

Nancy Hiestand at 812-349-350, hiestann@bloomington.in.gov

Patty Mulvihill at 812-349-3426, mulvihip@bloomington.in.gov

- **Ord 15-12** To Authorize the Issuance of Bonds by the Monroe County Redevelopment Commission Pursuant to IC 36-7-14-3.5
 - Memo from Jeff Cockerill, Attorney, Monroe County;
 - Letter from Financial Solutions Group, Financial Advisor for Bond Transaction;
 - Map of City / County Boundaries and Westside TIF Districts;
 - Maps of Project (Road Connections);
 - Monroe County Redevelopment Commission Res 2015-1

Contact:

Jeff Cockerill at 349-2525 or jcockerill@co.monroe.in.us

Minutes from Regular Session:

- February 4, 2015

Memo

Three Ordinances Ready for Introduction and Three Resolutions Ready for Consideration Under Second Readings at the Regular Session on Wednesday, May 6th

There are three ordinances ready for First Reading and three resolutions ready for consideration under Second Readings at the Regular Session next Wednesday. The three ordinances to be introduced and an associated resolution are included in this packet and summarized in this memo. Two of the three resolutions to be considered under Second Readings are also included in this packet. The third resolution, Res 15-13 (Authorizing an Enterprise Zone Investment Deduction for ERL-15, LLC at 531 North Morton) can be found online as indicated above.

The remainder of this Memo summarizes the new resolutions under Second Reading and, after that, the legislation associated with First Readings.

Second Readings and Resolutions

Item One - Res 15-12

To Adopt the Monroe County Energy Challenge, *Energy Plan*

Res 15-12 is sponsored by all Council members and expresses support for the Monroe County Energy Challenge (“the Challenge”). The Challenge is a multi-jurisdictional, collaborative community effort to win a \$5 million Georgetown Energy Prize. The purpose of the Challenge is to reduce energy use in local residences, municipal facilities and K-12 schools through outreach, technical assistance, and volunteer mobilization. Monroe County is one of fifty communities in the nation competing for this prize. The competition runs the entirety of 2015 and 2016.

Res 15-12 supports the Challenge in the following ways. The measure:

- Adopts the Challenge’s Energy Plan’s goals for the City of Bloomington. In a supporting memo submitted by Jacqui Bauer, the City’s Sustainability Coordinator, Bauer writes that the “Council’s endorsement of the plan will raise the profile of the MCEC effort and formalize the goals included in the Energy Plan.”
- Commits to facilitating the implementation of the Plan through staff support and policies.

- Pledges to reduce energy consumption in City facilities and operations, to the extent such reductions “will not interfere with City services.”
- Encourages Bloomington residents to join the Challenge by reducing energy consumption in their everyday lives.

Requested Commitment from Council Members

In addition to the resolution as enumerated above, in her supporting memo, Bauer makes specific requests of Council members to help champion the Challenge. In that regard, Council members are asked to:

- **Host a Challenge event.** (Time and place to be determined by each Councilmember. Challenge staff will provide the necessary material and support).
- **Share information** about the Challenge with constituents and help recruit volunteer “Energy Ambassadors.”
- **Facilitate energy conservation** in City operations through budgetary and other funding support.

The Partners

To date, 18 community partners have joined in a collective effort for our community to win the prize. Partners include: City of Bloomington, Monroe County, Ellettsville, Stinesville, IU, Ivy Tech, Harmony School, MCCSC, the Project School, RBB Schools, the Community Foundation, Earth Care (UU Church), South Central Community Action, Southern Indiana Renewable Energy Network, Duke Energy, South Central REMC, Vectren, Utilities District of Western REMC.

The Plan

The Energy Challenge Plan outlines goals for local schools, City government, County government, the Town of Ellettsville, The Town of Stinesville, and for residents. The Plan spans 2015-2016 and focuses specifically on reducing consumption of metered electricity and natural gas. During this period, Bauer writes that, “the community will develop additional energy goals and strategies in other sectors to reduce fossil fuel dependence over the long term.”

The success of the Challenge will be measured in both quantitative and qualitative terms. Success will be quantified by reduced utility usage. The qualitative success of the Challenge will be gauged by increased community awareness. Community

awareness will be measured by looking at media, social media, education, and community event metrics in addition to other indicators.¹

The Plan has four primary components: 1) Residential; 2) Education K-12 (Operations and Curriculum); 3) Municipal; and, 4.) Community Engagement. Each component includes goals and attendant strategies. Below find a summary of goals for all Challenge partners.

Residential Goals

- Reduce per-meter, weather-normalized energy consumption from the 2013-2014 baseline by 10% by the end of 2016.
- Interface with 80% of Monroe County's 53,894 households through education programs, school curriculum, and other outreach, and obtain energy reduction commitments from 20% of households.
- Set the stage for long-term energy efficiency through new or enhanced community policies.

K-12 Goals

- Integrate school energy use with classroom curriculum to increase students' understanding of energy use.
- Reduce energy consumption by 5% per annum to reach a target of 40% overall reduction from the 2009 baseline.
- Use school-based networks, class projects, and other activities to foster energy reduction across the community

Monroe County Government Goals

- Reduce energy use by 10% in 2015 and 16% in 2016, throughout county operations.
- Establish county-wide green teams to promote energy savings and efficiency across the organization.

Town of Ellettsville Goals

- Reduce energy consumption by a combined 15% at the Wastewater Treatment Plant and Utility Maintenance Building.
- Reduce energy consumption by a combined 10% at the Ellettsville Police Station, Fire Department, and Street Department.

¹ Plan, pp. 28-29

Town of Stinesville Goals

- Reduce general energy consumption of community buildings by 3%.

Goals and Strategies Specific to the City of Bloomington

The Plan outlines a number of energy reduction goals and strategies for the City. Because City of Bloomington Utilities accounts for about half of all municipal energy use and about three-quarters of electricity use in City operations, the goals are separated out into those specific to City facilities and those particular City of Bloomington Utilities.²

City of Bloomington

Goal 1: Reduce energy consumption across City, non-water-utility operations by 15% by the end of 2016 using a 2013-2014 baseline.

Strategies

- Employ performance contracting and other strategies to implement upgrades in city facilities.
- Adopt clear standard operating procedures for all energy consuming city operations and an organization-wide energy policy.

Goal 2: Engage City staff and constituents to join energy reduction efforts in both municipal facilities and at home.

Strategies

- Expand the City's Team Green to include additional departments
- Launch an internal small-grant program to empower staff to make improvements they identify in their own facilities
- Implement small-scale improvements that facilitate staff support of energy goals, such as programmable thermostats and motion sensors
- Employ competitions among departments and facilities or with other units of government to encourage energy use reduction.

² Plan, p. 16

City of Bloomington Utilities

Goal 1: Reduce energy use by 10% from a 2013 baseline by the end of 2016, normalized for pumping and treatment rates.

Strategies

- Use performance contracting and other creative funding processes to reduce energy consumption at CBU facilities. Possible improvements that can be made through these funding opportunities include:
 - replacing outdated, inefficient equipment with energy efficient equipment (e.g. variable frequency drives on pumps and blowers and fine bubble diffusers in all aeration basins at wastewater treatment plants);
 - upgrade supervisory control and data acquisition (SCADA) systems at water and wastewater facilities to allow for more efficient operations;
 - update customer water meters to an advanced metering infrastructure (AMI), allowing the utility to reduce non-revenue water; and
 - implement a proactive leak detection and repair program, which would reduce lost revenue and wasted energy pumping and treating water.
- Work with plant superintendents, operators, directors, engineers, and other CBU staff to develop standard operating procedures (SOPs) for all energy consuming operations. SOPs will detail how to operate equipment in a manner that will reduce operating costs (energy costs, maintenance costs, and equipment replacement costs), while still producing high quality end-products.
- Hold monthly Energy Management Group meetings with CBU directors, engineers, plant superintendents, plant maintenance staff, operators, and conservation managers to review energy bills, identify trends in energy use and abnormal energy use events, create solutions to reduce future energy use and peak demands, and cultivate an energy-conscious mindset among all CBU employees.

Goal 2: Pursue on-site energy generation options at water and wastewater facilities.

Strategies

- Partner with IU, Ivy Tech, and other local college students to model on-site energy generation methods and carry out life cycle assessments for energy efficiency upgrades.

Goal 3: Reduce both supply-side non-revenue and demand-side water consumption, thus reducing the energy required to treat and pump water and wastewater.

Strategies

- Implement the CBU Water Conservation Plan adopted by the Utilities Service Board in 2014 in order to reduce supply-side non-revenue water and demand-side water consumption. Implementation measures from the 2014 CBU Water Conservation Plan include, but are not limited to:
 - Carrying out yearly water audits to use as a foundation for CBU's leak detection program;
 - Providing rebates for water efficient appliances to CBU customers;
 - Providing CBU customers better access to detailed water use information;
 - Developing a multifaceted public education campaign; and
 - Analyzing the possibility of adopting conservation pricing.
- Conduct research in partnership with IU faculty to determine the most effective methods CBU can employ to encourage water conservation among CBU customers.

Item Two - Res 15-15 – Urging the Bloomington Historic Preservation Commission to Initiate the Process of Establishing the Courthouse Square as a Historic District

Res 15-15 is sponsored by Council members Sturbaum and Rollo and urges the Bloomington Historic Preservation Commission to initiate the process of establishing the Courthouse Square as a Historic District.

Most usually, a petition for historic designation comes to the Council after it has been approved and shepherded through the Bloomington Historic Preservation Commission (“HPC”). This resolution operates a little differently by initiating the process at the Council level. This resolution is a signal to the HPC to commence the designation process. The HPC has indicated its support of this measure. After completing the designation process, should the HPC recommend designation, the matter will return to the Council for approval of the district, proper. It is anticipated that an ordinance to designate the Courthouse Square will appear before the Council before summer recess.

Both the resolution and the supporting memo from Council members point to the long-running discussion and prioritization of the Courthouse Square as historically-significant. Starting with the US Department of Interior’s nomination of the Courthouse Square to the National Register of Historic Places in 1990, numerous guiding documents have called for local historic designation of this space. In addition to the National Register petition, these documents include:

- 1998 Preservation Plan for Downtown Bloomington and Courthouse Square
- 2005 Downtown Vision and Infill Strategy Plan (drafted by Noré Winter)
- 2005 Common Issues and Options for Treating Older Buildings in Downtown Bloomington (a set of advisory guidelines drafted by the College of Architecture and Planning at Ball State)
- 2012 Preservation Plan for Historic Bloomington.

As recounted in the legislation and supporting memo, protection of historic spaces provides a host of social and economic benefits, such as fostering a sense of place and encouraging economic vitality. As pointed out in the memo from the sponsors, ultimately the goal of this designation “is to preserve the Courthouse Square for future generations with an understanding that this action is meant to help, not hinder, economic vitality and business prosperity in the Downtown.”

After twenty-five years, the Res 15-15 states that local designation is long overdue.

Historic Preservation Ordinances

Historic preservation in Indiana is governed by Indiana Code §36-7-11 et seq. These statutory requirements are tracked and refined in Title 8 of the Bloomington Municipal Code. The provisions of our local code are intended to protect historic and architecturally-worthy properties that either impart a distinct aesthetic quality to the City or serve as visible reminders of our historic heritage. These provisions:

- ensure the harmonious and orderly growth and development of the City;
- maintain established, but endangered, neighborhoods;
- enhance property values and attract new residents; and
- ensure the viability of the traditional downtown area and to enhance tourism.

The HPC is authorized to make recommendations to the Council regarding the establishment of historic districts. It also promulgates rules and procedures for reviewing changes to the external appearance of properties within these districts. This review takes the form of either granting or denying certificates of appropriateness for the proposed changes.

The code provides for various levels of historic designations, areas, and ratings which largely correspond to various levels of protection. There are two forms of designations. The first form is the Conservation District, which is a less restrictive (and, at times an interim form of) designation (initially for three years), and the second is the full historic district. Within each district, properties may be divided into the more regulated primary or less regulated secondary areas. Each property within a district may be rated as outstanding, notable, contributing, or noncontributing, according to its significance.

According to the BMC, the Historic Preservation Commission must hold a public hearing and submit a map and report (Report) to the Council when recommending the designation of a historic district. The map identifies the district and the Report explains the designation in terms of the criteria set forth in the ordinance. The criteria address the historic or architectural importance of the property. Note that in 1990, the National Register of Historic Places proposed a map (included herein), the boundaries of which may or may not map onto the boundaries ultimately recommended. The ultimate map will be developed in conjunction with property owners in the district.

In addition to the statutorily-required public hearing, the HPC's policies direct that it also hold an information session to engage stakeholders and property owners on a proposed designation. In the interest of fully engaging stakeholders on this matter, Res 15-15 calls for the HPC to hold "more than one" information session on this matter. The precise number of sessions to be held – two, three, four, etc. – will be up to the prudential judgment of the HPC based on perceived need.

Demolition Delay

In January of 2005, the City amended the local code in order to impose a 90 - 120 day delay on permits to demolish exterior portions of buildings and structures listed as "contributing," "notable," or "outstanding" on the Bloomington Survey of Historic Sites and Structures (Historic Survey). This delay is intended to give the Commission time to consider whether or not to recommend designation and impose an interim protection for the property in order to preserve the status quo until the Council makes the ultimate decision regarding the designation. In the event the Commission does not pursue the designation within the period of delay or the Council denies the designation, then neither the Commission nor Council may interfere with demolition permit for one year after that decision or action.

Notably, many of the properties located within the rough boundaries of the Courthouse Square putative district are already subject to demolition delay. By shifting properties within the Courthouse Square from the contingencies of demolition delay to the certainty of designation, protection of this area secured.

First Readings

Item One – App Ord 15-01 (Authorizing Additional Appropriation of Tax Increment Finance [TIF] Bond Proceeds in an Amount not to Exceed \$48 Million) - Accompanied by Res 15-14 (Approving Issuance of Aforementioned Bonds by the Bloomington Redevelopment District)

There are two pieces of legislation coming forward for consideration during the first legislative cycle in May that authorize the bonding of up to \$48 million from revenues from the City's newly expanded and consolidated Tax Allocation Area (better known as a TIF District) for a wide range of projects. Res 15-14 authorizes the issuance of Redevelopment District Revenue Bonds for improvements to property and App Ord 15-01 appropriates the related bond proceeds for that purpose. Please note that although these documents authorize as much as \$48 million in proceeds, the eventual issuance figure is expected to be closer to \$40 million. The following paragraphs briefly describe this legislation.

As Jeff Underwood, Controller, notes in his memo to the Council, this package of legislation was anticipated with the expansion and consolidation of five of the City's six TIF districts earlier this year. At that time, the City announced that it intended to follow-up soon thereafter with bonding in order to meet statutory requirements for extending the life of certain older TIF Districts.³ In addition to extending the life of certain TIF districts, bonding after the expansion and consolidation of those TIF districts offered other benefits as well, including:

- Expanding areas of the City that are eligible for TIF-funded improvements;
- Generating “greater flexibility for undertaking larger-scale projects which benefit() the community as a whole and which an individual TIF could not afford to accomplish;” and
- Creating efficiencies in issuance that will lower those costs and, thereby, allow more funding for improvements.

According to the Memo, a review of the expanded and consolidated TIF by bond counsel and financial advisors “found that further redevelopment was necessary” and that the TIFs:

- Have stable cash reserves and recurring revenues;
- Provide funds for both large and small projects;
- Have revenues that can support the proposed bonding; and
- Satisfy “the goals outlined in the Economic development plans established for areas.”

Res 15-14 approves the Redevelopment Commission Res 15-14 which is scheduled for adoption on May 4th and authorizes the issuance of City Redevelopment District Tax Increment Revenue Bonds of 2015. The amount of these bonds may not exceed \$48 million and the proceeds along with any related investment earnings may only be used for “developing improvements located within the District’s Bloomington Consolidated Economic Development Area and other matters related thereto.”

The issuance of bonds is a very specialized and complex process as should be expected whenever millions of dollars change hands. In order to undertake the process, the City retains bond counsel, in this case Hans Steck of Bingham Greenebaum Doll, LLC, to guide the City through the approval and issuance of the bonds, and a financial advisor, in this case, a representative of Crowe-Horwath,⁴ to

³ A recent change in State Law set the life of some older TIF districts at 2025 or until the period of debt service on bonds issued prior to July 1, 2015.

⁴ Angie Steeno and Herschell Frierson have assisted the City in this regard.

assist in the marketing of them. Both were present at the Redevelopment Commission and will present during the Council deliberations.

A copy of the Redevelopment Commission Bond Authorization Resolution (RC Res 15-14) along with a memo by Thomas Cameron, Assistant City Attorney, are included in this packet. Given Cameron's succinct memo and the presence of these advisors, this summary will merely highlight some of the salient features of these bonds. In brief, then, these bonds are:

- tax exempt (which offers the City the opportunity to sell them at a discounted interest rate);
- issued by the Redevelopment Commission (and not the City) and are to be paid from the Tax Increment Finance Revenues and monies in certain TIF accounts (and not other revenues of the City and are not considered a debt of the City);
- subject to interim financing through the issuance of Bond Anticipatory Notes (BANs) that would be repaid from the proceeds of the bonds (*but which, in all likelihood, will not be pursued*);
- subject to the issuance of additional bonds as long as there is sufficient revenue to pay for the new and old debt;
- for a period of 25 years (*maturing February 1, 2040*) with a maximum interest rate of 6% (*which will depend upon ratings by Standard and Poor and can be addressed by the Financial Advisors*);
- redeemable after ten years; and
- replete with provisions designed to protect the bond holders expectations (e.g. by setting forth the flow of funds into a series of account, requiring the City not to jeopardize the tax exempt status of the bonds nor act contrary to their interests, and more).

App Ord 15-01 appropriates the proceeds of, and investment earnings on, the bonds to go forward with this project. The use of the bond proceeds are set forth in Exhibit A of the appropriation ordinance, entitled "Project Description." The description ties the use of the proceeds to projects which "further the Consolidated and Amended Economic Development Plan that governs the Bloomington Consolidated Economic Development Area." That Plan was proposed in a Redevelopment Commission resolution ⁵ and then approved by the Plan Commission ⁶ and Council ⁷ based upon the Plan's consistency with the City's development and redevelopment plans.⁸ It and

⁵ Redevelopment Commission RC Res 15-05.

⁶ With adoption of Plan Commission PC Res 15-01.

⁷ With passage of Council Res 15-03.

⁸ According to the Plan itself (see Page 4), these plans not only include the Growth Policies Plan, but also the Long Range Transportation Plan, the Complete Streets Policy, the Bloomington Master Thoroughfare Plan, the Bicycle

other information on the expansion and consolidation of the five TIF districts can be found [online](#) in the Council Weekly Legislative Packet issued for the Committee of the Whole held on February 25, 2015.

The Project Description states that the proceeds “will be used to spur, promote, and encourage the development and redevelopment of the Consolidated Economic Development Area” and then describes five categories of use followed by some more specific examples. For purposes of this summary, I’ve tried to blend the two by incorporating the examples under an elaboration of the five categories. In reading what follows, please realize that some projects may serve more than one purpose and may fall in more than one category.

The five categories of purpose (with some elaborations) include:

1) The promotion of community sustainability and reuse;

- Which includes, but is not limited to:
 - investments in green infrastructure and renewable energy projects at property owned or controlled by the City of Bloomington
 - (including white roofs at City Hall and the Police Station, the installation of solar panels at City Hall and the Animal Shelter, and the installation of LED lighting at numerous City owned or controlled properties, including City-controlled structured parking); and
 - the renovation, expansion, improvement, and reuse of existing facilities,
 - including historic structures and facilities owned by the City of Bloomington (such as the Buskirk-Chumley Theater, Allison Jukebox, Animal Shelter, Sanitation Building, and existing City parks)

and Pedestrian Transportation and Greenways System Plan, the South Rogers Street Identity Study, the Bikeways Implementation Plan, the Certified Technology Park Master Plan and Redevelopment Strategy, the Switchyard Park Master Plan, Breaking Away: Journey to Platinum, Redefining Prosperity: Energy Descent and Community Resilience; and the Preservation Plan for Historic Bloomington.

- 2) **The creation and improvement of public amenities, such as parks, with community wide benefit;**
 - which includes, but is not limited to:
 - the Switchyard Park Development, which will include environmental remediation of land and construction of the park itself
- 3) **The development of affordable housing**
 - which includes, but is not limited to:
 - affordable, workforce and senior housing
- 4) **The improvement of transportation infrastructure, especially non-automobile transportation infrastructure**
 - which includes, but is not limited to:
 - sidewalks along 17th Street and Kinser Pike,
 - improvements to the bicycle infrastructure along 10th Street, Dunn Street, College Avenue, and 3rd Street,
 - greenways improvements, including those to the City's trail system, and
 - installation or improvements to traffic signals at the intersections of:
 - (1) 2nd Street and College Avenue,
 - (2) Bloomfield Road and Rolling Ridge Way,
 - (3) 17th Street and Kinser Pike,
 - (4) 3rd Street and Madison Street,
 - (5) 3rd Street and Lincoln Street, and
 - (6) 3rd Street and College Avenue.; and
- 5) **The continued support of the City's urban core.**
 - Which may include:
 - the renovation and reuse of existing buildings for employment or residential purposes (including workforce and affordable housing),
 - the development of public improvements, such as structured parking, and new buildings—where the renovation and reuse of existing facilities is inappropriate or impossible—for employment and residential uses (including workforce and affordable housing), and other projects that promote urban density, and
 - investment infrastructure for the Certified Technology Park.

**Second Item Ready for First Reading – Ord 15-11 – Amending Title 8
(Historic Preservation and Protection) to Establish Historic Districts to be
Known as the Showers Brothers Furniture Company Complex**

Ord 15-11 amends Title 8 of the BMC entitled “Historic Preservation and Protection” to establish the four buildings at six addresses as the Showers Brothers Furniture Company Complex. Three of the buildings are owned by the City of Bloomington and are located within the Certified Technology Park and one building, the Showers Center, is divided into three parts with the separate parts owned by the City, Monroe County and CFC. The Historic Preservation Commission (Commission) is acting as the Petitioner. In agreeing to this designation, the City is “advanc(ing) the principles of historic preservation, particularly in regard to buildings and structures the City owns itself” and identifying the three buildings to the north for historically appropriate redevelopment as recommended in the Master Plan for the Certified Technology Park.

The next few pages summarize Title 8 (Historic Preservation and Protection) as background for description of this designation. *Given the overview provided earlier in this memo regarding Res 15-15 (which urges the Commission to begin the process for designating the Courthouse Square as historic), the reader may want to skip to the page with the heading referring to the “Genesis and History of the Proposed Designation ...)*

Overall Purpose and Effect of the Title 8 (Historic Preservation and Protection)

The provisions of Title 8 (Historic Preservation and Protection) conform to State law (I.C. 36-7-11 et seq.) and are intended to:

- protect historic and architecturally-worthy properties that either impart a distinct aesthetic quality to the City or serve as visible reminders of our historic heritage;
- ensure the harmonious and orderly growth and development of the City;
- maintain established residential neighborhoods in danger of having their distinctiveness destroyed;
- enhance property values and attract new residents; and
- ensure the viability of the traditional downtown area and to enhance tourism.

The Historic Preservation Commission is authorized to make recommendations to the Council regarding the establishment of historic districts. It also promulgates rules and procedures for reviewing changes to the external appearance of properties within these districts. Those reviews occur in the context of either granting or denying Certificates of Appropriateness for the proposed changes. Persons who fail to

comply with the Certificate of Appropriateness or other aspects of Title 8 are subject to fines and other actions set forth in BMC Chapter 8.16 (Administration and Enforcement).

Districts, Areas, and Ratings

Statute and local code offer gradations of districts, areas, and ratings that, in general, tie the level of historic/architectural significance to a level of regulation and protection. In that regard, there are two levels of historic districts, two levels of areas, and four levels of ratings, which are briefly noted below:

Districts. Districts may include a “single building, structure, object, or site or a concentration (of the foregoing) designated by ordinance” and come in two forms: a conservation district and a permanent historic district.

The conservation district is a phased designation.⁹ It requires the Commission to review the:

- moving,
- demolishing, or
- constructing of any principal building or most accessory buildings that can be seen from a public way.

The full historic district, as is proposed for these four buildings, is the ultimate designation that, along with those restrictions noted in regard to conservation districts, also authorizes the Commission to review:

- any addition, reconstruction, or alteration that conspicuously changes the external appearance of *historic* structures, and appurtenances to those structures, viewable from a public way in what are classified as “primary” and “secondary” areas; as well as
- any addition, reconstruction, or alteration that conspicuously changes the external appearance of a *non-historic* structure viewable from a public way or any change to or construction of any wall or fence along the public way in what are classified as “primary” areas. *Please see below for the distinction between “primary” and “secondary” areas.*

⁹ According to IC 36-7-11-19, the conservation district will elevate to a full historic district at the third anniversary of adoption of the designating ordinance, unless a majority of property owners submit objections in writing to the Commission within 60 - 180 days before that date. Please note that the ordinance calls for property owners to be given an opportunity to object to the elevations within this time frame and that, under local practice, the HAND staff facilitate this process.

Areas. Within each district, the City may distinguish between primary or secondary areas.

- The primary area is the principle area of historic/architectural significance; and
- the secondary area is an adjacent space whose appearance could affect the preservation of the primary area and is needed to assure the integrity of the primary area. *Please note that the Commission to date has not sought to establish districts with “secondary” areas.*

Ratings. Each property within a district may be rated as outstanding, notable, contributing, or noncontributing, according to its level of significance as elaborated below (per BMC 8.02.020):

- “Outstanding” is the highest rating and is applied to properties that are listed or are eligible for listing on the National Register of Historic Places and “can be of local, state, or national importance”;
- “Notable” is the second-highest rating and applies to properties that are of above average, but not outstanding importance, and “may be eligible for the National Register”;
- “Contributing” is the third-highest rating and applies to properties that are at least 40 years old and are important to the “density or continuity of the area’s historic fabric” and “can be listed on the National Register only as part of an historic district”; and
- “Non-contributing” is the lowest rating and applies to properties that are “not included in the inventory unless (they are) located within the boundaries of an historic district.” These properties are ineligible for listing on the National Register and may involve structures that are either less than fifty years old, older than that but “have been altered in such a way that they have lost their historic character,” or “are otherwise incompatible with their historic surroundings.”

Designation Procedures

According to the BMC, in order to bring forward a historic designation, the Historic Preservation Commission must hold a public hearing and submit a map and report to the Council. The map identifies the district and classifies properties, and the report explains these actions in terms of the historic and architectural criteria set forth in the ordinance.

Although not sought with this petition, the Commission may impose interim protection on the district that prevents any exterior alteration of the property until the Council acts on the designation. It also has an opportunity to consider historic designation of properties listed on the Bloomington Survey of Historic Sites and Structures which are slated for demolition.

The ordinance typically:

- Describes the district and classifies the properties;
- Attaches the map and the report;
- Approves the map;
- Establishes the district and amends the local code to insert the newly established district into BMC 8.20; and
- In the case of conservation districts, addresses their elevation to a full historic district at the third anniversary of the adoption of the ordinance, unless a majority of the property owners object to the Commission in writing in a timely manner.

Genesis and History of the Proposed Designation of Six Buildings in What is Called the “Showers Brothers Furniture Company Complex “

In the Memo to the Council prepared by Lisa Abbott, Director, and Nancy Hiestand, Program Manager, in the HAND department and Patty Mulvihill, City Attorney, and the Staff Report, you’ll learn about the history of this area, the basis for these designations, and a little about how the designations will fit into the plans for the Certified Technology Park.

The memo notes that “These properties were placed on the National Register of Historic Places in 1997 as part of the West Side National Historic District.” It clarifies that placement on the Register is more of an “honor” and, unlike a local historic designation, “does not obligate or restrict a private owner ... unless (they) seek a federal benefit such as a grant or a tax credit.”

As an overview, the material indicates that these four buildings are almost all that remain of an industrial complex that shaped the development of this part of Bloomington in the sixty or so years after Charles C. Showers founded the namesake company shortly after the Civil War. Built along the first railway line cutting through the City, the company took over a residential area and grew (in spite a more than a few fires) into what was considered at the time a huge, modern, efficient, and innovatively-constructed factory.

Feeding a national demand for home furnishings, it comprised a series of buildings spanning many acres that took raw materials at one end and dropped finished product down chutes onto waiting railway cars at the other. The buildings included a kiln where timber was dried, a saw mill for sawing the timber (long lost), a planing and milling building for that stage of the process, and Plant 1 (Showers Center) where the pieces were carved, finished, stained, dried, and packed on the second floor and then loaded onto the railway cars below. In its “heyday,” more than 500 finished pieces came down the chutes to the railway cars every 20 minutes.

Also in the area were two other factories: the Nurre Glass Company, which provided material for the Showers operations; and, the Seward & Company Ironworks, which closed in 1984, with the reputation of being the longest surviving company in Indiana at that time.

The new wealth led to stately homes to the east (along North Washington) and modest neighborhoods to the west (in, for example, Prospect Hill). An enlightened employer, Showers brought African Americans into its workforce (who settled in the area), promoted home ownership, had a grocery, and a sports team.

In February of this year, the Commission held the necessary public hearing and, by a unanimous vote, took the necessary steps to bring this designation forward to the Council. As the owner of three of the buildings and a condominium owner of a third of the fourth building, the City agrees with the historic designation of these buildings. The designation of the three buildings that are located within the Certified Technology Park is consistent with its Master Plan which calls for their historic adaptive reuse under the hands of the private sector (who could benefit from tax credits in the process). Since February, the Historic Preservation Commission has met to prepare guidelines for owners to follow when making changes to the exterior of these properties.

Here are the properties, owners, proposed classifications, and some of their distinguishing features (please see the Report for the architectural and historic details).

<u>Property</u>	<u>Owners</u>	<u>Proposed Classification</u>
------------------------	----------------------	---

Showers Brothers Furniture Factory – Plant 1		Outstanding
---	--	--------------------

- | | | |
|--|---|--|
| <ul style="list-style-type: none">▪ 401 N Morton▪ 501 N Morton▪ 320 W 8th | City of Bloomington
Monroe County
CFC | |
|--|---|--|

Description: Plant 1, now known as the Showers Center, “bends along the path of an old railway siding.” It was built in 1910, expanded in 1925, and the northern section was destroyed by fire in 1966. Its size and shape, the brick exterior and the saw tooth roof (comprised of clerestory windows facing north) are its most recognizable features.

Showers’ Brothers Administration Building		Outstanding
--	--	--------------------

- | | | |
|--|---------------------|--|
| <ul style="list-style-type: none">▪ 601 N Morton | City of Bloomington | |
|--|---------------------|--|

Description: The Administration Building was designed by a local architect, J.L. Nichols, and built in 1916, at the same time as the Showroom (across 10th Street). An article written at the time referred to it as the “prettiest building in Bloomington.” Unlike the other buildings it is ornamented with limestone.

Planing Mill		Contributing
---------------------	--	---------------------

- | | | |
|--|---------------------|--|
| <ul style="list-style-type: none">▪ 335 W 11th | City of Bloomington | |
|--|---------------------|--|

Description: The Planing (sometimes called the Dimensional) Mill was build in 1915 and shares the brick and saw tooth appearance of Plant 1 and also follows the path of the railway siding. Due to its function and the change in grade, each side of the building is unique

Dry Kiln		Contributing
-----------------	--	---------------------

- | | | |
|---|---------------------|--|
| <ul style="list-style-type: none">▪ 333 W 11th | City of Bloomington | |
|---|---------------------|--|

Description: Dry Kiln is a rectangular brick building with loading doors and facilities on the west, but few openings on the other sides. “The interior ... is divided into five bays accessed by replacement doors.” Future use will require “creating appropriate opening to bring light into the building, which is closed on two sides.”

Historic Criteria for this Designation

The Commission granted this designation based upon both the historic and architectural significance of these buildings. With the history that was summarized above, the Commission found that the buildings have historic significance. In particular, they:

- (a) “ha(ve) significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation; (and) is associated with a person who played as significant role in local history;”
- (b) “(are) the site of an historic event;”¹⁰ and
- (c) exemplif(y) “the cultural, political, economic, social or historic heritage of the community.”

Architectural Criteria for this Designation

The Commission also found that the buildings were architecturally worthy because they:

- (a) Embodied distinguishing characteristics of an architectural or engineering type; and
Here, the Staff Report cites the design of Plant 1 by a Chicago engineer, Charles Ballew, with the north-oriented windows and saw toothed roof line supported by a double truss system and timber framing which “solved line production issues as well as light and ventilation” and were adopted elsewhere around the country (with a different supporting system).
- (d) Contain the elements of design, detail, materials, or craftsmanship which represent a significant innovation; and
Here again, the Staff Report cites the structure of Plant 1 as a significant innovation in industrial buildings.

¹⁰ While not noted in the overview of the relevant history, the Staff Report identifies the “historical event” as “the placement of the U.S. Center of Population Stone” for a time “at the seventeenth window opening of Plant 1.” Please see the Report for a fuller story of this marker and where it has been moved over the last century or so.

(e) Contain any architectural style, detail, or other element in danger of being lost; and

Here, the Staff Report cites Plant 1 and the Planing Mill as the last local remnants of “early 20th century industrial design with clerestory’s” and of a “15-acre campus” where Plant 2 and Plant 3 (the Veneer Mill) are now gone.

(f) Owing to their unique location or physical characteristics, represent an established and familiar visual feature of a neighborhood of the city; and

Here, the Staff Report cites the “iconic roof” and the efforts the community has made to save Plant 1 (Showers Center) as part of our heritage and as a means for revitalizing the west side.

(g) Exemplify the built environment in an era of history characterized by a distinctive architectural style.

Here, the Staff Report states that “these buildings are examples of the red brick industrial architecture which characterized (the) town in the early twentieth century.”

Guidelines – Review of Exterior Changes to Properties

Guidelines provide guidance to property owners about how exterior changes to property will be treated by the Commission. They are created by owners of the district and approved by the Commission (but not the Council). A draft copy may be made available to the Council Office prior to final action on this ordinance.

Item Three - Ord 15-12 - Approving the Issuance of Up to \$3.5 Million in County Westside TIF District Bonds for the Connection of Daniels Way and Wellness Way to Hartstrait Road

Ord 15-12 approves the issuance of up to \$3.5 million in County Westside Economic Development Area (Westside TIF District) bonds for the connection of Daniels Way and Wellness Way to Hartstrait Road. State law gives us a role in the County’s decision because we have annexed three parcels within this TIF district (which also lie in the City’s Westside TIF District) and need to protect our interest in the tax revenues that flow from those parcels. This ordinance, in essence, concludes that our interest in these tax revenues is not impaired by the issuance of these bonds and approves the transaction.

Jeff Cockerill, one of the County Attorneys, has sent a memo to the Council explaining this request and project. In brief, the project “consists of construction of a new two lane roadway that will connect Daniels Way and Wellness Way to Hartstrait Road. The road will be 24 feet in width, with concrete curb and gutter along both sides, inclusive of a 5 foot sidewalk on one side and an 8 foot side path along the opposite side.” He goes on to say that the “project will better serve transportation needs in the area by providing access to Hartstrait Road, a major collector west of the industrial region of the community ...(that) connects to SR 46 north of this location.” (Please see Depiction Provided by Petitioner)

In addition, Cockerill also included a letter from the Financial Solutions Group, Financial Advisor for the bond financing, indicating that the bonding will “not impact the (p)arcels or change the TIF Revenue received by the City of Bloomington.”

NOTICE AND AGENDA
BLOOMINGTON COMMON COUNCIL REGULAR SESSION
7:30 P.M., WEDNESDAY, MAY 6, 2015
COUNCIL CHAMBERS
SHOWERS BUILDING, 401 N. MORTON ST.

I. ROLL CALL

II. AGENDA SUMMATION

III. APPROVAL OF MINUTES FOR: February 04, 2015 Regular Session

IV. REPORTS (A maximum of twenty minutes is set aside for each part of this section.)

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

V. APPOINTMENTS TO BOARDS AND COMMISSIONS

VI. LEGISLATION FOR SECOND READING AND RESOLUTIONS

1. Resolution 15-12 - Resolution to Adopt the Monroe County Energy Challenge Energy Plan

Committee Recommendation: None (*Not heard by Committee*)

2. Resolution 15-15 - Urging the Bloomington Historic Preservation Commission to Initiate the Process of Establishing the Courthouse Square as a Historic District

Committee Recommendation: None (*Not heard by Committee*)

3. Resolution 15-13 - To Approve an Enterprise Zone Investment Deduction (EZID) within a Tax Allocation Area (Otherwise Known as a Tax Increment Financing [TIF] District) - Re: ERL-15, LLC, 531 North College Avenue

Committee Recommendation: Do Pass 0 – 3 – 3

LEGISLATION FOR FIRST READING

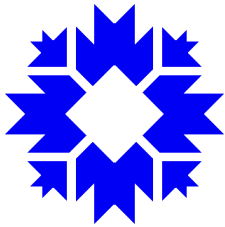
1. Appropriation Ordinance 15-01 – An Ordinance Authorizing an Additional Appropriation of Proceeds of Bonds and Any Investment Earnings Thereon.
2. Ordinance 15-11 – To Amend Title 8 of the Bloomington Municipal Code, Entitled "Historic Preservation and Protection" to Establish Four Buildings at Six Addresses as Historic Districts - Re: Showers Brothers Furniture Company Complex (Bloomington Historic Preservation Commission, Petitioner)
3. Ordinance 15-12 - To Authorize the Issuance of Bonds by the Monroe County Redevelopment Commission Pursuant to IC 36-7-14-3.5

VII. ADDITIONAL PUBLIC COMMENT* (A maximum of twenty-five minutes is set aside for this section.)

VIII. COUNCIL SCHEDULE

IX. ADJOURNMENT

* Members of the public may speak on matters of community concern not listed on the agenda at one of the two *Reports from the Public* opportunities. Citizens may speak at one of these periods, but not both. Speakers are allowed five minutes; this time allotment may be reduced by the presiding officer if numerous people wish to speak.



City of Bloomington
Office of the Common Council

To Council Members
From Council Office
Re Weekly Calendar -04-09 May 2015

Monday, 04 May

12:00 pm Board of Public Works – Work Session, Kelly
5:00 pm Redevelopment Commission, McCloskey
5:00 pm Utilities Service Board, Utilities, 600 E Miller Dr.

Tuesday, 05 May

City Offices Closed

Wednesday, 06 May

12:00 pm Bloomington Urban Enterprise Association, McCloskey
5:30 pm Board of Public Works, Chambers
5:30 pm Commission on Hispanic & Latino Affairs, McCloskey
6:30 pm Arts Alliance of Greater Bloomington, Hooker Room
7:30 pm Common Council – Regular Session, Chambers

Thursday, 07 May

4:00 pm Bloomington Digital Underground Advisory Board, McCloskey
4:00 pm Jack Hopkins Social Services Funding Presentations, Chambers
5:30 pm Commission on the Status of Women, McCloskey

Friday, 08 May

12:00 pm Common Council – Internal Work Session, Library
1:30 pm Metropolitan Planning Organization – Policy Committee, Chambers

Saturday, 09 May

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

Posted and Distributed: Friday, 01 May 2015

RESOLUTION 15-12

TO ADOPT THE MONROE COUNTY ENERGY CHALLENGE ENERGY PLAN

WHEREAS, the Monroe County Energy Challenge (“the Challenge”) is a local partnership focused on the reduction of energy waste; and

WHEREAS, Monroe County is one of fifty communities competing in the nationwide \$5 million Georgetown University Energy Prize competition throughout 2015 and 2016; and

WHEREAS, the Challenge leadership team has created and adopted an Energy Plan to guide the community’s participation in the competition; and

WHEREAS, the reduction of energy waste will create environmental, financial, and social benefits for the City operations, the community, and beyond.

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

SECTION 1. The Common Council fully supports the Monroe County Energy Challenge and hereby formally adopts the *Energy Plan* and its goals for the City of Bloomington.

SECTION 2. The City will facilitate the implementation of the Plan through staff support, staff-focused outreach, and City policies.

SECTION 3. The City will strive to reduce energy consumption in its own facilities and throughout its operations to the extent such reductions will not interfere with City services.

SECTION 4. The City encourages members of the Bloomington community to join in the effort by reducing energy consumption in their day-to-day lives, including in their homes, businesses, or other facilities.

SECTION 5. This resolution shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2015.

DAVE ROLLO, 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 _____, 2015.

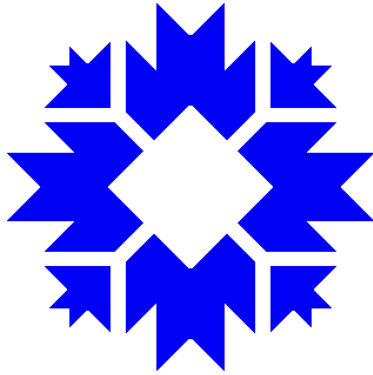
REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2015.

MARK KRUZAN, Mayor
City of Bloomington

SYNOPSIS

This resolution is unanimously sponsored by all members of the Common Council: Councilmembers Granger, Mayer, Neher, Rollo, Ruff, Sandberg, Spechler, Sturbaum, and Volan. The measure expresses support for the Monroe County Energy Challenge and adopts the Challenge's *Energy Plan* and its goals for the City of Bloomington. The resolution supports the facilitation of the *Plan*, asserts the City's commitment to reduced energy consumption and encourages members of the public to reduce energy consumption in their daily lives.



MEMORANDUM

CITY OF BLOOMINGTON
Office of the Common Council

To: City of Bloomington Common Council
From: Dorothy Granger, Councilmember, District II
Date: 01 May 2015
Re: Resolution 15-12: *To Adopt the Monroe County Energy Challenge Energy Plan*

The Georgetown University Energy Prize is a national challenge aimed at towns, cities, and counties across the country and encourages communities to rethink their energy use, and to implement creative strategies to increase efficiency. This multi-year, \$5 million prize competition is intended to tap the "imagination, creativity, and spirit of competition between communities across the country to develop sustainable energy-saving innovations."

The Monroe County Energy Challenge (MCEC) is leading the way by bringing together our local governments, residents, utilities, to demonstrate success in reducing energy consumption over a two-year period. It is a joint effort of Monroe County Government, the City of Bloomington, the Town of Ellettsville, the Town of Stinesville, and the Monroe County and Richland-Bean Blossom Community School Corporations, the Indiana University Office of Sustainability, and others. This group, made up of many community stakeholders and citizens, including local utility companies, has been accepted as one of 50 finalists in the Georgetown University Energy Prize competition.

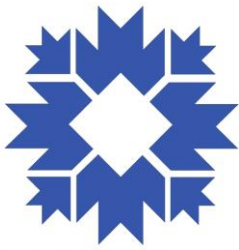
As part of the Challenge, MCEC's dedicated volunteers have developed a plan that is innovative, replicable, and scalable – one that offers continual adjustments to our *per capita* energy consumption from local natural gas and electric utilities. To ensure our success in this endeavor, we must be fully committed to implementing this plan. We will be "competing" for two years to reduce our utility-supplied energy consumption in a manner that is likely to yield continuing improvements within our community. If we do not win the \$5 million prize, our community "wins" with a more engaged community working together to reduce our energy costs while benefitting from lower energy costs!

Participation in the Challenge is a natural outgrowth of the City's sustained commitment to reducing energy consumption, as evidenced by actions such as: the Green Building Ordinance, LEED Certification for City Hall, Greenhouse Gas Reduction Efforts, and Gold Level Bicycle Friendly

Designation by the League of American Bicyclists. Our active commitment to improving energy efficiency at the community level starts with a commitment from City leaders.

There may be some initial costs associated with implementing energy efficiency plans but we believe any up-front costs will be met with far greater rewards in the end, with one of the most tangible benefits being a more sustainable and financially-sound community.

Thank you all for co-sponsoring this resolution and furthering our commitment to improving energy efficiency. I encourage you to visit the Georgetown website to learn more about the Georgetown University Energy Prize program: <https://guep.org>.



MEMORANDUM

CITY OF BLOOMINGTON
economic & sustainable development

To: Bloomington City Council
From: Jacqui Bauer
CC: Danise Alano-Martin
Date: April 14, 2015
Re: Resolution in support of the Monroe County Energy Challenge

The Monroe County Energy Challenge (MCEC) is a community-wide effort to reduce energy use in order to improve quality of life, save money, and reduce the community's impact on the environment, while aiming to win the \$5 million Georgetown University Energy Prize. The Challenge will concentrate on education, incentives, and outreach, with a particular focus on residential, K-12, and municipal energy usage.

We are requesting an official endorsement of the MCEC Energy Plan by the Bloomington City Council as a means of encouraging widespread buy-in for the MCEC effort across both the City organization and the community at large. The plan includes a goal to reduce energy use by 15% across the City's non-utility facilities and 10% across Utilities facilities over the next two years.

The MCEC kicked off in January 2015 and already has mobilized numerous individuals and the following organizations:

- City of Bloomington
- Town of Ellettsville
- Monroe County Government
- Town of Stinesville
- Indiana University
- Ivy Tech Community College
- Harmony School
- Monroe County School Corporation
- Project School
- Richland-Bean Blossom Schools
- Community Foundation of Bloomington & Monroe County
- Earth Care
- South Central Community Action Program
- Southern Indiana Renewable Energy Network
- Duke Energy
- South Central Indiana REMC
- Vectren Energy
- Utilities District of Western Indiana REMC

City Council's endorsement of the plan will raise the profile of the MCEC effort and formalize the goals included in the Energy Plan. In addition to this endorsement, we are requesting that Council members agree to take the following actions:

- 1) Host a MCEC-related event at a time and location of their choosing. MCEC volunteers will provide materials and support.

- 2) Share information about the Challenge with council constituencies and assist in the recruitment of “Energy Ambassadors,” which are unpaid, trained volunteers who commit 2-4 hours each month in support of the Challenge.
- 3) Facilitate energy-saving actions in City operations through the budget and other funding support as appropriate.

To win the \$5 million prize, we will need to save more energy, in more innovative ways, than 49 other communities across the country. This will require unprecedented levels of mobilization and collaboration throughout the community.

For more information on the Challenge, please visit www.mocoenergychallenge.org or email mocoenergychallenge@gmail.com.

Monroe County Energy Challenge Energy Plan

November 2014



To reduce energy use in a meaningful way,
energy efficiency needs to be accessible to the average community.

Monroe County does not yet have ambitious net-zero energy goals, has an average amount of resources available, and has an average level of energy expertise. We have created this plan for the other average communities out there in hopes that, together, we can make an extraordinary impact.

mocoenergychallenge@gmail.com ♦ 812.349.3837

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Executive Summary

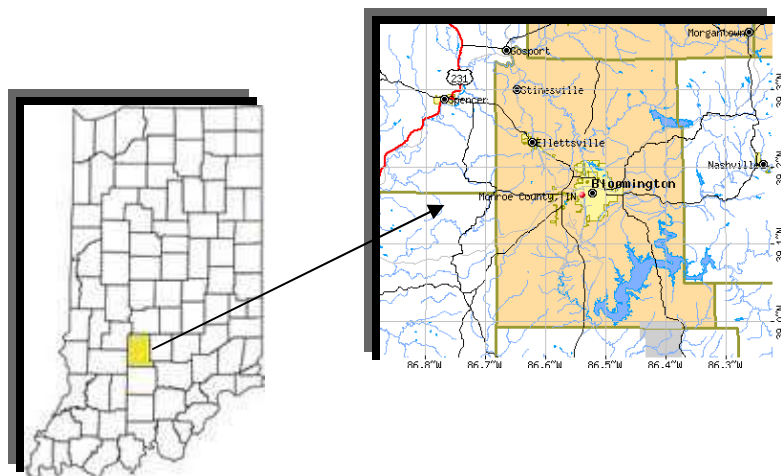
Monroe County, Indiana is located in south central Indiana and is urban, rural, agricultural and forested. The County is home to Lake Monroe – Indiana’s largest inland lake, a huge creative hub for artists and musicians, home of Lotus World Music Festival, Little 500; unparalleled natural beauty where one can find 200 established trails; organic farming and so much more. The county seat is Bloomington, which has a small town feel with many amenities typical of a large metropolitan area – arts, music, theatre, etc.

Monroe County has a large footprint and as a result has four utilities that are partnering in the Energy Prize competition. All towns and cities within the county footprint are partnering in the Energy Prize competition – this includes Monroe County Government, the Towns of Ellettsville and Stinesville and the City of Bloomington.

There are two school systems in Monroe County as well as many private and charter schools participating in the project. The schools are increasingly energy-conscious, active in implementing energy efficiency improvements on their own premises, and effective in teaching students and their families the fundamentals of good energy usage.

This plan was developed in response to the Georgetown University Energy Challenge. Using a simple, step-wise approach, this plan aims to mobilize individuals and organizations across the community. Each participating entity was asked to either draw on existing goals or create new goals as part of the Challenge, and those goals range from 5 percent per year to 15 percent over the course of the competition. Municipal strategies will vary by entity. Residential strategies will use many avenues to engage the community, but will center on implementing the Task of the Month program with the help of organizations across the community, and an EnergyMobile to reach as many residents as possible.

MCEC has developed goals and strategies to involve every sector of the community. We will track utility spending, develop curricula in conjunction with area schools, partner with Indiana University faculty and students and Ivy Tech Community College, create contests, and communicate with everyone in the community regarding the potential for energy efficiency.



Energy Vision

The City of Bloomington, Monroe County Government, and towns of Ellettsville and Stinesville as well as schools throughout the community envision an energy future where dependence on fossil fuels is minimized, and the community is served by a diverse portfolio of renewable energy sources, an efficient and smart power grid, a system of distributed generation, a diverse and balanced transportation system, by smart, forward-thinking energy policies and practices, and by a proactive and involved public.

Through engaged participation in the Monroe County Energy Challenge, our local community will realize many positive benefits. Impacts will include a healthier environment, a more stable and efficient energy system to support local economic activity, reduced dependence on distant sources of energy, a greater proportion of local dollars retained in the local economy, and a healthier population with more equitable access to local resources.

We will achieve this vision by pursuing the sector-specific goals and strategies outlined below.

Energy Plan

The Monroe County Energy Challenge Plan (the Energy Plan) is a broad, evolving document focused on helping the Monroe County community realize its energy vision. The Monroe County Energy Challenge was created in response to the Georgetown University Energy Prize, a nationwide competition to increase energy efficiency in communities with populations between 5,000 and 250,000.

In this initial phase (2015-2016), the Energy Plan will focus specifically on reducing consumption of metered electricity and natural gas in the residential and municipal sectors in Monroe County through outreach and education, incentives (including multiple existing programs), and technical assistance. During this phase, the community will develop additional energy goals and strategies in other sectors to reduce fossil fuel dependence over the long term.

Context

The Monroe County community is served by several energy utilities. Duke Energy, the South-Central Indiana REMC, and the Utilities District of Western Indiana provide the vast majority of residents with electric service. Vectren supplies natural gas county-wide.

In the major population centers of the county (Bloomington and Ellettsville), residential energy consumption accounts for just over one-third of electricity use and roughly 45% of natural gas use.¹ In 2012, local residences used 10,627 kilowatt-hours (kWh) of electricity per meter, slightly lower than the average household use in the region.²

¹ This includes data from Duke Energy and Vectren, which track data by urban areas and zip codes, respectively.

² http://www.eia.gov/consumption/residential/reports/2009/state_briefs/pdf/il.pdf

The vast majority (90%+) of electricity is generated in coal-fired power plants. To reduce dependency on coal-based power and transition to cleaner sources of energy, the community is proposing the sector-specific goals and strategies outlined below.

Residential



Goals

- Reduce per-meter, weather-normalized energy consumption from the 2013-2014 baseline by 10% by the end of 2016.
- Interface with 80% of Monroe County's 53,894³ households through education programs, school curriculum, and other outreach, and obtain energy reduction commitments from 20% of households.
- Set the stage for long-term energy efficiency through new or enhanced community policies.

Strategies

Goal #1: Reduce per-meter, weather-normalized energy consumption from the 2013-2014 baseline by 10% by the end of 2016.

The residential plan will prioritize implementation of a few simple, effective actions in a larger number of households rather than intensive upgrades in fewer households. Households interested in going above-and-beyond these priority actions will be encouraged through education and technical assistance to improve their efficiency further.

For property owners

Based on cost savings estimates, priority actions for owner-occupied homes are:

- Insulating and sealing attics and ducts;
- Sealing large air leaks;
- Installing and using a programmable thermostat;
- Air-drying clothes in summer and washing clothes in cold water;
- Replacing incandescent bulbs with CFLs, LEDs, or other more efficient bulbs; and
- Educating homeowners of the connection between water use and energy use in the home, and encouraging water use reductions that will result in decreased energy spent heating and treating water.

The community will face a particular challenge in improving efficiency in residences because nearly 50% of its housing units county-wide are rentals, including two-thirds of the housing units within the city of Bloomington. For this reason, we have developed rental-specific strategies, outlined below.

³ According to the American Community Survey for 2012.

Rentals

We will focus on efficiency in rentals both through landlords/property managers and through tenants.

For landlords and property managers, the focus will be on:

- Green lease programs,
- Green landlord/green rental certification or rating program,
- Continuing to develop a rental website that highlights green features and utility costs in addition to basic rental information,⁴
- Basic equipment maintenance,
- Installation of programmable thermostats,
- Information on rebate/incentive opportunities,
- Point of sale requirements for energy efficiency.



Based on cost savings estimates, priority actions for tenants are:

- Setting thermostats at appropriate set points for heating, cooling, and unoccupied periods,
- Replacing incandescent bulbs with CFLs, LEDs, or other more efficient bulbs,
- Air-drying laundry and washing laundry in cold water,
- Ensuring windows and doors are closed and latched and storm windows are closed in the winter; drawing draperies or closing blinds for added insulation,
- Finding and stopping air leaks (e. g. using plastic sheeting on single-pane windows, caulk, expanding foam, etc.),
- Turning off lights, appliances, and equipment when not in use and turning off power supply to electronics to reduce standby power consumed when not in use,
- Making requests to landlords to take high-priority actions (basic maintenance such as furnace filter replacement, programmable thermostats, insulation, air sealing, etc.).



Goal #2: Interface with 80% of Monroe County's 53,894 households through education programs, school curriculum, and other outreach, and obtain commitments from 20% of households.

Outreach for residential programs will focus on both outreach to individual households and outreach through existing organizations with particular focus on the *Task of the Month* program (see Appendix I), described in detail below.

We will invite households to sign a pledge to reduce their energy consumption by at least 15%. Participants will also be asked to post a yard sign at their residences stating that they are taking part in the Monroe County Energy Challenge.

⁴ The RentRocket project, outlined at http://bloomington.in.gov/documents/viewDocument.php?document_id=7405

Individual household outreach

Outreach to individual households, with a focus on the priority actions outlined in Goal #1, will use the following strategies to encourage improvements.

- Provide free or low-cost energy assessments. The City will offer free energy assessments through its Beat the Meter Blitz program, and MCEC partners will connect local residents to alternative resources, including utility-provided assessments and the local community action program.
- Offer “A-la-carte” assessments that would allow individuals to pay on an a la carte basis for different components of an energy assessment rather than paying a flat fee that could be prohibitive. For example, residents could pay \$25 for thermal camera images or \$25 for a blower door test through partnering energy management companies. These types of assessments could be scheduled in bulk through neighborhood associations, by posting flyers door-to-door, tabling at the Farmers Market and other local events, etc.
- Utilize trained volunteers to take thermal images using available cameras.
- Deploy an EnergyMobile to targeted neighborhoods. This vehicle will be stocked with weatherization and energy efficiency materials, and will be deployed to specific neighborhoods along with energy teams, who will go door-to-door to identify and install energy efficiency measures, recruit candidates for bulk purchases of insulation and other services, and process paperwork for utility rebates.
- Encourage consultations using trained energy counselors.
 - Provide owners with detailed information on existing incentives and lists of approved contractors through Duke Energy and Vectren, and call to schedule appointments.
 - Organize discounts for bulk purchases of energy efficiency materials or services.
 - Identify priority areas for attention.
 - Ask homeowner to sign a pledge to address issues identified as a priority.
 - Assist with rebate paperwork.
 - Work with the EnergyMobile as needed.
- Sponsor drawings and contests.
 - Offer prize drawings to households that have insulated the attic or walls during a predefined period.
 - Incentivize neighborhood or apartment building energy challenges.
- Make outreach materials available.
 - Facilitate the creation of how-to videos aimed at renters and homeowners.
 - Make available stock photos showing dos and don'ts of modeling energy efficiency.
 - Utilize standard social media, newsletters, and other outreach language that can be shared by property managers, landlords, neighborhood associations, and others at appropriate times.
 - Produce yard signs that announce “This is a Green House” for those families that participate in the program.
- Co-sponsor events such as *Caulk of the Town* (that can be coordinated with the October “Task of the Month”), efficiency “barn raisings,” or other events that create teams to implement energy efficiency steps in specific neighborhoods.

Organizational outreach

We will rely heavily on existing organizations, with a particular focus on building on the *Task of the Month* program. This program focuses on one energy efficiency-related action per month, and draws on existing social networks (such as faith communities) to assist residents with implementation. This program was developed by Earth Care Bloomington, an organization bringing together Hoosiers of faith to help curb global climate change, and implemented by Hoosier Interfaith Power & Light – a state-wide organization that seeks to inspire and equip Hoosiers of faith to respond to climate change.

While the Earth Care program was originally developed for faith communities, the priority improvements, outreach materials, and other program elements can be adapted for use by neighborhood associations, businesses, civic organizations, and other local networks.

Starting in January 2015, we will begin broad outreach for the community's first task – lowering household thermostats by at least 2°F. We will ask partner organizations to share information on the task, provide opportunities for those who have completed the task to share experiences and assist others, organize events, and so on. After proceeding through all 12 tasks, we will repeat the sequence in 2016 with additional partners and any innovations that emerge during the initial phase. For those interested in further reducing their energy use we will promote additional tasks from a household checklist (see Appendix II) developed by Hoosier Interfaith Power and Light.

In addition, we will seek partnerships with other key constituencies such as social service organizations, local township trustees and board members, Bloomington Economic Development Corporation, and the Bloomington and Ellettsville chambers of commerce.

As part of our effort to interface with renters, we will work with Indiana University's Residential Programs & Services (RPS) to help students learn how to be a responsible renter before they move off campus as well as what questions to ask landlords regarding the utility consumption and efficiency of potential rental units. Because nearly all IU students live in RPS housing during their first year, and because approximately 30,000 students live off campus at any given time, this partnership will be a key part of the rental outreach effort.

Goal #3: Set the stage for long-term energy efficiency through new or enhanced community policies.

The measures outlined in Goals #1 and #2 will be important in the immediate term, but we'll also need to facilitate long-term changes to have an ongoing impact on local energy use. A number of communities have experimented with energy-related policies that can help raise the bar for efficiency in residences over time, and we will explore these policies for local application during the course of the competition.

These policies could include:

- Mandating energy efficiency upgrades at point-of-sale.
- Developing energy benchmarking or disclosure requirements.
- Tightening requirements in the local building code.

Education K-12: Operations and Curriculum

Background

The Monroe County School Corporation (MCCSC), which accounts for 80% of the public school population in Monroe County, has a preexisting plan in place to reduce energy usage in its facilities and an Energy Education Specialist on staff to implement strategies. Between 2009 and 2013, MCCSC reduced system-wide electricity, gas, and water usage by 36% and saved \$5.6 million dollars for the school corporation. (Electrical usage accounts for approximately 75% of this total; gas usage is the most variable and weather-dependent portion.) These efforts are ongoing.



In 2012, two MCCSC schools and Project School – a charter school – participated in a grant-funded community energy challenge with Monroe County Government. The challenge led to the development of lesson plans for energy conservation in science and math classes. We will continue to build on these lesson plans for this challenge.

MCCSC has an established relationship with local utilities, including Duke Energy, providing funding and expertise for curricular development and energy reduction in programs for building operations. The Superintendent of MCCSC has also endorsed Monroe County Energy Challenge efforts (letter of support forthcoming; see Appendix III for all Letters of Support).

Harmony School, a private K-12 school, will offer students a course about renewable energy sources and energy alternatives to fossil fuels, as well as the physics of energy conversions and thermodynamics. This is a project-based course in which students will work with professionals to study and implement some energy solutions at Harmony. They will learn how to conduct an energy audit and research the feasibility of various solutions to save energy. Students will specialize in different types of renewable energy in order to inform the school about their chosen alternative.

The Richland-Bean Blossom Community School Corporation and Project School are both recent additions to the effort and will be providing detailed goals and strategies in the near future.

Goals

- Integrate school energy use with classroom curriculum to increase students' understanding of energy use.
- Reduce energy consumption by 5% per annum to reach a target of 40% overall reduction from the 2009 baseline.
- Use school-based networks, class projects, and other activities to foster energy reduction across the community.

Strategies

Goal #1: Integrate school energy use with classroom curriculum to increase students' understanding of energy use.

- Act as a liaison between the teaching and operations staff and with school administration.
 - Establish lines of communication between the schools' operations staff, who implement energy conservation measures, and the faculty. This collaboration will allow students, faculty, and staff to use the schools' ongoing operations as learning tools, thus establishing the schools as "energy labs."
- Periodically assess the status of energy education in the schools and promote increased participation. An initial survey in September 2014 yielded a high level of interest among faculty for involvement in developing and sharing lesson plans on energy use and conservation.
 - Work with public school administration and the principals of charter and private K-12 schools within Monroe County to identify an “energy champion” in each school and service or administrative building, coordinate their efforts, and recognize their achievements.
 - Involve students in creating and implementing energy conservation practices as well as events and promotions to induce student and teacher awareness to rise together.
 - Promote and publicize energy-related grants and contests in which teachers and students are engaged.
- Create an energy education curriculum that motivates students to take materials and knowledge home and inspires teachers to apply what they teach to the solution of real world problems.
- Collect, share and publicize curriculum resources for energy education. We will compile and share lesson plans for grades K-12 covering a variety of subjects.
 - Harvest teacher-developed lesson plans, exercises, classroom activities, grant applications, etc. related to energy use.
 - Index and store these materials in shared folders on Google Drive, making them available for future classrooms.
 - Use key faculty (Energy Champions) and a county-wide Student Conservation Council to develop new programs and share information.

Goal #2: Reduce energy consumption by 5% per annum to reach a target of 40% overall reduction from the 2009 baseline.

- Evaluate school buildings for energy efficiency.
- Install pulsed oscillators in schools to provide real-time visibility into how much electrical energy a building is using at defined intervals.

- Replace outdated inefficient equipment with energy-efficient equipment (e.g. variable frequency drives (VFD) in fans and chillers in school HVAC systems for humidity control, etc.)
- Create heating zones using staggered starts of power-drawing equipment.
- Develop a strategy for alternating the on/off cycle for heating/cooling in adjacent areas to maintain temperature set points while expending less energy.

Goal #3: Use school-based networks, class projects, and other activities to foster energy reduction across the community.

- Utilize engaged students as the conduit for outreach into their homes, in support of the goals of both the residential and K-12 program plans.
- Develop curriculum and suggested assignments that encourage students to use their classrooms and their own homes as energy labs.
 - Use plug-in power and energy meters (e.g. "Kill-A-Watt" Meter) and other tools to enable students to explore energy use.
 - Use the soon-to-be-installed [Pavegen](#) project at Bloomington South High School, where the energy of every footstep is captured and converted to electrical power. This project was funded by grants from Duke Energy and The Raymond Foundation, as a way to engage students in energy education.
- Form a Student Council to provide advice on ways to innovate and motivate others to adopt new energy conservation practices, both in school and at home. Modeling a new social norm will generate positive pressure and reinforcement for change.

K-12 Deliverables

We will suggest, produce and/or collaborate on lessons, programs and activities within the following categories:

- Tier 1 deliverables increase awareness of energy consumption and conservation but require little if any extra effort from the classroom teacher. They facilitate easily identified behavior modifications. They could include inter-school energy competitions, real-time energy usage displays in schools, energy tip sheets, and other materials.
- Tier 2 deliverables integrate energy-focused contents into the existing curriculum. By integrating with state standards and by sparing the research and development effort on the part of the individual teacher, they aim at easy and widespread adoption of the energy lessons. This could include providing access to “Kill-a-watt” meters and other tools to enable students to explore home energy use.

- Tier 3 deliverables extend the scope of energy education beyond what currently exists in the schools and/or extend it beyond the walls of the school into the community. It is anticipated that the teacher's own degree of enthusiasm and commitment and that of the students will drive participation in these initiatives.

Municipal

Monroe County Government



Background

The total population of Monroe County is 141,888 according to the U.S. Census (See Appendix IV). This includes the populations of all the municipalities listed below.

In 2006, the Monroe County Council passed a resolution in support of energy reduction, with a goal of 3% reduction per annum. Scrutiny of energy budgets includes electricity, natural gas, and fuel use. To achieve this goal, Monroe County Government (MCG) has taken a number of actions:

- In 2011, the Monroe County Environmental Quality and Sustainability Commission was established to serve as an advisory body to the Board of Commissioners. The Environmental Commission issues annual reports ([2012](#) and [2013](#)) highlighting energy savings.
- When the County Courthouse - a historic structure built in 1906 - was renovated in 2011, HVAC upgrades were implemented to reduce energy use.
- In 2012, MCG underwent a full [energy audit](#) through a grant from the Indiana Office of Energy Development. Immediately thereafter, MCG embarked on efforts to reduce energy consumption – including the retrofit of T12 overhead lighting to T8, the replacement of outdoor lighting with LED bulbs, the installation of occupancy sensors in offices and restrooms, and the addition of energy misers on vending machines.
- In 2012, the Monroe County Council created a non-reverting energy fund. The fund utilizes the Monroe County Environmental Quality and Sustainability Commission's annual report on energy savings. The Council can set that dollar amount aside into the energy conservation fund to be used on future energy conservation projects.
- Also in 2012, MCG received grant funding for the installation of solar panels on the roof of the county-owned portion of the historic Showers Building, where several of the county's offices are located. In tandem with this installation, the 2012 energy challenge was launched with two public schools and a charter school. It included an educational component for elementary-age children.
- MCG was awarded the [Association of Indiana County's Local Government Cooperation Award for Community Conservation in 2012](#). This facilitated the launch of an energy dashboard, which tracks energy use and solar panel production. The dashboard is available for the public to view on the MCG [website](#).

MCG is recognized as one of the “greenest” county governments in the Great Lakes region by the [Midwest Energy News](#). MCG continues to aggressively pursue programs to reduce energy use in county buildings and the installation of additional solar panels to produce energy.

Goals

- Reduce energy use by 10% in 2015 and 16% in 2016, throughout county operations.
- Establish county-wide green teams to promote energy savings and efficiency across the organization.

Strategies

Goal #1: Reduce energy use by 10% in 2015 and 16% in 2016, throughout county operations.

- Employ performance contracting to achieve energy reductions in priority facilities.
 - Honeywell is the general contractor tasked to institute energy efficiency measures throughout all county buildings, beginning in 2015. More than 50% of the cost for the Honeywell program has been set aside from the recently-approved 2015 General Obligation Bond. The remainder of the cost (a lease-finance arrangement) is scheduled to come before the County Council in December 2014. The cost savings are guaranteed by Honeywell. Proposed measures include:
 - Repair and replacement of aging HVAC infrastructure, including an analysis of ductwork and the creation of zones for electronic thermostats;
 - Completion of the lighting upgrade, including the installation of occupancy sensors in remaining areas; and
 - The development of a MCG building-wide energy dashboard, allowing residents and employees to discern energy use and production on a building-by-building basis.

In sum, a reduction of energy use (12% in electricity and 21% in natural gas) is guaranteed, once all upgrades have been completed. Honeywell has noted this will result in annual reduction in 680 tons in greenhouse gas emissions by the county.

Honeywell will also work with Solar Energy Solutions to establish a plan to install a solar panel array on the remaining roof space on the portion of the Showers building owned by MCG.

- Use the county’s bonding authority and other funding to make resources available for both efficiency upgrades and solar installations.

The 2014 General Obligation (GO) bond includes an appropriation for the installation of a solar panel array on the roof of the Charlotte T. Zietlow Justice Center. This is scheduled for installation in the first quarter of 2015. It is estimated that the array will produce more than 90,000 kwh per year. The Justice Center comprises 51% of county building energy use, mainly because it houses the County Jail. As a result, the focus of attention on energy reduction (and energy production) programming is on this building.

Goal #2: Establish county-wide green teams to promote energy savings and efficiency across the organization.

- Green teams will create a value statement that will define why being green is meaningful to the community and the citizenry.
- Green teams will be established in each MCG building. Each team will create a value statement and establish a plan to reduce energy use in their building. The Green Team members will meet to learn about the current energy use in their building and the plans already in place to improve energy efficiency throughout MCG buildings. In addition, a process will be established to create a communication pathway between the Green Team and MCG maintenance staff to respond to specific issues or concerns.
- Green teams will model positive behavior and encourage change within the community.



Town of Ellettsville

Background

The total population of Ellettsville is 6,400.

The primary municipal accounts in the Town of Ellettsville include the wastewater treatment plant, the police station, and the fire department. The Town Hall was vacated permanently after a flood that occurred in December of 2013. Town offices are currently housed in a temporary location, but the Town does not currently pay or have access to the utility bills at this location. A new structure is currently being planned for construction.

Goals

- Reduce energy consumption by a combined 15% at the Wastewater Treatment Plant and Utility Maintenance Building.
- Reduce energy consumption by a combined 10% at the Ellettsville Police Station, Fire Department, and Street Department.

Strategies

Goal #1: Reduce energy consumption by a combined 15% at the Wastewater Treatment Plant (WWTP) and Utility Maintenance Building.

- Work with an energy consulting firm to perform a lighting audit at the WWTP to determine most cost-effective plan to replace lighting fixtures with more efficient technologies, install timing devices, and identify over-lit spaces that can be de-lamped.
- Optimize WWTP operations by reviewing current operational procedures and implementing energy efficient standard operating procedures.
- Possible equipment upgrades at the WWTP include:
 - replacement of paddlewheel aerators at WWTP with fine bubble aerators;
 - contactor installation on blowers; and
 - installation of variable speed drives on pumps.
- Continue use of specially trained contractors to carry out leak detection programs, thus reducing the energy requirements associated with pumping and treating water.
- Continue efforts to reduce infiltration and inflow in our wastewater collection system in order to achieve a more stable volume of influent into the WWTP, thus reducing both energy use and peak demands at the plant.

Goal #2: Reduce energy consumption by a combined 10% at the Ellettsville Police Station, Fire Department, and Street department.

- Insulation upgrades and lighting retrofits in the maintenance buildings at both the Utilities Department and Street Department will be undertaken. Further audits of the buildings will be carried out to determine other possible energy savings opportunities.
- Employee education and individual involvement will be encouraged.
- Police and Fire Department Buildings will undergo a lighting audit to optimize lighting fixtures and controls.



Town of Stinesville

Background

The total population of Stinesville is 195.

The Town of Stinesville is located five miles north-east of the Town of Ellettsville. The town is less than 1/2 square mile in size and is home to 195 residents and a handful of small businesses. Monroe County was recently awarded a Federal grant to rebuild the main bridge into Stinesville, which includes new LED streetlights. The

Town Council hopes to continue this trend and work with Duke Energy to upgrade streetlights in Stinesville with LED bulbs. Stinesville has just one government building, a historic church that has been converted into the town hall.

There are no current, locally based efforts to address residential energy use, and the Town hopes to use the MCEC as an opportunity to make progress in this sector.

Goals

- Reduce general energy consumption of community buildings by 3%.

Strategies

Goal#1: Reduce general energy consumption of community buildings by 3%.

- Utilize utility and professional services (such as lighting audits) to reduce energy use.

City of Bloomington

Background

The total population of Bloomington is 82,575 (See Appendix V).

Since 2010, the City has achieved a reduction in energy consumption of four percent through investments in energy efficient lighting, HVAC, and other measures. City Hall, housed in the historic Showers Building, has reduced energy use by almost half since 2006 through LED and HVAC upgrades, and lighting upgrades have also been installed in one parking garage, the Twin Lakes Recreation Center, and the Frank Southern Ice Arena.

Because City of Bloomington Utilities accounts for roughly 50% of all municipal energy use and about three-quarters of electricity use in City operations, we have pulled this department out separately and developed goals specific to this sector.



Goals

- Reduce energy consumption across city, non-utility operations by 15% by the end of 2016 using a 2013-2014 baseline.
- Engage City staff and constituents to join energy reduction efforts in both municipal facilities and at home.

Strategies

Goal #1: Reduce energy consumption across City, non-water-utility operations by 15% by the end of 2016 using a 2013-2014 baseline.

- Employ performance contracting and other strategies to implement upgrades in city facilities.
- Adopt clear standard operating procedures for all energy consuming city operations and an organization-wide energy policy.

Goal #2: Engage City staff and constituents to join energy reduction efforts in both municipal facilities and at home.

- Expand the City's Team Green to include additional departments.
- Launch an internal small-grant program to empower staff to make improvements they identify in their own facilities.
- Implement small-scale improvements that facilitate staff support of energy goals, such as programmable thermostats and motion sensors.
- Employ competitions among departments and facilities or with other units of government to encourage energy use reduction.

City of Bloomington Utilities: Water, Wastewater and Stormwater

Background

City of Bloomington Utilities (CBU) began its energy management program in 2009 when the utility took part in an energy management pilot program that was organized through a partnership between the Indiana Department of Environmental Management and EPA Region 5. This program was based on the *Energy Management Guidebook for Water and Wastewater Utilities*, a 2008 EPA publication.

While CBU experienced modest energy and cost savings as a result of the program, the largest benefit CBU received as a result of its participation was an expanded understanding of its own operations and a better ability to identify and follow through with energy conservation opportunities. In the past two years (Oct. 2012 – Oct. 2014), CBU saved more than \$125,000 as a result of its energy conservation program and, in 2013, CBU hired its first full-time staff person dedicated solely to energy and water conservation efforts.

Goals

- Reduce energy use and average monthly peak demand by 10% from a 2013 baseline by the end of 2016, normalized for pumping and treatment rates.

- Pursue on-site energy generation options at water and wastewater facilities.
- Reduce both supply-side non-revenue water and demand-side water consumption, thus reducing the energy required to treat and pump water and wastewater.

Strategies

Goal #1: Reduce energy use by 10% from a 2013 baseline by the end of 2016, normalized for pumping and treatment rates.

- Use performance contracting and other creative funding processes to reduce energy consumption at CBU facilities. Possible improvements that can be made through these funding opportunities include:
 - replacing outdated, inefficient equipment with energy efficient equipment (e.g. variable frequency drives on pumps and blowers and fine bubble diffusers in all aeration basins at wastewater treatment plants);
 - upgrade supervisory control and data acquisition (SCADA) systems at water and wastewater facilities to allow for more efficient operations;
 - update customer water meters to an advanced metering infrastructure (AMI), allowing the utility to reduce non-revenue water; AND
 - implement a proactive leak detection and repair program, which would reduce lost revenue and wasted energy pumping and treating water.
- Work with plant superintendents, operators, directors, engineers, and other CBU staff to develop standard operating procedures (SOPs) for all energy consuming operations. SOPs will detail how to operate equipment in a manner that will reduce operating costs (energy costs, maintenance costs, and equipment replacement costs), while still producing high quality end-products.
- Hold monthly Energy Management Group meetings with CBU directors, engineers, plant superintendents, plant maintenance staff, operators, and conservation managers to review energy bills, identify trends in energy use and abnormal energy use events, create solutions to reduce future energy use and peak demands, and cultivate an energy-conscious mindset among all CBU employees.

Goal #2: Pursue on-site energy generation options at water and wastewater facilities.

- Partner with IU, Ivy Tech, and other local college students to model on-site energy generation methods and carry out life cycle assessments for energy efficiency upgrades.

Goal #3: Reduce both supply-side non-revenue and demand-side water consumption, thus reducing the energy required to treat and pump water and wastewater.

- Implement the CBU Water Conservation Plan adopted by the Utilities Service Board in 2014 in order to reduce supply-side non-revenue water and demand-side water consumption. Implementation measures from the 2014 CBU Water Conservation Plan include, but are not limited to:
 - Carrying out yearly water audits to use as a foundation for CBU's leak detection program;
 - Providing rebates for water efficient appliances to CBU customers;
 - Providing CBU customers better access to detailed water use information;

- Developing a multifaceted public education campaign; and
- Analyzing the possibility of adopting conservation pricing.
- Conduct research in partnership with IU faculty to determine the most effective methods CBU can employ to encourage water conservation among CBU customers.

Community Engagement

In order to reach as broad a segment of the local population as possible, the Monroe County Energy Challenge will take an everything-but-the-kitchen-sink approach to community engagement. We will focus on visibility, inclusion, repetition, and simplicity to convey our central messages. We will utilize numerous delivery options to reach our diverse community. The community responds well to national competitions and we believe they will as well with the Energy Challenge.

Community engagement efforts will be spearheaded by the Engagement Committee of the MCEC (see Figure 1 below).

Multi-Media Strategy

The MCEC will rely on multiple forms of communication, including but not limited to:

- Earned media;
- Social media;
- Educational videos and “dos and don’ts” photos aimed at tenants and homeowners. These will be available via community access television (CATs), at City and County websites, and on Youtube and for general (free) distribution;
- Print advertising;
- Organizational listserves and newsletters;
- An MCEC website with links to related websites;
- Radio and TV interviews;
- Monthly outreach in multiple venues highlighting *Task of the Month* tasks; and
- Other outreach.

K-12 Strategy

The Education Committee will mobilize both students and staff in local schools to help reiterate and broaden lessons from the classroom. Possible avenues for involvement include the following.

- Establish a regular publication schedule with the local newspaper for student- and staff-generated articles on the GUEP competition and energy matters in general.
- Engage students in generating communications, internal marketing materials, and social media campaigns.
- Encourage and support students at the three MCCSC secondary schools to produce school media presentations for weekly, in-school viewing by the student body. An additional three MCCSC schools have broadcast capability that they use for daily announcements and other video news programs. A student leader involved with that

effort suggests making “infomercials” for energy reduction as a way to reach a broad audience in the schools. These infomercials will later be accessible from the shared Google Drive.

- Student leaders and building energy champions (discussed in the K-12 section) will work together to produce and update MCEC-related content for each school’s website and a Facebook page/Twitter feed.
- Students and teachers will be asked to engage with school operations staff to experiment with fine-tuning environmental controls in school buildings to explore methods of saving energy and increasing comfort levels.

Higher Education Strategy

Monroe County is home to two major institutions of higher education – Indiana University and Ivy Tech Community College.

While Indiana University’s meters will not be part of 2015-2016 phase of the Monroe County Energy Challenge, access to its more than 40,000 students - roughly 50% of Bloomington’s population and nearly 1/3 of the county’s population – and 7,400 staff and faculty will be critical to local efforts. In particular, the MCEC will explore a partnership with Residential Programs & Services, a campus division that operates the on-campus residence halls and apartments that house nearly all IU students at some point in their matriculation. As students seek their first apartments and prepare to move off-campus, simple, targeted messaging will help them consider the broader costs of living (including energy and transportation, among others) that are often ignored in housing decisions. The IU Office of Sustainability, represented on our Residential Committee, will also be a key partner.

Likewise, Ivy Tech’s 6,500 students and 200 staff members will be an important audience for the challenge. In addition to being homeowners or renters in the community (Ivy Tech does not offer on-campus housing), Ivy Tech students are developing a number of skills with direct relevance to the competition, including video production, web design, and HVAC and building operations skills. The MCEC will partner with Ivy Tech staff members to get messages out to students and to create opportunities for students to build their resumes.

Civic Organization Mobilization

Civic organizations provide access to existing social networks that will be needed to engage members of the population that are otherwise likely to remain uninvolved in the effort. Earth Care, one of the partners of the MCEC effort, has developed a compendium of materials to support congregation-based efficiency efforts through their *Task of the Month* program. These materials and their associated support activities will be adapted for dissemination through other types of organizations, including:

- Neighborhood associations;
- Clubs;
- Service organizations;
- Additional congregations not already involved in Earth Care; and
- Others as identified during the competition.

While all organizations will be encouraged to participate in the *Task of the Month* program, those that are interested in a lower level of participation can also support the effort by disseminating information to their members about critical actions such as insulating attics, providing volunteers for events, etc.

Business engagement

Businesses will be an important part of the project in several ways.

First, involvement of business owners and managers in the initial implementation phase will help them prepare for energy improvements in their own facilities and homes as we expand the reach of the energy plan over time. The commercial sector is a priority for the next phase of the effort, following the end of the Georgetown University Energy Prize competition.

Second, businesses can serve as a conduit to both staff and clients, similar to the role of civic organizations outlined above.

Third, they can serve as a source of both resources and expertise. This could include:

- Sponsorship of the contest overall through grants (through associated foundations, for example);
- Sponsorship of school green teams through funding, equipment, or training (on how to do energy audits, for example);
- Collaboration with students in creating community engagement materials, such as how-to videos;
- Supporting efforts to showcase materials needed for *Task of the Month* tasks (at local hardware stores, the public library, etc.); and
- Encouraging and providing support for their employees to participate in service days that support the challenge effort.

Competitions, drawings, and events

To keep the MCEC fresh and interesting, we will engage the public through energy-focused events and competitions. This will include:

- Drawings for free energy audits, energy efficient products, or cash prizes to help offset energy efficiency investments;
- Student-led outreach events;
- The continued expansion of “Beat the Meter Blitz,” which provides free energy audits to residents via lottery;
- Work with neighborhood associations and other partners to deploy an EnergyMobile, to implement energy efficiency improvements in targeted neighborhoods;
- Tabling at popular events like the Farmers Market to recruit additional participants;
- Neighborhood or government building energy savings contests; and
- Events such as *Caulk of the Town*, efficiency “barn raisings,” etc.

Utility Data Reporting

The Data Committee, comprised of several members of the Monroe County Environmental Quality and Sustainability Committee and a representative from each gas and electric utility company in the region, will be responsible for coordinating the reporting of data to the GUEP program. This team has been working to insure that residential reporting can be confined to the geographic boundary of Monroe County and that the municipal meters can be properly enumerated for reporting.

Four primary companies provide gas and electric utility service in Monroe County. Natural gas service is provided by Vectren Corporation. Electric service is split between three major utilities, Duke Energy, South Central Indiana REMC (SCI), and Utility District of Western Indiana REMC (UDWI). A second natural gas supplier with fewer than 100 customers and a fourth electric utility with fewer than 20 customers in Monroe County are not included in reporting because of their minimal impact on local energy use.

Residential

All of our utility partners have identified a rate code by which the residential sector can be aggregated. This code will include traditional single-family owner occupied homes, as well as any rental units that are sub-metered that require residents to pay their own energy bills. Typically, tenants who receive a bill from the utility company are billed on the same residential rate as noted above.

This code will not include multi-family housing units that are billed on a commercial rate. Tenants in these types of complexes do not ever see their electric or gas bills and we know from experience that neither the property owners nor the utilities are forthcoming with account or usage information.

The City of Bloomington's RentRocket project (described by reference on page 6) involves 11 apartment complexes, none of whom have successfully gathered complete utility data for local rental properties. The effort to collect energy usage information from these rental units continues through outreach to tenants, but reporting this data to GUEP will not be possible because it is incomplete and because we do not receive the data directly from the utility company.

Municipal

All meters paid directly by the town, city, or county will be reported as part of the competition. This includes all streetlights, stoplights, utility pumps and lift stations, treatment works, as well as county-, school-, and town-occupied buildings.

See Appendices VI – IX for detailed lists of account numbers by utility company and taxing entity. Account numbers from Stinesville and the MCCSC will be available soon.

More detail on several accounts requiring special attention is included below.

Special Cases

Bloomington Transit facilities:

- Grimes Bus Garage/Offices – The Grimes St bus garage and office facility is shared by Bloomington Transit (a municipal entity) and Campus Bus (a University entity). These electric and gas bills are split 50:50 by the two entities, thus only half of this bill should be considered municipal.
- Bloomington Transit Center – The Transit Center serves both Bloomington Transit and the Bloomington Police Department. The electric bills for this building (there is no natural gas service) should be considered part of the competition.

Township Offices – As indicated earlier, township facilities will not be included in the competition. Townships serve primarily as social service organizations in Indiana, and do not control independent municipal jurisdictions.

School Corporations – The two public school corporations in Monroe County will participate in the competition. Monroe County Community School Corporation and Richland-Bean Blossom School Corporation have signed on for both account reporting and student outreach and education efforts. Two private schools – Harmony and The Project School – have agreed to join the Challenge. The Education Committee has made contact with all other schools in the county and expects others may sign on as well.

Independent organizations that occupy city- or county-owned buildings but that pay their own utility bills (without city or county funds) will not be included in the competition.

Program Management and Partners

The Monroe County Energy Challenge will be guided by a Steering Committee – including committee leadership and representatives from all participating utilities. This committee will provide general guidance and feedback on the effort, plus a direct connection to the data needed for the competition and information on utility programs or regulatory changes.

The Leadership Team includes one representative from the City of Bloomington government, Monroe County government, and the chair of the Task Force and meets on a regular basis in order to discuss issues as they arise and ensure that the effort stays on track. Ellettsville and Stinesville will be invited to include a representative on this committee now that they have joined the competition.

The Task Force, which is the same as the Steering Committee minus the utility representatives, focuses on community-side implementation of Steering Committee recommendations and general competition logistics.

Finally, the MCEC has been split into five focused committees. There are three committees responsible for developing energy efficiency awareness and programs in a specific sector – the

Residential, Municipal, and Education (K-12 schools) Committees. The Data Committee supports all of the other committees, and is responsible for utility energy usage data collection and analysis, awareness surveying, and the MCEC website. The recently-formed Engagement Committee will coordinate outreach to the entire community to create energy efficiency awareness and encourage participation in the MCEC.

All committee members serve as volunteers, deeply committed to the energy project. This group will serve as the “face” of the project, doing something for the community to inspire and spark engagement.

See Figure 1 for a representation of the MCEC organizational structure.



Figure 1. Organizational Structure of the Monroe County Energy Challenge

Special Considerations

Innovation

Financing availability is consistently listed as the largest barrier standing in the way of pursuing more energy efficient facilities and, even with funds available, organizations must have adequate staff with sufficient skill-sets to organize and manage these projects. Innovative financing practices can go a long way to alleviate these concerns. MCEC will pursue several financing options to ensure all community entities have access to energy efficiency opportunities.

Innovative financing options to be pursued include performance contracting, which will allow our municipalities to have access to funding opportunities that will result in long-term savings, while having minimal impact on annual budgets. Additionally, the performance contractor will provide the necessary expertise to identify and quantify energy savings opportunities. MCEC will also encourage the establishment of an energy efficiency revolving loan fund to provide a self-sustaining pool of money available to a broad array of community entities. On-bill financing and other "pay-as-you-save" financing options will be explored in partnership with regional electric and gas utilities. This will be a vital tool in spurring energy efficient investment in area rental properties.

MCEC and its governmental and school partners will seek grants and donations to support its efforts from its utility partners, local businesses, the Indiana Office of Energy Development, and various foundations. MCEC will affiliate with the Community Foundation of Bloomington and Monroe County Indiana to establish an account for receiving tax-deductible grants and donations from various sources. A preliminary budget has been prepared and shared with our partners (See Appendix X).

Due to Monroe County's high rate of rental properties, MCEC will develop two new innovative measures to reach this population. The Green Landlord Certification and Green Lease Program will allow future tenants to easily include energy efficiency in their rental choices. Additionally, developing a creative partnership with Indiana University's (IU) Residential Program Services (despite IU's meters not being part of the competition) will provide an avenue to reach out to many of the community's residents.

In addition, RentRocket will be an interactive website, associated smart phone app, or other combination that will enable participating, sustainability-minded renters find tools that can help them locate and promote green rental housing in the area.

Finally, MCEC believes that the best approach to mobilizing residents in our community to reduce energy usage is the simple, step-wise approach. The *Task of the Month* is a simple, step-wise approach to which residents can commit.

Potential for Replication and Scalability

There is nothing inherently different about Monroe County and the entities within that would prevent our Energy Plan from being implemented in communities across the nation. However, we realize that each community is unique and that each community will have already achieved varying amounts of success through previous efforts. With this in mind, MCEC will document both future and past energy efficient efforts to ensure that other communities—no matter what stage of energy efficiency they currently enjoy—will be able to duplicate our success, and avoid our failures. MCEC will continually update our plan, detailing our efforts.

The K-12 lesson plans and projects that will be captured in our Education Committee shared Google Drive in order to be easily accessed and replicated by other communities. Also, the MCEC website will be the central source for the residential energy efficiency programs that MCEC will implement during the Energy Challenge. The local community college, Ivy Tech, will help MCEC establish and maintain the website. To the extent permissible, the website's design and coding could be made available to other communities as a starting point for energy reduction efforts.

MCEC's energy savings plan heavily depends on the development of strong relationships between municipalities, businesses, universities, school systems, and other organizations within the community. These relationships are the building blocks that any community can—and must—create in order to implement an effective energy conservation plan. Because our plan focuses on the mutual benefits we can achieve as a community, and not relying on any one entity to carry full responsibility, this plan is intrinsically replicable and scalable.

MCEC has reached out to the Indiana Office of Energy Development, the statewide office concerned with energy matters, including energy efficiency. We propose to work with them to spread the Energy Challenge concepts and approaches to other communities in Indiana, especially those college towns very similar to Monroe County, Indiana – for example, Purdue University in West Lafayette/Tippecanoe County, University of Notre Dame in South Bend/ St. Joseph County, Indiana State University in Terre Haute/Vigo County, and Ball State University in Muncie /Delaware County.

Likely Future Performance

MCEC understands that long-term energy savings do not result from temporary efforts and that our participation in the GUEP will not be a success if it does not result in permanent local policy and program changes. The City of Bloomington displayed a willingness to implement far-reaching ordinances when, in 2009, the City approved the Green Building Ordinance, which, among other requirements, states that all new construction of municipal buildings must meet LEED standards, and that all existing municipal buildings must undergo a LEED feasibility assessment. While carrying out this plan, MCEC will work to develop additional long-term local policies, such as mandating energy-efficiency upgrades at point-of-sale, exploring energy disclosure requirements, and stricter local building codes. Long-term success will also be

nurtured through non-mandatory programs that local residents will benefit from, including Green Lease, Green Landlord, and EnergyMobile programs.

Long-term performance also heavily depends on the capacity to reach all segments of the community. MCEC's goal of contacting at least 80% of Monroe County's households will be a crucial step in this process. In addition, school-aged children are a key resource to get information into local households. They also compose the county's (and the world's) future population; educating them early on the importance and benefits of energy efficiency will ensure MCEC's efforts extend into the future.

One way to institutionalize these changes is for local municipalities to commit resources to staffing. With this in mind, the City of Bloomington has already created two full-time positions dedicated to sustainability and resource conservation, and MCCSC has one full-time staff person pursuing energy and cost saving projects. These permanent positions will continue to act as champions for the community into the future, ensuring that any savings are not short term.

The initial phase of the Energy Plan outlined here focuses on very specific aspects of energy: metered electricity and natural gas in the residential, municipal, and K-12 sectors. In order to reduce the community's environmental footprint into the future, we'll need to broaden our focus.

Areas for consideration, following the initial 2015-2016 implementation period, include but are not limited to:

- Commercial sector metered energy use;
- Institutional metered energy use;
- Distributed or neighborhood energy systems;
- Transportation;
- State-wide utility policies;
- Utility rate structures and policies, including the use of inclining block rates, peak charges, smart meters that allow users to control time of use, and other strategies; and
- Other topics identified during this initial phase.

Prize Purse

The Prize Purse will be housed at the Monroe County Community Foundation and used for the following purposes.

- A portion of the purse will be set aside as an **energy endowment**, with annual interest payout being used to fund related programs throughout the community. In addition, the endowment could accept donations from community members to help grow the yearly payout over time.
- An additional portion will be used to create an **energy efficiency revolving loan fund**. These funds will be used to give loans to local government, businesses, non-profits, and other entities. Loans would then be paid back through energy savings to maintain a continuous source of funding for local projects. This fund could likewise accept donations from the general public.

- Finally, we will create an **energy efficiency grant program** that can be used either in conjunction with loans through the revolving loan fund (to make projects more accessible to organizations with limited capital) or as stand-alone grants.

In all three programs, we will emphasize inclusion, visibility, payback, and environmental impact. While the programs will not be used to fund residential programs directly, other organizations may be recruited as partners to develop “pay-as-you-save” and other programs that encourage individual homeowners to make improvements in their own homes. Creative school program development and implementation will also be eligible for grant funds.

Evaluating Success

The quantitative success of the MCEC will be evident in reduced utility usage. The qualitative success of the MCEC will be evident in increased awareness. Our goal is to create a community conversation – connecting people through conversations at home, in the media, in school, through utility bill inserts, on our website, and at public events. Public awareness of the effort is key, and providing doable small steps to the public will help us achieve our goals.

We will achieve success by reaching 80% of Monroe County households through the following:

Media and Social Media metrics:

- Number of mentions in the local *Herald-Times* newspaper, published letters to the editor and published guest columns focusing on our efforts;
- Increased views of the county and city energy dashboards;
- On-air PSAs announced on community radio station WFHB and public radio station WFIU; and
- Uptick in conversations on social media – with a website, Twitter, and Facebook presence; uptick in blog postings for efficiency tips and other energy-related comments; number of people registering for media feeds from MCEC.

Education metrics:

- Number of teachers using energy-based curriculum in classes.
- Lessons will include some homework projects, tracking energy use in students’ homes, and conversations over the dinner table between students and parents about energy use.

Utility Bills metrics:

- Duke and Vectren will include utility bill inserts to encourage residents to join the energy efficiency effort.

Community Event metrics:

- Given the high level of participation in community activities, MCEC will host community events with professional partners to provide hands-on demonstrations of energy efficiency measures for homeowners and renters;

- MCEC will partner with a number of Neighborhood Associations to host the EnergyMobile to assist residents with their energy efficiency needs; and
- MCEC will organize an energy efficiency fair to take place during the Summer Farmers' Market in downtown Bloomington.
- MCEC will coordinate an effort with local hardware and home improvement stores to provide retail displays of energy efficiency materials for consumers.

Other metrics:

- Township government offices, which supply local “poor relief,” will be a distribution point for energy efficiency information, resulting in a positive influence on those who are impacted by energy bills.

Finally, the Leadership Team will be responsible for measuring and demonstrating impact and producing data for analysis. Metrics include:


- Surveys of energy efficiency knowledge will reflect an increase of understanding of importance of energy efficiency and demonstrate the impact of participation in the program;
- A number of rental units will have signed commitments for participation in Challenge, including coverage of RentRocket website and green leases;
- Reduction in energy usage for municipalities, schools and residences, over time, will be measured using utility data. Quite simply, this is energy saved versus the original baseline for each entity. Metrics will include the numbers of participants as a percentage of the school, governmental entity, and residences; the qualifying event will be identified as Tier 1, Tier 2, or Tiers 3 (SEE Deliverables section above as examples) and weighted accordingly.

As community partners come on board, the MCEC will be able to further expand our benchmarks for success.

Appendices

- I. Task of the Month Program
- II. Household Checklist
- III. Letters of Support
 - Mike Wilcox, Superintendent of Richland Bean Blossom Community School Corporation
 - Indiana Senator Mark Stoops
 - Monroe County Commissioners
 - Mayor, City of Bloomington
 - City of Bloomington, Commission on Sustainability
 - Indiana University, Office of Sustainability
 - Old National Bank
 - Duke Energy
 - South Central Indiana REMC
 - Utilities District of Western Indiana REMC
 - Vectren Corporation
 - Southern Indiana Renewable Energy Network
 - Earth Care
- IV. Monroe County Demographic Information
- V. City of Bloomington Demographic Information
- VI. Monroe County Utility Accounts
- VII. City of Bloomington Utility Accounts
- VIII. RBBCSC Utility Accounts
- IX. Town of Ellettsville Utility Accounts (lift and booster stations pending)
- X. Preliminary program budget


Appendix I Task of the Month Program



Monroe County Energy Challenge

*Task of the Month was originally produced by Earth Care Bloomington
for Hoosier Interfaith Power and Light*

For more information write to:
MoCoEnergyChallenge@gmail.com



TASK OF THE MONTH PROGRAM

Getting Started

Here are some suggestions for advance planning, establishing a weekly presence, helping people get the tasks done and maintaining momentum throughout the year.

Assemble a team.

Include youth, educators, writers, building professionals and anyone else willing to help.

Make the program visible

- Post information on your website.
- Include articles in your newsletters or in emails to your distribution list.

Provide Incentives for participation

- Invite people to make a New Year's Resolution that they will participate in the program.
- As people sign up, put their names in a hat for a drawing to take place at the end of the month.
- Offer assistance to the winner or, as funds allow, something to help complete one of the following months' tasks.

Help people get the tasks done:

The Monroe County Energy Challenge task force will offer information sessions, presentations by experts and will negotiate bulk discounts for larger tasks.

Involve youth. Is there a way that young people in your community could take on a role? Perhaps they can be trained to do certain things (i.e. insulating water heaters) or provide assistance with simple tasks (like helping the elderly change light bulbs in ceiling fixtures). However, be sure young people are adequately trained and supervised for whatever job you ask them to do!

Bulk purchases. The Monroe County Energy Challenge Residential Programs Committee will work to negotiate discounts on bulk purchases of services or materials needed to complete many of the tasks.

Celebrate achievements! We will celebrate our community's accomplishments.

Maintain momentum throughout the year:

- Announce each new task in emails, newsletters, website, etc.
- Set up a display if applicable;
- Occasionally have a drawing for an item helpful in accomplishing the task, or related to it; have a grand prize at the end of the year, and put a name in for every task completed;
- Report results within your group and to mocoenergychallenge@gmail.com in an email with the Subject ToM.

Appendix II Household Checklist

Share these tasks with your neighbors, colleagues or civic group.

INTRODUCTION

We know that caring for the earth, in part, means that we must use less energy in our homes. Yet for many, the sheer quantity of actions to take is overwhelming. The Task of the Month Program focuses on one action area at a time and encourages residents to accomplish that one task, creating a sense of community and ensuring that the most important steps will be taken.

Overview: The program is very simple:

One task each month. With this program, the whole community focuses on completing one specific task per month.

Information is included. For each task, there is a flyer explaining how to do it and suggesting websites and other resources for more information.

<u>Month</u>	<u>Suggested Monthly Tasks</u>	<u>Annual Savings*</u>
January	Lower thermostat in winter by at least 2 degrees.	\$20
February	Install and use a programmable thermostat.	\$60
March	Seal large air leaks.	\$80
April	Seal and add insulation in attic.	\$200
May	Wash clothes in cold water; air dry clothes.	\$60
June	Increase AC thermostat by at least 3° F, or to at least 78° F.	\$20
July	Insulate water heater & lower water heater temperature to 120° F.	\$15
August	Replace 6 interior and 1 exterior incandescent bulbs.	\$40
September	Have your furnace serviced.	\$60
October	Weatherize windows & doors.	\$30
November	Cut phantom energy loads by half or more.	\$25
December	Install low-flow showerheads and faucet aerators.	\$25

** These tasks were selected from energy-saving actions recommended by the Rocky Mountain Institute and ENERGY STAR, based on their effectiveness (cost, effort and expertise required, and potential for significant energy savings). Please note that the savings listed for each task are estimates based on national averages; individual household results will vary.*

Appendix III Letters of Support



Richland-Bean Blossom

Community School Corporation

600 South Edgewood Drive, Ellettsville, Indiana 47429

• Phone: (812) 876-7100 • Fax: (812) 876-7020 • Web: www.rhbcs.k12.in.us

SUPERINTENDENT

Dr. Mike Wilcox
mwilcox@rbcs.k12.in.us

ASSISTANT

SUPERINTENDENT
Mr. Jason Bletzinger
jbletzinger@rbcs.k12.in.us

SCHOOL BOARD

Mr. Jimmie D. Darnall
Mr. Dana Robert Keen
Mr. Larry Thrasher
Ms. Debra Walcott
Mr. Randall C. Wright

VISION

Living, learning and leading
together to achieve 90, 90, 90.

MISSION

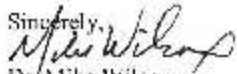
Our mission is to work in
cooperation with the
community and families to
provide students with an
education that promotes
responsible citizenship,
develops critical thinking,
communication, collaboration
and creativity.

October 30, 2014

Dear Friends,

It is with great pleasure to give the support of the Richland-Bean Blossom Community School Corporation to the Monroe County Community for the Georgetown University Energy Prize Performance. I have attached a list of our energy providers.

Sincerely,


Dr. Mike Wilcox
Superintendent of Schools

"Where Students Come First"

Senator Mark Stoops
200 West Washington Street
Indianapolis, Indiana 46204
(317) 232-9847
S40@in.gov

Committees:
Environmental Affairs, RMM
Corrections & Criminal Law
Financial Institutions
Health & Provider Services
Insurance
Local Government

20 June 2014

To whom it may concern,

As Indiana State Senator for District 40, which includes all of Monroe County, I am pleased to support the City of Bloomington and Monroe County, Indiana's application for the Georgetown University Energy Prize (GUEP). I believe that the future of energy is in finding and using renewable sources of energy, and that this not only helps preserve our fragile environment, but can be a keystone of Indiana's economic future.

I will support this initiative by continuing to pursue legislation relating to energy efficiency programs and recycling and working closely with state agencies and local communities like the City of Bloomington and Monroe County.

I pledge my full support to the City of Bloomington and Monroe County's pursuit of the Georgetown University Energy Prize. I will support our local GUEP team's efforts to develop innovative programs, policies, and solutions that will result in significant and sustainable reductions in local energy usage. I am excited to join in this important effort, and look forward to helping make Bloomington and Monroe County model communities for energy efficiency.

Sincerely,



Mark Stoops
Indiana State Senator
District 40
S40@in.gov



OFFICE OF
MONROE COUNTY COMMISSIONERS
 100 West Kirkwood Avenue
 The Courthouse Room 322
 BLOOMINGTON, INDIANA 47404

Telephone 812-349-2550
 Facsimile 812-349-7320

Patrick Stoffers, President Iris F. Kiesling, Vice President Julia L. Thomas, Member

TO: Georgetown University Energy Prize
FROM: Monroe County Board of Commissioners
DATE: June 16, 2014
RE: Support for the Monroe County/City of Bloomington GUEP application

Julie Thomas, through this letter of commitment, express my support of **Monroe County's** effort to compete in the Georgetown University Energy Prize ("GUEP"). I will, to the extent possible, support other municipal officials and staff, work with stakeholders, speak to the public and the press, and otherwise engage our residents in energy savings efforts.

I understand that, if our community receives a monetary award from the GUEP, **Monroe County Community Foundation** will be the recipient of the funds and will be required to use those funds to the benefit of the whole community, as described in the Competition Guidelines.


 Signed _____

17 June 2014
 Date _____

Julie Thomas
 Name of Official _____

Monroe County Commissioner
 Title _____

Monroe County Government
 Organization _____

100 West Kirkwood Ave, RM 323
 Street Address _____

Bloomington, IN 47404
 City, State, Zip _____



**MARK KRUZAN
MAYOR**

CITY OF BLOOMINGTON

401 N. Morton St Suite 130
PO Box 100
Bloomington, IN 47402

**DEPARTMENT OF ECONOMIC
& SUSTAINABLE DEVELOPMENT**


p 812.349.3418
f 812.349.3520

TO: Georgetown University Energy Prize
FROM: Mark Kruzan, Mayor
DATE: June 16, 2014
RE: Support for the Monroe County/City of Bloomington GUEP application

Through this letter of commitment I express my support of the joint Monroe County/City of Bloomington effort to compete in the Georgetown University Energy Prize ("GUEP").

I will, to the extent possible, support other municipal officials and staff, work with stakeholders, speak to the public and the press, and otherwise engage our residents in energy saving efforts.

I understand that, if our community receives a monetary award from the GUEP, the Monroe County Community Foundation will be the recipient of the funds and will be required to use those funds to the benefit of the whole community, as described in the Competition Guidelines.


Signed

6.17.14
Date

Mark Kruzan
Name of Official

Mayor
Title

City of Bloomington
Organization

401 N. Morton Street
Street Address

Bloomington, IN 47404
City, State, Zip Code



City of Bloomington Commission on Sustainability
Letter of Support for the Georgetown University Energy Prize

The Bloomington Commission on Sustainability strongly supports Monroe County, Indiana's effort to compete in the Georgetown University Energy Prize ("GUEP").

The Bloomington Commission on Sustainability (BCOS) is a volunteer-powered commission staffed by the City of Bloomington Department of Economic and Sustainable Development. BCOS promotes economic development, environmental health, and social equity in our community for present and future generations. The commission gathers and disseminates information; promotes practical initiatives; and measures, monitors, and reports on our community's progress toward sustainability. Members represent many aspects of the community, active in local businesses and non-profits. Many are connected to the Indiana University School of Public and Environmental Affairs (SPEA). Ex-officio members represent the County Commissioners, City Council and the Office of Sustainability.

The Commission is currently working to document where the community currently stands on goals outlined in STAR Communities Rating System. The rating system is designed to "foster innovation, cultivate collaboration and inspire leadership." The Climate & Energy objectives and actions are designed to "[reduce climate impacts through adaptation and mitigation efforts and increase resource efficiency]" complement the goals of GUEP. Specifically, the Greenhouse Gas Mitigation objective is to achieve 50% reduction by 2020. The action types include education and outreach, program and policy development, planning (through zoning and codes) and use of incentives. These are closely aligned with the goals of the Georgetown University Energy Prize. BCOS will play an important role in communicating, educating and encouraging residents to reduce their reliance on fossil fuels as well as in documenting the community's progress.

Sincerely,

BCOS Commission Co-Chairs:

Maely S. O'Donnell

Jeffrey Lowe



INDIANA UNIVERSITY

The Indiana University Office of Sustainability is pleased to support the City of Bloomington and Monroe County, Indiana's application for the Georgetown University Energy Prize. The IU Office of Sustainability is a unique entity charged with catalyzing and coordinating sustainability initiatives across academic, research, operations and community realms for students, faculty, staff, and alumni. As a catalytic entity, we initiate collaborations with other academic and operations units and help the university move toward full integration of sustainability.

This effort is important to Indiana University because most of our student body and most of our faculty and staff live off campus in Bloomington and Monroe County. Much of our environmental impact, therefore, occurs off campus. Energy effectiveness is a keystone of campus sustainability. Conservation of energy is the most cost-effective way to combat climate change and the adverse environmental and health effects of burning fossil fuels. Buildings account for the vast majority of campus fossil fuel emissions, water use, and waste. Buildings and the infrastructure that serves them offer the greatest opportunity for cost-effective conservation, as detailed in the IU Campus Master Plan and the Integrated Energy Master Plan.

The IU Office of Sustainability will support this initiative by providing experts to serve on committees, connecting university faculty and students with research challenges related to this effort, and through communications with our faculty, staff and students who make up a large portion of the local population.

The IU Office of Sustainability pledges our full support to the City of Bloomington and Monroe County's pursuit of the Georgetown University Energy Prize. We will support our local GUEP team's efforts to develop innovative programs, policies, and solutions that will result in significant and sustainable reductions in local energy usage. We are excited to join in this important effort, and look forward to helping make Bloomington and Monroe County model communities for energy efficiency.

Sincerely,

June 24, 2014

William M. Brown, AIA Director of Sustainability





Your bank. For life.

October 14, 2014

Old National Bank is committed to supporting the City of Bloomington and Monroe County in the Georgetown University Energy Prize. Old National recognizes our responsibility to effectively manage our social, cultural, and economic resources in partnership with our associates, clients, vendors, and communities. We seek to accomplish this by continually examining our organizational practices and our role in cultivating strong and sustainable communities, now and for future generations. While headquartered in Evansville, Indiana, Old National has a substantial presence in Bloomington and Monroe County with 6 full service Banking Centers, a Business Center and a Training Center staffed with 81 associates in this service area.

Old National Sustainability Director Janet Baas is a major proponent of "green" initiatives. In fact, she is the founder of Old National's Sustainability Steering Committee, which is focused on building environmental consciousness. Baas is quick to point out that Old National's approach to sustainability is not limited to environmental concerns. "Being green is certainly important, but sustainability is about something even greater," she said. "Our focus and intent at Old National is to help strengthen our organization and other organizations through partnerships, sponsorships, financial literacy and associate volunteerism." Locally, Maria Vlahos, Vice President and Trust Administrator in the Bloomington office of Wealth Management, provides input and insights on this committee.

Our goal in establishing this committee is to not only minimize our environmental impact, but also to have a positive influence on society. Old National strives to be a leader in the communities we serve by leading by example.

Old National is committed to not only supporting Bloomington and Monroe County in the Georgetown University Energy Prize competition initiative, but also is dedicated to:

1. Providing ongoing associate education and awareness
2. Establishing an internal scorecard for measuring sustainability metrics
3. Being a source for volunteers as needed on committees, work projects, education, etc.

As a business, our energy usage will not be calculated in the competition. However, we will internally promote decreasing energy usage during the competition. Our goal in supporting this effort is two-fold: promoting and supporting our community while also creating a model which can be used in other Old National communities.

Sincerely,

Mark D. Bradford
Region CEO

**GEORGETOWN UNIVERSITY
ENERGY PRIZE**

**LETTER OF SUPPORT
UTILITY**

Duke Energy (name of "Utility"), through this letter of commitment, expresses its support of Monroe County Indiana's (name of "Community") effort to compete in the Georgetown University Energy Prize ("GUEP") and its commitment to provide timely, accurate, energy data as required by the Competition Guidelines (see guerp.georgetown.edu/rules-timeline).

Utility provides the following energy services to the below types of customers within the Community (check all that apply):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Electric | <input checked="" type="checkbox"/> Residential Customers |
| <input type="checkbox"/> Natural Gas | <input checked="" type="checkbox"/> Municipal Customers |

Utility will support Community's GUEP effort by providing the Georgetown University Energy Prize, quarterly, with the total (aggregate) monthly energy directly supplied by natural gas and electric utilities to all of their residential and municipal customers in the community, as well as the current number of residential accounts. Aggregate data will be reported separately for the residential and municipal sectors.

Utility will work with Community to comply with all current and future energy data requirements in the Competition Guidelines. Georgetown University is working with our partners and communities in the Letter of Intent Program to ensure that data requirements are as simple as possible, however, it is ultimately the Community and the Utility's responsibility to ensure that data is supplied.

Utility understands that Georgetown University will use the energy to: (1) administer the GUEP Competition and select the Finalists in accordance with the Competition Guidelines; (2) educate the public through our Competition Dashboard, as well as other media outlets; (3) conduct research directly and in conjunction with collaborating organizations; and (4) conduct all other activities consistent with the Master Team Agreement signed by Community during Phase 1 and Phase 2 of the Competition.

Utility may provide additional support for the Community's GUEP effort, consistent with the Community's Energy Efficiency Program Plan, submitted in Phase 2 of the Competition.

By: *Douglas F. Esamann* (Name of Representative) *Jan 25, 2014* (date) (Title)
Duke Energy (Organization)
1000 East Main Street (Street Address)
Plainfield, IN 46168 (City, State Zipcode)

guerp.georgetown.edu



**LETTER OF SUPPORT
UTILITY**

South Central Indiana REMC _____ (name of "Utility"), through this letter of commitment, expresses its support of Monroe County _____'s (name of "Community") effort to compete in the Georgetown University Energy Prize ("GUEP") and its commitment to provide timely, accurate, energy data as required by the Competition Guidelines (see guep.georgetown.edu/rules-timeline).

Utility provides the following energy services to the below types of customers within the Community (check all that apply):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Residential Customers |
| <input type="checkbox"/> Natural Gas | <input type="checkbox"/> Municipal Customers |

Utility will support Community's GUEP effort by providing the Georgetown University Energy Prize, quarterly, with the total (aggregate) monthly energy directly supplied by natural gas and electric utilities to all of their residential and municipal customers in the community, as well as the current number of residential accounts. Aggregate data will be reported separately for the residential and municipal sectors. Using the optional Attachment A, Utility may describe their prospective data collection capabilities and provide feedback to GUEP.

Utility will work with Community to comply with all current and future energy data requirements in the Competition Guidelines. Georgetown University will continue working with our partners and with interested communities to ensure that data requirements are as simple as possible, however, it is ultimately the Community and the Utility's responsibility to ensure that data is supplied.

Utility understands that Georgetown University will use the energy to: (1) administer the GUEP Competition and select the Finalists in accordance with the Competition Guidelines; (2) educate the public through our Competition Dashboard, as well as other media outlets; (3) conduct research directly and in conjunction with collaborating organizations; and (4) conduct all other activities consistent with the Master Team Agreement signed by Community during Phase 1 and Phase 2 of the Competition.

Utility may provide additional support for the Community's GUEP effort, consistent with the Community's Energy Efficiency Program Plan, submitted in Phase 2 of the Competition.

By: Rick McKinney _____ (Name of Representative) 6/11/2014 _____ (date) _____ (Title)
South Central Indiana REMC _____ (Organization)
300 Morton Ave. _____ (Street Address)
Martinsville, Indiana 46151 _____ (City, State Zipcode)

01en.georgetown.edu

GEORGETOWN UNIVERSITY
ENERGY PRIZE

LETTER OF SUPPORT
UTILITY

UTILITIES DISTRICT OF WESTERN IN. (RUW) (name of "Utility"), through this letter of commitment, expresses its support of Bloomington, IN (name of "Community") effort to compete in the Georgetown University Energy Prize (GUEP) and its commitment to provide timely, accurate, energy data as required by the Competition Guidelines (see www.georgetown.edu/energychallenge).

Utility provides the following energy services to the below types of customers within the Community (check all that apply).

- Electric Residential Customers
 Natural Gas Municipal Customers

Utility will support Community's GUEP effort by providing the Georgetown University Energy Prize, quarterly, with the total (aggregate) monthly energy directly supplied by natural gas and electric utilities to all of their residential and municipal customers in the community, as well as the current number of residential accounts. Aggregate data will be reported separately for the residential and municipal sectors. Using the optional Attachment A, Utility may describe their prospective data collection capabilities and provide feedback to GUEP.

Utility will work with Community to comply with all current and future energy data requirements in the Competition Guidelines. Georgetown University will continue working with our partners and with interested communities to ensure that data requirements are as simple as possible; however, it is ultimately the Community and the Utility's responsibility to ensure that data is supplied.

Utility understands that Georgetown University will use the energy to: (1) administer the GUEP Competition and select the Finalists in accordance with the Competition Guidelines; (2) educate the public through our Competition Dashboard, as well as other media outlets; (3) conduct research directly and in conjunction with collaborating organizations; and (4) conduct all other activities consistent with the Master License Agreement signed by Community during Phase 1 and Phase 2 of the Competition.

Utility may provide additional support for the Community's GUEP effort, consistent with the Community's Energy Efficiency Program Plan, submitted in Phase 2 of the Competition.

By: Brian L. Sparks (date) 6-12-2014
BRIAN L. SPARKS (Name of Representative) CHIEF EXECUTIVE OFFICER (Title)
UTILITIES DISTRICT OF WESTERN INDIANA (RUW) (Organization)
1466 WEST ST RD 54 (Street Address)
BLOOMFIELD, INDIANA 47424 (City, State Zipcode)

GEORGETOWN UNIVERSITY
ENERGY PRIZE

LETTER OF SUPPORT
UTILITY

Vectren Corporation (name of "Utility"), through this letter of commitment, expresses its support of Monroe County (name of "Community") effort to compete in the Georgetown University Energy Prize ("GUEP") and its commitment to provide timely, accurate, energy data as required by the Competition Guidelines (see guep.georgetown.edu/rules_timing).

Utility provides the following energy services to the below types of customers within the Community (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Electric | <input checked="" type="checkbox"/> Residential Customers |
| <input checked="" type="checkbox"/> Natural Gas | <input checked="" type="checkbox"/> Municipal Customers |

Utility will support Community's GUEP effort by providing the Georgetown University Energy Prize, quarterly, with the total (aggregate) monthly energy directly supplied by natural gas and electric utilities to all of their residential and municipal customers in the community, as well as the current number of residential accounts. Aggregate data will be reported separately for the residential and municipal sectors. Using the optional Attachment A, Utility may describe their prospective data collection capabilities and provide feedback to GUEP.

Utility will work with Community to comply with all current and future energy data requirements in the Competition Guidelines. Georgetown University will continue working with our partners and with interested communities to ensure that data requirements are as simple as possible, however, it is ultimately the Community and the Utility's responsibility to ensure that data is supplied.

Utility understands that Georgetown University will use the energy for: (1) administer the GUEP Competition and select the Finalists in accordance with the Competition Guidelines; (2) educate the public through our Competition Dashboard, as well as other media outlets; (3) conduct research directly and in conjunction with collaborating organizations; and (4) conduct all other activities consistent with the Master Team Agreement signed by Community during Phase 1 and Phase 2 of the Competition.

Utility may provide additional support for the Community's GUEP effort, consistent with the Community's Energy Efficiency Program Plan, submitted in Phase 2 of the Competition.

By:  June 16, 2014
Jeffrey W. Whiteside (Name of Representative) VP, Community Sustainability & Pres., Vectren Foundation (Title)

Vectren Corporation (Organization)
P O Box 209, 211 NW Riverside Dr. (Street Address)
Evansville, IN 47708 (City, State Zipcode)

www.vectren.com



To the Georgetown University Energy Prize Committee:

SIREN, the Southern Indiana Renewable Energy Network (www.sirensolar.org), is pleased to support the application of the City of Bloomington and Monroe County, Indiana for the Georgetown University Energy Prize. SIREN is a non-profit, volunteer-driven organization in operation since 2007 that promotes renewable energy in southern Indiana. We are a project of the Center for Sustainable Living (www.simplifycsli.org), a 501(c)3 organization.

SIREN sponsored the first local community-wide energy conservation challenge in 2010 with a year-long contest that awarded prizes to participants who achieved the greatest percentage reduction in their electricity usage. The winner reduced their household consumption by 46%. Collectively, more than 11.5 megawatt hours of electricity were saved by the Energy Showdown contestants. Since then, SIREN has persistently promoted both grid energy conservation and renewable energy alternatives. We have assisted Monroe County with grant writing and technology evaluation for two large-scale public sector photovoltaic (PV) arrays—for the County's administrative offices (2011) and the Justice building, containing both the courts and the jail (2014)—and provided similar assistance to six churches in Bloomington and Indianapolis.

We regularly give free, public educational events for home and business owners who are thinking of going solar. We advocate a 50/50 solution to their energy needs: cut current energy consumption by 50% and replace the rest with renewable energy sources. Over 600 people have attended our Going Solar presentations since 2011, and these events have contributed to the rapid spread of renewable energy generation in Monroe County and beyond. Our [Solar Inventory Database](#) lists over 100 PV sites county-wide. Monroe County is only one among Indiana's 92 counties, with just over 2% of the population, yet it contains more than 20% of Indiana's total number of solar installations. These sites represent more than one third of the solar net metering customers in Duke Energy's Indiana service territory, which comprises 69 counties in all. We have personally assisted the owners of most of these installations.

The Georgetown University Energy Prize competition is important to SIREN because it will increase community awareness and understanding of energy issues. That aligns with



Earth Care

The Bloomington affiliate of Hoosier Interfaith Power and Light
Bringing Hoosiers of faith together to help curb global climate change

With this letter Earth Care Bloomington expresses its support of Monroe County Indiana's effort to compete in the Georgetown University Energy Prize ("GUEP"). Established in 2007, membership includes twenty-five percent of local congregations. Earth Care is one of the founders and the local affiliate of State-wide Hoosier Interfaith Power and Light (H-IPL). H-IPL, in turn, is one of forty IPLs nation-wide that work to engage people of faith together to fight climate change. Our members see caring for our Earth as our sacred responsibility.

Earth Care continues to reach out to other congregations by offering free workshops, building walk-throughs and arranging for free professional energy audits. The Steering Committee sets policy and strategic direction. Most activities are organized through working groups. Current or past working groups include the Cut Your Carbon Working Group, Earth Care Green Team, Speak Up for the Earth Working Group, Walbicus to Worship Working Group and Using Energy Prudently Working Group. A Clergy Advisory Council helps with outreach and advocacy.

Earth Care collaborates with the Monroe County Religious Leaders, the U.S. Green Building Council, the Center for Sustainability, Southern Indiana Renewable Energy Network (SIREN) and the Bloomington Commission on Sustainability. Members have done free home audits as part of the City's Beat the Meter Blitz.

See the accompanying list of Earth Care activities and programs.

<http://www.earthcareindiana.org/>

<http://www.hoosieripl.org/>

Appendix IV Monroe County Demographic Information

Monroe County, Indiana

The information below includes the City of Bloomington, Town of Ellettsville, home to 6,400 residents and the Town of Stinesville, home to 195 residents.

People QuickFacts	Monroe County	Indiana
Population, 2013 estimate	141,888	6,570,902
Population, 2010 (April 1) estimates base	137,969	6,483,797
Population, percent change, April 1, 2010 to July 1, 2013	2.8%	1.3%
Population, 2010	137,974	6,483,802
Persons under 5 years, percent, 2013	4.5%	6.4%
Persons under 18 years, percent, 2013	16.0%	24.1%
Persons 65 years and over, percent, 2013	11.0%	13.9%
Female persons, percent, 2013	50.3%	50.7%

White alone, percent, 2013 (a)	87.8%	86.3%
Black or African American alone, percent, 2013 (a)	3.5%	9.5%
American Indian and Alaska Native alone, percent, 2013 (a)	0.3%	0.4%
Asian alone, percent, 2013 (a)	6.0%	1.9%
Native Hawaiian and Other Pacific Islander alone, percent, 2013 (a)	0.1%	0.1%
Two or More Races, percent, 2013	2.3%	1.8%
Hispanic or Latino, percent, 2013 (b)	3.2%	6.4%
White alone, not Hispanic or Latino, percent, 2013	85.2%	80.7%

Living in same house 1 year & over, percent, 2008-2012	67.5%	84.7%
Foreign born persons, percent, 2008-2012	7.7%	4.6%
Language other than English spoken at home, pct age 5+, 2008-2012	9.7%	8.1%
High school graduate or higher, percent of persons age 25+, 2008-2012	91.8%	87.0%
Bachelor's degree or higher, percent of persons age 25+, 2008-2012	43.3%	23.0%
Veterans, 2008-2012	7,290	468,648
Mean travel time to work (minutes), workers age 16+, 2008-2012	18.3	23.2

Housing units, 2013	59,548	2,809,447

Homeownership rate, 2008-2012	54.2%	70.6%
Housing units in multi-unit structures, percent, 2008-2012	34.7%	18.5%
Median value of owner-occupied housing units, 2008-2012	\$155,300	\$123,400
Households, 2008-2012	53,894	2,478,846
Persons per household, 2008-2012	2.29	2.54
Per capita money income in past 12 months (2012 dollars), 2008-2012	\$22,869	\$24,558
Median household income, 2008-2012	\$38,675	\$48,374
Persons below poverty level, percent, 2008-2012	25.0%	14.7%
Business QuickFacts	Monroe County	Indiana
Private nonfarm establishments, 2012	2,942	143,974 ¹
Private nonfarm employment, 2012	48,975	2,512,908 ¹
Private nonfarm employment, percent change, 2011-2012	4.0%	3.0% ¹
Nonemployer establishments, 2012	8,589	387,735

Total number of firms, 2007	10,571	482,847
Black-owned firms, percent, 2007	1.8%	4.6%
American Indian- and Alaska Native-owned firms, percent, 2007	S	0.5%
Asian-owned firms, percent, 2007	2.3%	1.8%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.0%
Hispanic-owned firms, percent, 2007	1.5%	1.8%
Women-owned firms, percent, 2007	25.2%	26.8%

Manufacturers shipments, 2007 (\$1000)	1,799,286	221,877,814
Merchant wholesaler sales, 2007 (\$1000)	683,154	67,634,947
Retail sales, 2007 (\$1000)	1,530,793	78,745,589
Retail sales per capita, 2007	\$11,968	\$12,408
Accommodation and food services sales, 2007 (\$1000)	287,796	11,669,759
Building permits, 2012	421	13,781
Geography QuickFacts	Monroe County	Indiana
Land area in square miles, 2010	394.51	35,826.11
Persons per square mile, 2010	349.7	181.0
FIPS Code	105	18
Metropolitan or Micropolitan Statistical Area	Bloomington, IN Metro Area	

1: Includes data not distributed by county.

(a) Includes persons reporting only one race.

(b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information

F: Fewer than 25 firms

FN: Footnote on this item for this area in place of data

NA: Not available

S: Suppressed; does not meet publication standards

X: Not applicable

Z: Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits. <http://quickfacts.census.gov/qfd/states/18/18105.html>

Last Revised: Tuesday, 08-Jul-2014 06:43:58 EDT

Appendix V City of Bloomington Demographic Information

Bloomington (city), Indiana

People QuickFacts	Bloomington	Indiana
Population, 2013 estimate	82,575	6,570,902
Population, 2012 estimate	82,212	6,537,782
Population, 2010 (April 1) estimates base	80,307	6,483,797
Population, percent change, April 1, 2010 to July 1, 2013	2.8%	1.3%
Population, percent change, April 1, 2010 to July 1, 2012	2.4%	0.8%
Population, 2010	80,405	6,483,802
Persons under 5 years, percent, 2010	3.9%	6.7%
Persons under 18 years, percent, 2010	11.4%	24.8%
Persons 65 years and over, percent, 2010	7.9%	13.0%
Female persons, percent, 2010	49.7%	50.8%

White alone, percent, 2010 (a)	83.0%	84.3%
Black or African American alone, percent, 2010 (a)	4.6%	9.1%
American Indian and Alaska Native alone, percent, 2010 (a)	0.3%	0.3%
Asian alone, percent, 2010 (a)	8.0%	1.6%
Native Hawaiian and Other Pacific Islander alone, percent, 2010 (a)	0.1%	0.0%
Two or More Races, percent, 2010	3.0%	2.0%
Hispanic or Latino, percent, 2010 (b)	3.5%	6.0%
White alone, not Hispanic or Latino, percent, 2010	81.1%	81.5%

Living in same house 1 year & over, percent, 2008-2012	53.2%	84.7%
Foreign born persons, percent, 2008-2012	11.4%	4.6%
Language other than English spoken at home, pct age 5+, 2008-2012	13.9%	8.1%
High school graduate or higher, percent of persons age 25+, 2008-2012	93.1%	87.0%
Bachelor's degree or higher, percent of persons age 25+, 2008-2012	56.3%	23.0%
Veterans, 2008-2012	2,958	468,648
Mean travel time to work (minutes), workers age 16+, 2008-2012	15.6	23.2
Housing units, 2010	33,239	2,795,541
Homeownership rate, 2008-2012	33.9%	70.6%
Housing units in multi-unit structures, percent, 2008-	52.9%	18.5%

2012		
Median value of owner-occupied housing units, 2008-2012	\$173,200	\$123,400
Households, 2008-2012	30,295	2,478,846
Persons per household, 2008-2012	2.18	2.54
Per capita money income in past 12 months (2012 dollars), 2008-2012	\$18,909	\$24,558
Median household income, 2008-2012	\$27,116	\$48,374
Persons below poverty level, percent, 2008-2012	38.5%	14.7%
Business QuickFacts		
	Bloomington	Indiana
Total number of firms, 2007	6,012	482,847
Black-owned firms, percent, 2007	2.8%	4.6%
American Indian- and Alaska Native-owned firms, percent, 2007	S	0.5%
Asian-owned firms, percent, 2007	S	1.8%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.0%
Hispanic-owned firms, percent, 2007	2.2%	1.8%
Women-owned firms, percent, 2007	24.0%	26.8%

Manufacturers shipments, 2007 (\$1000)		D 221,877,814
Merchant wholesaler sales, 2007 (\$1000)	450,570	67,634,947
Retail sales, 2007 (\$1000)	1,267,805	78,745,589
Retail sales per capita, 2007	\$17,845	\$12,408
Accommodation and food services sales, 2007 (\$1000)	268,019	11,669,759
Geography QuickFacts		
	Bloomington	Indiana
Land area in square miles, 2010	23.16	35,826.11
Persons per square mile, 2010	3,472.0	181.0
FIPS Code	05860	18

(a) Includes persons reporting only one race.

(b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information

F: Fewer than 25 firms

FN: Footnote on this item for this area in place of data

NA: Not available

S: Suppressed; does not meet publication standards

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Z: Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, County Business Patterns, Economic Census, Survey of Business Owners, Building Permits, Census of Governments. Last Revised: Tuesday, 08-Jul-2014 06:43:57 EDT

Appendix VI County Utility Accounts

Monroe County

Vectren Accounts

- Youth Services Bureau – main building and an additional building called the Annex
- Health Building
- Historic County Courthouse – VA Memorial flame, Pre- and post- 2014 accounts numbers
- Fiscus Building
- Charlotte T. Zietlow Justice Center – Houses County jail, courts, and offices. (All one account)
- Highway Garage
- Parks Department – Caretakers’ house, Commons, maintenance
- Johnson Hardware Building – four meters
- Monroe County Airport – Administration, ARFF, ATCT Tower, Maintenance Shop, SRE, Terminal, and one additional building

Duke Energy Accounts

- Youth Services Bureau and Annex
- Health Building (Building meter and outdoor lighting meter)
- Courthouse
- Fiscus Building
- Justice Building (plus a parking lot meter)
- Curry Building
- Airport (South Lift station on Duke)
- Visitors Bureau
- Highway Department (13 accounts for various lights and buildings)
- Parks Department (Entrance Sign, Commons, Caretaker house & Shelter 7, Shelter 3,4,& 5 – restroom, Splash Pad, Shelters 1,2 & restroom, Athletic Fields, Athletic Fields 3&4, Athletic Fields 6 & 7, outdoor Lighting, Detmer Park, Parks Maintenance Building), Johnson Hardware Building (seven sub-metered accounts)
- Historic Showers Building

Appendix VII City of Bloomington Utility Accounts

Duke Energy Accounts		
Facility	Account #	Location
Animal	7350-3531-01-9	
Animal Outdoor	9740-2837-01-6	
City Hall	8220-2673-01-1	
Convention Parking	4200-2821-01-4	
Evidence Security Light	9050-2837-01-9	
Fire 1	2850-2825-01-3	
Fire 2 (Fairfield)	2490-2805-01-6	
Fire 2 (S. Rogers)	0990-2810-01-0	
Fire 3	0510-2822-01-5	
Fire 3 Exterior Light	1070-3652-01-3	
Fire 4	4380-2833-01-7	
Fire 5	0140-2835-01-6	
Fleet	9140-2835-01-5	
GA/4th St Garage	0320-2673-01-4	
GB/Walnut St Garage	4940-2823-01-0	
GM/Morton St - electric station	0230-3757-01-8	
GM/Morton St Garage	4950-2811-02-8	
Irrigation System	2900-2787-01-4	
Irrigation System	1900-2787-01-9	
Irrigation System	3900-2787-01-0	
Mayflower Back Lot	7640-2811-01-0	
Mayflower Exterior	0400-2674-01-2	
Mayflower Sidewalk Light	9300-2674-01-5	
Police Building	3720-2673-01-6	
Police Exterior Lights	1850-2825-01-8	
Police Firing Range	7350-3674-01-4	
Salt Dome	7140-2835-01-4	
Sanitation Building	7740-2837-01-5	
Street	6140-2835-01-9	
Traffic	3400-2814-01-5	
Facility	Account #	Address
Dillman Plant	2770-2673-01	100 W Dillman Rd
Monroe Intake Tower	5920-2673-01	Moore's Creek Water Tower
Monroe Plant	6920-2673-01	7470 S Shields Ridge Rd
Office	1140-3651-01	600 E Miller Dr
City of Bloomington Utilities	3050-2673-01	609 S Smith Rd
Booster Station	8260-3755-01	4101 S Harrell Rd
Monroe Plant	8840-3761-01	7470 S Shields Ridge Rd
Vernal Pike Lift Station	1150-3726-03	5550 W Vernal Pike

Knight Ridge Lift Station	2130-3754-01	400 S SR 446
Dogwood Booster	2200-2815-01	2603 E Moffet Ln
Vernal Pike Lift Station	2960-3728-02	2904 W Vernal Pike
Azelea Ln Lift Station	0130-2794-01	1036 E Azelea Ln
Gentry E Lift Station	0130-2825-01	986 S SR 446
Woodhaven Dr Lift Station	0140-2812-01	3334 W Woodhaven Dr
Hype Park Edwards Lift Station	0830-2838-01	3506 William Ct
Jeffrey Rd Lift Station	1940-2830-01	3913 Jeffrey Rd
Barge Lane SW Tank	1950-2809-01	4065 W Barge Ln
Griffy Plant	2430-2673-03	3501 N Dunn St
Booster Station	2860-2801-01	1075 W 17th St
Rusgan Dr Lift Station	4140-2795-01	205 Rusgan Dr
Cromwell Lift Station	4990-3511-02	4650 Cromwell Ct
Water Tank	5140-2835-01	600 E Miller Dr
Oolitic Lift Station	5880-2801-01	1681 W 12th St
Office Building	6050-2837-01	300 W Gordon Pike
Redbud Tower	8550-2786-01	1355 SR 46
Garage	8620-2826-01	423 S Washington St
Hearthstone Lift Station	0390-2824-01	1450 S SR 446
Lift Station	0430-2673-02	4425 E Moores Pike
Cedar Chase Lift Station	1210-2812-02	Cedar Chase Dr
Hyde Park Olcott Lift Station	1730-2673-01	3007 1/2 S Olcott Blvd
Lift Station	2330-2673-02	800 N Waynes Ln
Profile Parkway Lift Station	2850-2808-01	Profile Parkway
Micro Motors Lift Station	2980-3546-01	241 E Grimes Ln
Lift Station	3330-2673-02	1400 N Monroe St
Lift Station	3430-2673-02	600 E Miller Dr
Booster	3510-2817-01	N Russell Rd
Park 37 Lift Station	3830-2790-01	2010 Liberty Dr
Lift Station	3840-2673-01	4517 Morningside Dr
Lift Station	4330-2673-02	558 N Plymouth Rd
Tamarron Lift Station	4480-2673-01	3660 Tamarron Dr
Curry Pike Davis Lift Station	4570-2809-01	2455 N Curry Pike
Arlington Park Lift Station	4600-2802-01	1900 N Arlington Park
Monroe Hospital Lift Station	4650-3628-02	4011 Tiwari Blvd
SW Booster	5050-2809-01	1701 Tapp Rd
Lift Station	5330-2673-02	223 E Smith Ave
Prow Rd Lift Station	5380-3705-01	3520 N Prow Rd
South Booster	5430-2673-01	1965 S Henderson St
Cedarview Lift Station	5810-2812-01	3615 S Leonard Springs
Lift Station	6030-2673-01	4305 Glen Oaks Dr
Lift Station	6330-2673-02	700 S SR 446
Basswood Circle Lift Station	6400-2790-01	1161 S Basswood Circle

3rd S Underpass Lift Station	6670-2673-01	300 W 3rd St
Kensington Lift Station	6760-2807-01	3215 E Rogers Rd
Lift Station	6930-2799-01	Stonelake Dr
Curry Industrial Park Lift Station	6930-2808-01	3610 W Jonathan Dr
Cory Ln Lift Station	6970-2789-01	400 S Cory Ln
Lift Station	7330-2673-02	4317 Weymouth Ln
Fairgrounds Lift Station	7360-2809-01	5454 W Airport Rd
Lift Station	7720-2799-01	1100 W 17th St
Lift Station	8330-3564-02	1300 S Adams St
Fullerton Pk Lift Station	9190-3614-02	2200 W Fullerton Pk
Lift Station	9330-2673-02	700 N Park Ridge Rd
NW Park Lift Station	9660-2814-01	4801 Loesch Rd
Vernal Pk Lift Station	9700-3676-02	4900 W Vernal Pk
Winston Thomas Lift Station Lighting	0150-2837-01	230 W Gordon Pk
Griffy Plant 100 W Lighting	0330-2795-01	N Dunn St
Park Ridge Lift Station Lighting	0690-2792-01	700 N Park Ridge Rd
West Tank Lighting	0930-2808-01	800 N Waynes Ln
W 3rd St Lift Station Lighting	2610-2806-01	1700 W 3rd St
Westwood Lift Station Lighting	3530-2809-01	4321 W Glen Oaks Dr
Griffy Plant 175 W Lighting	4130-2788-01	N Dunn St
East Booster Lighting	4880-2812-01	4425 E Moores Pike
Winston Thomas Lagoon Lighting	8740-2837-01	300 W Gordon Pk
349. S Washington	2140-2825-01	
511 E Kirkwood Ave Prk	6100-2826-01	
9th St Restroom	7420-2801-01	
9th St. Tennis	8520-2801-01	
Banneker	5420-2806-01	
B-Line #1	4090-3693-01	
B-Line #2	8980-3693-01	
B-Line Trail	4870-2813-03	
B-Line Trail 1145 B Line Trail S	7460-3726-01	
Bryan Mt.	5190-2791-01	
Bryan Park	5980-2791-01	
Bryan Park	7980-2791-01	
Bryan Pool (runs everything)	6480-2791-01	
Bryan Shelter	6980-2791-01	
Bryan Tennis	5290-2791-01	
Building Trades Pk Sign	7830-2808-01	
Cascades Golf Course	5010-2674-01	
Cascades Park	7950-3607-01	
Clear Crk Trail/Tapp Rd	6130-2830-01	
Crestmont	6180-2801-01	
FSC (Large Power Acct.)	7430-2673-01	
Goat Farm	9860-2799-02	
Golf Clubhouse	9670-2788-01	
L. Ballfields	9050-2795-01	

L. Cascades N.	6450-2795-01	
L. Cascades Park	7450-2795-01	
Leonard Springs Nature Center	5860-2812-01	
Lower Golf Cart	8670-2788-01	
Maintenance Bldg-545 S Adams	9710-2810-02	
Mills Pool	6960-2801-01	
Park Ridge W.	9710-2792-01	
Peoples Park	9040-2786-01	
Rails to Trails	7580-2811-01	
Rose Hill Maint	4810-2810-01	
S. Shelter	8450-2795-01	
Sherwood Oaks	6090-2832-01	
Thompson	9650-2834-01	
TLRC	0670-2673-02	
Trades Rest- 700 W Howe St	8630-2811-01	
Trail by Winslow	6970-2794-01	
Twin Lakes	4390-2789-01	
Twin Lakes Lodge	5390-2789-01	
Upper Golf Cart	7670-2788-01	
Wapehani Park	7010-2674-01	
West 9th St.	6420-2801-01	
Winslow Tennis	7010-2837-01	

Public Works accounts: streetlights

Location	Account #	# of lights
S. Walnut Streetscape Project-W. Smith Ave to W. 3rd St (Installed 2013)	0460-3769-01-0	4
Bridgestone	0500-2674-01-9	5
Kinser Pk-Acuff & Bayles	0570-3670-01-8	1
Southern Dr.	0590-3650-01-1	1
Grandview	0720-2787-01-5	1
Ralston Dr	0730-3703-01-7	2
17th & Lindbergh (Installed 2011)	0850-3737-01	1
Gentry Honours	0990-2673-01-3	15
Rosewood Addition-Bricklin Ct (Installed 2011)	1080-3722-01	5
S Sare and E Rogers Rd (Removed 2012)	1200-3714-01-0	0
Dunn & Smith Ave	1220-3549-01-4	2
Kirkwood Ave.	1490-2673-01-7	34
Brookstone	1500-2674-01-4	4
St. Remy Circle	1600-2674-01-0	1
Ridgefield	1600-3673-01-8	3
W Kirkwood Streetscape-314 W Kirkwood Ave	1760-3732-01-4	17
Sare & Cathcart	1830-3717-01	2
Wash. St (middleway project)	1850-3658-01-8	1
Canada Farms-Woodfield	1900-2674-01-0	6
11th betw. Vernal & Illinois	1990-3542-01-5	4
N. Monroe St. (Monroe & Gourley)	2120-3579-01-0	1
112 1/2 N. Walnut (East Side)	2130-2823-01-1	8

St James Woods	2220-3565-01-5	1
Renwick roundabout	2230-3662-01-8	2
Sugarberry Ct	2510-3707-01-6	2
W 3rd Street Project-Landmark to Franklin (Installed 2011)	2550-3746-01-0	31
St. Remy	2600-2674-01-6	4
Hunter Ave West of Rose (Installed 2011)	2670-3734-01	1
St. James Woods	2700-3673-01-0	1
Tapp & Adams	2790-3619-01-0	3
Canada Farms-Southern Oak	2800-2674-01-9	5
1407 S Dunn St	2820-3700-01-8	2
Wylie & Dunn St	2930-3760-01-4	1
Smith Rd & McCracken Way (Installed 2011)	2960-3735-01-1	1
SR 45 on Liberty	2990-2673-01-4	20
Coppertree Phase 2	3000-2674-01-3	5
Sherbrooke Dr.	3150-3617-01-6	10
Longview Ave	3170-3679-01-6	1
Clarizz Blvd (Installed 2010)	3170-3728-01-7	4
Canada Farms-Cedarwood	3240-3560-01-3	7
Hearthstone	3330-3516-01-3	2
5th St. (Union-Clark)	3330-3645-01-8	1
715 Rogers St/N Madison St (Installed 2011)	3360-3735-01	1
Rockport Rd.	3400-2674-01-9	5
1325 Hickory Ln	3460-3679-01-8	1
W Kirkwood Ave	3510-3624-01-9	9
Laurelwood	3600-2674-01-1	8
109 W. 6th (alley)	3790-2826-01-8	1
1303 S Dunn St	3820-3700-01-3	2
711 W Graham Dr	3840-3679-01-9	1
1413 E 17th Street (Installed 2010)	3840-3719-01-0	3
400 block S. Morton St.	3930-3636-01-7	1
113 N. College (West Side-Christmas Lights)	3940-2811-01-7	7
Southern Pines	3960-3607-01-9	5
Weimer Rd & Sudbury Dr	4000-3676-01-5	1
Wintersweet Dr	4170-3726-01-0	1
112 1/2 W. 6th St (North Side)	4190-2820-01-7	8
Bent Tree	4200-2674-01-1	6
Walnut Creek	4600-2674-01-7	7
Claybridge and Sandberg	4740-3771-01-1	1
Kirkwood	4830-3537-01-8	45
Pete Ellis and Amy Lane (Installed 2013)	4890-3771-01	1
Kendall Dr	4970-3652-01-7	3
Ind. Ave 15-17th St	5060-3573-01-0	4
Sare Rd & Rhorer Rd (Installed 2010)	5070-3724-01-6	1
N. Oaks Subd-Xavier Ct	5110-3530-01-0	3
Woods Edge Bend (Installed 2013)	5110-3772-01-3	1
Graham Dr.	5200-2674-01-7	8
S Fess between Atwater & 3rd St	5280-3687-01-3	1
625 W Duncan Dr (Installed 2011)	5290-3738-01	1
Hyde Park	5300-2674-01-3	13
Hawthorne St.	5390-2673-01-2	20
Heritage Road (Installed 2011)	5470-3732-01-4	1

S. Walnut Streetcape Project-W. 2nd St to W. Smith Ave (Installed 2013)	5530-3780-01-6	7
S Rogers St (LED Lights Patterson to Wylie) Installed 2011	5620-3732-01-0	9
S Henderson St-Thornton & Melrose (Installed 2010)	5650-3717-01-3	1
Gentry Blvd.	5670-3517-01-9	1
Sweetbriar	5700-2674-01-9	9
Wingfield Dr E	5830-3627-01-2	8
N Arlington Rd & W 20th St	5830-3703-01-0	1
17th & Crescent Rd (Crescent Bend & Pointe) (Installed 2010)	5870-3727-01-6	5
Canada Farms-Claybridge	5900-2674-01-1	7
N. Lincoln St and E 6th St (HAND Grant) (Installed 2012)	5910-3770-01-1	1
Arbor Ridge Subdivision (Installed 2011)	6000-3723-01	5
S Rogers St (LED Lights Hillside to Patterson)	6070-3427-01-0	9
Winslow Farms	6200-2674-01-2	11
Winslow Farms	6300-2674-01-9	6
General Account	6390-2673-01-8	414
Kensington Park	6430-3547-01-9	2
Fess Ave & 12th St	6600-3640-01-0	1
Covenanter Dr.	6690-2673-01-7	7
E Dunstan Dr (Installed 2010)	6730-3717-01	1
Woodbine Ct.	6750-3573-01-3	1
S. Walnut Pk and Winslow Rd	7000-3543-01-1	1
S Covey Ln	7120-3694-01-0	1
Wylie Farms	7200-2674-01-8	3
2601 N Dunn	7220-3516-01-1	1
Southern Dr & Henderson (500 Southern)	7280-3707-01-5	1
Arbutus Dr.	7380-3615-01-0	1
DLS Street Lights	7390-2673-01-3	249
Jackson Mill	7530-3648-01-1	5
Meadow Ridge	7590-2673-01-6	11
Gentry Honours	7660-3618-01-3	12
606 W Chambers Dr	7700-3697-01-3	1
200 W. 3rd St.	7810-2811-01-0	1
Adams Hill	7830-3619-01-0	8
Hillside & Henderson (Installed 2010)	7870-3727-01	1
St. James Woods	7900-2674-01-2	5
Regents Park	8000-3690-01-0	10
Walnut Street Pike & Henderson Street (Installed 2013)	8110-3772-01-0	1
E Ridgeview Dr-Sunny Slopes (Installed 2010)	8130-3716-01-7	1
Whitetail Run	8200-2674-01-3	1
42 st. lights, Arden and Sycamore, Wind	8390-2673-01-9	1679
Sare & Rogers Road Roundabout (Installed 2012)	8430-3763-01-4	8
Pinestone	8440-3636-01-0	1
Rockport Rd & Ralston Dr (Installed 2011)	8470-3734-01-3	1
Countryside Ln.	8520-3517-01-2	2
Peppergrass	8590-2673-01-1	15
E. 3rd Street btwn Overhill & Sahara Mart Entrance (Installed 2012)	8620-3769-01-8	4
Coppertree Phase 1	8990-2673-01-7	6
Kensington	9000-2674-01-6	26
W. Allen St.	9110-3549-01-4	3
Evergreen Village	9630-3639-01-0	2

Hyde Park	9690-2673-01-3	43
Gentry Estates	9890-2673-01-6	34
Fenbrook	9920-3616-01-1	2
Location	Account #	
Kirkwood & Walnut	0160-3674-01	signal
Hillside & High	0160-3676-01	signal
Old SR 37 & Walnut	0170-3607-01	signal
Bloomfield & Basswood	0230-3638-01	signal
Allen & Patterson	0280-3675-01	signal
4th & College	0540-3675-01	signal
7th & Walnut	0720-3675-01	signal
10th & Jordan	0720-3676-01	signal
2nd & High St	0840-3585-01	signal
3rd & Madison	0850-3675-01	signal
2nd & College Mall	0890-3675-01	signal
4th & Walnut	0930-3675-01	signal
3rd & Walnut/Washington	1060-3575-01	signal
10th & Indiana	1200-3601-01	signal
1st & Walnut	1230-3609-01	signal
Jordan & Law	1360-3676-01	signal
5th & Adams	1380-3675-01	signal
Winslow & Walnut	1410-3597-01	signal
3rd & Kimble	1520-3732-01-2	signal
17th & Walnut	1530-3586-01	signal
High & Rockcreek	1580-3560-01	flasher
10th & Woodlawn	1720-3676-01	signal
2nd & Patterson Dr	1850-3675-01	signal
Walnut & Miller	1930-3675-01	signal
Atwater & Henderson (597 E Atwater Ave)	1980-3742-01-7	signal
3rd & High	2260-3676-01	signal
3rd & Patterson	2280-3675-01	signal
2nd & Adams St.	2440-3581-02	signal
Sare & Rogers	2490-2673-01	flasher
3rd & Cory	2520-3732-01-8	signal
3rd & Woodscrest	2630-3609-01	signal
3rd & Dunn	2840-3522-01	signal
2nd & Walnut	2900-3570-01	signal
Atwater & Woodlawn	2920-3622-02	signal
Moore's & College Mall	3160-3676-01	signal
17th & Kinser	3260-3676-01	signal
Kirkwood & Rogers	3720-3676-01	signal
High & Wimbledon flasher	3820-3633-01	flasher
2nd & Landmark	3850-3675-01	signal
3rd & Lincoln	3900-3570-01	signal
3rd & College	3950-3575-01	signal
10th & Sunrise	3970-3569-01	signal
Henderson & Winslow	4000-3562-01	signal
11th & College	4060-3676-01	signal
3rd & Hawthorne	4160-3676-01	signal
College Mall & Buick	4200-2816-01	signal

6th & College	4250-2811-01	signal
Rockport & Rogers	4260-3676-01	signal
Rogers & Patterson	4280-3675-01	signal
17th & Fee	4460-3608-02	signal
3rd & Landmark	4460-3732-01-1	signal
3rd & Rogers	4620-3675-01	signal
1st & College	4830-3675-01	signal
17th & Dunn	4940-3521-01	signal
Walnut & South	5260-3676-01	signal
Hillside & Walnut	5340-3569-01	signal
Henderson & Hillside	5340-3581-01	signal
Patterson & Fairview	5600-3714-01	signal
3rd & Franklin (New Signal)	5760-3730-01-3	signal
Kirkwood & College	5950-3674-01	signal
3rd & Woodlawn	6060-3676-01	signal
Rogers & Country Club	6130-3697-01	signal
10th & N. College	6140-3549-01	signal
Atwater & Jordan	6330-2826-01	signal
2nd & Walnut	6530-3780-01-1	signal
Smith & Walnut (Installed 2013)	6700-3781-01-9	signal
College Mall & Eastland New signal)	6780-3759-1-1	signal
2nd & Walker	6850-3675-01	signal
7th & College	6950-3676-01	signal
3rd & Indiana	7630-3609-01	signal
420 E 19th St (Hawk Pedestrian Signal)	7640-3747-01-3	ped signal
401 S. Pk. Sq. Dr. flasher	7840-3565-01	flasher
Walnut & North	7920-3622-02	signal
17th & College	8000-3649-01	signal
Walnut & Rhorer/Gordon	8260-3676-01	signal
10th & Walnut	8330-3558-01	signal
6th & Walnut St	8340-3569-01	signal
Walnut & Grimes	8520-3675-01	signal
2624 E 7th St (Pedestrian Signal Bypass Proj)	8550-3766-01-4	ped signal
College Mall & Covenanter	8790-3675-01	signal
(39 lights)-Unmetered Account	9390-2673-01	signal
10th & Fee Ln	9620-3676-01	signal
2nd & Walnut	9710-3782-01-9	signal
Bloomington Transit		
Grimes Bus Garage/offices	6870-2673-01-5	
Downtown Transit Center	6610-301-01-0	
Vectren Energy		
Building	Account #	
Animal	02-600592052-5019542 0	
BPD	02-600006602-5353049 3	

BPD - Fire Range	02-620706310-5911925 8	
Fire-1	02-600174621-5186991 1	
Fire-2	02-600174621-5222813 0	
Fire-3	02-600174621-5519991 3	
Fire-4	02-600174621-5076022 7	
Fire-5	02-600021950-5297304 6	
Fire-OP	02-600174621-5518370 6	
Fleet	02-600477940-5186366 6	
Sanitation	02-600006602-5019544 0	
Street	02-600174621-5241824 7	
Traffic	02-600174621-5241414 3	
CBU Service Building	02-600006602-5463700	600 E MILLER DR
Blucher Poole	02-600006602-5464376	5555 N BOTTOM RD
Dillman	02-600006602-5520392	100 W DILLMAN RD
Monroe	02-600006602-5187802	7470 S SHIELD RIDGE RD
South Booster	02-600494063-5352776	1985 S HENDERSON ST
Allison Jukebox	02-600231879-5353048 5	
Banneker Center	02-600599703-5074500 6	
Bryan Pool	02-600006602-5075516 6	
Frank Southern Center	02-600006602-5057322 8	
Golf Course Clubhouse	02-600298011-5462551 3	
Mills Pool	02-600212450-5240848 9	
Operations Center	02-600006602-5240973 2	
Rosehill Cemetary Office	02-600174621-5462824 9	
Rosehill Cemetary Office	02-600174621-5019055 7	
TLRC	02-600006602-5276562 3	
Twin Lakes Sports Park	02-600635786-5185872 1	

Grimes Bus Garage/Offices	02-600178373-5352416	
SCI REMC Accounts		
Blucher Poole WWTP	2093400200	
UDWI Accounts		
Fieldstone Lift Station	52184-001	

Appendix VIII RBBCSC Utility Accounts

Duke Energy Account Numbers

7250-2673-01-8

0870-2796-01-8

8250-2673-01-3

8770-2796-01-4

6870-2796-02-8

8030-3528-01-0

1150-2797-01-0

9770-2796-01-0

0150-2797-01-4

Vectren gas accounts

5131783-6

5298340-6

5710662-5

5464633-5

5794296-3

5000025-8

Appendix IX Ellettsville Utility Accounts

Utilities Maintenance Building, 6150 North Matthews Drive
Vectren 02-600657430-5520185 9
Duke 4030-2802-01-9

Waste Water Treatment Plant, 7568 Red Hill Road
SCI REMC 1888000200

Fire Station 7, 5080 West State Road 46
Vectren 02-600564881-5761143 3
Duke 0690-3551-01-0

Fire Station 8, 900 North Curry Pike
Vectren 02-600044084-5130023 0
Duke 1740-2808-01-2

Fire Station 8 Radio Building
Duke 9740-3773-01-1

Ellettsville Street Department, 106 South Park Street
Vectren 002-600564881-5520162 0
Duke 8240-2805-01-0

Ellettsville Police Station, 1406 West Temperance
Duke 4040-3559-01-8

Town Hall, 221 Sale Street
Duke 7000-2803-01-0

Street Lights

Sycamore Drive - SCI REMC [2077801100](#)
Briargate - Duke 7100-2674-01-1
400 Main Street – Duke 1000-3568-01-1
302 Main Street – Duke 2000-3568-01-7
1101 Main Street – Duke 4000-3568-01-8
1123 Main Street – Duke 5000-3568-01-3
Vine Street Parking Lot – Duke 2210-2803-01-2
103 Temperance – Duke 9990-3567-01-1
Sale Street – Duke 5330-3641-01-3
Street Light – Duke 1590-2673-01-3
Street Light – Duke 2590-2673-01-9

Appendix X Preliminary Program Budget

Item	Price	Unit	Quantity	Total
Kilowatt meters	\$25	ea	50	\$1,250
Thermal camera	\$5,000	ea	1	\$5,000
LED bulbs	\$16	ea	500	\$8,000
Intern (2 interns, 2 years)	\$12	per hour	2,080	\$24,960
Infrared flyover of Monroe County to detect energy inefficient structures	\$15,000	ea	1	\$15,000
Marketing materials and advertising				\$10,000
Postage and admin				\$1,000
Website development				\$5,000
Total				\$70,210

RESOLUTION 15-15

URGING THE BLOOMINGTON HISTORIC PRESERVATION COMMISSION TO INITIATE THE PROCESS OF ESTABLISHING THE COURTHOUSE SQUARE AS A HISTORIC DISTRICT

WHEREAS, Bloomington's Courthouse Square is an iconic representation of our community, the heart of our city, and an anchor of our shared sense of place:

- It is a place of governance and law – the place where we collectively define how we wish to constitute ourselves as a community;
- It is place of celebration and a place of protest open to all residents in our community;
- It is a centralized space for economic and social activity;
- It is a space of deep and rich cultural history marked by a cohesive group of architecturally-diverse, predominantly civic and commercial structures – many from the turn of the last century – that represent our community's roots in the limestone industry;

WHEREAS, roughly bounded by 7th Street, Walnut Street, 4th Street and College Avenue, the distinctive historic nature of the Courthouse Square has long been recognized:

- In 1990, the U.S. Department of Interior recommended the Courthouse Square for listing on the *National Register of Historic Places*;
- In 1998, the *1998 Preservation Plan for Downtown Bloomington and the Courthouse Square* ("1998 Plan") advised that historic preservation "protects the sense of place associated with the city" and that historic context "offers a sense of identity and cultural continuity to visitors and, most importantly, to the citizens of Bloomington." The *Plan* encouraged local historic designation of the Courthouse Square;
- In 2005, the City further committed to the protection of our Downtown by commissioning the *Downtown Vision and Infill Strategy Plan* – a document that outlined strategies to foster a compact, walkable and architecturally-distinctive area. In speaking to the character of the Courthouse Square, the *Plan* pointed out that many structures in this area are of historic significance and that "preservation of historic properties within this area is a high priority," further highlighting that "[m]uch of the area is eligible for local historic district designation;"
- Also in 2005, an independent team assembled by the Center for Historic Preservation College of Architecture and Planning at Ball State developed a set of context-sensitive, advisory design guidelines for the Downtown, entitled, *Common Issues and Options for Treating Older Buildings in Downtown Bloomington*. The guidelines were exclusively devoted to strengthening the historic character of the Downtown;
- In 2012, the Bloomington Historic Preservation Commission Updated the *1998 Plan* by way of the *Preservation Plan for Historic Bloomington*. Once again, this plan echoed and strengthened the call for local designation of the Courthouse Square finding that:

The most significant part of Bloomington's historic building inventory – the Courthouse Square – is unprotected by local designation. We must work with downtown businesses, building owners, and civic leaders to preserve this historic commercial and governmental core for future generations. (p. 2)

WHEREAS, the Bloomington Common Council adopted Ordinance 95-20 which created a Historic Preservation Commission and established procedures for designating historic districts in the City of Bloomington; and

WHEREAS, Bloomington Municipal Code Section §8.02.020 defines a historic district as a “single building, structure, object, or site or a concentration of buildings, structures, objects, spaces, or sites designed by ordinance adopted under this title” and

WHEREAS, the historic nature of the Courthouse Square represents our community’s past, informs our shared community life in the present, and promises to continue to shape economic vibrancy and community character in years to come. Twenty-five years after nomination to the National Register of Historic Places, local historic designation and protection of this community resource is long overdue.

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

SECTION 1. The Common Council urges the City of Bloomington Historic Preservation Commission to initiate the process of historic designation of the Courthouse Square.

SECTION 2. The Council encourages the Commission to hold more than one public information session on local designation of the Courthouse Square in the interest of fully engaging all stakeholders and community members.

SECTION 3. This resolution shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2015.

DAVE ROLLO, 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 _____, 2015.

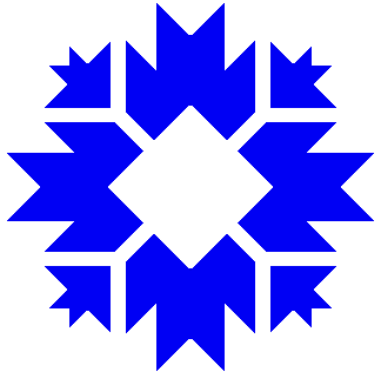
REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2015.

MARK KRUZAN, Mayor
City of Bloomington

SYNOPSIS

This resolution is sponsored by Councilmembers Sturbaum and Rollo and documents twenty-five years of work to recognize and protect the historic and architecturally-worthy nature of the Courthouse Square. The resolution points out, in light of this steady recognition of the value of the Square, it's designation as a Historic District is long overdue. The resolution encourages the Bloomington Historic Preservation Commission to take steps toward designating the Downtown Square as a local Historic District and requests that the Commission hold more than one public information session to solicit stakeholder feedback on the matter.



MEMORANDUM

CITY OF BLOOMINGTON
Office of the Common Council

To: City of Bloomington Common Council
From: Chris Sturbaum (District I) and Dave Rollo (District IV)
Date: 01 May 2015
Re: Resolution 15-15: *Urging the Bloomington Historic Preservation Commission to Initiate the Process of Historic Designation of the Courthouse Square*

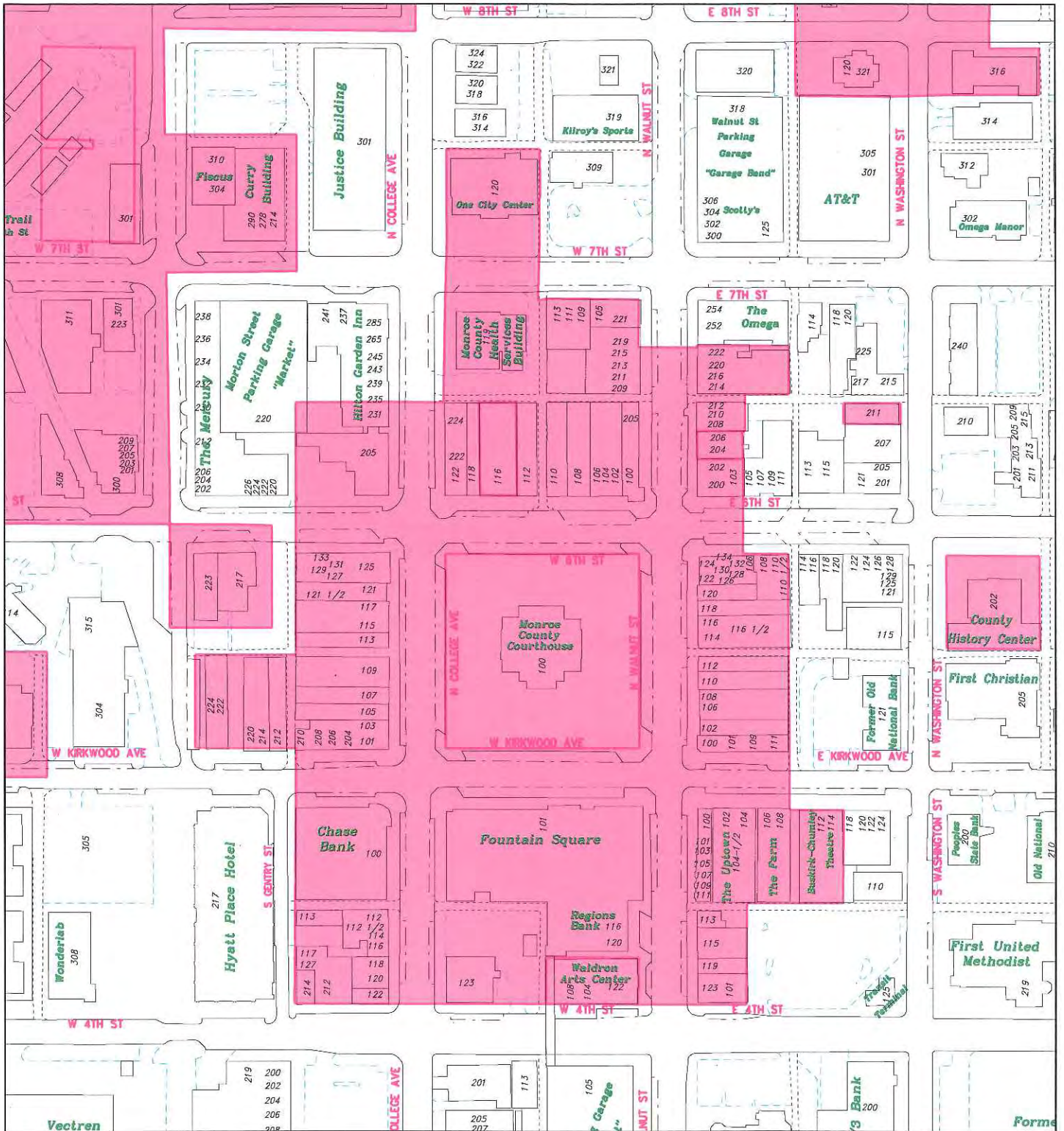
For over twenty-five years, our Courthouse Square has been recognized as architecturally and historically significant. In 1990, the US Department of Interior nominated the Courthouse Square for the National Register of Historic Places. In 1998, the City's *Historic Preservation Plan* recommended local historic designation. In 2005, the City-commissioned *Downtown Plan and Infill Strategy* by Noré Wintercalled for local historic designation. Also in 2005, an independent team assembled by the Center for Historic Preservation, College of Architecture and Planning at Ball State developed non-binding design guidelines for the preservation of the Square. In 2012, the City's updated *Historic Preservation Plan* strengthened the call for local historic designation of the Square. Yet, twenty-five years later, this treasured community resource is still unprotected.

This resolution gets the ball rolling by giving the Historic Preservation Commission (HPC) the signal it needs to commence the process of historic designation. This is a process that involves robust stakeholder outreach and engagement. In the interest of fully engaging property owners, the resolution calls for "more than one" informational session to be held by the HPC. Pursuant to HPC policy, one information session is the minimum. Information sessions, supplement, but do not supplant the statutorily-required public hearing by the HPC. Once the HPC moves this designation through its processes, and if the HPC votes for designation, the matter will be returned to Council for approval. Notably, the HPC has indicated that it is supportive of moving designation of our Courthouse Square along.

The designation of the Courthouse Square has been a matter of conversation for many years. Most properties in this area are subject to demolition delay, yet demolition delay does not afford permanent protection of these properties. It is worth noting that there will be a series of guidelines committee meetings for stakeholders to review and finalize the guidelines which

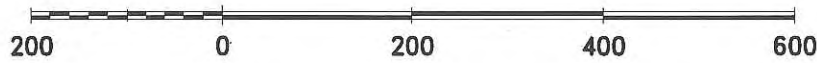
accompany designation. Ultimately, the goal is to preserve the Courthouse Square for future generations with an understanding that this action is meant to help, not hinder, economic vitality and business prosperity in the Downtown.

It is in this spirit that we respectfully request your support.



National Register District Boundaries

By: hiestann
27 Jan 15



For reference only; map information NOT warranted.

City of Bloomington



Scale: 1" = 200'

Final

FINAL

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Courthouse Square Historic District
other names/site number 105-055-67000

2. Location

street & number Roughly bounded by 7th, Walnut and 4th Streets not for publication
city, town and College Avenue, Bloomington vicinity
state Indiana code IN county Monroe code 105 zip code 47401

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>57</u>	<u>7</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>57</u>	<u>7</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 9

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

John T. Coslett 11-5-90
Signature of certifying official Date
Indiana Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE: Business
 COMMERCE: Specialty Store
 COMMERCE: Restaurant
 GOVERNMENT: Courthouse
 GOVERNMENT: City Hall

Current Functions (enter categories from instructions)

COMMERCE: Business
 COMMERCE: Specialty Store
 COMMERCE: Restaurant
 COMMERCE: Professional
 GOVERNMENT: Courthouse

7. Description

Architectural Classification

(enter categories from instructions)

Italianate
 Beaux Arts
 Classical Revival
 Chicago
 Art Deco

Materials (enter categories from instructions)

foundation STONE: Limestone
 walls STONE: Limestone
 BRICK
 roof ASPHALT
 other METAL: Cast Iron

Describe present and historic physical appearance.

The Courthouse Square Historic District is located in the center of Bloomington, the county seat of Monroe County in south central Indiana. The square is arranged on the "Shelbyville" plan with the courthouse square placed in a regular grid pattern bounded by streets on all four sides. Most of the blocks are further divided into equal sections by alleys. This district includes the Courthouse Square with the Monroe County Courthouse in the center surrounded by several sculptural objects, the adjacent commercial buildings on each of its four sides and commercial and civic buildings in portions of each of the adjacent blocks. The buildings of the district are situated in close proximity on a site that drops forty feet from its northern to its southern boundary, a distance of approximately two tenths of a mile. Parking lots, parking garages or non-contributing commercial structures are located immediately adjacent to the district at its perimeters.

The general character of the district is that of a small town commercial center accented with several civic buildings. There are 63 commercial structures, three civic structures distributed throughout the district, two civic structures that have been converted to commercial use and eight sculptural objects on the Courthouse lawn. The district's 64 total resources include 57 contributing buildings, 7 non-contributing buildings, and no sites, structures, or objects. This count does not include 4 previously listed buildings (Bloomington City Hall, 122 S. Walnut St., 9-14-89; Monroe County Courthouse, 10-8-76; Princess Theatre, 206 N. Walnut St., 6-16-83; and the Wicks Building, 116 W. 6th St., 3-3-83) nor does the count include 5 contributing objects and 3 non-contributing objects already listed as part of the courthouse grounds.

The Courthouse Square Historic District exhibits a great diversity of architectural styles including Italianate, Classical Revival, Beaux Arts, Chicago Commercial, Spanish Revival and Art Deco. The majority of the buildings have two or three stories; some are one story buildings, and there is one four and one eight story building. Most buildings are three or four bays wide and buildings with facades uniting more than one original building are up to six bays wide. The predominant materials are buff or gray limestone and red brick. Secondary materials are brown or yellow brick, stucco of various colors and

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other property

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Commerce

Government

Period of Significance

1847-1936

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

MAHURIN, Marshall

NICHOLS, John Lincoln

GRINDLE, Alfred

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Courthouse Square Historic District is significant for its association with the history of government and commerce in Bloomington and Monroe County due to its status of county seat and center of commercial development for the city and county. The district is also significant for its embodiment of the characteristics of several commercial architectural styles of the late nineteenth and early twentieth century. With an economy historically dependent on the limestone industry, the district is representative of the historic context of commercial development in the limestone region of south central Indiana from 1827 to the present. The Courthouse Square Historic District is a cohesive group of architecturally diverse, predominantly limestone civic and commercial buildings surrounded by various residential and less significant commercial buildings. This surviving collection of exemplary buildings enables the district to maintain its role as the historic and architectural center of Bloomington and Monroe County.

The Courthouse Square Historic District can be evaluated according to the historic context of commercial development in the limestone region of south central Indiana from 1827 to the present. Indiana Limestone gained national and international prominence as a building stone due to its workability and appearance. The stone is soft and easily worked, yet durable as it hardens with exposure, and has great homogeneity of texture and composition. Several factors contributed to the development of quarrying and milling the limestone as an industry including the advent of the railroads, the gradual improvement of available technology and the fluctuating demand for the product.

Salem Limestone (stratigraphic name), or Indiana Limestone (generic or trade name), is found in an outcrop belt which stretches from as far as Parke and Fountain Counties through Montgomery, Putnam, Owen, Monroe, Lawrence, Washington, Floyd and Harrison Counties. The limestone occurs in commercial quantities however, primarily in Monroe and Lawrence Counties. Early settlers of the stone district, who first arrived between 1810 and 1816, used the

See continuation sheet

9. Major Bibliographical Reference

Batchelor, Joseph A. An Economic History of the Indiana Oolitic Limestone Industry. Indiana Business Studies No. 27. Bloomington: Indiana University School of Business, February 1944.

Bloomington City Directories. Bloomington, Indiana. 1900-1940.

Brubaker, Cynthia. National Register of Historic Places Nomination Form, Bloomington City Hall. Indiana Division of Historic Preservation and Archaeology, 24 April 1989.

_____. National Register of Historic Places Nomination Form, Cantol Wax Company Building. Indiana Division of Historic Preservation and Archaeology, 5 April 1989.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Indiana Historic Sites and Structures Inventory

10. Geographical Data

Acreeage of property approximately 20 acres

UTM References

A 116 54011010 43344010
 Zone Easting Northing

C 116 5401390 43340110

B 116 54013910 43344010
 Zone Easting Northing

D 116 54010910 433401010

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

The boundaries chosen enclose the significant concentration of contributing, civic and commercial structures found on and around the courthouse square in Bloomington. Properties which were originally included in the Courthouse Square Historic District in the City of Bloomington Interim Report--Indiana

See continuation sheet

11. Form Prepared By

name/title Cynthia J. Brubaker, Architectural Conservator
 organization Portfolio Design Inc. date 16 February 1990
 street & number 115 North College Avenue, Suite 113 telephone 812/334-2488
 city or town Bloomington state Indiana zip code 47404

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white glazed terra cotta. Decoration varies from the subdued to the sublime rendered in carved limestone and creatively laid brick. The survival of so many fine historic buildings testifies to both good workmanship and quality of design.

The Courthouse itself is centered on its central square surrounded by green space including several mature trees (photo 20.). The remaining area of the district is composed of buildings which are immediately adjacent to one another with no open space in between and share a common facade line or setback from the street. With few exceptions, landscaping is limited to street trees and planters. Each corner of the intersections around the Courthouse Square is embellished with large planters which extend out into the street and were installed in the 1970's (photo 5.).

The Monroe County Courthouse, the centerpiece of the district, is the most outstanding example of the Beaux Arts style of architecture in Monroe County (photo 20.). This three story limestone building has a central dome which nearly doubles its height. The ground floor is characteristically rusticated and has decorative keystones above the windows and central doorways in each of the four sides. The second and third floors contained within the smooth-faced limestone exterior are embellished with cartouches and large pilasters with Doric capitals. The building is topped by a full entablature and balustrade. The projecting entry portico on the south side is dominated by a free-standing group of sculpture positioned above the doorway. This sculpture group is flanked by four Ionic columns and in the recess behind it, a large arched stained glass window illuminates the interior stair landing. The name "Monroe County Court House" is carved in the frieze and flanked by festoons. Above the entablature, a carved panel with the date of construction in Roman numerals is topped by a heavily embellished cartouche and flanked by two caryatids. The octagonal structure supporting the dome contains four clock faces, each framed by pilasters and topped by a pediment. The dome is divided into vented panels and crowned by cresting. Perched above the dome is a weathervane fashioned in the shape of a fish. A Bloomington landmark, this 3'9" ornament has adorned every Monroe County courthouse since 1826.

An assortment of commemorative monuments and memorials can be found scattered about the courthouse grounds. These include a circular stone slab marking the 1910 U.S. population center (#1 on map), a drinking fountain erected by the Monroe County Women's Christian Temperance Union in 1913 (currently in its third location on the courthouse grounds and #2 on map), the Grand Army of the Republic limestone war monument erected June 9, 1928 and designed by architect George W. Bunting (photo 21. and #3 on map) and two canons mounted on limestone pedestals in 1909 to commemorate Civil War service (#4 and #5 on map). These five objects can be considered contributing objects. Three other objects, a World War II stone statue "The Spirit of the Fighting Yank" erected in 1943 (#6

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on map), an electrified lamp mounted on a pedestal by the Jaycees in 1957 (#7 on map) and a 1979 limestone sculpture by B. Dahman (#8 on map) are noncontributing objects however, with the passage of time, they may be considered contributing objects.

In 1962, the building's interior was extensively remodeled to provide additional working space by converting the east and west doors into windows and inserting floors underneath the rotunda on the second and third levels. The rotunda was reopened in 1984 when the courthouse was renovated to its original condition with the exception of new anodized aluminum frame windows with tinted glass which do not resemble the original windows. This renovation allowed for the preservation of the building's wealth of exterior and interior decoration. The Monroe County Courthouse was listed in the National Register of Historic Places in 1976.

The Bloomington City Hall Building is perhaps the second most important Beaux-Arts structure in Bloomington (photo 15.). Built in 1915, the limestone building is an impressive, small town version of the classical style most often reserved for civic structures at that time and survives with a high level of integrity. The freestanding, three story structure has a rectangular plan. Vestiges of the traditional Beaux-Arts plan are evident in the centrally located skylight structure and the arrangement of the interior corridors that converge in a cross under the skylight. The central bay of the main or east facade protrudes slightly, which also gives the impression of the cross plan.

The first floor is housed in a massive foundation of horizontally coursed, cut limestone. The second and third floors and the parapet are constructed of dressed limestone. The parapet is separated from the lower floors by a full entablature of limestone. The main entrance, located in the central bay of the east facade, is in a modest portico with a large, double-height door opening in a dressed limestone surround topped by a triangular pediment supported by two decoratively incised brackets. On either side of the entrance are two limestone light stanchions. Symmetrically placed window openings with uniform widths and lintel and sill heights adorn the most visible east and south facades. The original, double-hung, one over one, wood frame windows remain throughout the original building. The first floor windows are housed in the coursed limestone foundation with dressed limestone surrounds, while the second and third floor windows have shouldered architrave surrounds of limestone that extend unbroken from the water table to the protruding limestone lintels over the third floor windows.

The west end of the building houses a fire station. There is a 1950 limestone veneer addition to the west beyond the original building and a 1972 frame addition on the roof of the 1950 addition, which both incorporate additional fire department functions. The city hall portion of the building is currently

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used for storage. The fire department continues to operate in its original space. The building is in a varied state of repair, with some degree of deterioration due to lack of maintenance and use for several years however, most changes are reversible with little damage to the integrity of the original structure. Currently plans are underway to rehabilitate the city hall building for use as an arts center. The Bloomington City Hall was listed in the National Register of Historic Places in 1989.

Another civic building exhibiting elements of the Beaux Arts style is the Federal Building at 119 West Seventh Street (photo 2.). A relatively restrained example of this normally exuberant classical style, this particular example is distinguished by Ionic pilasters and a full classical entablature. Built c.1912 of locally quarried limestone, this two-story building has a one-story limestone addition to the east, which replicates the appearance of the original structure. The original front facade facing College Avenue is symmetrically arranged with the central entry flanked by three windows on each side. The former entrance has been converted into a window and the main entrance has been reoriented to face Seventh Street. The characteristic classical ornament, here in the form of decorative cartouches and garlands, can be found over the former entrance and in four of the carved panels over the west side windows. A 1989 renovation included installation of a new standing seam metal roof and new anodized aluminum frame windows (which do not resemble the original windows) and interior alterations.

The fourth building displaying Beaux Arts elements in the district is the former Masonic Temple at 120 West Seventh Street (photo 1.). This large, limestone, fraternal building combines elements of both the classic Beaux Arts style and the exotic Egyptian Revival style. The Beaux Arts influence is illustrated by the centrally located pyramid (which replaces the more traditional dome), the projecting front portico with its full, pedimented entablature, two large, engaged, Ionic columns and the rusticated ground floor. The Egyptian influence is evidenced by the stepped pyramid roof capped with a large ornate urn. In 1985 this former Masonic lodge was extensively renovated for use as an office building, which included the addition of windows on the formerly window-less edifice, some intersecting and obscuring a decorative frieze carved in bas relief just below the parapet.

A number of the brick, commercial structures built around the Courthouse Square between 1847 and 1890 remain, many of them disguised by later alterations. The oldest of these buildings appears to be the former Faulkner Hotel, built in 1847 at 122-124 North Walnut Street (photo 19.). While much of the original Flemish bond brickwork has been obscured by later repairs and renovations, the proportions and doorways suggest a restrained Federal architectural style. Another early, brick building, the building at 103-105 West Kirkwood Avenue, built in 1867 (photo 22.), originally housed two stores on the ground floor and

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a large music hall with eighteen foot ceilings upstairs. The two-story-high, arched windows of the hall were lost in the remodeling of 1915 when the second floor auditorium was converted into two floors. This building was substantially renovated in 1987.

The ubiquitous architectural style in Indiana's nineteenth century commercial centers, the Italianate style, is well represented in Bloomington's downtown. Characterized by brackets at the cornice and tall narrow windows with arched hoods, this style frequently employed cast-iron and pressed or stamped metalwork to achieve its distinctive character. A representative example is the former Odd Fellows building at 200 North Walnut Street (photo 4.). This two-story brick structure has a pressed metal, bracketed cornice with a central pediment on the main facade, which bears the date 1892. The front facade is further complemented with decorative metal coursing between the cornice and the second floor windows. Two infill windows on the second floor retain their original ornate metal window hoods. The two ground floor storefronts have both been altered with vertical wood cladding on the southern half and Carrara glass on the northern half.

Another noteworthy example of the Italianate style, the former Bundy's European Hotel, is at 212-214 West Kirkwood Avenue (photo 10.). These two two-story brick buildings retain their original pressed metal cornice and cast-iron storefront. The front facades are further enhanced by corbelled brickwork at the cornice and segmental arch brick lintels and stone sills at the windows.

The Allen Building built in 1907 at 102-106 East Kirkwood Avenue was first occupied by the Bloomington National Bank and subsequently by a variety of commercial enterprises. This three-story limestone building features a symmetrical front facade and combines elements of the Queen Anne and Classical Revival styles of architecture (photo 17.). Its twin set of bayed windows with steeply pitched gables is strongly reminiscent of the Queen Anne style. The classical influence is evidenced by the molded cornice below the roof line punctuated by the twin gables and the decorative double-arch within an arch framing the center set of windows with flanking Ionic pilasters. During a recent renovation, eight of the original leaded glass windows were reinstalled above the first floor display windows. The west side store space, currently housing the Uptown Cafe, was remodeled to reveal the original ten foot pressed metal ceilings.

The building at 115-119 West Kirkwood Avenue built in 1895 (photo 23.), housed the Kahn clothing store on the first floor from 1898 until the early 1980's, the Knights of Pythias on the second floor and "Castle Hall" on the third floor. Arranged in a comparable fashion to the Allen Building, this three-story building features two-story bayed windows and a central window grouping on its rough-faced limestone exterior. A typical element of the Queen Anne style, the stacked bay windows have ornamental shaped shingles covering the space between

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them. The classical influence is evidenced by the central window grouping containing two narrow windows framing a single larger one. Three lunettes, containing floral motifs, cap each of these central windows. A curvilinear parapet is found above a full entablature.

The former First National Bank Building built in 1907 at 121-125 West Kirkwood Avenue, is attributed to John Nichols (photo 14. and 23.). Designed in the Classical Revival style, this three-story, limestone building was obviously designed to complement the building immediately to its east. The vertical window bays punctuate the pattern of openings and display a variety of decorative motifs, including pressed metal ornamentation, classical pilasters and simple capitals. Similar pilasters frame the diagonal corner windows. The corner entry has a double door surrounded by a carved running palmetto motif. The limestone skin of the upper floors has alternating smooth and rusticated bands. A full entablature adorns the cornice. The grade drops one full story to the south on the west elevation of College Avenue.

The large and imposing Knights of Pythias building at 114 North Walnut Street also built in 1907, was designed in the Classical Revival style (photo 19. and 21.). The three-story brick building has a limestone facade with four bays, three with two windows in each and an entrance bay topped by a round oculus window. Each of the second and third level windows have a diamond-paned transom window, with a bracketed continuous sill underneath the second level windows. Located between the full entablature and the third level windows, are three small diamond-paned attic windows along with the oculus window. The ground floor storefronts have been altered by the application of contemporary cladding.

The former Graham Hotel Building at 205 North College Avenue displays elements of the Classical Revival style (photo 7.). The tallest building in Bloomington's downtown, this eight-story brick building has a ground level, two story arcaded limestone facade. Other classical details rendered in limestone consist of the decorative quoins on the front facade and corners, the keystones adorning each window and the classical balustrade with urns topping the building. In 1979, a complete renovation was undertaken and the exterior of the former Graham Hotel building was restored to its original appearance with the exception of the north side, which was altered with an enclosed stairway. To accommodate its intended use as an office building, the interior of this building was completely remodeled.

The Wick's Building at 116 West Sixth Street was the home of the Wicks Bee Hive department store. It is the only example in the Bloomington area of the Chicago Commercial style of architecture (photo 6.). The original facade of this three story brick building, constructed in 1891, consisted of large, limestone blocks that were later extended across the face of an adjacent brick building. Around 1915, the present steel and limestone facade was added. The facade is dominated by floor-to-ceiling windows on the second and third levels, while the ground

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level is made up of display windows. Above the display windows and entrance is a transitional panel of leaded glass running the width of the building. The second and third story windows exhibit ornamental ironwork, and the facade is complemented with limestone carvings which mirror and maintain the continuity of the ironwork design. The Wick's Building was listed on the National Register of Historic Places in 1983. Around that time the building underwent a certified historic rehabilitation to accommodate professional offices.

Two of the most unique and interesting early twentieth century buildings in the district are two movie theaters. The exotic and fanciful designs of the Princess Theatre Building at 204-206 North Walnut Street (photo 4.) and the Indiana Theatre at 112-114 East Kirkwood Avenue (photo 16.) symbolize the romanticism of a bygone era. Originally built in 1892 as a commercial structure, the Princess Theatre is a three-story brick building that was extensively remodeled in 1913 to suit its new function as a movie theater and again in 1923 when the present white, glazed terra cotta facade was added. The ground floor's wide arched opening is edged by the two large pilasters which extend the full height of the building. The northern half of the ground floor inside the arch has the original 1923 quarry tile floor. The southern half of the ground floor has been reconstructed to match an historic photo. The three bayed building has six second floor windows divided into sections by thin pilasters. The words "PRINCESS THEATRE" are incised in a slightly recessed panel across the facade above the second story windows. Above this panel is a terra cotta cornice molding with modillions separated by rosettes and above the cornice is an ornately decorated parapet. The parapet is adorned with elaborate floral decorations and a cartouche bearing the initials "P.T." On both sides of the parapet, the projecting pilasters are adorned with polychromed clusters of fruit. The Princess Theatre was placed on the National Register of Historic Places in 1983.

The eclectic design of the Indiana Theatre at 112-114 East Kirkwood Avenue reflects both Spanish and Classical Revival influences. The symmetrical front facade of this two story glazed brick building is separated into three bays by four large plain pilasters with clay tiled caps. The center bay is highlighted with a recessed limestone pointed arch on the second floor. Within this recessed arch, are two Renaissance-inspired casement windows topped with fanlights. The flanking bays each have three double-hung windows with stone sills and continuous stone lintels and an ornamental clay tile roof. The two ground floor storefronts have been altered by the addition of stucco.

The building at 120 North Walnut Street is the another example of Spanish Revival commercial architecture found in Bloomington's downtown (photo 19. and 21.). This two story stuccoed building is topped by a dentilated cornice. The second story has three inset arched openings with the original flat casement windows. Glazed mosaic tiles set into the stucco are used as decorative devices, most prominently in the arches above the windows and in the rectangular

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panels above the windows. Each of these three windows is further ornamented with a small iron balcony.

Another building which contributes to the district's significance is the Odd Fellows Building at 108 East Kirkwood Avenue built between 1907 and 1913 (photo 16.). The brown, glazed, brick facade is adorned with stylized shapes of limestone, such as two Roman crosses in the parapet, horizontal bands and small squares between the windows and simplified keystones piercing the window lintels. These details can be said to exude the feeling of the Arts and Crafts style.

The last historic, architectural style represented in the Courthouse Square Historic District is the Art Deco Style. The flat surfaces and pronounced verticality of the style is evident in the Old Monroe County Jail (photo 15.) and in several examples located on the west side of the square at 107, 109 (photo 9.) and 115 North College Avenue (photo 8.). Angular, abstracted forms are incorporated in the decorative carvings on the limestone facades.

Historic non-contributing buildings in the district include the structures at 100 and 102-106 West Sixth Street built c. 1870 (photo 5.), which have had their facades altered c. 1950's and the building at 107 West Kirkwood Avenue built c. 1870 (photo 22.), which had a new facade attached to it c. 1980. Newer non-contributing buildings in the district include a c. 1950 one story, limestone veneer structure at 113 South Walnut Street, a c. 1970 two story, limestone veneer structure at 100 South College Avenue (photo 9.), a c. 1985 one story brick structure at 123 South College Avenue (photo 13.) and an infill structure built in 1987 visible in the center of the block on the south side of the Courthouse Square (photo 23.) and next to the former Monroe County Jail (photo 15.).

The district maintains a high degree of integrity and therefore looks much as it did during its period of significance. The major changes include changes in street furniture including traffic lights, street lights, street planters and more mature or newer street trees. Alterations to buildings include changed or different signage, renovated storefronts and replacement windows. Many storefronts have been rehabilitated to a former appearance. Preservation and restoration activities in the district include two certified historic rehabilitations (the Wick's Building at 116 West Sixth Street (photo 6.) and the Princess Theatre Building at 204-206 North Walnut Street (photo 4.)), several sympathetic rehabilitations and some less sympathetic renovation projects. The net effect of alterations in the district do not deter from the significance or historic appearance of the district.

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limestone in small quantities for foundations and window sills in local building projects, such as the first Monroe County Courthouse begun in 1819 in Bloomington. The first limestone quarry of record in the region was opened in 1827 by Richard Gilbert southeast of Stinesville along Jack's Defeat Creek. The primitive quarrying methods of these early years included blasting sections of rock with black powder, working with hand drills and tools and transporting the stone by oxen driven wagons. The difficulty of quarrying and lack of adequate transportation restricted the market to a local one of foundations, sills, chimneys, monuments and bridge piers and abutments.

The limestone industry experienced its first surge in production and exposure with the coming of the railroads to the stone district. The New Albany and Salem Railroad (later the Chicago, Indianapolis and Louisville or Monon), came to Bedford then Bloomington late in 1853. Although the railroads allowed the limestone to reach substantial markets beyond Indiana after the 1850's, quarrying methods remained primitive until the 1870's and the introduction of steam powered channeling machines to aid in cutting large pieces of limestone out of the bed and gang saws to aid in further reducing the limestone into workable sizes. Beginning in the 1870's and into the 1890's the building industry gained momentum and a greater demand for Indiana limestone was created by such events as the Chicago fire of 1871, the popularity of the Richardsonian Romanesque architectural style, which made great use of stone, and an increasing population with increased needs for commercial and civic buildings, which were most often built of stone. This increase in the limestone industry can also be measured in terms of the increase in operating quarries in the stone district from less than a dozen before the 1870's to over 50 in the 1890's.

The 1890's brought another wave of improvements for the limestone industry including the introduction of electric power, improved machinery for quarrying and milling the stone and the popularity of another compatible architectural style. Cut stone mills began to emerge locally, sometimes operated by the quarry companies, which allowed the selling and shipping of a more finished product: ready to set stone. The stone was easier to work into various cut and carved shapes when newly quarried and eliminating waste meant lower freight and shipping charges. At the turn of the century buildings around the Courthouse Square in Bloomington began to be built of limestone, perhaps as a result of the increased availability of cut stone and the prosperity of the industry. The Columbian Exposition of 1893 in Chicago is widely credited with inaugurating a national trend of building civic structures in the Beaux Arts architectural style out of stone, which lasted well into the 1920's. Bloomington's civic buildings built between 1907 and 1936 were built in this style of locally quarried and milled limestone.

The twentieth century history of the industry is characterized by fluctuations in production and sales of stone as well as, steady improvements in technology. Limestone sales peaked in 1912, then wafted and waned throughout the two World Wars, the Great Depression and changing architectural trends. Courthouse Square

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buildings were primarily built of limestone after the turn of the century reflecting the significance limestone had attained in Bloomington. Technological improvements in the industry since World War II include better cutting materials such as tungsten carbide. Limestone continues to be a most popular building material of choice in Bloomington; examples include the Bank One Building built in the 1970's on the corner of Walnut Street and Kirkwood Avenue (photo 9.), and an infill structure built in the 1980's visible in the center of the block on the south side of the Courthouse Square (photo 23.) and next to the former Monroe County Jail (photo 15.)(both non-contributing buildings in the Courthouse Square Historic District).

Organized in 1818, Bloomington is the earliest county seat to be established among the neighboring counties. Other dates of establishment for county seats in the adjacent counties are 1820 for Spencer in Owen County, 1821 for Martinsville in Morgan County, 1825 for Bedford in Lawrence County and 1836 for Nashville in Brown County. The current Monroe County Courthouse (photo 20.) is the third to be built in the same location. The former Monroe County Jail at 116 South Walnut Street (photo 15.) is the second county jail to be built on its site. The district's association with federal government history is reflected in the former Federal Building and U.S. Post Office at 123 West Seventh Street (photo 2.), which currently houses county offices. The former Bloomington City Hall located at 122 South Walnut Street (photo 15.) was the first structure built for its purpose in 1915, before which time city offices were housed in various locations downtown (see National Register of Historic Places Registration Form for the former Bloomington City Hall).

Bloomington was established and platted in 1818 and settled by thirty families within a year. Early businesses such as tanneries, lumber, woolen and grist mills, distilleries and a foundry supplied the local needs of agriculture and daily life as the lack of adequate transportation meant goods were not easily shipped in. In the 1830's and 1840's transportation was improved with a stage coach line from the Ohio River to Indianapolis, state built highways and the construction of canals. These corridors opened up access to the Ohio and Mississippi River trade routes, which brought in goods and allowed locally produced goods to be sold elsewhere. New industries using manufactured goods appeared in Bloomington, which produced harnesses and saddles with leather from the tanneries, tailored goods with cloth from woolen mills and a wagon factory with products from the foundry and saw mills. With the coming of the railroad in the 1850's markets were further expanded and local businesses flourished. An 1840's cabinet and repair shop became the Showers Brothers Furniture Company with the manufacture of bedsteads in 1868. The foundry established by Austin Seward in 1821 doubled in size after 1853. Hotels and saloons near the railroad depot and brick commercial buildings around the Courthouse Square sprung up throughout the second half of the nineteenth century, many of which still stand today.

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While limestone provided the major source of income for Lawrence and Monroe Counties from the 1890's until World War II, Bloomington's economy was diversified with furniture manufacture and other small industries, numerous commercial establishments and Indiana University. The most well known and successful pre-World War II manufacturing concern in Bloomington was the Showers Brothers' Furniture Company mentioned above. The company steadily increased their inventory to include suites of furniture and employed more than 2000 people by 1929. Part of the Showers Brothers' factory still stands on Morton Street between 8th and 9th Streets (City of Bloomington Interim Report 105-055-80064; Showers Brothers' offices: 105-055-80061). The Nurre Mirror Plate Glass Company was located across the street from the Showers Brothers' factory, furnished all the mirrors used in Showers Brothers' furniture and also made wind shields, plate glass, glass shelving and glass novelties. The Bloomington Basket Company, established in 1907, produced 1400 fruit and vegetable baskets daily in 1937 most of which were shipped from Bloomington for sale. Other small industries which flourished in the first half of the this century were:

The Cantol Wax Company; established January 1920; employed 8-10 men in 1937; produced wax products mostly for markets west of the rockies via Philadelphia and the Panama Canal. The Cantol Wax Company Building still stands at 211 North Washington Street. (For more information see the National Register of Historic Places Registration Form for the Cantol Wax Company Building.)

The Field Glove Company; established in 1902; employed 30 workers in 1937 (mostly women); produced mittens and gloves distributed throughout the Midwest.

The Seward and Company foundry and machine works; established in 1821; served mostly local markets. In operation until the 1980's, the Seward business was perhaps the oldest and longest running business in Bloomington.

In 1937 there were 270 retail stores including 65 groceries, 5 bakeries, 12 dry cleaners, 20 automobile dealers, 4 department stores, 10 druggists, 12 furniture dealers, 20 garages, 5 hardware stores, 5 jewelers, 30 restaurants, 6 women's clothing stores and several filling stations. The majority of these retail establishments were located in the central commercial core around the Courthouse Square. Secondary commercial districts were located near the university and on South Walnut Street with local stores such as groceries scattered throughout residential areas.

Parallel to the growth of the limestone industry was another major influence on the history of Monroe County: Indiana University. A land grant was made in 1816 and the State Seminary opened in 1824 at the corner of South Walnut and Second Streets. Four years later the seminary became Indiana College and ten years after that the college became Indiana University. The campus was moved to

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its current location in Dunn's Woods five blocks east of the Courthouse Square in 1883. By 1889 enrollment was up to 300 students, up from less than 50 until the 1850's. The university grew quickly, tripling its student population by 1902, which had a direct positive effect on the growth of Bloomington. Many original university buildings, most built of limestone, remain on the Dunn's Woods campus (see National Register of Historic Places Registration Form for the Indiana University Old Crescent).

Architects important to the development of the Courthouse Square Historic District include Marshall Mahurin and John Lincoln Nichols. Mahurin designed the current courthouse in 1907 (photo 20.). His firm was also responsible for courthouses in Hancock, Starke and Dekalb Counties, city halls in Fort Wayne and Kokomo and the Indiana Building at the 1904 World's Fair in St. Louis. Nichols was Bloomington's first native architect and was responsible for numerous residences and commercial structures in Bloomington. Within the Courthouse Square Historic District he is credited with several limestone commercial buildings including the Allen Building of 1907 at 102-106 East Kirkwood Avenue (photo 17.), the Knights of Pythias Building of 1907 at 114 North Walnut Street (photo 19. and 21.) and 115-119 West Kirkwood Avenue built 1898 (photo 23.). Nichols also worked with Frank Riedel of Indianapolis on the Bloomington City Hall at 122 South Walnut Street (photo 15.). Alfred Grindle, a British raised and trained architect, is credited with designing the building at 120 North Walnut Street. Grindle is responsible for several Bloomington area buildings, which he produced late in his career.

The oldest remaining buildings in the district are 122-124 North Walnut Street, 101 West Kirkwood Avenue and 122 West Sixth Street. The painted brick building at 122-124 North Walnut Street was built in 1847 and housed commercial establishments on the ground floor and a hotel. The second oldest building is either 101 West Kirkwood or 122 West Sixth Street; both were constructed c. 1859. The former was built c. 1859 by Johnson McCullough. Originally a two story brick structure, the building was purchased in 1868 by the Masonic Fraternity when a third floor was added. This building was altered early in this century with the addition of an exterior stucco and again in the 1980's with the addition of exterior hardboard insulation covered with stucco and a substantial interior renovation. The painted brick building at 122 West Sixth Street was constructed c. 1859 by Jesse K. Marsh, sold to William O. Fee by 1865 and remained in the ownership of the Fee family and descendants to the present. The first floor housed a dry goods and later department store until recently. The third floor was an entertainment hall and also the I.O.O.F. lodge for a time.

The Courthouse Square Historic District is rich in the prominent architectural styles of the late nineteenth and early twentieth century characteristic of civic and commercial buildings of the period. The Beaux Arts style is well represented by the Monroe County Courthouse (photo 20.), the former Bloomington

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City Hall (photo 15.), the former Federal Building (photo 2.) and the Masonic Temple (photo 1.). Each of these structures embodies some vestige of a three part composition, central dome and classical decoration such as sculpture, columns or pilasters and other carved decoration.

Most of the commercial structures around the Courthouse Square built before the turn of the century are built of brick in the Italianate style. Still visible on the structures at 212 and 214 West Kirkwood Avenue (at one time Bundy's European Hotel), (photo 10.) are large plate glass shopfront windows framed by cast iron decorative columns, a common feature of the Italianate style. Other features of this style, upper story windows with round arched windows, decoratively profiled window hoods and projecting cornices with modillions or brackets, are found at 118 West Sixth Street (photo 6.), 112-114 South College Avenue (photo 11.), and 208-210 North Walnut Street (photo 4.), among others.

The appearance of limestone as a building material for commercial buildings around the Courthouse Square coincided with the appearance of elements of Revival styles of the late nineteenth and early twentieth centuries. The transition is neatly embodied in the Old Monroe County State Bank Building at 100 North Walnut Street (photo 18.) where an 1880's brick, Italianate, commercial structure, which had housed a grocery store, was updated with a rusticated, limestone first floor facade around 1900 to house a bank. The building at 115-119 West Kirkwood Avenue (photo 23.) built in 1898 has a rough faced limestone facade with three Roman arches, which give a Richardsonian Romanesque feel to the building. This same building as well as, the one next door at 121-125 West Kirkwood Avenue built in 1907 (photos 14. and 23.), the group of buildings from 213 to 221 North Walnut Street (photo 3.), which were joined by a common limestone facade c. 1906 and the Allen Building built in 1907 at 102-106 East Kirkwood Avenue (photo 17.) all have full classical entablatures.

The earlier versions of limestone, revival style, commercial buildings mentioned above tended toward a heavy sense of massing and design with generally rough-faced limestone facades. Later examples of the Classical Revival style employed smooth-faced, dressed limestone and finer detailing such as the limestone building at 110 North Walnut Street built in 1926 (photo 18.) and the brick and limestone Graham Hotel Building built in 1929 at 205 North College Avenue (photo 7.). Both are symmetrical in composition and have a balustrade above full entablatures, decorative bas relief carving and, at the Graham, urns atop the balustrade and keystones punctuating the window lintels. The buildings at 116-120 South College Avenue (photo 11.) and 212 West Fourth Street (photo 12.) were constructed for an automobile showroom in 1929 and also display finely detailed classical motifs carved on a dressed limestone facade. Cornice level balustrades also once graced these two structures, but were removed for safety reasons.

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More unusual and distinctive architectural styles are also represented around the Courthouse Square. Three buildings in the district display elements of the Spanish or Mission Revival style: the Indiana Theatre built in 1922 at 112-114 East Kirkwood Avenue with its red tile roof (photo 16.), the building at 108-110 East Sixth Street built c. 1910 with its stepped gable front (photo 19.) and the building at 120 North Walnut Street designed by Alfred Grindle and built c. 1928 with its stucco and tile facade (photo 19. and 21.). Characteristics of the Art Deco style are present on several limestone facades around the Courthouse Square including the former J.C. Penney Building given a new facade c. 1929 at 115 North College Avenue (photo 8.), the former Monroe County Jail built in 1936 at 116 South Walnut Street (photo 15.) and the building at 109 North College Avenue built c. 1930 (photo 9.).

Three singular buildings in the district are particularly unique architectural resources. The Wick's Building at 116 West Sixth Street (photo 6.) was given a new limestone facade around 1915 in the Chicago Commercial style. The building has a strong vertical orientation with narrow limestone panels running between the floors separated by leaded glass panels and decorative metal spandrels. Built as the Henry and Kerr Building between 1907 and 1913, the Odd Fellows Building at 108 East Kirkwood Avenue (photo 16.) can be said to exude the feeling of the Arts and Crafts style. Constructed of an earthy, brown, glazed brick, the facade is adorned with stylized shapes of limestone, such as two Roman crosses in the parapet, horizontal bands and small squares between the windows and simplified keystones piercing the window lintels. The Princess Theatre Building at 204-206 North Walnut Street (photo 4.) has Monroe County's only terra cotta facade, which was added to an 1892 structure in 1923. Designed by local architect John L. Nichols, the facade is primarily glazed white with some polychromed sculptural decoration including cartouches, the name of the building and clusters of flowers and fruit.

Non-contributing buildings within the Courthouse Square Historic District can be divided into three categories. Three buildings built c. 1870 have facades which have been severely altered (photos 5. and 22.). Another three buildings are new structures built since 1950 (photos 9. and 13.). The third category includes one new infill structure, which was designed to imitate the neighboring limestone buildings (photos 15. and 23.). These buildings are dispersed throughout the district, conform to the district's standards of scale and massing and are constructed of compatible materials. Therefore, they do not affect the district's ability to convey a sense of significance.

Preservation and restoration activities in the district include two certified historic rehabilitations (the Wick's Building at 116 West Sixth Street (photo 6.) and the Princess Theatre Building at 206-208 North Walnut Street (photo 4.)), several sympathetic rehabilitations and some less sympathetic renovation projects. The most common, non-historic alterations are replacing windows with inappropriate units and modernizing storefronts. The most recent unfortunate

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loss is that of a 1930's plate glass storefront with marble bulkhead at 107 North College Avenue (photo 9.), which is being reconfigured with a wood frame storefront. Much historic fabric remains throughout the district however, and the preservation and restoration activities in the district have had a net positive effect on the significance of the district.

The diversity of architectural styles present in the Courthouse Square Historic District, graphically portrays a history of local building influences throughout the late nineteenth and first half of the twentieth centuries. These representative styles, when considered with the history, use, age and surviving integrity of the structures, also portray the district's association with the history of government and commerce and the district's significance within the historic context of commercial development in the limestone region of south central Indiana from 1827 to the present. This cohesive group of architecturally diverse, predominantly limestone civic and commercial buildings continue to display their inherent significance through their integrity of design and historic fabric.

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Beginning at the intersection of the east curb line of Gentry Street and the north curb line of West Fourth Street, proceed eastward along the north curb line of West Fourth Street to the east property line of 123 South Walnut Street. Proceed northward following the east property lines of 123-113 South Walnut Street to the south property line of 102-106 East Kirkwood Avenue. Proceed eastward along the south property lines of 102-114 East Kirkwood Avenue to the east property line of 112-114 East Kirkwood Avenue. Follow the eastern boundary of 112-114 East Kirkwood Avenue and the south curb line of East Kirkwood Avenue to a point intersected by the east property line of 100 North Walnut Street. Then proceed northward, crossing East Kirkwood Avenue and following the east property lines of 100-118 North Walnut Street and 108-110 East Sixth Street to the south curb line of East Sixth Street. Proceed westward along the south curb line of East Sixth Street to a point intersected by the east property line of 200 North Walnut Street. Proceed northward from this point, crossing East Sixth Street, following the east property lines of 200-210 North Walnut Street and crossing the alley to the south property line of 212 North Walnut Street. From this point, follow the south, east and north boundaries of 212-222 North Walnut Street, crossing North Walnut Street to the west curb line of North Walnut Street. Follow the west curb line of North Walnut Street north to the south curb line of West Seventh Street. Then proceed westward to a point intersected by the east property line of 120 West Seventh Street. Cross West Seventh Street and follow the east and north boundaries of 120 West Seventh Street to the east curb line of North College Avenue. Proceed southward along the east curb line of North College Avenue, crossing West Seventh Street to a point intersected by the north property line of 205 North College Avenue. Proceed westward, crossing North College Avenue and follow the north and west boundaries of 205 North College Avenue. Continue southward, crossing West Sixth Street and following the west property lines of 113-125 North College Avenue to a point intersected by the north property line of 212 West Kirkwood Avenue. Follow the north and west boundaries of 212-222 West Kirkwood Avenue to the north curb line of West Kirkwood Avenue. Follow the north curb line of West Kirkwood Avenue to a point intersected by the east curb line of Gentry Street. Proceed southward, crossing West Kirkwood Avenue and following the east curb line of Gentry Street to the point of beginning.

Boundary Justification - continued

Historic Sites and Structures Inventory are not included due to the demolition of some of the properties and the evaluation of the district boundaries by Indiana Division of Historic Preservation and Archaeology staff. Immediately outside the district boundaries are parking lots, new construction and other low density non-contributing structures, which mark a definite edge to the visual continuity and historic character of the district.

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graphs

PHOTOGRAPH INFORMATION

The following information is the same for all photographs:

Courthouse Square Historic District
Bloomington, Indiana
Cynthia Brubaker
Portfolio Design Inc., 115 N. College Ave., Ste. 113, Bloomington,
Indiana 47404

Photographs 1. through 19. were taken on January 7, 1990

1. Masonic Temple, 120 West Seventh Street
Camera pointing northwest, south and east elevations.
2. Federal Building, 119 West Seventh Street
Camera pointing southeast, north and west elevations.
3. 213-221 North Walnut Street and 111-113 West Seventh Street
Camera pointing southwest, north and east elevations.
4. 200-212 North Walnut Street
Camera pointing northeast, south and west elevations.
5. 100-122 West Sixth Street
Camera pointing northwest, south and east elevations.
6. 112-122 West Sixth Street
Camera pointing north, south elevations.
7. Graham Hotel Building, 205 North College Avenue
Camera pointing northwest, south and east elevations.
8. 109-125 North College Avenue
Camera pointing west, east elevations.
9. 100 South College Avenue and 101-109 North College Avenue
Camera pointing southwest, north and east elevations.
10. 212-222 West Kirkwood Avenue
Camera pointing northwest, south and east elevations.
11. 112-122 South College Avenue
Camera pointing southwest, north and east elevations.

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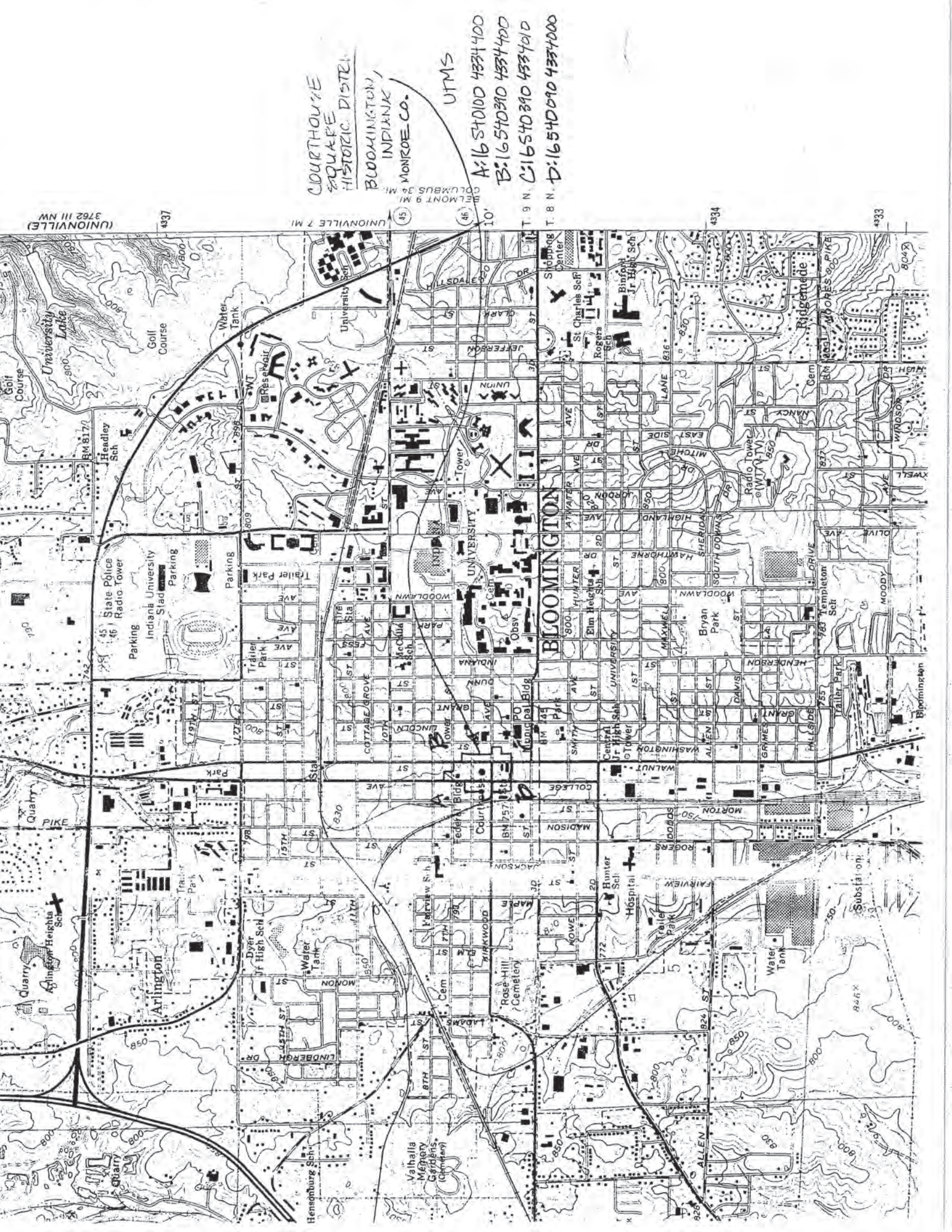
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12. 212-214 West Fourth Street and 122 South College Avenue
Camera pointing northeast, south and west elevations.
13. 119-123 South College Avenue
Camera pointing east, west elevations.
14. 125 West Kirkwood Avenue
Camera pointing northeast, south and west elevations.
15. Bloomington City Hall, 122 South Walnut Street and Monroe County Jail, 116 South Walnut Street
Camera pointing northwest, south and east elevations.
16. Indiana Theatre, 112-114 East Kirkwood Avenue and Odd Fellows Building, 108 East Kirkwood Avenue
Camera pointing southwest, north and east elevations.
17. Allen Building, 102-106 East Kirkwood Avenue
Camera pointing south, north elevation.
18. 100-110 North Walnut Street
Camera pointing northeast, south and west elevations.
19. 110-124 North Walnut Street and 108-110 East Sixth Street
Camera pointing southeast, north and west elevations.

Photographs 20. through 23. were taken on February 8, 1990

20. Monroe County Courthouse
Camera pointing north, south elevation and courthouse lawn.
21. Grand Army of the Republic war monument and 114-124 North Walnut Street
Camera pointing northeast, west elevations.
22. 101-111 West Kirkwood Avenue
Camera pointing south, north elevations.
23. 115-125 West Kirkwood Avenue
Camera pointing south, north elevations.



COURTHOUSE
SQUARE
HISTORIC DISTRICT
BLOOMINGTON,
INDIANA
MONROE CO.

UTMS

A: 16 54 010 4334 400
B: 16 54 030 4334 400
C: 16 54 030 4334 410
D: 16 54 040 4334 400

(UNIONVILLE) 3762 III NW

437

UNIONVILLE 7 MI
COLUMBUS 3 MI
MOUNT 9 MI

45

46

10'

T. 9 N.

T. 8 N.

434

433

Common Issues and Options for Treating Older Buildings in Downtown Bloomington

Prepared for

Downtown Bloomington Commission, Inc.

Prepared by:

**Center for Historic Preservation
College of Architecture and Planning
Ball State University**

as part of

The Main Street Assistance Project

of the

**Indiana Main Street Program
Indiana Office of Rural Affairs**

April, 2005

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INTRODUCTION

Twenty years ago the city of Bloomington began its serious commitment to preserve and revitalize its historic commercial center by forming the Downtown Bloomington Commission. This important member-driven organization “seeks to facilitate public and private partnerships and to provide unified leadership in order to strengthen and support downtown Bloomington.”

The revitalization effort began on the one central realization: that its historic commercial center is too valuable to neglect as an economic, social and cultural resource. To this date, the revitalization program has progressed through diverse public and private partnerships, implementing several strategies of financing, marketing, and design treatment. *Common Issues and Options for Treating Older Buildings in Downtown Bloomington* has been produced to help facilitate all of the revitalization goals by focusing on issues pertaining specifically to design issues regarding historic commercial buildings.

Common Issues and Options for Treating Older Buildings in Downtown Bloomington has been produced by the Design Assistance Project of Indiana Main Street, under a cooperative agreement with the Center for Historic Preservation at Ball State University. It offers time-tested approaches that make the most out of a commercial area’s historic character. Most of these approaches have been used by Main Street organizations across the country. These organizations form a loose national network of communities that struggle with the same issues that are being addressed in the historic commercial center of Bloomington.

A set of treatment options that specifically addresses historic design issues begins by looking at the existing historic features within their context. The development of Bloomington’s central commercial district reveals a substantial and distinct historic identity through its building types and their changes over time. These treatment options go on from there to identify common issues and appropriate options for addressing them. Overall, the issues that involve historic features in the Bloomington commercial center are straightforward and do not require major rehabilitation. The solutions tend to be basic and practical.

Compared to a set of general design guidelines, which may address many issues, such as new construction, building set backs, and sign regulation, *Common Issues and Options for Treating Older Buildings in Downtown Bloomington* is restricted to guidance for strengthening the historic character within general concerns. It does not address local zoning ordinances or building codes. All treatment programs should defer to any regulations that apply.

Some of these treatment options are already being embraced in the Bloomington downtown, and some space is devoted to looking at their examples. Finally a few suggestions are offered on how to make good decisions and where to go for assistance.

PROJECT PARTNERS

Downtown Bloomington Commission, Inc. The Downtown Bloomington Commission is a member-driven, nonprofit organization whose primary goal is to assist in the revitalization of downtown Bloomington. The DBC boasts twenty years of development activity. As a member of the Indiana Main Street program, it organizes part of its mission around the approach established by the National Main Street program. Its primary goal in this project is to demonstrate the positive achievement of proper façade rehabilitation in the traditional downtown.

Indiana Main Street Program, Indiana Office of Rural Affairs. Indiana Main Street promotes the revitalization of historic downtowns across the state, using the Main Street four-point approach that develops (1) economic restructuring, (2) proper design, (3) community and business promotion and (3) effective community organization. Each year, qualifying Indiana communities compete for technical assistance given by Indiana Main Street through the Main Street Assistance Project. Overall supervision for this project was provided by Mark McConaghy, Director of Indiana Main Street, 2004-5; Jenelle Collins, Associate Director, 2004-5; and Annie Hernandez, Acting Director, Indiana Main Street Program, 2005. Overall guidance was given by Lieutenant Governor Rebecca Skillman.

Ball State University - Center for Historic Preservation. In continuing partnership with Indiana Main Street, the Center for Historic Preservation at Ball State University developed this set of guidelines and recommendations for the Downtown Bloomington Commission. The Center for Historic Preservation is the outreach arm of the Graduate Program in Historic Preservation, in the Department of Architecture, College of Architecture and Planning. During the academic year of 2004-2005, the Center provided the services of a graduate assistant, Kent Abraham, under the direction of Project Coordinator Susan Lankford and Center Director Dr. James Glass.

IN ACKNOWLEDGEMENT

This project has been funded in part by the Indiana Main Street Program, Indiana Office of Rural Affairs, under a cooperative agreement with the Center for Historic Preservation at Ball State University.

This project has also been funded in part by a grant from the U.S. Department of the Interior, National Park Service Historic Preservation Fund, administered by the Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology.

This program has received federal financial assistance for the identification, protection, and/or rehabilitation of historic properties and cultural resources in the State of Indiana. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability in its federally assisted programs. If you believe that you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, U.S. Department of the Interior, 1849 C Street, N.W., Washington, D.C. 20240.

This report has been financed in part with federal funds from the U.S. Department of the Interior, National Park Service. However, the contents and opinions contained in this publication do not necessarily reflect the views or policies of the U.S. Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the U.S. Department of the Interior.

This project was also made possible by a matching grant by the Building Better Communities Fund at Ball State University.



METHODOLOGY

The partners for the project followed standard procedures of research, consultation and product development, beginning in September of 2004.

1. The partners met with staff and members of Downtown Bloomington Commission, Inc., to develop the concept and goals of the project.
2. The Ball State staff executed a street survey of the Bloomington Courthouse Square Historic District in order to gain an understanding of the historic context, the types and styles of buildings, and the common design issues to be addressed in the document.
3. The Ball State staff researched appropriate guidelines, primarily developed by the National Main Street Center (National Trust for Historic Preservation) and individual Main Street communities.
4. The Ball State staff prepared drafts for review and consultation with the partners.
5. The final product was completed based upon consultation and presented to the partners in April of 2005.

HISTORIC CHARACTER & STYLES

Understanding a building's predominant architectural type and style helps an owner make good choices when undertaking repair and rehabilitation projects. Leaders of new construction projects can also find guidance by understanding the historic character of surrounding buildings.

Architectural styles and building types reflect the tastes and values of society during the time of their popularity. Historic buildings can reflect their time in many ways. Their scale, floor plans, rooflines, construction materials, window and door arrangements, and decorative ornamentation all reveal trends about the period when they were built. When all the usual features of a particular style are present, a building is called a *high style* example. Many buildings contain elements of more than one style, and some do not belong to any style. All buildings, though, have features that represent their period and provide a "sense of time and place" to the street. Most of them offer opportunities for gratifying, productive uses.

Bloomington as a Historic Commercial Center

Just as important as understanding the historic characteristics of individual buildings is knowing their historic context. The historic context inspires enthusiastic use and commitment to good decisions that have chance for long-term success.

In 1990, an area formed by the several blocks immediately adjacent to the Monroe County courthouse square was listed as a district on the National Register of Historic Places. This listing recognizes the historic importance and integrity of the buildings that create the city center of Bloomington. The Bloomington downtown rightfully boasts one of the most cohesive and intact collections of nineteenth and early twentieth century commercial buildings in the state, and nearly every building residing within the district contributes to a dense fabric of evolving history.

From the very earliest days of its pioneer settlement, Bloomington existed as a regional hub of society and commerce. Its local prominence, however, was guaranteed with its designation as the county seat of government. To gain the seat of county government was the greatest prize that a pioneer settlement could obtain. The designation at least assured some stability created around the workings of local politics and government. In turn, the lucky town usually reflected its privileged status by creating a formal space for government. The courthouse square was duly set aside for the location of government offices and, in most cases, became the focus of commercial life, as well.

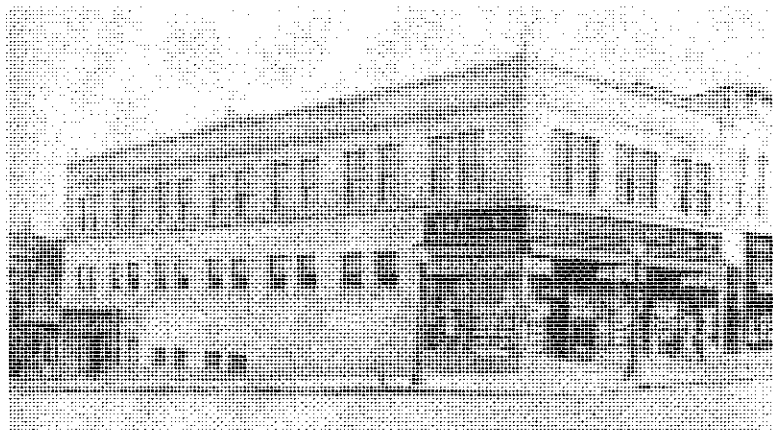
Bloomington also gained early fortune in being awarded the location of a state seminary. Few of the pioneer residents in Bloomington probably foresaw the significance of the seminary, but it seems that the Bloomington commercial center has always benefited from the robust society and culture that the future Indiana University would foster.

Other important factors determining Bloomington's commercial health were the railroad's early arrival, the subsequent growth of manufacturing, and finally the exploitation of the best quarried limestone in the world. All of these factors contributed to creating a noteworthy commercial and social center. By the end of the nineteenth century, the courthouse square area had achieved the material density and type that is seen today. Most of the early wooden structures were replaced by masonry structures at least two stories in height. The outcome was a fairly uniform urban core in terms of building size, scale and material.

In the first years after 1900, the local limestone industry reached its peak and promoted a building "renaissance" in the county seat. In this period the county courthouse that stands today was erected, as well as several important civic and commercial buildings. The formal expression of limestone was the perfect match for the dignified Classical style that was in fashion. To keep up with the trend, a veneer of limestone was applied to older buildings, which still exists on many of them today.

Like all commercial downtowns, Bloomington's changed with the fashions throughout the twentieth century. In some cases, the changes to old buildings have become historic features in themselves. Many poor changes, though, occurred generally during the period of decline and neglect suffered by Midwest downtowns after World War II. The Bloomington city center was no exception. Many buildings were subjected to indifference and misguided attempts to revive commercial value.

The most recent years have been characterized by a serious and thoughtful effort to revitalize and sustain the commercial health of the Bloomington commercial center. Public and private partnerships have formed to apply a wide range of professional knowledge and deliver resources to the business of generating long-lasting revitalization. This effort has been characterized by new formulas to create commercial viability in a traditional downtown. Most of these new formulas begin with an appreciation of the city center's rich historic fabric, encouraging careful attention to good practices that can realize its best modern use.



Historic photo of the old Kresge Block, on the corner of 5th St. and College Ave., still serving as one of the downtown's diverse commercial buildings thanks to good contemporary treatment. *Shaw Starkes Collection, William Hammond Mathers Museum, Indiana University.*

The Two-Part Commercial Building

Most of the commercial structures in the Courthouse Square Historic District fall into the category of the *two-part commercial building*. This classification is determined by the building being at least two-stories in height, with the lowest level clearly distinguished for commercial use by a *storefront*. The upper levels usually express more private uses.

The storefront refers to an exclusive component of the commercial building. It historically provided not only the means of access but important design configurations for commercial presentation. The advent of the storefront was greatly assisted with the perfection of architectural cast-iron, creating a supporting frame for the opening. Sometimes the cast-iron exhibited very ornate features. In other cases it was very plain. Two-part commercial buildings built before 1900 featured styles bearing elaborate decoration in the Victorian manner. After 1900, the styles generally became plainer.

In Bloomington, the local access to architectural limestone allowed many commercial buildings to incorporate decorative stonework on the façade. The architectural limestone was applied as a veneer over the structural brick wall. The limestone veneer allowed a rather plain building to suddenly become very elegant. The popularity of the Classical Revival style in the first decade after 1900 provided many buildings in downtown Bloomington with carved details associated with ancient Greece and Rome.



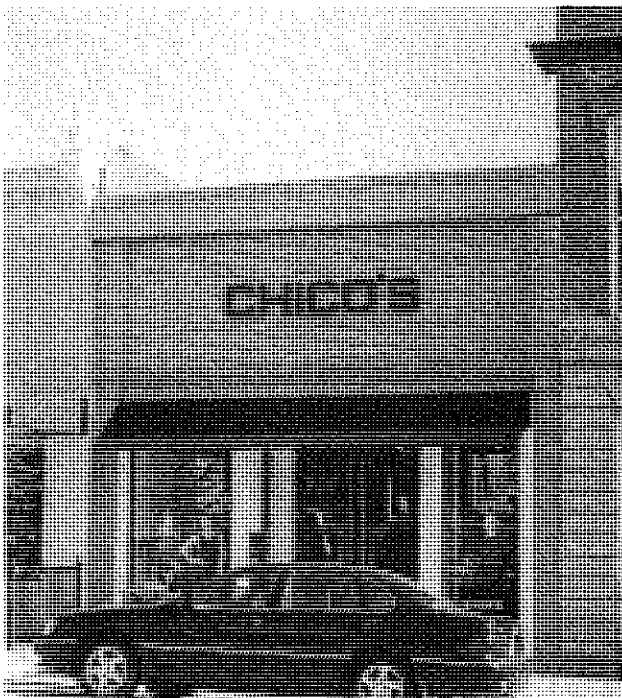
This two-part commercial block on the corner of 6th St. and College Ave. most likely had two storefront entries originally. The highly decorative cornice and hoods over the upper-story windows are characteristic of the Italianate Style of the late nineteenth century.



The styling of this two-part block favors the Art Deco Style of the 1920s and 30s. The ornamental features on the parapet and upper façade were Art Deco hallmarks. The upper level windows have grown considerably larger since the nineteenth century. They are referred to as "Chicago" windows, first incorporated in the early famous skyscrapers of the city, affording much more light to the interior. This was likely remodeled from an older building.

One-Part Commercial Building

The one-part commercial building is confined to a single story, exhibiting a single storefront or divisions into several storefronts. They are the exception in the courthouse square district, the density of which favored two-part commercial blocks. They are more common off the square. A few sit on the street curiously attached to historic residential structures, long-since adapted for commercial use. For the most part, the one-part buildings follow the commercial design and style patterns of the two-part commercial buildings. Style choices progressed along with changing fashions.



This one-part block, containing a single storefront, shows plain detailing of the early twentieth century. Notice how the modern signage is contained within the rectangular brick border relief, the likely location of the original placement.

DESIGN ISSUES & OPTIONS

Design issues, when renovating historic buildings, mostly involve choosing between *preservation* and *rehabilitation*. *Preservation* involves identifying and retaining historic materials and distinctive features. When some or all of these elements are covered up or no longer exist, *rehabilitation* is undertaken to repair the building and make its design compatible with surviving historic features, especially with respect to size, scale, color and materials. *Rehabilitation* does not necessarily entail *restoration*, which involves recreating historic features. *Rehabilitation* does allow the owner to make new choices regarding signage, color and awnings. Yet conserving historic features of the building and its surroundings usually make for good and pleasing decisions.

The guidelines for treating historic buildings developed by the National Park Service* and features generally recommend:

1. Preserve historic materials.
2. Preserve distinctive features.
3. Create additions that are compatible with the size, scale, color, material and character of the historic building and its context.
4. Do not create false historical features.
5. Apply signage, awnings and lighting as compatible features of the historic building and its context.

*See *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

Storefronts

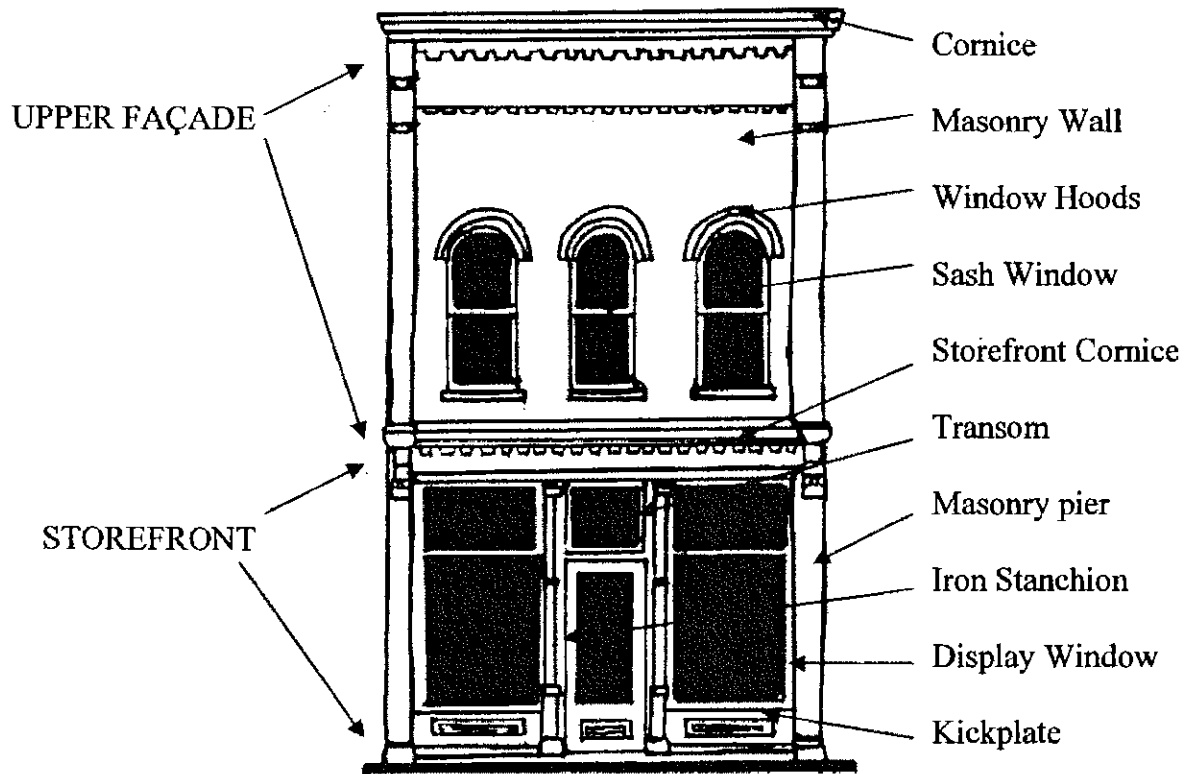
The “storefront” is a key part of the commercial building. It refers to the primary street-level entryway. In historic commercial buildings, windows and openings on the street level were used to meet retailing needs. Display windows opened up the contents of the store to the sidewalk. Before electric lights, display windows also provided natural light to the interior. Transom windows above the main windows could be opened to provide ventilation. Of course, the storefront also contained the entrances to the building. Recessed entries were used to provide shelter at the door, while also creating more display window surfaces. The entryways were especially important features in commercial buildings that housed multiple storefronts. They defined each retail space while creating the overall impression of a thriving commercial block.

Suggestions:

1. Original storefronts should be preserved. If the original storefront configuration does not exist in whole or in part, then rehabilitation of current features to harmonize more with the upper story or restoration of missing historic features is appropriate.
2. Rehabilitation or restoration of the storefront should retain the original proportions of the façade’s design and entryway configuration and be completed with in-kind materials.
3. If the original storefront is not visible or distinguishable in the existing facade, the use of similar storefront patterns from the same time period may be used.
4. The original storefront should not be covered.
5. More than one entry can be incorporated into a storefront, but the design should remain consistent with the size and scale of the storefront area.

Storefronts (cont.)

*Typical Nineteenth-century Two-Part Commercial Block**: the façade is divided into two basic sections—the upper façade and the lower storefront. The treatment of historic buildings in the Bloomington downtown will pay attention to these features.



*All drawings produced by Kent Abraham unless otherwise indicated.

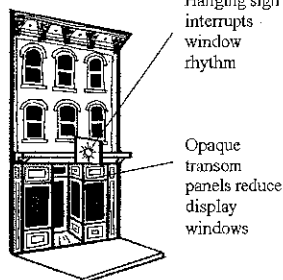
Evolution of a Facade

The following illustration shows how a historic storefront is altered over time. It suggests what may lie under existing alterations and what the goals of a storefront rehabilitation may be. Understanding how a façade changes over time is helpful to making rehabilitation decisions.

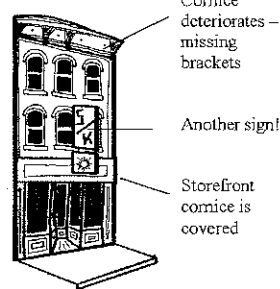
1. Original Facade



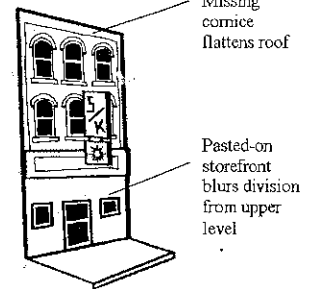
2. Minor Changes



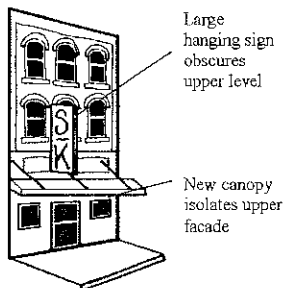
3. More Minor Changes



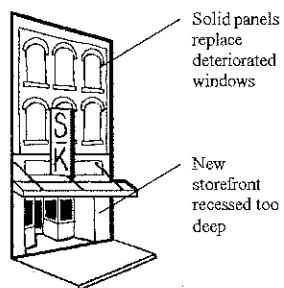
4. Major Remodel



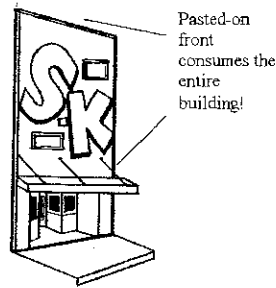
5. More Changes



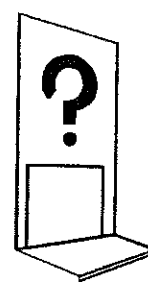
6. More Changes



7. Another Major Remodel



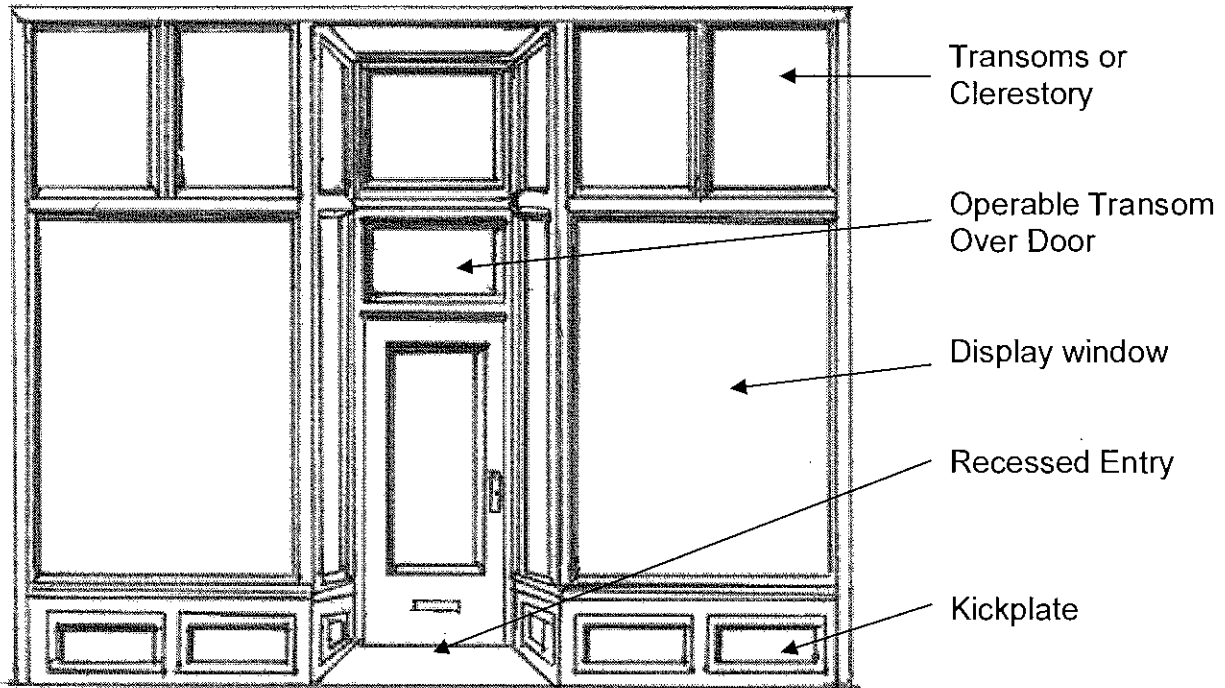
8. Today's Decision



Adapted from *Design Guidelines for Valparaiso, Indiana*.

Display Windows & Entries

In most cases, retaining the original materials and configurations will provide the most attractive appearance as well as the best creative opportunities to display signage and goods. In some cases, traditional wood framing systems can be economically reproduced in metals that are appropriately painted. The alteration of materials in the storefront can be addressed by either returning to the original storefront design and materials or using a new design that resembles the scale and details of the original.



Suggestions:

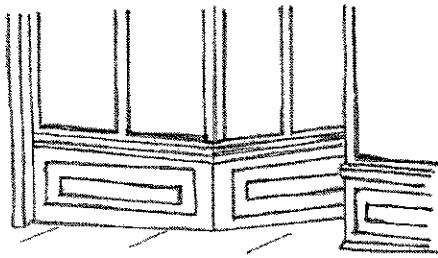
1. Preserve the original materials, size and arrangement of the display windows.
2. Maintain recessed entries where they exist.
3. Avoid moving back storefronts from their original locations.
4. Maintain uniformity of materials and arrangement of windows and entries in buildings with multiple storefronts.
5. Do not cover or reduce the original proportions of the windows in a storefront.
6. Avoid using tinted or reflective glass in storefront windows.

Kickplates

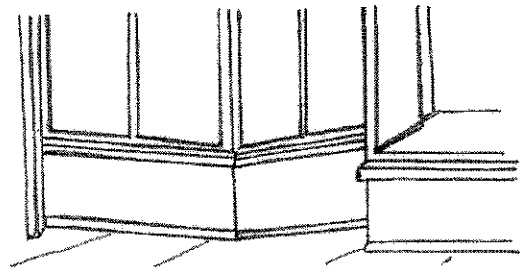
Kickplates are also called “bulkheads.” They are distinct parts of the storefront that sit at the sidewalk level. They are separated from the display windows. Sometimes kickplates are plain, and sometimes they are elaborately decorated with moldings.

Suggestions:

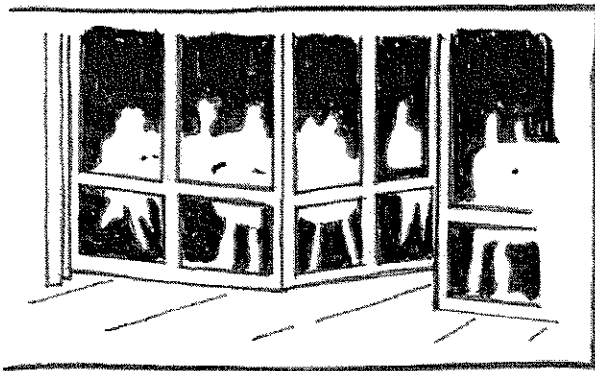
1. Preserve kickplates where they exist.
2. If the original appearance is known, it is preferable to restore kickplates if they have been removed or damaged.
3. Do not install decorative moldings unless clear evidence of such a design exists.
4. If there is not enough evidence of the original kickplate, a replacement kickplate should be similar to the original in its materials and details and harmonize with the rest of the storefront design.
5. Where original storefronts do not exist and glass is preferred in the kickplate area, retain the proportions and arrangements of the kickplate configuration (see illustration below).



Kickplate A – original kickplate repaired and preserved.



Kickplate B – None of the original kickplate remained; simple replacement keeps size and material.



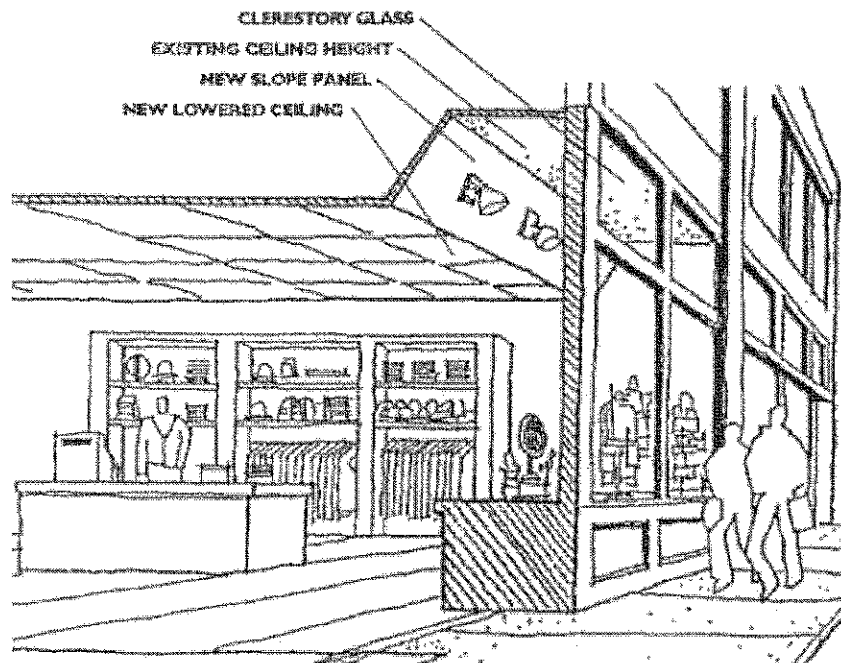
Kickplate configuration is kept when storefront is replaced with glass.

Transoms

Transom lights (windows) are sometimes referred to as the “clerestory” of the storefront. Sometimes they were operable, allowing for ventilation. Most of the time only the transom light over the door was operable.

Suggestions:

1. Preserve transom lights where they exist.
2. Where transom lights are covered, it is preferable to uncover them.
3. Where transom lights have been removed, it is preferable to replace them with either a window or solid material that resembles the original. They can be filled with wood panels. For instance, high-quality plain solid wood panels painted to harmonize with other colors of the storefront would be appropriate.
4. Always maintain the original divisions and proportions of the transom configuration.
5. Tinted or reflective glass should not be used in a transom window.
6. If the interior ceiling has been lowered, incorporate a window well to maintain the original appearance of the storefront from the outside and provide more natural light to the interior (see below).



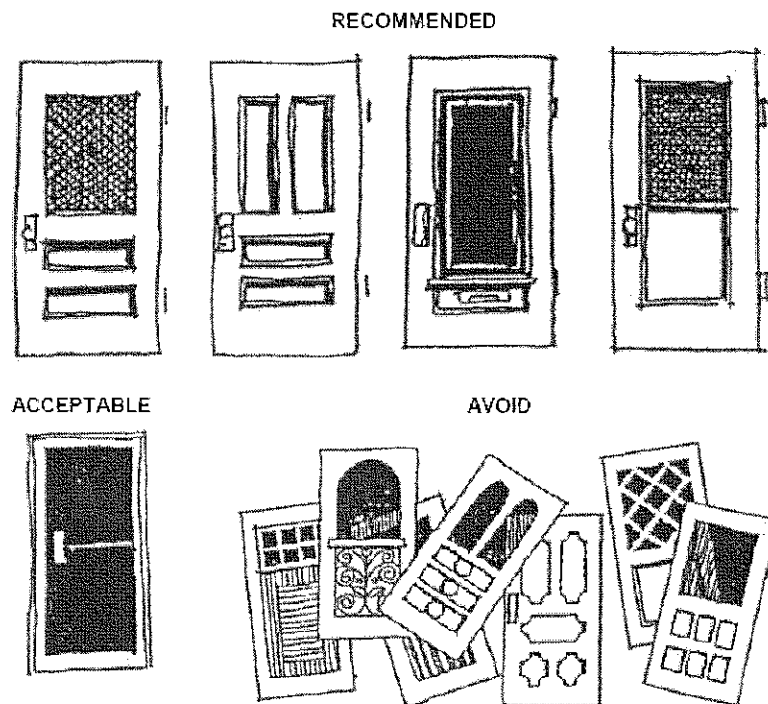
Lowered Ceiling Configuration. *Design Guidelines for Valparaiso, Indiana.*

Doors

The front door is an important part of the entryway and should be rehabilitated to strengthen the overall historic appearance of the storefront. The same approach should be followed, however, concerning all exterior doors.

Suggestions:

1. Preserve historic doors where they exist.
2. Where historic doors do not exist, it is preferable to install new doors with materials and styling compatible with the rest of the storefront and building.
3. Preserve the original size and proportions of the original doors.
4. Do not alter the opening to make it fit a different door size than the original.
5. Where a paneled door is used, maintain simple, vertical details.
6. Where glass doors are selected, use a dark anodized finish; avoid bright metals.
7. Avoid decorative grills and odd shapes that were not used in the original doors.



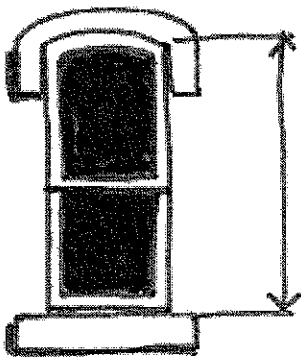
Recommended Door Selections. *Design Guidelines for Valparaiso, Indiana.*

Upper Story Windows

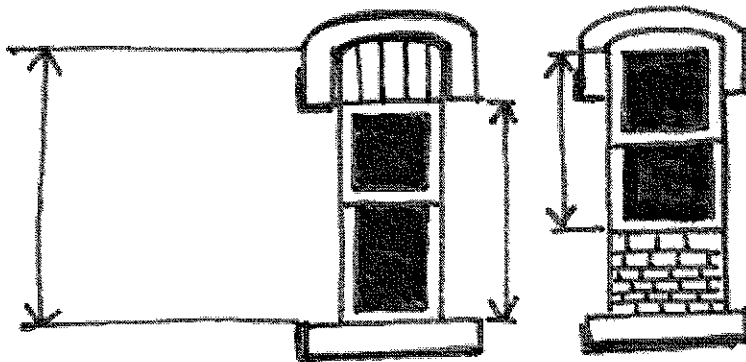
The treatment of upper level windows should be given as much thought as those in the storefront. Upper level openings are just as important to the visual and the functioning of the historic building. Historically, upper level windows were residential in type and scale, consisting of two operable sashes. Some buildings of the early twentieth century incorporated wider windows, sometimes consisting of a central inoperable pane with two operable sash units on the sides.

Suggestions:

1. Preserve original windows where they exist.
2. Where original windows do not exist, it is preferable to replace existing windows with materials and styling that closely resemble the original configuration.
3. Preserve the original size and proportions of the original window. Do not alter the opening to make another window fit.
4. Never fill in or reduce the size of a window opening. Where such changes have occurred, the opening should be returned to its original configuration.
5. Pay special attention to sashes. Replacements should have real sashes and muntins that hold individual window panes. Do not use windows with sashes different from the original.
6. Avoid use of tinted or reflective glass.



Retain This



Avoid These

Wall Surfaces

Wall materials are an essential part of the building design. Maintenance and repair of wall materials can be complicated and cause unforeseen damage. Consult professionals who are qualified in working with historic materials.

Suggestions:

1. Original wall surface materials should be retained and not covered.
2. Brick and other masonry should not be painted. Where already painted, there are appropriate masonry paints that can be used.
3. Never sandblast masonry. Sandblasting takes off decorative details and the outer finishes of bricks and stone, speeding up deterioration of the materials. Consider less abrasive cleaning methods, such as low-pressure washing.
4. Remove added coverings with care, avoiding damage to the original surface.

Cornice

The façade of the building is often capped with a cornice. Many times the cornice is simple and consists of brick, tile or stone. Sometimes it is elaborate, with pressed metal, stone or wood materials.

Suggestions:

1. Preserve cornice design and materials elements wherever they exist.
2. Do not add a new cornice or new cornice details without sufficient evidence of the original appearance.
3. Where a cornice has been removed or is in need of major repair, a simplified version can be constructed using similar materials and following basic lines and proportions of the original design.



Full cornice restoration based on sufficient evidence.



Simplified cornice constructed where evidence is insufficient

Ornament

Original ornaments and decorative trim contribute to the historic appearance of a façade. Trim, especially in the cases of half-timbering in roof peaks and walls, is an important element of the design.

Suggestions:

1. Preserve ornaments and decorative trims wherever they exist.
2. Preserve decorative details around windows.
3. Add new ornament and trim if there is sufficient evidence of its use the original façade appearance.

Sign Types

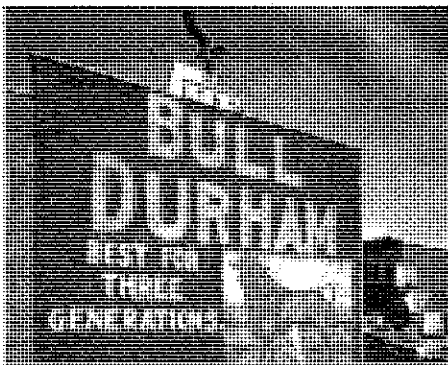
Signs have always played an important role in commercial buildings and areas. Signs change over the course of a building's life because of business relocation, new fashions and advances in technology. In the case of present-day choices, signage is an opportunity to advertise wares and services, as well as create liveliness and distinction. Overall, the choices for signage are numerous and most of them acceptable when handled appropriately. Before making a decision regarding signs, a building owner should understand historic sign types:

Wood - Wood is the oldest and most common material for signs. Wood panels were placed in windows. They were placed also placed above the storefront, flush to the wall or projected from the storefront. Lettering and images were then applied to the panel, sometimes carved but mostly painted.

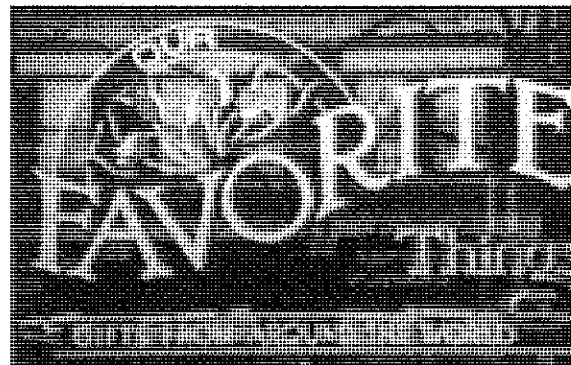


Wood Signs: hanging in window (left), flush exterior mounted (right).
National Main Street Center, *Signs for Main Street*.

Direct Application – Signage was applied directly to surfaces of the building. Lettering and images were painted directly onto wooden and brick surfaces (usually broad, blank side walls). Signage was also applied directly to glass surfaces of display windows, doors and upper story windows, either painted or with the use of decals.



Applied Sign: exterior painted,
National Park Service,
*Preservation Brief 25, The
Preservation of Historic Signs.*



Applied Sign: painted window surface,
National Main Street Center, *Signs for
Main Street.*

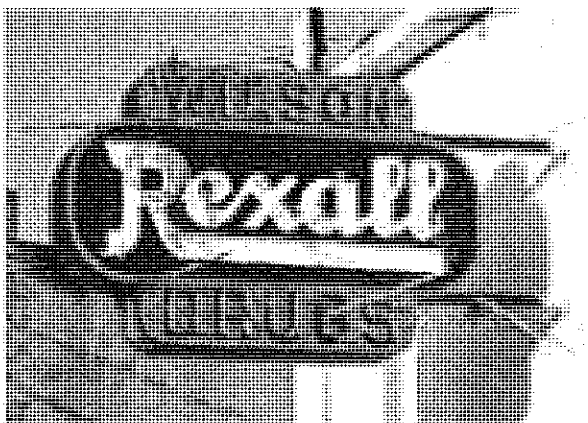
Sign Types (cont.)

Painted Metal - Painted metal became available toward the end of the nineteenth century. Metal signs were often shaped and molded with raised letters and images, sometimes finished with enamel surfaces. Commercial products took advantage of the more sophisticated processes and thus arrived the modern era of national branding. Painted metal signs were often projected from the exterior wall surface.



Creative projecting metal signs advertised in words and symbol. National Park Service, *Preservation Brief 25, The Preservation of Historic Signs*.

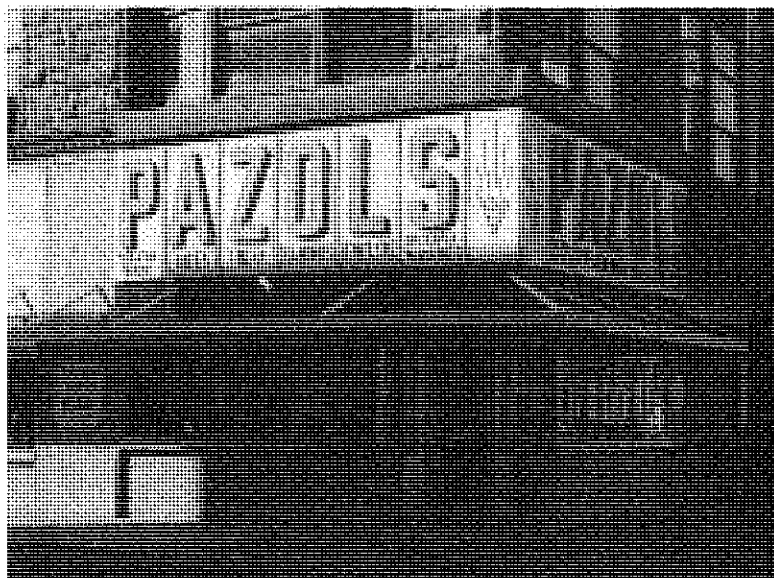
Neon - With the arrival of plentiful electricity, the neon sign began to light up the commercial streetscape. The neon sign gained prominence in the 1920s and was popular through the middle twentieth century. Lettering and images were often formed by the neon tubing itself. Sometimes it complimented background lettering and images. Neon signs were displayed in windows, while most were exterior installations.



This projecting metal sign for a national brand is highlighted with neon tubing. *National Main Street Center, Signs for Main Street*.

Sign Types (cont.)

Plastic - The plastic molded, internally illuminated sign soon eclipsed the neon sign and is still a popular choice. Three-dimensional plastic lettering is part of the same category.



This contemporary photograph shows a plastic molded sign incorporated into a corner storefront remodeled around 1960.

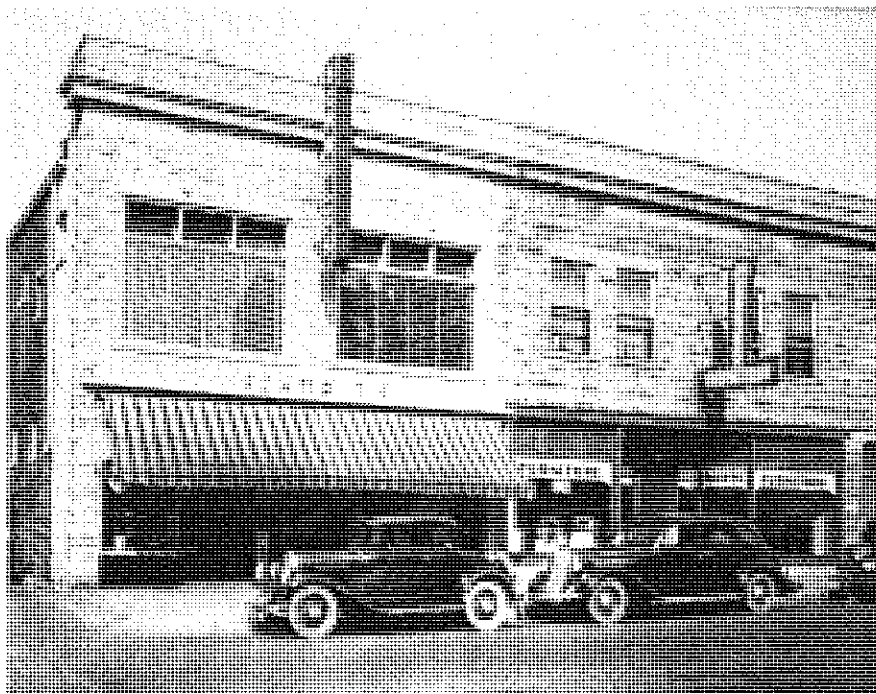
Pazoli's Jewelry Store, Muncie, Indiana.

Appropriate Sign Types

Generally all of the historic sign types can be in the Bloomington downtown district. The historic features of the building, however, should be carefully regarded when adding signage. City of Bloomington Planning Department should be contacted at the beginning of your process to ensure that your plans will meet their zoning requirements. They can be reached at 349-3423.

Suggestions:

1. Consider the retention of historic signs when appropriate to business application.
2. In most cases, appropriate material types are wood, metal and composite resin materials that replicate the texture of wood.
3. Plastic, internally illuminated molded signs were not used in the historic period before 1960 and generally should not be applied to buildings dating before that.
4. Sign designs of national brands can be used as long as the general treatment suggestions for signage are followed. Fluorescent colors should not be used.
5. Flashing and rotating signs should not be used, unless they were used historically at a particular building, such as a movie theater.



The old Batman Block on North Walnut Street shows how individual storefronts were treated with awnings and signage. It is also one of the many buildings remodeled with a limestone façade in the Neo-classical fashion. *Shaw Starkes Collection, William Hammond Mathers Museum, Indiana University.*

Sign Placement

There are traditional locations in historic buildings for signage that should be used. The number and size of signs depends on the size and design of a particular building.

Suggestions:

1. Signs of any type should fit the original historic size and placement of signs.
2. Signs should not compete for attention with the design of the building and should fit within the architectural features, such as the lintel band above the storefront. Signs should not cover original features of the façade.
3. Windows and transoms should never be filled or covered to create surfaces for signage (although, if a transom is already closed, it can be used as a sign surface if the sign material harmonizes with the façade materials).
4. Window signs can be created by direct application (paint or decal) to the glazing or with a detached panel hung in the window.
5. Signs should be limited in number to avoid clutter on the facade. Generally window signs should cover no more than 20 percent of the window area and should appear only once.
6. Lettering and colors should harmonize with the architectural design of the building.
7. Illumination, when desired, should be provided by indirect sources (unless other lighting effects were part of the historic appearance of the building).
8. Projecting signs on traditional commercial street fronts should be mounted least 8 feet above the sidewalk, protruding no more than half-way to the curb. Projecting signs should be mounted no more than 15 inches from the wall.
9. Generally signs should be mounted no more than 25 feet above grade level.
10. Rooftop signs and billboards attached to the building are not appropriate.

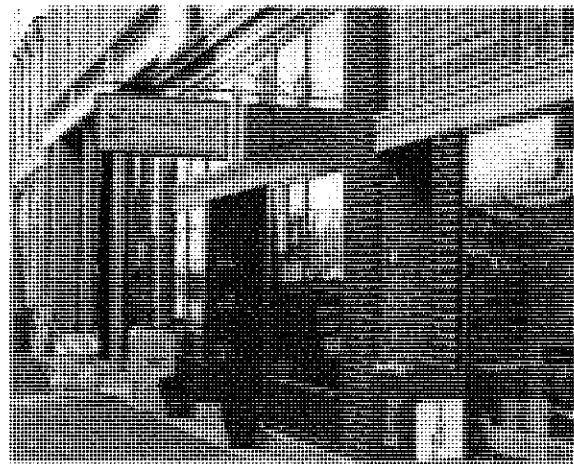
Sign Placement (cont.)



Comparison between poor good sign size and placement (left) and good size and placement (right).

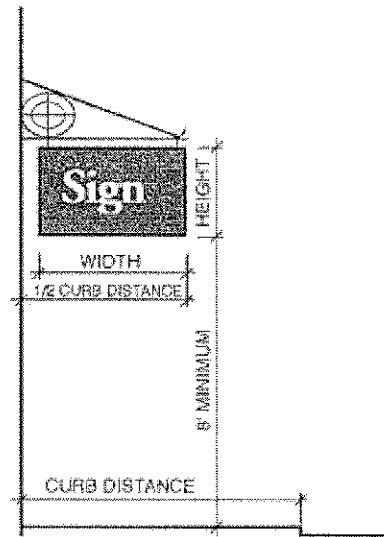


Kirk's Bike Shop; Walnut St., Muncie.



Dandelion's Shop, Walnut St. Muncie.

Examples of appropriate approaches to projecting signs. Notice the decal application in the display windows.

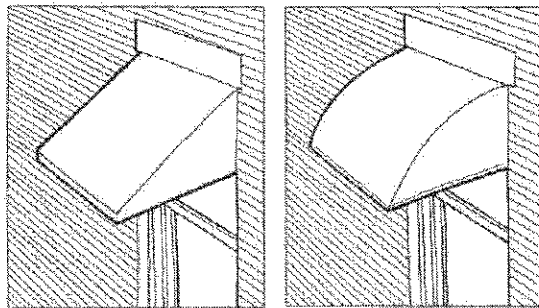


Awnings

Awnings historically served several purposes — a decorative element, a surface for signage, a form of protection for the storefront against sunlight and a form of personal shelter at the entryway. Awnings continue to serve those same purposes. They can add distinction to the building and provide an alternative surface for signage. They can be used to bring a splash of vitality to the building and the streetscape. Yet they should be coordinated with the building features and style.

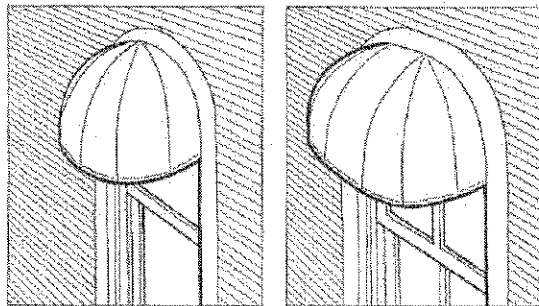
Suggestions for Types:

1. Cloth material is encouraged, as other materials stand out unfavorably against the building's historic materials. Vinyl and plastic generally should not be used.
2. Rigid materials should be avoided.



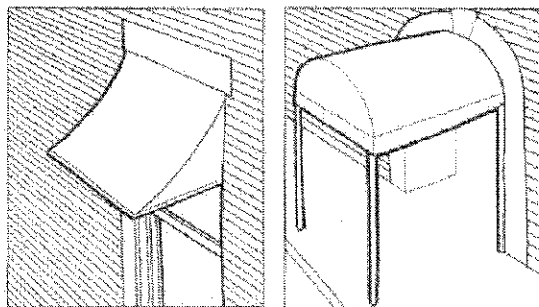
Standard

Convex



Dome

Bullnose



Concave

Marquee

Shapes and styles that fit openings and building character.

"Awnings and Canopies on Main Street," Main Street Guidelines, National Trust for Historic Preservation.

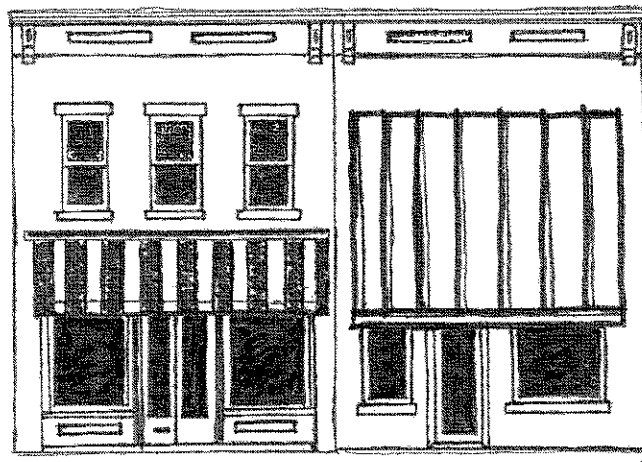
Awnings (cont.)

Suggestions for Size and Placement:

1. Awnings should not compete for attention with the design of the building or cover up architectural features.
2. Awnings should fit the original historic scale of the storefront.
3. Generally awnings should extend far enough to shelter at least two passing pedestrians.
4. Awnings can be used in the upper levels but should follow all treatment suggestions for applying awnings to storefronts. Upper level awnings should fit within the window openings and not cover architectural features.



Above: two illustrations of appropriate awning size and scale.



This

Not This

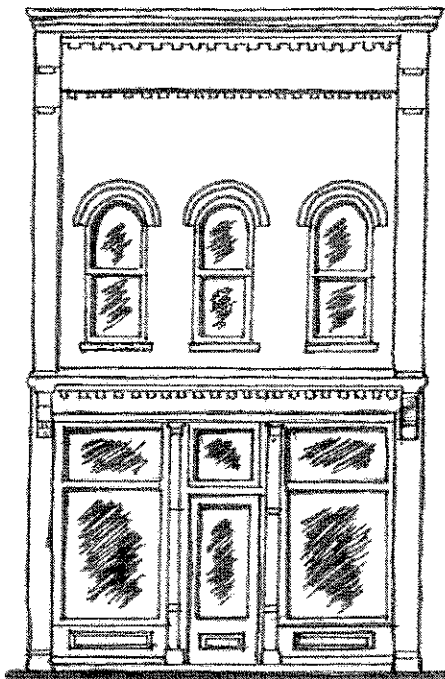
Applied Color

When applying colors to a building, all elements of the building should be carefully considered. Sometimes careful attention to original details on the facade will provide opportunities for creativity. The brickwork, for instance, might contain colors that can be brought out in trim applications. Contrasting color schemes can be applied to separate elements of the storefront. In a multiple storefront situation, different tasteful colors can be used to individualize each of the storefronts.

Historic paint color professionals can be hired to take samples of the original paint colors and recommend correct colors based on their findings. However, modern paint manufacturers provide a trustworthy palette of historically appropriate paints that can be selected to meet the needs of most buildings.

Suggestions:

1. Develop a comprehensive color plan for the building.
2. Use softer, muted colors to establish a uniform background. Reserve brighter colors for small accents to emphasize entryways or highlight structural ornamentation.
3. In general, use one color on similar elements such as window frames to show that they are all part of the same facade.
4. The levels of coloration might be broken down as follows:



Base color

- Wall Surfaces
- Storefront Piers
- Cornice –when same material as the wall

Major Trim Color

- Cornice
- Window Hoods
- Window Frames
- Storefront Cornice
- Storefront Columns
- Storefront & Kickplates

Minor Trim Color

- Window Sash
- Doors

Accent Colors

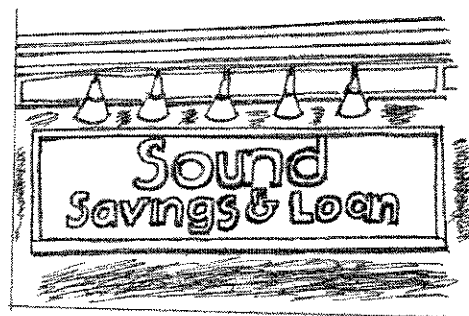
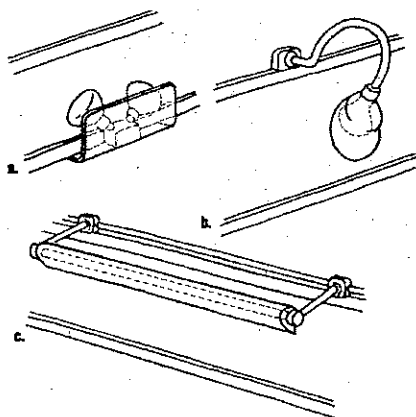
- Ornamental Details on Cornices, Columns, etc.

Lighting

The character and level of lighting that is used on a historic building is a special concern. Traditionally, exterior lights were simple in character and used to highlight entrances, walkways and signs. Most fixtures had incandescent lamps that cast a color similar to daylight. They were relatively low in intensity and shielded with simple shade devices. Although new lamp types can be considered for special situations, the overall effect of producing modest, focused light should be continued.

Suggestions:

1. Light should originate from fixtures that are in keeping with the historic character of the building on which they are mounted.
2. Lighting should be minimized so that it does not compete for attention with the building design. Lighting should be directed toward signage and entrances, or used to accent building features.
3. Lighting should be directed only on the building that it is intended to serve. General floodlighting of any exterior building surface should be avoided.
4. Lighting should be used to provide an adequate level of personal safety, while at the same time making the building more attractive. Lighting of sidewalk surfaces should be generally discouraged except near dining areas of restaurants. Even near dining areas, lighting should be kept at a low level.
5. Use standard lighting that is not gaudy, flashing, colored, or too intense.



Lamps directly light this sign.

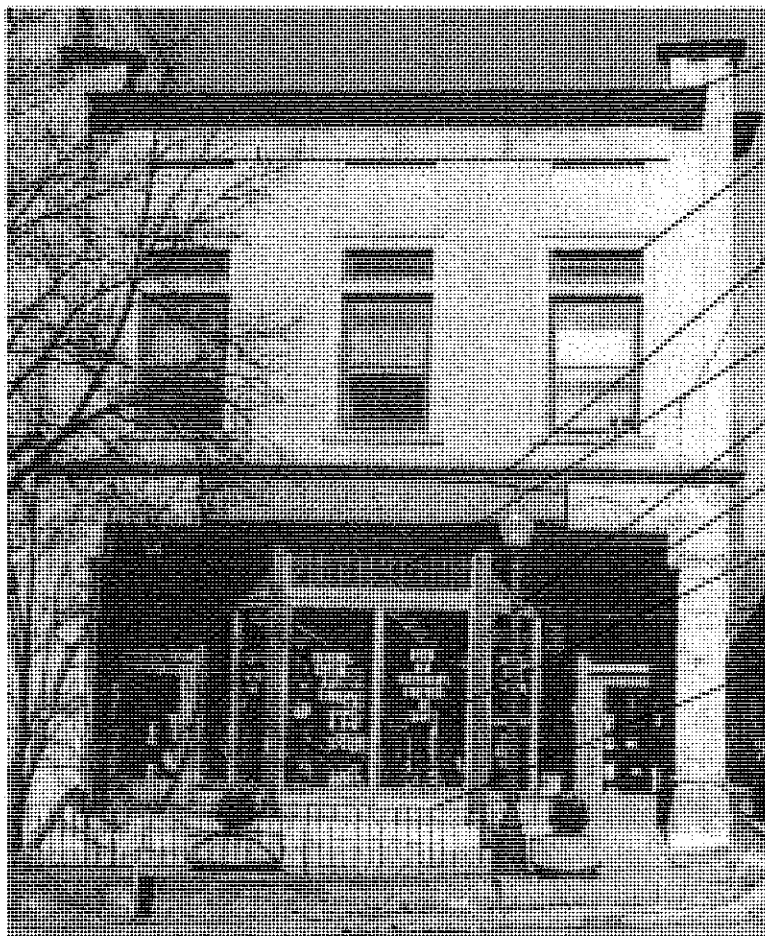
External light types: a. Spotlights.
b. Gooseneck. c. Fluorescent tube.
*Signs for Main Street, Main Street
Guidelines. National Trust for
Historic Preservation.*

BEST PRACTICES OBSERVED

Some good choices are already being made in the Bloomington Courthouse District. These examples range from substantial rehabilitations to cases of good maintenance and careful attention to the building.

Vance Music Center

Some simple and respectful choices has made this two-part block an admired example of a recent rehabilitation on the square's north side. The recessed storefront has received especially good treatment. The upper level windows retain historic proportions, while being metal replacements. A further improvement might consider restoring them with wood material. The rectangular eyebrow windows just below the cornice could be opened again. With these extra steps, in due time this could be an outstanding historic building facing the historic courthouse.



Cornice retained

Windows open; proportion retained

Signage restricted to historic placement

Leaded glass transom units retained

Cast iron stanchions left exposed

Recessed entries retained

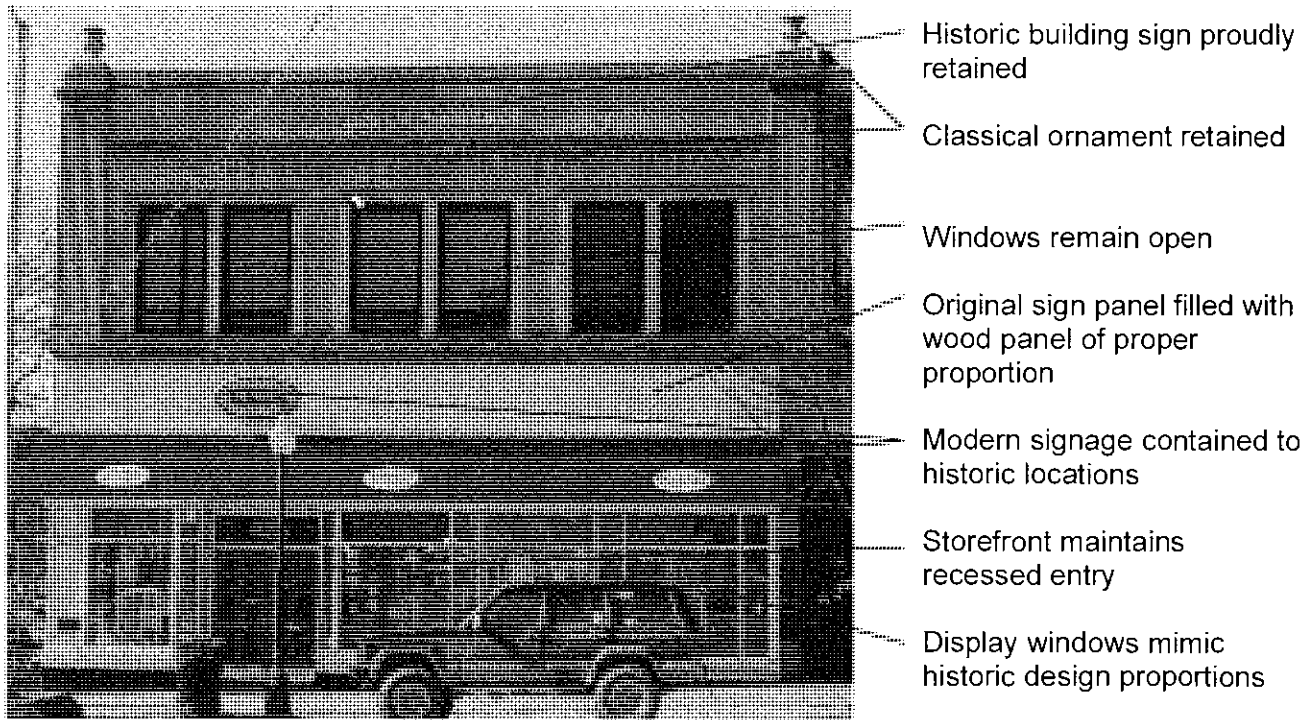
Display window proportions retained

Storefront uses wood framing and kickplate panels

Vance Building, 110 W. 6th Street

Kresge Block/Talbot's

Rehabilitation of the old Kresge block makes use of its basic form and features. The original storefront contained two recessed entries. The rehabilitation shows how the basic storefront is restored to a single entry, while retaining basic design proportions. The entry is recessed, retaining transom light. The display windows are divided to mimic the separation of transom units. A next step would be to restore the upper level windows with true sash-type units.



Kresge Building, 101N. College Avenue

MAKING THE CALL

It should now be clear that the treatment of historic buildings and their environment is much more about choices than restrictions. There is plenty of room for variety and creativity. Choices, however, are based on carefully considering the historic character of the building and its surroundings.

Suggestions:

1. Understand the original features and styles of the building as well as the neighborhood.
2. When renovating a building, consider its intended use. A pub or tavern is going to present itself differently from a shoe store. A theater is going to have a different image from a barber shop. Yet these images can complement each other and create an interesting and attractive streetscape.
3. Address the simplest changes first. For instance, if upper story windows have been closed, open them up following the appropriate treatment suggestions. Make the storefront the next step in the rehabilitation.
4. Be a good neighbor. Consider how your own objectives can contribute to the downtown district as a whole—its commercial health, vitality and attractive design.



Poor choices of signs, awnings and façade closures speak for themselves when compared to basic and wise choices that respect a building's character.

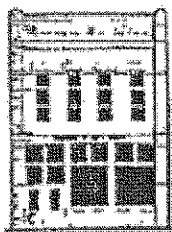
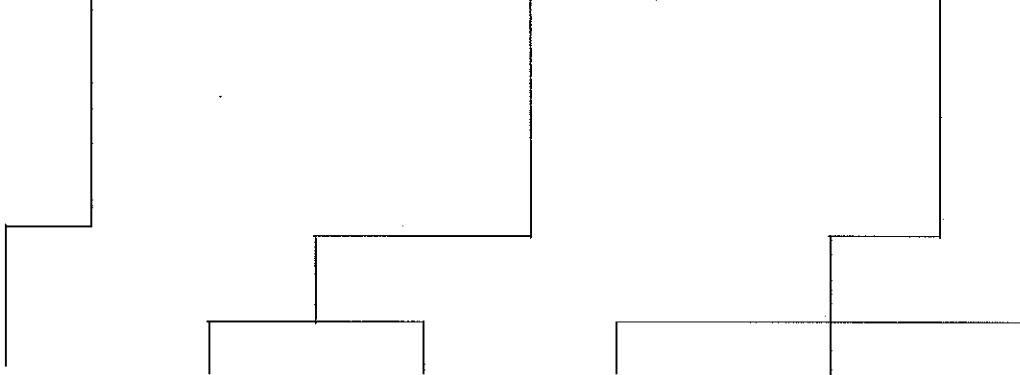
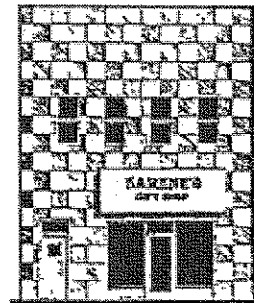
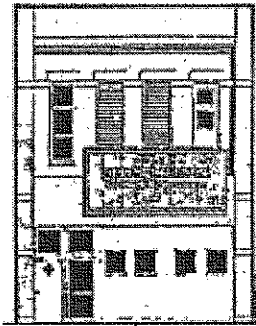
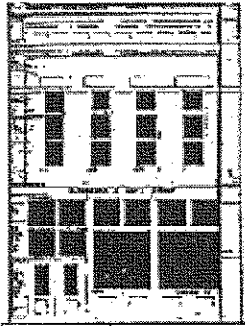
TREATMENT DECISION TREE

LOOK AT YOUR BUILDING

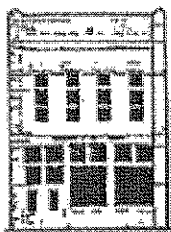
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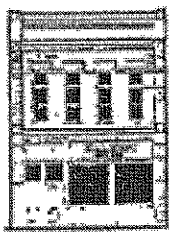
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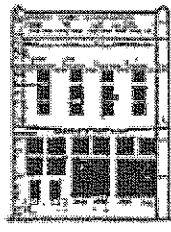
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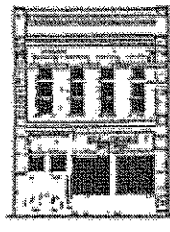
FULL RESTORATION



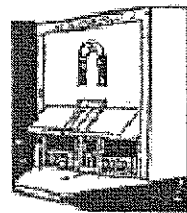
SELECTIVE RESTORATION



FULL RESTORATION



SELECTIVE RESTORATION



SIMPLE RESTORATION

MAKE YOUR CHOICES

Adapted from *Design Guidelines for Valparaiso, Indiana*.

HELP AND REFERENCES

The building owner can seek help and guidance from a very large network of agencies and experienced property owners, including the Downtown Bloomington Commission, Inc. All of them have long experience in getting the most out of investments into historic buildings and neighborhoods. Professional practitioners, specializing in historic architecture and design, can also provide valuable insights into satisfying and cost-effective choices.

Resources for Help

Downtown Bloomington Commission, Inc.
302 South College Avenue
Bloomington, IN
812-336-3681
E-mail: downtown@downtownbloomington.com

Bloomington Restorations, Inc.
PO Box 1522
Bloomington, IN 47402
E-mail: bri@bloomington.in.us

Bloomington Historic Preservation Commission
Housing and Neighborhood Development
PO Box 100
Bloomington, IN 47401
www.bloomington.in.gov

Indiana Main Street Program
Indiana Office of Rural Affairs
One North Capitol, Suite 600
Indianapolis, IN 46204
317-232-8909

Indiana Division of Historic Preservation and Archaeology
402 W. Washington Street, W274
Indianapolis, Indiana 46204-2739
317-232-1646
E-mail: dhpa@dnr.in.gov

Historic Landmarks Foundation of Indiana
Western Regional Office
643 Wabash Avenue
Terre Haute, IN 47807
812-232-4534
E-mail: west@historiclandmarks.org

Center for Historic Preservation
Ball State University
650 West Minnetrista Blvd.
Muncie, IN 47304
765-213-3540, ext. 228
E-mail: preservation@bsu.org

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- National Park Service, Preservation Services Program, *Preservation Briefs*
<http://www2.cr.nps.gov/tps/briefs/presbhom.htm>
- "Signs for Main Street," *Main Street Guidelines*. Washington, DC: National Trust for Historic Preservation, c. 1987.
- U.S. Department of the Interior. *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Washington, DC: Preservation Assistance Division, National Park Service, 1990.

Brief Guide to Financial Assistance

Financial assistance is available from a variety of sources. Some are appropriate to for-profit building owners. Others are reserved for qualifying non-profit organizations. Some require a partnership between the two. The following is a brief summary of the most commonly used forms of assistance in active commercial settings. It is followed by a brief summary of programs available to non-profit partnerships that would be appropriate for more creative and ambitious projects.

Assistance to For-profit Owners

Federal Historic Rehabilitation Investment Tax Incentives

The Federal Historic Preservation Tax Incentives program is administered by the National Park Service in partnership with the Internal Revenue Service and the State Historic Preservation Officer (Indiana Division of Historic Preservation and Archaeology, Department of Natural Resources).

A 20% tax credit is available for the approved rehabilitation of certified historic structures. "Certified" buildings are listed on the National Register of Historic Places either individually or as a contributor to a designated historic district. The rehabilitation must follow the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. A 10% tax credit is available for the rehabilitation of non-historic (certified) buildings built before 1936. Qualifications and procedures mostly follow those of the 20% tax credit. Most of the buildings in the downtown commercial area would be certified historic structures.

This program offers tax credits on a portion of the total cost of rehabilitation on income-producing properties that meet specific criteria. Income-producing buildings are "depreciable." Qualifying buildings must be put "into service" within a minimum amount of time after rehabilitation begins. The rehabilitation must be deemed "substantial" — the rehabilitation expenditure must exceed the greater amount of \$5,000 or the adjusted basis of the building and its structural components. The adjusted basis is generally the purchase price minus the cost of the land, plus improvements minus the depreciation already taken.

Several projects in downtown Bloomington have already benefited from these tax credits. Local agencies can help start the process, as well as the Indiana Division of Historic Preservation and Archaeology. The complete details of both federal tax credit opportunities and all applicable forms are available at:

<http://www2.cr.nps.gov/tps/tax/brochure2.htm>.

Tax-deductible Preservation Easements

The donation of a preservation easement can provide significant financial benefits to a building owner. The donation of the easement is made to a non-profit organization like Bloomington Restorations. The easement gives certain rights to the organization for protecting the building exterior from alterations that would diminish the historic character. The building owner retains title to the property, subject to the terms of the easement, remaining free to use, lease or sell the property.

Donations of qualified easements are eligible for a federal income-tax gift deduction. The value of the easement is the difference between the fair market value of the property before and after the donation of the easement, as determined by a professional appraiser. A description of how easements work can be found at:

<http://www.cr.nps.gov/hps/tps/tax/easement.htm>

Indiana Historic Rehabilitation Tax Credit

The state of Indiana offers an income tax credit equal to the 20% of a rehabilitation investment. The credit is limited to commercial properties listed on the Indiana Register of Historic Sites and Structures. Properties listed on the National Register of Historic Places are automatically listed on the Indiana Register. Each project can receive a maximum of \$100,000.

The provisions of eligibility, standards and procedures are similar to those of the Federal Historic Preservation Tax Credit. The minimum rehabilitation investment is \$10,000. Qualifying buildings must be at least 50 years old. The state caps the total credit amount annually, therefore limiting its availability. At present, receipt of the credit is about twelve years out, but qualifying projects can be undertaken immediately.

The process starts by contacting the Indiana Division of Historic Preservation and Archaeology. The complete details of both tax credit opportunities are available at:

<http://www.state.in.us/dnr/historic/commercial/commtaxcredits.html>.

Local Assistance: Bloomington Restorations, Inc.

Bloomington Restorations, Inc., is a local, non-profit, historic preservation organization. Besides general activism and support, the organization may be able to assist through:

Preservation Easements: Bloomington Restorations, Inc., accepts tax-deductible preservation easements on certified historic structures.

Revolving Loans: Low-interest loans are available to save or restore endangered historic buildings. Bloomington Restorations, Inc., often pairs its loan money with similar loan funds from Historic Landmarks Foundation of Indiana.

Bloomington Restorations, Inc., can be contacted by telephone at 336-0909 or by e-mail at bri@bloomington.in.us.

Local Assistance: Bloomington Urban Enterprise Association

The Bloomington Urban Enterprise Association is a nonprofit agency that encourages the improvement of the economic, physical, and social environment within the Urban Enterprise Zone for its residents and businesses.

Grants: A limited number of \$10,000 façade grants are available for investment properties located within the zone and also listed in the City's 2001 Historic Sites and Structures Inventory. Low interest construction loans are also available.

The Bloomington Urban Enterprise Association can be reached at 349-3805 or by e-mail at abbottl@bloomington.in.us.

Local Assistance: Mayor's Office of Economic Development

Tax Abatements

Projects are eligible for Tax Abatement if the project site qualifies as an Economic Revitalization Area under Indiana state law. This is determined on a project-by-project basis.

According to the guidelines, one goal, among others, of awarding tax abatements is to encourage the rehabilitation, preservation, and restoration of historic properties.

A project is ineligible for abatement if the project involves demolition or removal of structures listed on the local Historic Register/eligible for individual listing on the National Register/ contributing structures within a nationally or locally designated historic district. There are also certain types of facilities that are ineligible for abatements (e.g. massage parlors, auto sales/ service). Most retail projects and some residential projects have specific requirements that must be met.

Contact Ron Walker or Danise Alano in the Mayor's Office of Economic Development at 349-3406.

Business Investment Incentive Loan Fund

One of the many considerations in determining eligibility of a loan or grant from this fund is the projects compatibility of facade projects or new construction in the Downtown Development Opportunity Overlay (DDOO) district with the historic character of downtown Bloomington. Projects involving the demolition or removal of structures listed on the Local Historic Register, or eligible for listing on the National Register or that are contributing structures listed within a nationally or locally designated historic district will not be considered.

One of the many permissible uses of funds from a BIL loan or grant is the renovation of buildings.

Contact Ron Walker or Danise Alano in the Mayor's Office of Economic Development at 349-3406.

Other Grants and Programs Available to Non-profit Partnerships

The Division of Historic Preservation and Archaeology, Indiana Department of Natural Resources, administers two federal programs available to nonprofit 501(c)(3) organizations. The *Historic Preservation Fund Acquisition and Development Grant* is a 50% matching grant, from the Historic Preservation Fund of the National Park Service, US Department of the Interior, directed to the purchase, preservation, rehabilitation, or restoration of historic sites or buildings that are listed on the National Register of Historic Places — either individually or as a contributor to a designated historic district. Endangered properties receive top priority. The rehabilitation must follow the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

The Indiana Division of Historic Preservation and Archaeology also administers *The Architectural and Historical Grants*, also through the Historic Preservation Fund of the National Park Service, US Department of the Interior. This assistance is primarily directed to funding surveys, National Register nominations, education programs, feasibility studies and preparation of architectural and engineering plans. It is also awarded on a matching basis.

The complete details for these grant opportunities are available at:

<http://www.in.gov/dnr/historic/grants.html>

The State of Indiana offers a series of other grants and incentives related to historic preservation objectives, administered by other departmental agencies. Links to this information are available at:

<http://www.in.gov/mainstreet/resources/index.htm>.

Historic Landmarks Foundation of Indiana

Historic Landmarks Foundation is a statewide nonprofit preservation organization. It offers several assistance programs to qualifying applicants.

Indiana Preservation Grants: These grants are offered to nonprofit organizations for executing professional architectural feasibility studies of up to \$2,500. The funds may not be used for any physical restoration. Grants are awarded on a matching basis.

Heritage Preservation Education Grants: This program is a collaboration with the Indiana Humanities Council. It funds up to \$2,000 for projects that promote preservation, including educational programs, lectures, workshops, and publications.

Legal Defense Grants: These grants assist communities in taking legal action to defend historic buildings and sites. Grants are awarded on a matching basis.

Statewide Revolving Loans: Loans are made to qualifying nonprofit organizations to purchase, preserve, restore and rehabilitate endangered historic structures. The low-interest loans are limited to \$60,000. Priority is given to properties listed on eligible for listing on the National Register of Historic Places.

Historic Landmarks Foundation of Indiana provides details for these programs and links to other funding opportunities at:

<http://www.historiclandmarks.org/help/grants.html>

National Trust for Historic Preservation

The National Trust for Historic Preservation is a nationwide nonprofit preservation organization. It offers several assistance programs to qualifying applicants.

Preservation Services Fund: Nonprofit organizations and public agencies may apply for matching grants to fund preservation planning and education programs. Funds can be used for obtaining consultation in the areas of architecture, engineering, land-use, planning, law and fundraising. Typical grants range between \$1,000 and \$1,500.

Johanna Favrot Fund for Historic Preservation: Grants assist nonprofit agencies in projects that preserve or restore a community's authentic sense of place. Funds may also be used for consultation, workshops and education programs.

Cynthia Woods Mitchell Fund for Historic Interiors: Grants aid nonprofit organizations in the preservation or restoration of historic interiors. Funds may be used for consultation and education programs.

National Preservation Loan Fund: Loans are made to nonprofit organizations to develop or augment local revolving loan funds and purchase, stabilize or rehabilitate structures. Properties must be certified national, state or local historic structures or sites.

The National Trust for Historic Preservation provides details for these programs and links to other funding opportunities at:

<http://www.nationaltrust.org/help/grants.html>

PRESERVATION PLAN FOR HISTORIC BLOOMINGTON



CITY OF BLOOMINGTON
HISTORIC PRESERVATION COMMISSION

PRESERVATION PLAN FOR HISTORIC BLOOMINGTON

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A committee of the Bloomington Historic Preservation Commission

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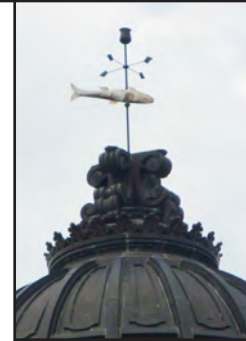
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INTRODUCTION

On February 11, 2010, the Bloomington Historic Preservation Commission formed a committee to update and revise the 1998 Preservation Plan for Downtown Bloomington and the Courthouse Square (the "1998 plan"). This was done in response to the dramatic changes in the community since 1998, and a perceived need to begin long-range planning for the decade ahead.

The following report is the 2012 Preservation Plan for Historic Bloomington. The Commission's intent is that the 2012 plan will serve as the working plan for the Commission for several years. This plan is advisory only. It does not change any preservation-related ordinances or Commission procedures. Any changes discussed in this document must go through the customary public processes. Instead, this plan will serve as a blueprint that guides the Commission in the years to come.

The scope and organization of this publication are as follows:

- **Part 1: Background and Methodology.** Describes the committee's work in preparing this report.
- **Part 2: Summary of Findings and Goals.** The executive summary of the report.
- **Part 3: Character Area Analysis.** Provides a summary of each of eight so-called "character areas," including the historical context, committee comments, "SWOT" analysis (i.e., Strengths, Weaknesses, Opportunities, and Threats), and a summary of strategies and recommendations.
- **Part 4: Current Issues in Historic Preservation.** Evaluation of a number of preservation issues that affect the Commission's work in all character areas.

PRESERVATION FOR PLACEMAKING

"Historic preservation...protects the sense of place associated with the city.... Historic context offers a sense of identity and cultural continuity to visitors and, most importantly, to the citizens of Bloomington."

1998 Preservation Plan



BACKGROUND AND METHODOLOGY

Since its publication, the 1998 plan has served as the strategic plan for the Commission. This 2012 plan follows the same general format and is being created for the same purpose. By all accounts, the 1998 plan has been a successful advocacy tool. It has, for example:

- Led to the protection of numerous structures and districts through the designation and demolition delay process;
- Helped shape the City's 2007 Unified Development Ordinance ("UDO") by laying the groundwork for inclusion of requirements that new downtown development have mass, scale, and other architectural features that are compatible with historic structures;
- Prompted the creation of a façade grant program for historic properties;
- Increased awareness of the need for and effectiveness of historic preservation initiatives;
- Helped formalize the process by which the Commission conducts design review.

Most importantly, the 1998 plan laid the groundwork for the City Council's 2005 passage of the "demolition delay" ordinance. The ordinance, along with its 2007 amendments, allows the Commission to impose a waiting period of 90-120 days before a demolition permit can be granted on buildings identified as "Contributing, Notable or Outstanding" in the City's most recent historic preservation survey ("the 2001 Interim Report"). This waiting period provides a window of opportunity for preservation.

The committee found that demolition delay remains vital to historic preservation. The impetus for the demolition delay ordinance was the policy shift to increase residential densities near the core of downtown.

The Commission observed that the resulting redevelopment often threatens small-footprint historic homes and commercial buildings. This conflict has been further exacerbated by high-density student housing developments in the downtown area.

In addition to the 1998 plan, the committee carefully reviewed a number of other studies, reports, and ordinances concerning historic Bloomington. One particularly important report was the 2005 "Downtown Vision and Infill Strategy Plan."

The committee spent considerable time studying and walking the "character areas" of historic Bloomington, as well as researching and writing brief histories of each character area. This 2012 plan purposely amends the boundaries of some character areas identified in the 1998 plan, the 2005 Downtown Vision and Infill Strategy Plan, and the City's UDO, and identifies several previously overlooked areas.

Since history lies at the root of preservation, and education is often the best form of advocacy, the committee deemed the inclusion of additional historical information on these focus areas as useful to both the Commission and the report's target audience.

Lastly, the committee discussed and strategized how best to advance the goals identified in this plan. The committee divided the available tools into three basic categories:

- **Legal** (historic designation, demolition delay, etc.);
- **Advisory** (design guidelines, education, participation in City current and long-range planning processes, etc.);
- **Financial** (facade grants, tax credits, etc.).

The following "Summary of Findings and Goals" outlines the Committee's plan for using these tools to achieve the goals of this plan.

SUMMARY OF FINDINGS AND GOALS

1. The most significant part of Bloomington's historic building inventory – the Courthouse Square – is unprotected by local designation. We must work with downtown businesses, building owners, and civic leaders to preserve this historic commercial and governmental core for future generations.

Work with Courthouse Square National Register District owners, stakeholder groups, and other City entities to formulate a preservation plan oriented to economic development, including local designation of the district and expansion of local preservation incentives. (See Pages 6-11)

2. After over fifty years of ownership, Indiana University recently sold the historic Showers Furniture Factory Area for reuse and redevelopment. We must ensure that that area's history is preserved, and advocate for redevelopment in a manner that complements that history.

Locally designate the historic Showers buildings and participate in redevelopment planning for the area. (See pages 12-16)

3. Each of the three University Village subareas - the Kirkwood Corridor, Restaurant Row, and the Café District - has its own charm and eclectic character. While none of the three areas presently warrants full historic district designation, all share a tremendous sense of place which can only be created organically, and which can easily be lost.

Look for advisory ways in which the Commission can help ensure the preservation of the existing fabric of University Village, and

be prepared to comment formally should conditions change, or major shifts in density or character be proposed. (See pages 17-24)

4. The Monon Corridor area, formerly known as the Old Levee, has for generations been a mixed commercial/industrial area defined both positively and negatively by its proximity to the railroad and the former Monon Depot. The opening of the B-Line has created an obvious catalyst for change, and focused development toward the rail line rather than away from it. There still remains a checkerboard of very high quality historic buildings and infrastructure which should be preserved.

Comprehensively survey the Monon Corridor area, and then determine the appropriate ways in which to honor the area's history and preserve its historic resources, while encouraging the area's thoughtful transformation to a mixed-use neighborhood. (See pages 25-27)

5. Bloomington's core neighborhoods face a variety of challenges and opportunities. Deferred maintenance and intentional neglect, the pressures of University expansion, and construction of student housing impact different neighborhoods in unique ways. City policies that variously encourage downtown density or encourage preservation, while both valid development tools, can conflict. Changing consumer demands and demographic changes may also threaten historic fabric. Increasingly neighborhoods are looking to the Historic Commission to take a measured approach to change, and to increase appropriate reinvestment by owners.

Key Core Neighborhood goals:

- **Create a more formal designation strategy, and prioritize City neighborhoods for historic or conservation district status.**
- **Work with current districts to update existing design guidelines.**
- **Revise application and review processes in order to streamline and clarify Commission processes regarding COA's and demolition delay.**
- **Actively address the problem of demolition by neglect.**
- **Champion good design and educate the public on the use of appropriate materials, scale and massing by creating non-binding design guidelines. (See pages 28-30)**

6. Historic preservation has a proven track record in incentivizing the profitable reuse of historic buildings, and in stimulating economic development. The Bloomington Urban Enterprise Association ("BUEA") facade grant program has been a great success; the HPC would like to build on that success by creating new incentives and benefits for the preservation of historic properties.

The commission should advocate for the use of preservation to stimulate the local economy, including continued promotion of façade grants for residential and commercial projects; advocacy for a successor program when the BUEA is phased out; and education of the public about existing incentives. (See page 31)

7. Signage and awnings in the downtown core need to be more effectively regulated. Some signage and awnings detract from the substantial historic value of the area. In light of this situation, new policies and additional advocacy are advisable.

Draft signage and awning guidelines for historic properties, and propose revisions to general regulations. (See page 32)

8. The HPC encourages green building practices that are sensitive to historic integrity and emphasize reuse of existing historic structures.

Encourage the integration of green building practices into historic district guidelines and assist districts in adopting sustainability guidelines. (See pages 33-34)

9. The HPC's work and effectiveness depend on having a public that is aware of its past, and believes that preservation enhances present-day quality of life.

Actively look for opportunities for public education and community outreach. (See pages 35-36)

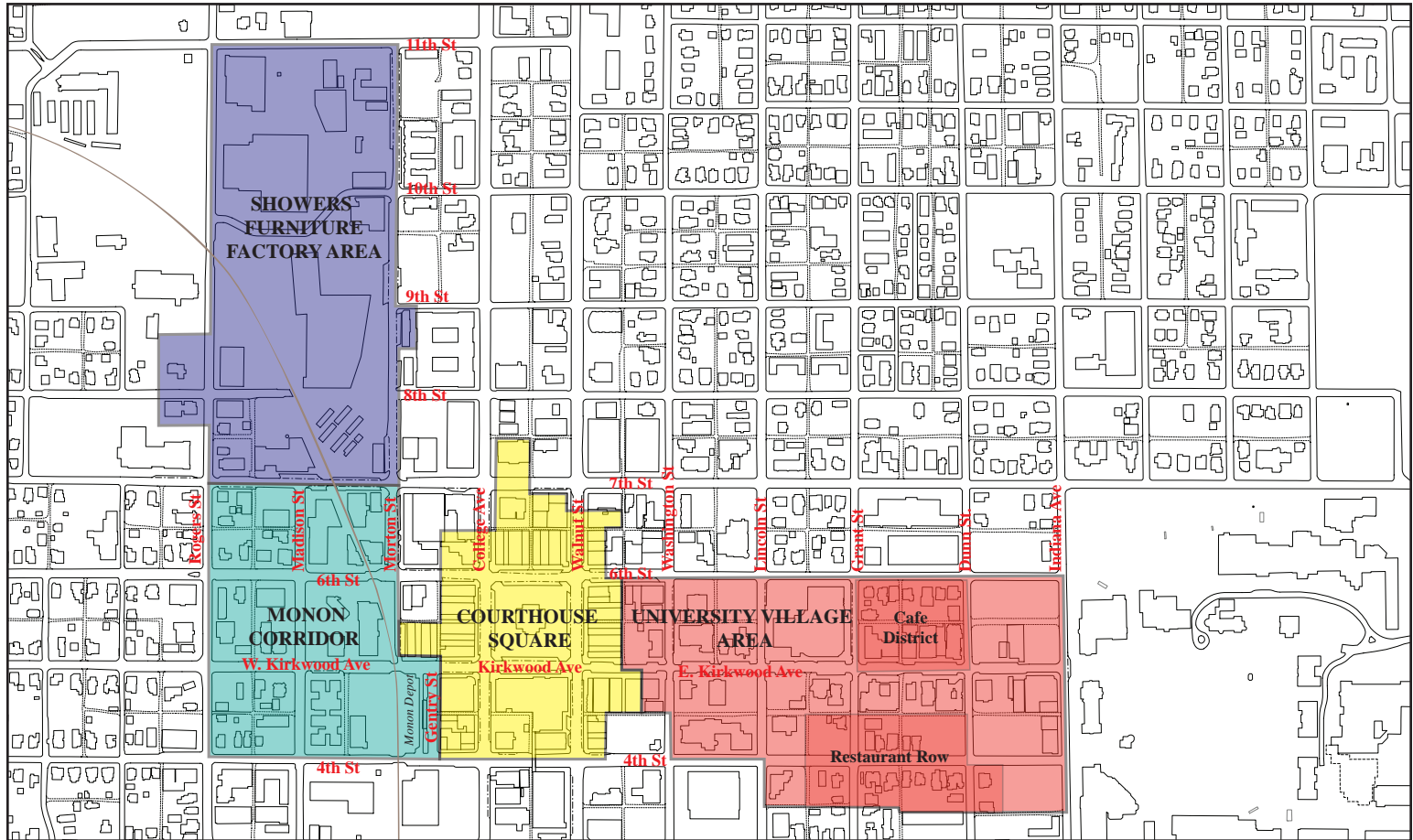
10. The Commission's work suffers from lack of coordination with other City Departments and initiatives like the Bloomington Entertainment and Arts District ("BEAD"). Conflicting policies and rules sometimes result, thereby undermining preservation.

Develop more formal mechanisms to coordinate with other city departments, boards, and commissions, including requesting notice and taking full advantage of the right to comment. (See page 35-36)

11. There are several areas that have significant historic resources which have not been adequately surveyed. In addition to the Showers Furniture Factory Area, these include stretches of West Kirkwood, and the region of College and Walnut Avenues south of Third Street. The lack of surveying has left significant resources unprotected, and given the public the impression that these areas are not historically significant.

Update the 2001 Interim Report to include previously omitted properties and areas. (See page 35-36)

CHARACTER AREA ANALYSIS



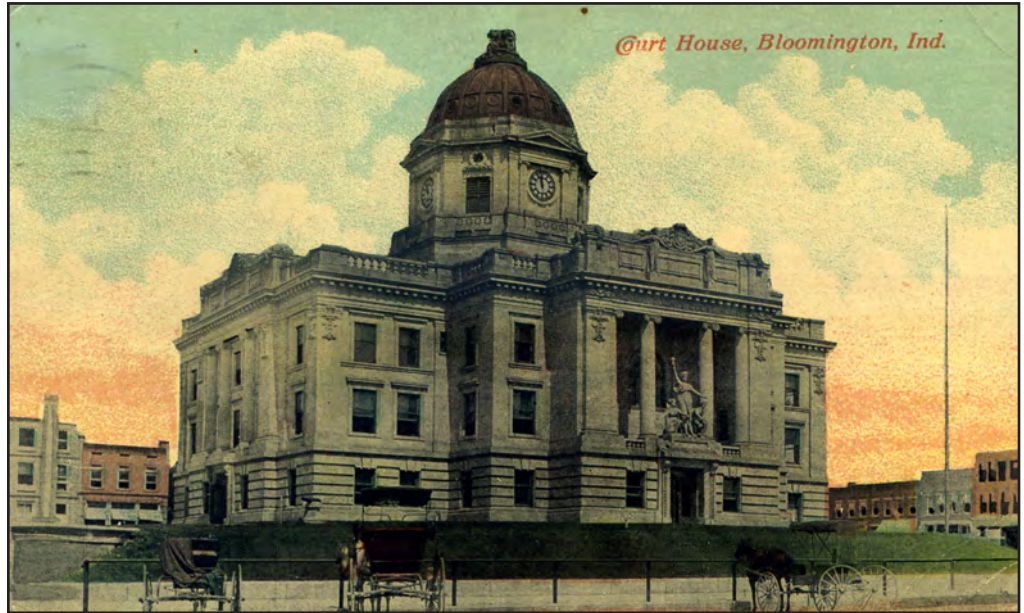
COURTHOUSE SQUARE

Historic Background and Urban Design Characteristics

Bloomington was established as the county seat shortly after the founding of Monroe County in 1818, and is the oldest county seat of any of the surrounding counties. It was platted on the “Shelbyville Plan,” where primary streets intersect at the corners of the Square rather than bisect it, as in many other Indiana towns. This arrangement allows for more commercial frontage within the Square.

Bloomington’s growth ran parallel to that of the region’s limestone industry and to Indiana University. All had their formal beginnings in the 1820s. With connection of the Salem, New Albany and Louisville Railroad in 1853, new horizons were opened and the city began to flourish. Industries like the Showers Brothers Furniture Factory and numerous limestone quarrying and fabrication sites were able to develop regional, and eventually national, significance.

Buildings around the Square were constructed primarily of wood during Bloomington’s early history. Numerous fires, a growing regional economy, and continual redevelopment of the Square took their toll on early structures. None have survived.



The oldest surviving building is the Faulkner Hotel (122-124 N. Walnut) built of brick in 1847 by Aquila Rogers, one of the county’s earliest settlers. A handful of brick buildings from the 1850s and 1860s also survive, including the Fee-Breeden Building (1853) at 122 W. 6th Street, Bundy European Hotel (c. 1860) at 212-216 W. Kirkwood, and the Old Opera House, also known as Mendelssohn Hall (1868) at 103-105 W. Kirkwood.

The increasing commerce of the later 1800s dramatically changed the appearance of the downtown. This became particularly evident following the 1893 Chicago World’s Exposition, when the classical style taught at Paris’s Ecole des Beaux Arts (a style that lent itself well to the use of local limestone) gained national popularity. Thus the stone industry entered its heyday.



Old Post Office - Beaux Arts



Old City Hall - Beaux Arts



Kresge - Art Deco



Howe Building - Italianate

Not to be outdone, many owners resurfaced their brick buildings with limestone well into the early 20th century. Their efforts were an expression of the new affluence of the town, as well as the availability of what became the nation's preeminent building material.

The Beaux Arts style and use of limestone also played a dominant role in construction of new buildings in Bloomington. At the center of the Square is the magnificent 1908 Courthouse designed by Wing and Mahurin and decorated with exterior sculpture by Albert Molnar and interior murals by Gustav Brand.

The formal geometry and grandeur of the Beaux Arts style as displayed in the Courthouse buttresses the historic atmosphere of the Square. Many of the surrounding buildings that face the Courthouse complement, and thus fortify, this architectural motif. Two additional former civic buildings also display the style: the old City Hall (1915) at 122 S. Walnut and the old Post Office (1912) at 119 W. 7th Street.

The Italianate-style, an Americanization of the motifs associated with Italian villas, was also popular during the late 1800s. This was particularly so for commercial buildings, as it lent itself well to the introduction of prefabricated cast iron facades. Bloomington was no exception, as evidenced in its large collection of Italianate style buildings around the Square. These include the Howe Building (1893) at 125 N. College, the old Odd Fellows Building (1892) at 200 N. Walnut, and the Benckart Building (1890) at 112 S. College.

Several 19th-century brick buildings received Art Deco limestone skins during the 1930s as stylistic influences changed over time. Examples include the Kresge Building at 101 N. College, the block that once housed the Eagle Clothing Store from 105-109 N. College, and the old J.C. Penny Building at 115 N. College. The Wicks Building at 116 W. Sixth was given a Chicago Commercial-style limestone storefront with tripartite windows.

Through the years, the Nichols family, Bloomington's earliest local architects, created some of the most dramatic downtown vistas. John L. Nichols was a



Faulker Hotel - 1840



Old Opera House - 1868



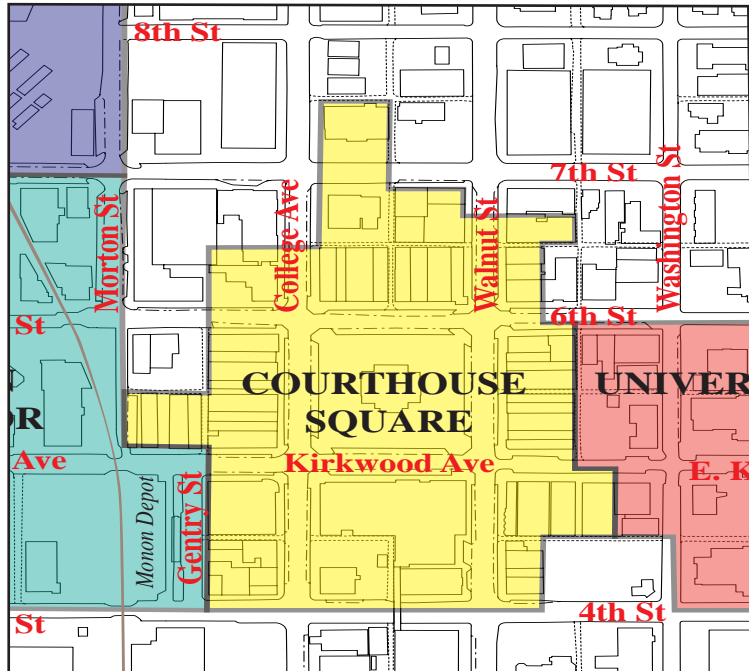
Masonic - Egyptian Revival



Spanish Colonial Revival

prolific designer, but his father before him was also active as a contractor. Both described themselves as architects, as was customary in the days before certification.

The younger Nichols was relatively well-traveled, having practiced in Denver prior to relocating in Bloomington. He designed several commercial blocks of rock-faced limestone with cantilevered bays suspended over the street. These features are included prominently in the Queen Anne-style Allen Building (c. 1907) at 104 E. Kirkwood and



the Classical Revival-style Old First National Bank Building (1907) at 121-125 W. Kirkwood. This design feature repeats itself in nearly every block downtown and is distinctive to Bloomington.

During the early twentieth century, Bloomington attracted several additional regionally significant architects: Rubush and Hunter, who designed the Egyptian Revival-style Old Masonic Temple (1927) at 120 W. Seventh; McGuire and Shook, who designed the Beaux Arts-style Ben Becovitz Building (1926) at 110 N. Walnut; and Alfred Grindle, who designed the Spanish Colonial Revival-style building (1923) at 120 N. Walnut.

Despite some devastating fires, a few demolitions, and some substantial remodels over the years, Bloomington's downtown retains a strong urban context and displays stylistic motifs ranging from the 1840s into the 1970s. There is a great deal of historic integrity in the single blocks surrounding the courthouse in each direction.

More importantly, the sculptural skills displayed and the concern for quality and craftsmanship create a unique and distinctive environment for the conduct of business, entertainment and shopping. This focused energy continues to be an enviable resource appealing to the skilled labor and professional classes needed for the 21st century.

“The sense of enclosure evoked by repetitive building walls along the sidewalk and linkages produced by the many retail windows draw people into this 19th century commercial environment. The Courthouse Square district is the heart, the literal center of historic Bloomington and the symbolic center of a growing community. Action needs to be taken to ensure its future and improve its present.”

1998 Preservation Plan

COMMITTEE COMMENTS:

The Courthouse Square exhibits a number of design elements that contribute to the small-town nature and sense of community that make it a place worthy of protection.

In blocks surrounding the Square, the uniformity of building orientation, setbacks, and materials, and the consistent and repetitive proportions of storefronts and windows, together create a continuity that provides a harmonious rhythm and scale to the business district. Some of these elements are transient, like urban landscaping and street furniture. Others, like the old Faulkner Hotel at the southeast corner of 6th Street and N. Walnut, are cultural artifacts that have defined Bloomington for 150+ years.

Ensuring the retention of these features is an important goal for the Bloomington. Although in the past the Commission's approach to downtown buildings has been highly flexible – providing assistance through leveraged funding without increased regulation – that tactic may no longer serve the highest good. The Commission should engage Square-area owners and stakeholders to form an economic-development-oriented designation plan.

Through local designation the Commission can create clarity for building owners regarding the variety of renovations they may encounter. Some buildings have historic features beneath inappropriate facades; some buildings require rebuilding major historic elements of the façade; some buildings have no historic fabric left, but the original façade is documented with archival photographs. On the other hand, non-contributing existing buildings can be redeveloped as compatible infill.

While design guidelines are available, they are non-binding and their use is not mandatory. The Commission has taken a highly flexible approach rather than insisting on rigorous re-creation of a frozen moment in time. However, inappropriate new construction and even partial demolitions can threaten the historic look many have struggled to create and maintain.

STRATEGIES AND RECOMMENDATIONS:

- Work with Courthouse Square-area owners and stakeholders to devise a designation plan for the area so as to preserve the integrity of existing historic buildings and control the design of infill.
- Encourage the BUEA and eventual successor entity to continue to provide façade grants to historic buildings in the Courthouse Square area, and otherwise provide economic incentives aimed at maximizing commerce through preservation.
- Develop design guidelines for signage and awnings within the historic area.



Well-drafted design guidelines help preserve district integrity when rebuilding becomes necessary.

Strengths

- Quality of architecture of both historic and non-contributing buildings
- Demolition delay covers most of the Square
- New UDO controls based upon Downtown Vision Plan

Weaknesses

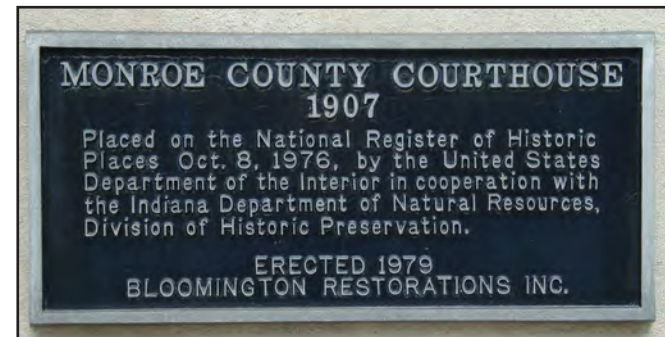
- No local designation, lack of comprehensive design review
- Chaotic signage and awning styles
- Street trees are in very poor condition
- Existing design guidelines are non-binding

Opportunities

- Economic development through preservation
- BUEA façade grants
- Eligibility for tax credits
- Creation of design guidelines for context-sensitive infill
- Integration of green building practices
- Exploration of better incentives

Threats

- Difficulty of staying on top of building maintenance
- Confusing code requirement
- Limits of demolition delay law



Continuity over time: Northeast corner of Walnut and Kirkwood



Change over time: Southwest corner of Kirkwood and College



THE SHOWERS FURNITURE FACTORY AREA

Historic Background and Urban Design Characteristics

The Showers Furniture Factory area rose in tandem with the construction of the Louisville, New Albany and Salem Railroad (later the Monon Railroad, and now the B-Line Trail). When the railroad reached Bloomington in 1853, the surrounding area was still owned by a few relatively affluent farmers with houses scattered here and there. Houses from several of these farmsteads remain, including the Elias Abel house at 317 N. Fairview (1856), and the Cochran house at 405 N. Rogers (c. 1850). One undeveloped area, a part of the old Robertson Graham tract, is now Reverend Butler Park.

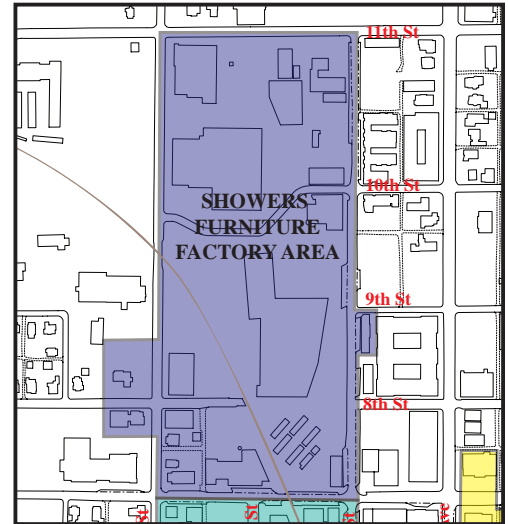
With the railroad came rapid change. Until the late 19th century, Morton Street was called Railroad Street. A tangle of tracks ran in the right of way at and south of the central passenger station at Morton Street's intersection with Kirkwood Avenue. Many businesses, including the Seward Foundry, Johnson Creamery, the Indianapolis Basket Company, and the Central Oolitic Stone Company, located in the area to take advantage of the rail service.

In 1907, a second railroad, the Illinois Central (IC), was built along the ridge north of 11th Street. A spur of the IC curved south, descending just east

of Rogers. The still standing Illinois Central freight house at 7th Street and Morton was the terminus of the short but active industrial side track. That spur was dismantled years ago, but the main line remains an active freight corridor operated by the Indiana Rail Road.

In 1884, the Showers Brothers Furniture factory was drawn to a site between Morton and Madison stretching from 8th Street to 10th Street. A fire had destroyed its factory at 9th and Grant Streets. The company grew quickly, and was so successful that in 1910 it erected a new plant, Plant #1 (now Bloomington City Hall). The two-story timber frame and masonry building was divided into twenty-foot bays with double-hung windows with limestone lintels and sills. The east side of the plant was outfitted with a long loading dock and heavy wooden double doors to take advantage of the new IC rail spur. The second floor was lit through the use of clerestory windows located in the factory's now iconic sawtooth roof.

Showers Brothers employees handled all aspects of furniture making – “From Tree to Trade” was the company's motto. Raw lumber came off rail cars in the north end of the property, was kiln dried, cut into usable pieces and veneer in mill buildings, and was





Cochran House



Johnson Creamery



IC Freight House



Smallwood Pike

then fashioned into bedroom and kitchen furniture. The finished products were then loaded back on rail cars to transport to market. By 1925, Showers Brothers employed 2,000 Bloomington residents and produced 700,000 pieces of furniture a year, enough to fill 16 train-car loads per day.

With profit and employees came new facilities: in 1912, Plant #2; in 1915, Plant #3; in 1916, the Administration Building (now IU Press); and in 1928, the showroom and research lab (now office space). The construction boom brought other essential buildings, including four which are still standing: back-to-back kilns (just south of 11th Street), the sawtoothed Planing Mill (south of the kilns), and a brick garage (between the planing mill and the administration building).

The area developed a culture of its own. An encampment of working-class homes rose up west of Rogers Street and north of 11th Street, within earshot of a huge whistle (12 inches in diameter and 42 inches long!) which on a still day could be heard for ten miles. The neighborhoods developed a strong link to the small African American community in Bloomington, and streets were punctuated by handsome limestone schools and churches, including the Bethel AME church. Less wholesome pursuits also had a place in the area. The eastern edge of the west side was burdened by its reputation for bars and brothels.

The stock market crash of 1929 laid bare the area's excesses. By the mid 1960s, the district's collapse could be delayed no longer. In 1955, Showers Brothers sold its facilities to a Chicago company, which in turn divested the complex to Indiana University, which used the buildings for storage. In 1966, two fires destroyed the north part of Plant #1, and all of Plants #2 and #3. In 1967, the last passenger train left the Monon station at Morton and Kirkwood. Bloomington's story was much like that of the rest of America; as heavy industry and the railroads waned, the buildings built around those industries fell into disuse and decay.

After several decades of decline, forceful leadership from both the private and public sectors began plotting the area's renaissance. In 1994-1996 the City of Bloomington, CFC, Inc., and Indiana University joined forces to revitalize Plant



Planing Mill



Administration Building



Kilns



Showroom/Research Lab

#1, restoring the facility into City Hall, private office space, and IU Research Park, respectively. The project became a catalyst for further preservation efforts nearby. The Johnson Creamery (400 W. 7th St.), Hays Market Building (300 W. 6th St.) and Johnson Hardware Building (401 W. 7th) were either restored or upgraded.

For a variety of reasons, the velocity of the area's redevelopment into a mixed-use city center has intensified in recent years. The rebirth of the Monon Railroad corridor as the B-Line Trail encourages pedestrian and bicycle trips in the area. The rail line had continued to be used for freight until the City of Bloomington purchased it in late 2003. In addition, development was spurred by the gradual departure of incompatible uses (heavy industry, car dealerships, etc.), the growth of Indiana University to over 42,000 students, and a new zoning code which encourages dense development of student housing and related services.

In some cases, the influx of capital has resulted in the creative re-use of historic properties. For example, in 2010 the locally designated Smallwood Pike buildings at 9th Street and Morton were transformed into a restaurant, and 19th-century homes at 645 and 639 North College were re-purposed as student housing. These buildings were literally on the verge of falling down. But with prime parcels selling for well into the millions per acre, extreme pressure exists to demolish historic structures in order to increase density.

In 2011, Indiana University sold a portion of the Showers building to Monroe County, and the balance of the campus to the City of Bloomington. The Mayor's plan is eventually to sell off parcels to developers committed to a master plan for the area. The decline of the historic furniture factory campus has unquestionably been reversed, and more big changes are on the horizon.

Strengths

- Industrial character much different from other commercial areas
- Large grouping of early 20th-century industrial buildings

Weaknesses

- Need for roads and infrastructure
- New apartment construction starts to overwhelm area
- High cost of land

Opportunities

- Creative adaptive reuse of historic buildings can be signature projects that set the tone for the redevelopment area
- Preservation of rail spur corridors as pocket parks
- Changes in traffic patterns possible
- Historic buildings will be rehabilitated as a part of redevelopment

Threats

- Lack of design oversight for infill buildings adjacent to historic buildings
- No current agreement as to Commission's role in overseeing design issues
- Signage and public landscaped space chaotic
- Lack of imagination on the part of developers in regards to the building reuse

"At the present time a new plant is rising with marvelous rapidity... The construction began on March 1st last, and by the middle of next month the new plant, five times the size of the old, will be completed in every detail."

"Frequently Mr. Showers has to buy a farm to get the timber that is on it...and it is estimated that at various times he has owned one fourth of the farms in Monroe County."

Indianapolis Star, August 22, 1910

COMMITTEE COMMENTS

An urgent need now exists for a common vision for the areas north and west of the factory. The area is part of the City's certified Technology Park, and is ripe for mixed-use redevelopment. In addition, the student housing boom appears to continue unabated. Many of these apartment buildings are at least four stories with a tall retail storefront presence on the street. These numerous housing projects continue to pull away from the industrial historic context established by the historic buildings nearby, both by their massing and materials.

The HPC should be positioned to enter the dialogue as City leadership master plans the area, and as investors propose projects.

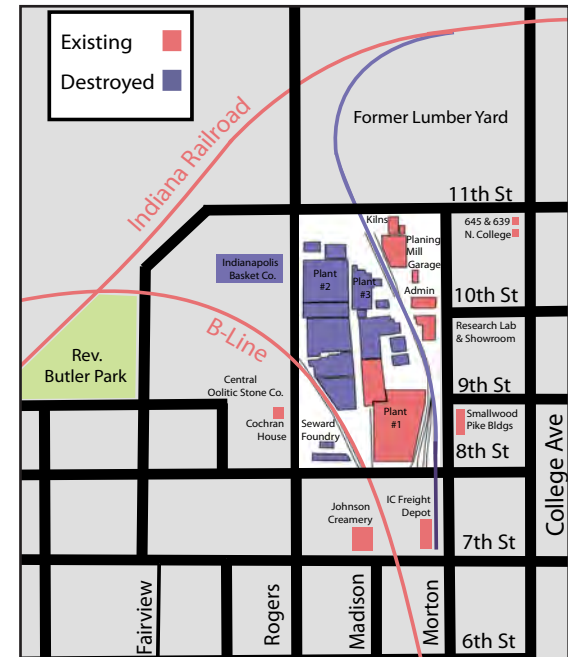
The historic buildings remaining today are early twentieth-century industrial buildings and the design puzzle will be how to retain focus on these properties while designing adjacent new construction. Like the two-story attached nineteenth-century retail buildings profiled on the Square, these buildings have a definable context which should be respected by any infill project. However, based on the early twentieth-century vernacular industrial style, they are qualitatively different from buildings on the Square in their:

- proximity to the street and sidewalk;
- primarily brick construction with limestone detailing;
- horizontal expansion;
- rhythm and shape of window openings;
- simplicity of decoration;
- interior design of parking, or partially hidden lots.

There are several unrestored but National Register-listed buildings in the Showers area that are currently underutilized. These include the Showers Administration Building, the Planing Mill, the Kilns, and the garage. These buildings present an opportunity for investors

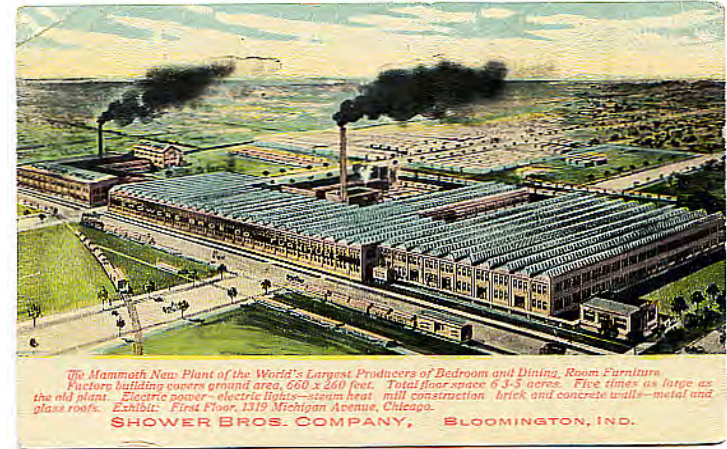
to take federal historic preservation tax credits and to enhance the historic character of a rapidly changing area. These buildings should be perceived as anchors for future redevelopment. Proposals in the area should be subject to site plan approval that will allow the HPC some input during the process.

In 1996, by designating the Smallwood Pike Buildings, the HPC highlighted the importance of design along this significant corridor. Sensitive new construction, compatible with the existing early twentieth-century industrial template, will create the kind of vital linkages necessary to tie 11th Street into the bustling office culture on 7th Street.



STRATEGIES AND RECOMMENDATIONS

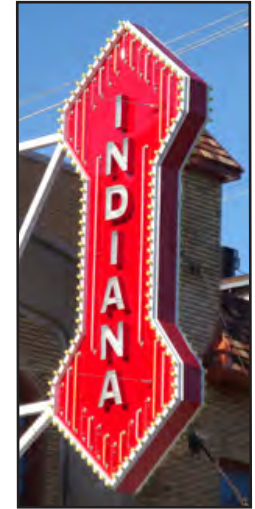
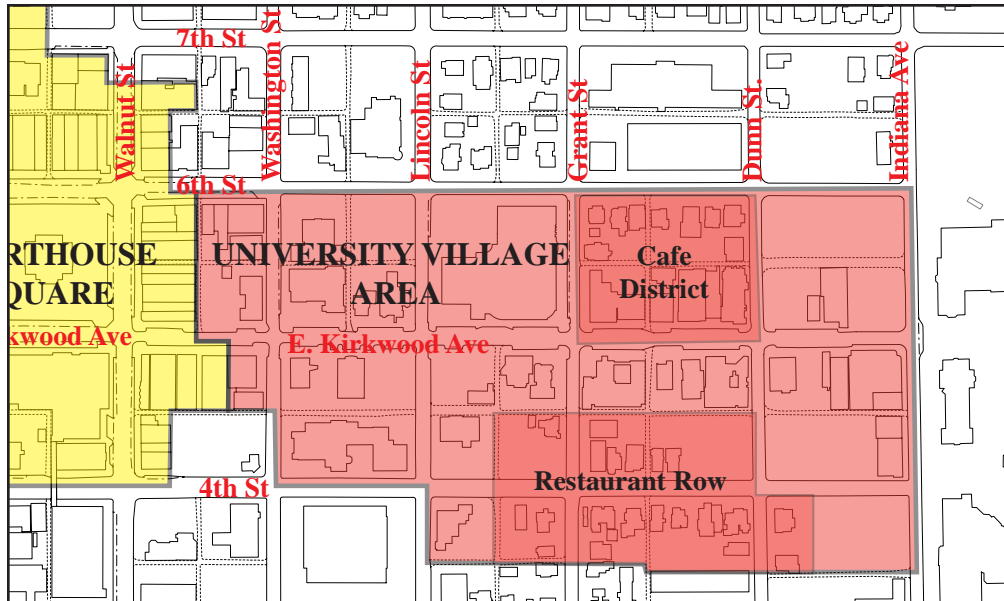
- The significance of remaining historic buildings in the Showers Technology Park (Plant #1, IU Press, Garage, Planing Mill, Kilns) should be highlighted by opening up vistas to them, by ensuring compatible contiguous new development, and through informational signage.
- Encourage local designation of historic buildings under development pressure.
- Encourage creativity in preserving the industrial character of the area. Some small unique buildings may be challenging to adapt to new uses. The signature project is a unique and striking adaptation. We must learn lessons from the Showers Building's success.
- Have input in redevelopment and design of the area in the future, and collaborate with the Monroe County Historic Preservation Board of Review.
- Develop signage guidelines.
- Examine reconfiguration of interior connectors/grid within this campus. For example, 10th Street might be straightened between Rogers and Morton, and the former IC spur on the west side of the Planing Mill might be an ideal location for a pedestrian mall/pocket park.



UNIVERSITY VILLAGE

The 1998 plan identified three distinct “character areas”: the Kirkwood Corridor, Restaurant Row, and the Old Library District (referred to as the “Cafe District” in this report). In the “Downtown Vision and Infill Strategy Plan,” these separate districts were lumped together and called the “University Village” subarea. Although all three areas do feature commercial and mixed uses, Restaurant Row and the Cafe District are qualitatively alike and the Kirkwood Corridor is very different.

Most of the buildings on Restaurant Row and in the Cafe District are residential in character. Both areas convey a neighborhood-like appeal, with grassy lawns in front and still-identifiable houses at similar setbacks from the street. A large proportion of the houses have been adapted for retail or restaurant use. In contrast, the Kirkwood Corridor, which bisects the two districts, has its own distinct character.



East Kirkwood Avenue

Historic Background and Urban Design Characteristics

East Kirkwood’s development reflects the impact of the relocation of Indiana University to Dunn’s Woods. The University abandoned Seminary Square after a devastating fire in 1883, and that event dramatically shifted the growth of the institution from the west to the east side of town. The trajectory of University growth, now spreading west from the Old Crescent, collided with the residential areas spreading east from the Square.

Acknowledging these influences, it is largely by accident that Bloomington enjoys such a fortunate city plan that links campus with the Courthouse Square through a short commercial corridor. Kirkwood acts almost like a Main Street. The opportunity for a dramatic, picturesque vista was fashioned in one stroke of a pen.

Originally Kirkwood Avenue was lined with middle-class residences and over-arching elm trees. Remaining examples of this era are the Nichols-designed house at 322 E. Kirkwood, and Campbell House at 218 E. Kirkwood, now owned by First Christian Church. The Nichols house enjoyed only a short period as a residence (1893-1916) before being turned over to the Sigma Nu fraternity. It is now a commercial building with multiple local businesses as tenants. Several traditional churches also remain in the area.

Before the construction of public dormitories, the expanding university student body encouraged the development of private residential halls. They developed around the needs of specialized groups such as Catholic women. An early - now demolished - apartment building named Arbutus Flats was located on the south side of the street at 414 E. Kirkwood. Other



19th-Century View - Kirkwood at Indiana



21st-Century View - Kirkwood at Indiana

student rooming houses on Kirkwood, including Saint Margaret’s Hall and the Indiana Club, are now demolished.

The residential student culture on Kirkwood gradually died away into a retail environment in the mid-twentieth century. However remnants of these residential structures can be glimpsed above later commercial storefronts. Sandwiched between Grant Street and Dunn Street are at least three historic roofs that make an eclectic comment on the development of the city. These comprise a recognizable architectural form, unique to the area, which attests to periods of city growth in multiple layers from different eras of development all together in a single structure.

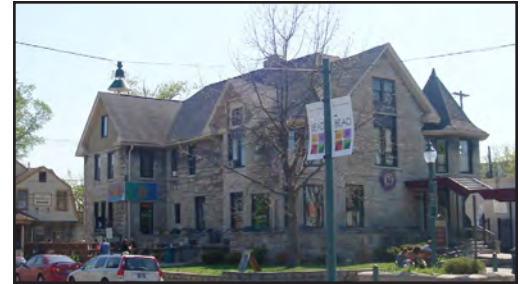
Thus a unique urban architecture has grown up along Kirkwood, taking reference from some of these sites. It is multi-leveled with irregular massing. Some facades permit public access deep into the face of a building. Newer buildings address the street in complex ways.

Two landmark buildings anchor the corridor through sheer size and location. These are the Monroe County Public Library (the west anchor) and the Carmichael Center (the east anchor), both finished around 1996. They set precedent for creativity along the corridor. The new library has become an approachable resource, completely embraced by the community. Both have multiple levels, plaza-like spaces, and upper levels with access to the street through balconies and open patio space.

There is an energetic mixing of unlikely exterior materials from cedar siding to sheet metal and stone veneer. Color is less restricted than in the downtown.

Businesses and venues along Kirkwood are distinct from the Café District and Restaurant Row, which house primarily restaurants and cafes in residential settings. On Kirkwood there are a variety of small gift, music, art, jewelry and clothing shops. Seating along the street is public and informal. People hang out on benches, drape themselves across limestone walls, sit on railings where people watching is an accepted behavior.

The Kirkwood Corridor acts as a gateway to the University and a natural transition between “town and gown.” The culture is youth-oriented. It is less organized and more impulsive than the downtown. This spontaneity warrants preservation as well and it is for this reason that guidelines must accentuate creativity.



Nichols House



Buskirk-Chumley Theater



Cafe Pizzeria

COMMITTEE COMMENTS

The Kirkwood Corridor serves as the primary connecting link between the Indiana University campus and Bloomington's downtown and westside neighborhoods; it stretches from the Sample Gates at Indiana Avenue across the Square to Rogers Street and beyond. In effect the corridor, particularly the east side, functions as a strip version of the downtown, almost a secondary Main Street.

The physical appearance of the street is in constant transition as merchants, restaurants, banks, entertainment and service providers vie for commercial advantage. Its history over the past 75 years reveals a gradual transition from a primarily residential street to a commercial/institutional strip.

The recently completed Parks Department redesign of the Kirkwood streetscape is intended to help lace the east and west ends of this prominent corridor back together after significant demolitions in the recent past. The retention and expansion of the Monroe County Public Library at its current location remains a good example of how to assure vitality by retaining core uses.

Auto-related banking uses and fast food chains threaten to interrupt the pedestrian nature of the Kirkwood Corridor and the coherence of its linkage to the Courthouse Square. Recent new developments have tended towards a boxiness that seems too standardized and predictable for this diverse streetscape.

Few significant historic buildings remain along Kirkwood. But the few that survive are anchors: The Indiana Theatre, now the Buskirk-Chumley Theatre, and the Von Lee Theatre, which pin the corridor at either end along with Trinity Church, Victoria Towers and Kirkwood Manor in between, and the Gables on Indiana Avenue.

However, low-density commercial properties allow for locally owned small businesses to thrive in this vibrant campus-proximate district. And the remaining

Strengths

- Axial corridor linking downtown and campus
- Energy/informality/use
- Eclectic architecture
- Anchor uses including public library, theaters, churches
- Interesting diverse streetscape distinct from downtown

Weaknesses

- Loss of historic fabric/lack of design cohesion
- Surface parking lots
- Chaotic use of materials/signage

Opportunities

- Opportunity for creativity in design
- Re-evaluation of buildings for historic value
- Learn design patterns from historic buildings that remain

Threats

- Total loss of memorable elements like vestigial residences
- Development pressure
- Expense of redevelopment inhibits small business uses

small residential house forms provide affordable commercial opportunities for small cafés and other local businesses.

Protection of this unique district will continue to provide affordable and small-scale commercial opportunities and incubators for local businesses. Furthermore, the charm of this local commercial enclave would be destroyed by demolition and construction of larger scale and less affordable commercial structures. Protection of this valuable local form of a college-oriented small business district should be a priority.



The Gables on Indiana



Nick's English Hut



Odd Fellows Building



Trinity Episcopal Church

STRATEGIES AND RECOMMENDATIONS

- Pursue preservation as an economic development tool to conserve and protect small local businesses. Further expensive new construction in this area may disproportionately draw only national level tenants and franchises due to lease economics.
- Re-survey buildings like Café Pizzeria and Nick's English Hut, which may have obtained the age and history necessary for listing in the Interim Report.
- Acknowledge the threat to the eclectic nature of the old adapted buildings along Kirkwood and find an approach to deal with their potential loss that preserves this unique character distinct from the Square.
- Promote infill to replace surface parking units with scale and form consistent with historic fabric.
- New construction along Kirkwood has a set of characteristics: chaotic and redundant signage, aluminum storefronts, and chain retail. If all existing buildings were replaced, a monoculture of this type of building would be damaging to the corridor as a whole. New construction should interpret historic forms with each story addressing the street in a different way, including overhanging balconies, stairways and asymmetric levels. Finding balance is key.
- Work with leaders of landmark churches in order to ensure their preservation.

Restaurant Row

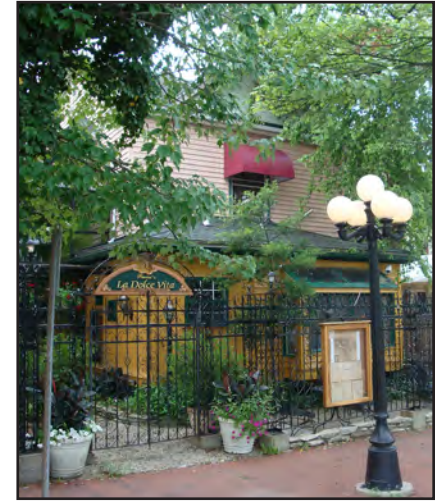
Historic Background and Urban Design Characteristics

Restaurant Row runs along East 4th Street, roughly between Grant Street to the west and Indiana Avenue to the east. The houses along East 4th Street were built within a few years of the relocation of the campus to the east end of Kirkwood. Because of this proximity, many large Victorian homes near campus became rooming houses for students as early as 1910. The area now known as Restaurant Row was perennially defined as a service satellite to Indiana University. In the last twenty years it has become a unique part of the local commerce. Its evolution is distinct from the Kirkwood Corridor, one-half block to the north, where most of the existing buildings were built for commercial use. Through the mid-twentieth century many small professional offices, travel agencies and doctors located in the houses along 4th Street, causing surprisingly little modification of the structures.

Today restaurant uses prevail and the residential façades have adapted to incorporate more commercial displays. The resulting small and affordable commercial space encourages the growth of local start-up businesses, as contrasted with the Kirkwood Corridor where many nationally franchised businesses are currently locating. Older spaces continue to provide

unique venues for local commerce and become the anchoring characteristic. The structures themselves permit flexibility and diversity, and their location near the heart of the Indiana University campus insures a significant amount of pedestrian traffic. As with the downtown, the focused location insures that customers may make several stops within the district.

Restaurant Row still reflects the massing, setbacks, roof rhythms and proximity of the original residential character of the street. The neighborhood conveys an intimacy and familiarity common to closely spaced urban housing. Mature trees in the tree plot over-arch the street, and outside seating has become a feature of most of the restaurants.



COMMITTEE COMMENTS

The architectural character in Restaurant Row is still recognizable as single-family residential. The small footprints, with green space in front and hidden or separated parking areas, create an intimate and relaxing environment. Perhaps the most heartening success of the previous plan was to recognize and make distinct this small, treasured area of Bloomington.

Most of the houses on Restaurant Row have already been heavily modified, which makes the decision to go forward with local designation a difficult one. Restaurant Row currently is protected by demolition delay, but that tool is insufficient to preserve the elements of the residential architecture that define its character. The architectural integrity of the area has been identified as a priority in the UDO, the Strategy Plan, the Bloomington Entertainment and Arts District, as well as the 1998 Preservation Plan. All express concern for the integrity of Restaurant Row. New approaches may be needed to protect it.

Design guidelines for this district should affirm the success of the existing buildings. Sign regulations should encourage, if not require, the use of ground signs as opposed to on-building, canopy signs. And thought should be put into ensuring that patios and handicap access are thoughtfully constructed.

Potential redevelopments west of Restaurant Row present an opportunity for the extension of the district. The Old National Bank lots between Grant and Lincoln, and the old Post Office site between Lincoln and Washington are rare opportunities for large-scale infill. Efforts should be made to ensure that development of these lots has orientation to Fourth Street, as well as compatible scale and character.

Lastly, the hitching post presents a wonderful opportunity for preservation education and tourism. It should be memorialized and better landscaped. When done it will certainly become a point of interest and meeting point for restaurant patrons.

STRATEGIES AND RECOMMENDATIONS

- Maintain residential character and mass. In addition, ensure compatible redevelopment to the west.
- Retain the rhythm of residential window forms on the second story.
- Keep uniform setback from the street with green space.
- Deny demolition for higher density or height except in non-contributing structures.
- Retain public tree cover and preserve existing trees.
- Create guidelines to create visual compatibility for signage, awnings, patios, and American with Disabilities Act features to protect character of the area.
- Preserve hitching post and memorialize with signage.



Hitching Post

Historic Background and Urban Design Characteristics

The Cafe District comprises a block within the Old Library District that is defined by its uniqueness. Much like Restaurant Row, the Cafe District builds on its residential character and proximity to campus. However, the styles of the houses represent a greater range of eras. The houses date from as early as 1855 (Elisha Ballantine House at 315 E. 7th) through the 1930s and have retained their architectural integrity through the years.

The Cafe District features a variety of uses located in primarily residential structures. Restaurants, medical offices and student housing create an interplay of activity which would be destroyed by larger-scale business or parking uses. Unlike Restaurant Row, there is no tree plot along this corridor, and the open front yards have few mature trees. In this area small houses have been amplified to their highest commercial potentials: eclectic, colorful, flexible, in some ways expressing what is best about Bloomington--an intimate restaurant that features local jazz musicians on Friday and Saturday nights, or a public restroom that features goldfish in a bathtub.



2011 COMMITTEE COMMENTS

Redevelopment in this area is problematic. The district is enclosed by a three-story IU parking garage on most of its north side. In addition, in its 2010 master plan, IU targets the blocks to the east for a major redevelopment, including a student welcome center, structured parking, and mixed-use space. While the decommissioning of surface parking lots should be encouraged, so should preservation of the single row of smaller houses on the south side of Sixth Street. Further, the redevelopment should be of a scale, mass, and vernacular aesthetic that complements rather than overwhelms the local character that defines the area today.

The district's strength as an historic residential and mixed commercial environment should be the basis on which plans for the area evolve. Over time the residential use of the houses may be less attractive since they are low-occupancy and generally have small footprints. Ensuring their easy reuse is important: building code and accessibility mandates should remain flexible to retain these structures as assets to the community at large.

STRATEGIES AND RECOMMENDATIONS

- Draft guidelines that encourage visual compatibility for signage, awnings, patios, and American with Disabilities Act features to protect the character of the area.
- Retain the residential character of the green space (front yards).
- Deny demolition of historic buildings for parking or higher-density development.
- Encourage flexible zoning and parking for business uses (including collective parking).
- Support adaptive reuse by addressing local accessibility issues, including economic incentives.

MONON CORRIDOR (THE OLD LEVEE)

Historic Background and Urban Design Characteristics

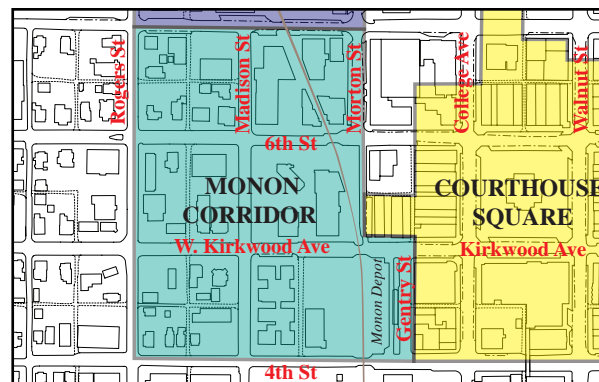
In most areas as close to the Courthouse Square as West Kirkwood, there is a concentration of historically surveyed and documented structures. The area of land along Kirkwood from Gentry Street on the east and Rogers Street to the west is anomalous because there are few significant historic buildings. The reason for this is its historic use.

Upon lots along West 4th Street, 6th Street, and Kirkwood once stood buildings and structures associated with Bloomington's lively railroad traffic. All are now demolished. In fact, Morton was named Railroad Street throughout most of the 19th century. In 1883, there was a locomotive turntable, a freight station and a passenger station that conveyed students north and south to their homes throughout the Midwest. All of this railroad-related infrastructure was located within a block and a half of the Courthouse.

Consequently the area also evolved as a haven for travelers. Orchard House, a famous early traveler's lodging, was located across from the



Monon Depot (Looking northeast toward Courthouse)



Louisville, New Albany and Chicago Passenger Depot on what is now Gentry Street. This hotel had been in existence since the days of stage coach transportation. Bundy's European House was built in the 1890s and still stands, now adapted as a bar and pub.

Other early industrial uses collected around the railroad: a coal business, lumberyards, warehouses, and wholesalers. As late as 1913 the Model Rolling Mill was operating on 6th Street and parts of this remain as an aluminum-covered office building.

Because of these large-footprint uses, the area developed unevenly when the uses were removed. The remaining historic fabric lacks continuity and the potential for a true multi-resource historic district is not present. Surface parking lots as well as drive-through facilities create a break with the consistency of the urban wall downtown.

Improvement of the old railway right-of-way as a bike and pedestrian trail has provided a path to the future and incited more interest in the

quality of redevelopment. The B-Line is bringing elevated interest to this area and the promise of increased visibility and commerce. Even today, the area shows vitality through new construction in the recently built Wonderlab Museum, the Kirkwood Apartments, and a newer brick office building on 6th and Rogers which was prescient in its compatible scale and design for the area. There is admirable traffic around Bloomingfoods West in an adapted 1920s garage which has become a vital focal point for all of the west side neighborhoods.

A swath of land in the 400 block of Kirkwood, West 4th and 6th Streets, contains the remains of a prominent residential corridor, illustrated by the Batman House, the John East House and the Jesse Howe House. Along this corridor Bloomington's prominent bankers, lawyers and businessmen of the 19th century lived in a neighborhood rivaling the one developed by the Showers family on North Washington. The area presents the opportunity to preserve the strong historic context that has been lost to the east.

On 4th Street there are four large homes zoned commercial that present the possibility for development as a west side version of Restaurant Row. But less of this historic fabric exists elsewhere which presents a puzzle for redevelopment.



Batman House



L.C. McDaniel Coal Yard



Monon Depot (looking toward Bundy's Hotel)



Howe House

COMMITTEE COMMENTS

Efforts should be made to celebrate Bloomington's substantial railroad heritage in this area that is still shaped by the ghosts of removed buildings like the Monon Depot. This could be done in a variety of ways, from simple signage to a more subtle architectural reference to the missing forms. But an agreement to preserve the area as a public gathering spot is appropriate. The location of the Wonderlab Museum as a successful focal point will be helpful in this respect.

Strengths

- B-Line Trail
- Link to the Near West and Prospect Hill neighborhoods
- Close to a variety of businesses and shops
- Pedestrian and bike friendly
- Remaining historic resources are of high quality
- Bloomingfoods' location is an asset
- Kirkwood streetscape project
- Focus for alternative culture

Opportunities

- Large open areas welcome infill
- Under-utilized structures
- Sidewalk and brick streets remain as infrastructure resources
- Ripe for redevelopment

Weaknesses

- Un-surveyed or under-protected resources
- Old industrial corridor
- Open parking areas located next to B-Line
- Lack of overall vision

Threats

- Heavily modified resources may be lost
- Not fully surveyed
- Fifty-foot-tall structures permitted by zoning ordinance may overwhelm historic anchor properties

STRATEGIES AND RECOMMENDATIONS

- Erect informational signage at the former Monon Station site at Kirkwood and Morton.
- Recognize public nature of the former Monon Station.
- On the Monon Station lot consider something like a beer garden that acknowledges existing uses in the area and references the former use, perhaps through an architectural feature like the bell-cast roof seen on the former depot.
- Encourage architectural diversity that complements the historic resources.
- Carefully protect views from the B-Line.
- Identify and utilize ways to have input in the redevelopment of the area.
- Promote the reuse of some possibly significant but modified buildings, most notably the former location of Middle Way House.
- Consider designation of outstanding resources such as the Batman House and John East House.

SURROUNDING CORE NEIGHBORHOODS

Historic Background and Urban Design Characteristics

Planning documents have long touted the advantages of Bloomington's small-town character and affordability, illustrated best in its core neighborhoods. And it is in these neighborhoods that the sense of place is most personal. But only recently has the community begun to appreciate the sustainable lifestyles that these neighborhoods also encourage. There is demonstrated value in living on small urban lots, in modestly sized housing, flanked by alleys, that are readily accessible to downtown. The values they support are inherent: thrift, health and pedestrian orientation.

The local boom in housing construction is driven by Bloomington's success as a community but also the increase in students at IU – over 4,500 new students in the last five years. New construction projects continue to materialize in the downtown and in areas adjacent to the university. The intrinsic affordability of core neighborhoods also makes them vulnerable to inappropriate redevelopment. To an extent, zoning protects them, but in areas under market pressure, a discerning eye must evaluate the historic significance of what might be lost. For 35 years, the Commission has played this role, amid changing tastes and policies.

In 1995, the Commission obtained the statutory authority to implement phased historic districts called conservation districts. These have proven useful tools. Since 2001 over 600 buildings have been designated in this kind of district. A conservation district regulates only demolition, new construction, and moving structures. In both mature conservation districts, McDoel Gardens and Prospect Hill, owners have elected to continue with this light regulation rather than elevate to a full historic district. Frequently, it is politically acceptable among

neighbors to form a conservation area within a neighborhood, although this may not always be the best path for individual historic properties. While conservation districts have strengthened and encouraged neighborhoods, the regulation does not protect the exterior details of a building, so it is not a true preservation tool. Over time, a pattern of characteristics in conservation districts have developed:

- Buildings need not be of extremely high architectural value;
- Development pressure is increasing;
- Many owners prefer not to have review of all exterior changes.

The limitation of this kind of district is that exterior details on existing buildings are not reviewed for their appropriateness by the Commission: out-of-scale additions, enclosures and enlargements can occur. Removal of existing historic fabric is also unregulated. It is best to clarify the difference between districts and to continually educate owners about good design. But, a known benefit of conservation districts is that owners often spontaneously restore their homes, and good design decisions are infectious.



For areas of high architectural value, a full historic district is the correct regulation. The craft and artistry of details are protected. Characteristics of historic districts include:

- Areas eligible for National Register
- Areas where design and materials are of high quality
- Landmark buildings which illustrate local history

Another issue of concern in the core neighborhoods is insufficient exterior maintenance. This issue is shared broadly among owners and landlords. There are multiple causes including neglect, lack of access to rehabilitation money, and lack of expertise and education. A coordinated effort to address maintenance is lacking. Some highly marketed but misunderstood issues like window replacement continue to threaten historic districts by reducing the quality of what is left to be preserved.

Core neighborhoods are a major resource long acknowledged in planning documents as a way to retain the character and affordability of our town. They are where the experience of place is the most personal and urgent.



STRATEGIES AND RECOMMENDATIONS

- Ask for budget line for advisory architect to be made available to citizens to provide design guideline advice.
- Conduct design workshops on appropriate additions.
- Institute the use of a non-binding review in Conservation Districts.
- Encourage new neighborhood preservation plans.
- Address the problems of demolition by neglect and deferred maintenance by those of limited means and the elderly.



COMMITTEE COMMENTS

The popularity of Conservation Districts has prompted questions about the scope of their effectiveness. The lack of review for exterior changes to existing buildings is a limitation. Since these kinds of reviews are not required in Conservation Districts, design education is essential to the health of a district. How an educational agenda should be pursued in Bloomington is less clear but a method of communicating appropriate design to contractors and owners is needed and a comprehensive program should be considered. In some communities non-binding reviews are implemented or free architectural advice dispensed as an incentive. Workshops, brochures and web sites are additional considerations.



Strengths

- Community consensus regarding the importance of core residential neighborhoods
- Most are either National Register listed or surveyed
- Active citizen participation and representation by neighborhood associations
- Consistency of residential streetscape
- Much of the historic fabric is protected by Conservation or Historic Districts
- Protection by Demolition Delay through historic survey

Weaknesses

- Condition of some houses
- Lack of clear boundaries
- Use of conservation district instead of full historic districts in areas of high architectural value
- Preservation of native architectural forms versus desire for increased square footage

Opportunities

- Nonbinding reviews
- Preserving affordable scale
- Preserving sustainable form
- Resurvey to begin in 2012

Threats

- Inappropriate additions in Conservation Districts
- Lack of stability discourages reinvestment

Current Issue in Preservation: Economic Development

The recession and changing downtown demographics have brought unmistakable change to downtown Bloomington. Businesses have always come and gone, but turnover recently has accelerated. In the last year, a large number of businesses on or near the Courthouse Square have closed shop or announced their intention to do so. Among them: a national clothing store, several banks, a cooking supply store, a title company, a copy shop, a craft store, and several restaurants. Businesses geared toward “town and tourist” as opposed to college students seem particularly hard hit.

In times like these, owners of historic downtown buildings need the Commission to be an effective partner. Simply put, the economic benefit of preservation needs to outweigh regulatory burdens. Accordingly, the Commission should make economic development more of a focus in the future.

Fortunately, preservation has a proven track record of stimulating economic development. Programs like Bloomington’s façade grants initiative and preservation tax credits improve the look and feel of downtown, which in turn helps draw people who spend their money in shops and restaurants.

Nationally, preservation has a proven track record as an economic development tool. The National Trust for Historic Preservation has an over thirty-year track record of using its Main Street program to assist communities in using preservation to improve their economies. The National Trust’s economic development strategy is to organize stakeholders around preservation, promote central business districts, encourage quality design, and facilitate economic restructuring and related building when necessary.

Despite the ongoing restructuring of Bloomington’s downtown economy, the area continues to grow and thrive. The City is blessed with

quality building stock and a great group of mostly local owners who view themselves as community builders, and not just investors. And unlike most other Indiana courthouse towns, Bloomington is unique in that its past leaders had the foresight to route its state highways around rather than through its downtown. The result is a far more livable and pedestrian-friendly downtown than most other Indiana downtowns.

In summary, the distinct nature of Bloomington’s downtown - the notion that it is a special place – is what draws shoppers, restaurant patrons, office users, and tourists. That reality aligns well with the Commission’s core mission: to revitalize historic areas by promoting community pride, good design, and the productive use of Bloomington’s architectural heritage.

In the years ahead the preservation community and the business community should explore how we can better work together to improve Bloomington’s economy.

STRATEGIES AND RECOMMENDATIONS

- Form an economic development task force or committee, which collaborates with other City Departments and community stakeholders.
- Evaluate preservation incentives, and determine if there may be other incentives available, such as preservation easements.
- Provide education on available incentives.
- Create preservation tourism opportunities.

Current Issue in Preservation: Signage and Awnings

Signage and awnings fall into a gray area of the Commission's regulatory purview. On the one hand, they are, for all intents and purposes, only temporary appurtenances to buildings. With few exceptions, the signs themselves are not what the Commission wishes to preserve. On the other hand, signs and awnings are highly visible. In fact, unlike other "temporary" building components – roofs, HVAC systems, etc. – the very purpose of signage and awnings is to draw the eye. Poorly chosen signs and awnings can significantly diminish historic districts.

Commercial signage and awnings create a unique set of issues for the Commission. Among the issues:

- Building signage and awnings change with new occupants;
- Sign and awning technology evolves;
- The signage and awnings on new buildings influence what gets put on nearby historic buildings;
- Business owners often need swift approval of proposed signage so they can open for business;
- Consistent branding has become increasingly important to some users, regardless of context and location.

To date, the Commission has largely taken a "hands off" approach to signage and awnings. There is no mechanism in place to allow for staff level or commission level review of signage in the downtown core, including Courthouse Square, unless a Certificate of Appropriateness is required. The Commission does not have sign and awning design

guidelines, and has not formally commented on the City's sign and awning ordinances.

Meanwhile, there is at least a perception that downtown Bloomington's unique "sense of place" is threatened by change. For example, some have proposed regulating business practices often associated with chain stores in some areas of downtown, in part because their standardized sign and awning packages are often incompatible with the character of an area.

Thus, the Commission is faced with the question: has the time come to develop a policy approach to signage and awnings? If so, what would its policies be?

STRATEGIES AND RECOMMENDATIONS

- Create a sign and awning study group to review the City sign code, learn about available sign technology, learn what other cities are doing, and draft sign and awning design guidelines;
- Work with planning to disseminate friendly, educational, and non-binding guidelines, and education outreach to sign companies and property owners;
- Advocate for BUEA grants to encourage the use of high quality signage and awnings. One idea might be to have five-year forgivable loans which require an annual compliance check;
- Authorize staff review of Certificates of Appropriateness to expedite the processing of signage permits.

Current Issue in Preservation: Sustainability

Broadly speaking, sustainability programs consist of three components: social, economic, and environmental. Historic preservation is an integral part of all three.

Preserving historic neighborhoods is socially sustainable. Bloomington's historic residential and commercial areas are all compact, which promotes walking and interaction with neighbors. Pedestrian-friendly environments create a sense of place and sense of community. Additionally, keeping core neighborhoods healthy reduces the pressure to expand on the urban fringe.

Restoring and retrofitting existing structures is economically sustainable, as well. Because restoration is more labor-intensive than new construction, it keeps more local workers on the payroll. Furthermore, investment in preservation leverages secondary economic benefits as it enhances the experiences of locals and tourists alike.

Lastly, the environmental benefits of preservation are clear. Many historic properties, built in the pre-oil age, already allow for natural ventilation and light, which reduces energy consumption. Most are built of good original, non-petroleum-based materials that have years of life left in them without any new carbon cost, or the addition of building materials to landfills.



The True Cost of Replacement

When all or part of an existing building is removed, all of the embodied energy that went into construction is lost. The energy used to demolish and haul it away adds to the carbon debt.

According to a study published in 2007 in the UK, it takes between thirty-five and fifty years before the savings derived from a new, energy efficient home equals the energy loss suffered through the demolition of an existing building (Source: Empty Homes Agency; *New Tricks with Old Bricks*). The new construction consumes a tremendous amount natural resources and fossil fuels (including the carbon debt incurred by every piece of lumber, steel, each appliance, and every truck used by each worker). By offering an isolated solution to an isolated problem, the overarching goal of conservation is missed. This is a compelling argument for adaptive reuse.

We cannot possibly build our way out of this energy problem. But we may be able to conserve our way out. For example, windows are often targeted for replacement as a quick and inexpensive way to increase energy efficiency and stop heat loss. But the society-wide energy savings from replacing old windows has been calculated to take over 200 years to recover, as opposed to five years for simple repair and the purchase of storm windows. So what looks like energy savings is really not.

Maintaining and restoring, or recycling existing buildings remains the most efficient solution to the energy crisis. The greenest brick is the one that stays in a restored structure.

The perceived tensions between preservationists and sustainability advocates are generally overblown. Both movements are harmed by inflexibility and parochialism. And both benefit when they learn and share. For example, “green” cities including Portland, Oregon have worked through the placement of solar collectors and wind turbines. Such cooperation makes neighborhoods stronger while benefitting the environment. Such common-sense policies should be used as a model in Bloomington.

COMMITTEE COMMENTS

In the lengthy discussions about Bloomington’s 2009 Green Building Ordinance, it was concluded that conserving and retrofitting existing buildings is the most sustainable and practical construction goal. But the Commission continues to be a peripheral contributor to the City’s important sustainability discussion. The need is apparent for more thorough analysis and broader-based support of practices that encourage building reuse and neighborhood conservation.

By implementing design guidelines that encourage alternative energy use, the Commission may make it easier for citizens in historic neighborhoods to reduce their individual carbon footprints.



STRATEGIES AND RECOMMENDATIONS

- Create/amend design guidelines for sustainability in historic neighborhoods.
- Sponsor workshops in critical subjects like window replacement, paint adherence and alternative energy sources.
- Coordinate continuing education agendas.
- Create consciousness of Bloomington’s track record in preserving important landmarks.
- Enter the local discussion more visibly.



Current Issue in Preservation: Education and Research

The Commission's effectiveness depends heavily on education, outreach, and research. Preservation initiatives require public buy-in regarding often complicated issues, and that requires education of key stakeholders. In addition, Commission work requires significant expertise and knowledge from its members, as well as quality research and survey work.

The Commission's first outreach effort occurred over 23 years ago with the publication of the first five Walking Tour brochures. Now there are 13 tours of historic neighborhoods and buildings in Bloomington. All are electronically available on the Commission website, and many are revised in full color with new information about revitalization strategies for neighborhoods (www.bloomington.in.gov/bhpc).

In the past the Commission's education and outreach have been primarily composed of a website, lectures, awards, and walking tours. The new thrust of this effort may be to solidify logical partnerships with other similarly interested entities like the Monroe County Preservation

Board of Review, Parks Department, the Monroe County History Center, Bloomington Restorations, Inc. or the Sustainability Commission. This may magnify the voice of historic preservation in our community.

The Commission would benefit by seeking broader educational opportunities that are less fraught with controversy than the regulatory obligations of the Commission. Opportunities include events like the Parks Department's 100-year anniversary and the popular Farmer's Market.

Over the years, the Commission has done well in providing high-quality speakers and events to its constituency. To this end, nationally renowned economist Donovan Rypkema, prominent planning consultant Nore Winter, and Ball State Graduate Program in Historic Preservation director Duncan Campbell have all been asked to speak to strategic areas of interest. These programs have been very popular, well-attended and influential. Bloomington's interest in a Downtown Vision Plan can be traced to the design workshop, "What's Good About New" that was held in 2002.

Many communities have non-binding review of certain issues not covered by their ordinance. The development of voluntary design guidelines will help sensitize people to better design and treatment of historic properties, even when the Commission has no regulatory authority. Promoting and discussing good design should be the constant role of individual members of the Commission.

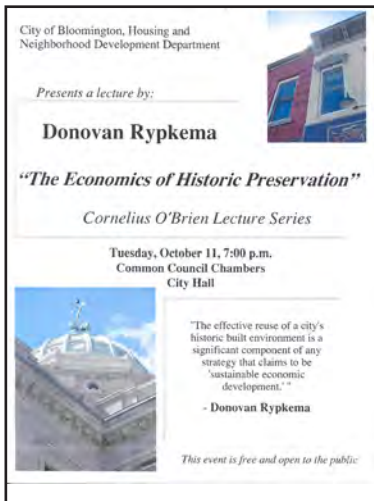
The Commission's work sometimes suffers from lack of coordination with other City departments and initiatives, and conflicting policies and rules. Better coordination and communication is necessary. More consistent Commission presence and attendance at Common Council, Plan Commission and Board of Zoning Appeals meetings can advance the cause of good design as well. These "teachable" moments have



been missed in the past. Awards and editorials highlighting best practices can provide needed contact with the public.

The Commission should also explore the broad array of electronic opportunities now available using the web. YouTube videos, comment pages and social networking have all been embraced by the general population. Capitalizing on new forms of communication is crucial to the new generation of preservationist.

Lastly, Commission business depends heavily on research. Among other things, this plan identifies numerous opportunities to update existing survey work, and supplement it with the survey of new areas. For example, there are several predominantly commercial areas that have significant historic resources which have not been adequately surveyed, including the Showers Furniture Factory Area, stretches of West Kirkwood, and parts of South College and Walnut. The Commission can't protect what it hasn't researched and surveyed.



City of Bloomington, Housing and Neighborhood Development Department


Presents a lecture by:

Donovan Rypkema

"The Economics of Historic Preservation"

Cornelius O'Brien Lecture Series

Tuesday, October 11, 7:00 p.m.
Common Council Chambers
City Hall



"The effective reuse of a city's historic built environment is a significant component of any strategy that claims to be 'sustainable economic development.'"

- Donovan Rypkema

This event is free and open to the public



STRATEGIES AND RECOMMENDATIONS

- Update the 2001 Interim Report to include previously omitted properties and areas.
- Expand outreach to find logical partnerships: Parks 100-Year Anniversary, schools, etc.
- Consider attending the Farmer's Market or re-establishing a connection with the Monroe County Visitors Bureau.
- Establish periodic routine visits with the Monroe County Review Board, Bloomington Restorations, Inc and other like-minded organizations.
- Find ways to survey best practices in appropriate design.
- Reestablish a departmental annual report.
- Develop non-binding design guidelines in Conservation District.
- Find a way to inform and schedule members to appear at other public hearings of concern: assign meetings to Commissioners.
- Explore other creative means of communication on the Web or on Facebook.
- Develop review process for sustainable design issues.



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www.bloomington.in.gov/bhpc

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Introduction to Two Pieces of Legislation Authorizing Tax Increment Finance District Revenue Bonds and Appropriating their Proceeds for Various Projects with the New Expanded and Consolidated TIF District

- Memo to Council from Jeff Underwood, Controller
- Map of Consolidated TIF District
- Excerpts from the Consolidated TIF District Plan

- **Res 15-14** A Resolution Approving the Issuance of Bonds of the Bloomington Redevelopment District, Acting in the Name of the City of Bloomington, Indiana, in an Amount Not to Exceed \$48,000,000 to Finance Acquisition and Construction of Certain Improvements in the Bloomington Consolidated Economic Development Area
 - Memo Summarizing the Redevelopment Commission Bond Resolution
 - Redevelopment Commission Bond Resolution (Res 15-14)

- **App Ord 15-01** An Ordinance Authorizing an Additional Appropriation of Proceeds of Bonds and Any Investment Earnings Thereon
 - Exhibit A – Description of the Project

MARK KRUZAN
MAYOR

JEFFREY H. UNDERWOOD, CPA
CONTROLLER

CITY OF BLOOMINGTON

CONTROLLER'S OFFICE

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Memorandum

To: Council Members
From: Jeffrey Underwood, Controller
Date: April 27, 2015
Re: Resolution 15-14 & Appropriation Ordinance 15-01

Resolution 15-14 and Appropriation Ordinance 15-01 represent the second phase of the TIF program that began earlier this year. These documents will approve the Redevelopment Commission's issuance of bonds and will appropriate the bond proceeds once issued.

Recent changes to State law would impose swift-approaching sunset dates for the City's oldest TIF districts, unless debt was in place in those "legacy TIFs" by July 1, 2015. In light of this change and in consultation with outside counsel and financial advisors, we reviewed the opportunities and risks to our existing TIFs. This review found that further redevelopment was necessary and that all existing TIFs are:

- Very stable both in existing cash balances and recurring revenues,
- Providing funding for both large and small scale redevelopment and development projects,
- Providing sufficient revenues for bonding capacity, and
- Meeting the goals outlined in the economic development plans established for areas.

It was also determined that consolidation of these TIFs would create greater flexibility for undertaking larger-scale projects which benefited the community as a whole and which an individual TIF could not afford to accomplish. In addition, by using the combined bonding capacity of a consolidated TIF, we could lower our issuance costs allowing us to fund additional projects. As a further part of this review, it was very apparent that there were additional areas that would benefit from the same opportunities noted above in becoming a part of the consolidated area through expansion.

The first phase of the TIF program was the consolidation and expansion of five (5) of our existing TIF areas. This included public meetings with the Redevelopment Commission (RDC), Plan Commission and City Council and a final, public hearing with the RDC. In addition, we held work sessions with both the Plan Commission and the Council. These were in addition to a meeting with affected neighborhood associations and the required legal notice, which included a mailing to each affected property owner. The RDC issued its confirmatory resolution for this action on April 6th.

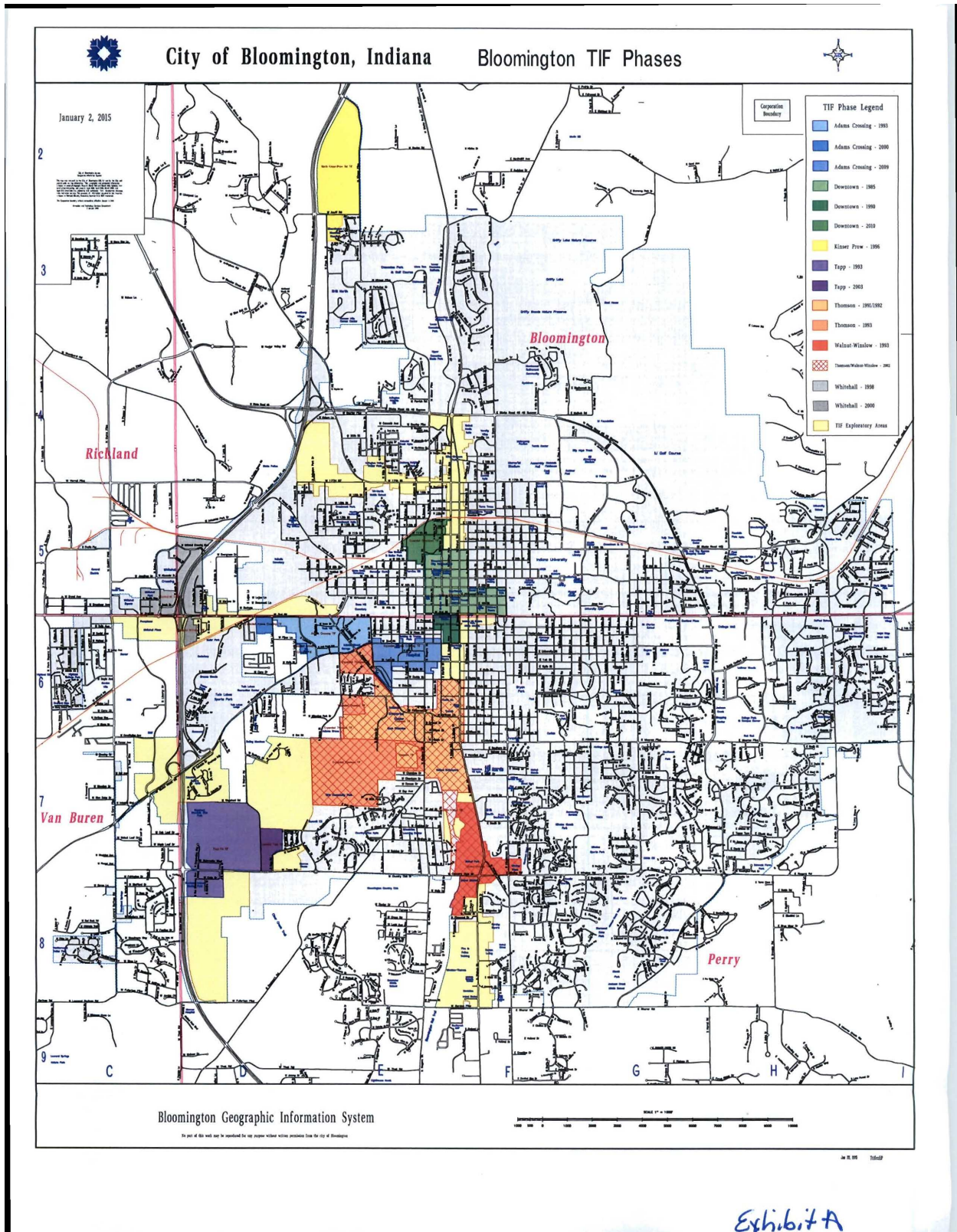
The RDC's confirmatory resolution empowered us to move to the second phase of the program: the authorization to issue bonds and appropriate the proceeds from the sale of those bonds. The benefits of issuing one consolidated bond include efficiencies in issuance costs, as noted above, and ensuring that bonds will not compete against each other in the market along with all the other governmental bonds being issued at that time, which could lead to some bonds being undersold or issued at higher interest rates. Finally a combined single-issue bond offering allows the undertaking of larger-scale projects, which benefit the community as a whole and which could not be supported by revenues from individual TIF districts.

In reviewing possible projects to be funded by a bond, we focused on projects prioritized by the Administration in concert with the City Council as well as the input of hundreds of citizens that:

- Promote sustainability and/or reuse
- Offer community wide benefit
- Include options for affordable Housing
- Develop the Certified Technology Park
- Develop the Switchyard park property
- Fund all forms of transportation infrastructure
- Allow for facilities R&R in various TIF districts

Feel free to contact me by email at underwoj@bloomington.in.gov by phone at 349-3416 at any time.

The City also proposes to expand its TIF areas to include both street corridors as well as properties that are designated for employment-oriented development. When these areas are mapped, the resultant proposal is as follows:



The Redevelopment Commission has found that it is of public utility and benefit to consolidate the contiguous economic development areas within the City, to be known as the Consolidated Bloomington Economic Development Area. The consolidation will create a more effective utilization of tax increment financing to implement this plan. This plan was developed as provided for in Indiana Code § 36-7-14-15 and Indiana Code § 36-7-14-41, and may be amended in the future as provided in Indiana Code.

The Consolidated Bloomington Economic Development Area is in need of redevelopment due to the following:

1. Lack of development;
2. Cessation of growth;
3. Deteriorated or deteriorating improvements;
4. Environmental contamination;
5. Character of occupancy;
6. Age;
7. Obsolescence;
8. Substandard buildings; or
9. Other factors that impair values or prevent a normal use or development of property.

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 improvements to meet the goals outlined in this Plan. Public health and welfare will benefit by accomplishment of this Plan. The anticipated improvements can be paced to precede other developments, ensuring that negative impact on the public will be minimized or avoided. The accomplishment of this plan will be 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.

This Plan is consistent with the City's Growth Policies Plan. The Bloomington/Monroe County Metropolitan Planning Organization (BMCMPPO), and the City of Bloomington have several adopted documents that contain information on the future needs for transportation, redevelopment, economic development and public facilities for the area. These include the Long Range Transportation Plan, the Complete Streets Policy, the Bloomington Master Thoroughfare Plan, the Bicycle and Pedestrian Transportation and Greenways Systems Plan, the South Rogers Street Identity Study, the Bikeways Implementation Plan, the Certified Technology Park Master Plan & Redevelopment Strategy, the Switchyard Park Master Plan, *Breaking Away: Journey to Platinum, Redefining Prosperity: Energy Descent and Community Resilience*, and the Preservation Plan for Historic Bloomington. All of these plans identify improvements needed for transportation, redevelopment, economic development and public facilities within this EDA.

ZONING AND LAND USE

The City of Bloomington's planning, zoning and land use approach is to favor compact urban form, nurture environmental integrity, mitigate traffic, conserve community character, sustain economic and cultural vibrancy, advance communication and coordination, and to leverage public capital to improve the community. The EDA includes areas zoned as follows:

1. **Commercial Arterial:** Designed to facilitate high intensity mixed use development and redevelopment opportunities along major street corridors.
2. **Business Park:** Provide for large-scale employment opportunities for the community and surrounding region.
3. **Commercial Downtown:** The Downtown Business/Commercial component of the EDA is comprised mainly of mixed uses that focus on retail sales, professional offices, restaurants, financial services, and entertainment/art/cultural centers that serve the Bloomington community and visitors alike. Downtown Business/Commercial uses are supported throughout the EDA.
4. **Commercial General:** Provide areas for medium scaled mixed use development and redevelopment.
5. **Commercial Limited:** Provide small scale retail and employment services necessary for the convenience of surrounding business and residential uses.
6. **Industrial General:** Accommodate the needs for industrial and office uses that provide basic employment needs for Bloomington and the surrounding region.
7. **Institutional:** The Institutional zoning component of the EDA is comprised of government facilities and park and recreation services.
8. **Medical:** The Medical zoning component includes IU Health Bloomington Hospital and nearby medical offices which serve regional healthcare needs and attract regional skilled workers. The sector is faced with significant and ongoing healthcare industry changes which may impact the intensity of medical land uses in the EDA.
9. **Planned Unit Development (PUD):** There are multiple Planned Unit Developments located within the EDA. Many of these PUDs provide opportunities for significant economic development within the EDA, and many also have specific requirements pertaining to conservation of environmentally sensitive areas and greenspace, mixed use development, housing and infrastructure.
10. **Residential (multiple zoning categories):** Residential infill development is encouraged throughout the EDA and generally is expected to occur as part of mixed use redevelopment activities. It is generally comprised of multifamily units which

should promote a diversity of housing types for all income groups and ages with a focus towards workforce, live-work, and retiree housing.

STATEMENT OF DEVELOPMENT OBJECTIVES

It is the intention of the Redevelopment Commission to use allocated tax increment collected within the Area as it is received to finance all eligible costs related to the Development Objectives, or any portion thereof, and to reimburse the City for all eligible expenses under Indiana law.

It is also the intention of the Redevelopment Commission to issue bonds payable from incremental ad valorem property taxes allocated under IC 36-7-14-39 in order to raise money for any property acquisition and for completion of the Development Objectives. The amount of issued bonds may not exceed the total, as estimated by the Redevelopment Commission, of all expenses reasonably incurred in connection with the Development Objectives, including:

1. The total cost of all land, rights of way, and other property to be acquired; and
2. All reasonable and necessary architectural/engineering, construction, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Projects or the issuance of bonds therefore; and
3. Interest and a debt service reserve for the bonds to the extent the Redevelopment Commission determines that a reserve is reasonably required.

In the issuance of bonds the Redevelopment Commission will comply with Indiana Code § 36-7-14-25.1 and other provisions of applicable Indiana Law. In the alternative, the Redevelopment Commission may enter into a lease of any property that could be financed with the proceeds of bonds under Indiana Code 36-7-14. The lease is subject to the provisions of Indiana Code § 36-7-14-25.2 and Indiana Code § 36-7-14-25.3.

The Development Objectives within this Plan will be accomplished through a mix of public and private investment in the EDA.

1. Attract businesses to the EDA, provide opportunities for gainful employment and training for employees, and promote the retention and expansion of existing businesses.
2. Provide funding for infrastructure improvements including the installation of new and upgraded water, sewer, stormwater, communications and transportation services.

3. Invest in designing and implementing improved streetscapes and other public amenities to ensure a high quality of place attractive to a quality workforce. Construct public spaces, including plazas and greenspaces for individual use as well as for special events and programs.
4. Improve streets so they can be operated to enable safe and efficient access for all users of all ages and abilities, including pedestrians, bicyclists, motorists and transit riders.
5. Strengthen and intensify existing land uses within the area so that density is supported in the urban core, with particular focus on ensuring greater employment opportunities, diverse mixes of retail and upper story residential, greater usage of vacant and underutilized buildings, and new infill development.
6. Enhance community sustainability through the provision of green infrastructure, conservation of environmentally sensitive areas, and energy efficient building practices.
7. Construct new and renovated housing units within the area that support a diverse mix of housing types, and are within easy walking distance of the employment, retail, entertainment, financial, cultural, educational and governmental centers of the city.
8. Renovate historic structures in the EDA, especially within the downtown area.
9. Strengthen the ties between the city and the community's higher education institutions and improve the physical linkages between downtown and the Indiana University campus.
10. Provide structured parking facilities in conjunction with area employment uses, particularly within the City's Certified Technology Park/Showers Technology Overlay district and other areas of employment growth potential.
11. Support the retention, expansion and attraction of cultural, tourism and creative sector enterprises to enhance sector employment opportunities, and to enhance the EDA as a destination for visitors. Construct additional hotel and meeting space within the EDA and support an expanded Convention Center complex.
12. Continue the environmental restoration and transformation of the former CSX rail switchyard into premier public park and recreation space. Support adjacent catalyst economic and community development projects such as infill commercial, mixed-use, and residential redevelopment of underutilized properties, and strengthening of surrounding neighborhoods.

13. Develop the City's Certified Technology Park area as a research and industrial park with additional high tech office and research space, while also allowing for a mix of complementary uses, including retail, service and workforce and other housing.
14. Provide adequate growth space for office, research, life science, medical and technology business; in order to maximize opportunities to attract, grow and retain knowledge- and creative-sector employers in the area.
15. Provide primary and essential healthcare facilities in areas accessible to residential populations and employment centers.
16. Improve gateway corridors to increase physical and socioeconomic linkages between the EDA and other areas of the city, region and state.

PROVISIONS FOR AMENDING THE PLAN

This Plan may be amended as outlined under Indiana Code § 36-7-14-17 and Indiana Code § 36-7-14-17.5. Modifications could arise from property acquisition for right-of-way improvements or other public purposes, or the enlargement of the EDA.

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

RESOLUTION 15-14

A RESOLUTION APPROVING THE ISSUANCE OF BONDS OF THE BLOOMINGTON REDEVELOPMENT DISTRICT, ACTING IN THE NAME OF THE CITY OF BLOOMINGTON, INDIANA, IN AN AMOUNT NOT TO EXCEED \$48,000,000 TO FINANCE ACQUISITION AND CONSTRUCTION OF CERTAIN IMPROVEMENTS IN THE BLOOMINGTON CONSOLIDATED ECONOMIC DEVELOPMENT AREA

WHEREAS, on May 4, 2015 the Bloomington Redevelopment Commission (the "Commission") the governing body of the Bloomington Redevelopment District (the "District") did adopt a Bond Resolution No. 15-14 ("Bond Resolution") authorizing the issuance of bonds of the District, acting in the name of the City of Bloomington, Indiana (the "City") in an aggregate principal amount not to exceed Forty-Eight Million Dollars (\$48,000,000) (the "Bonds") for the purpose of developing improvements located within the District's Bloomington Consolidated Economic Development Area and other matters related thereto and has requested the approval of the Common Council ("Common Council") of such Bond Resolution, as well as the approval of the issuance of the Bonds pursuant to I.C. 36-7-14-25.1; and

WHEREAS the Common Council now finds that the issuance of said Bonds should be approved, now, therefore:

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

SECTION 1. The Common Council does hereby approve the Bond Resolution and the issuance of bonds of the District to be designated as "City of Bloomington, Indiana Redevelopment District Tax Increment Revenue Bonds of 2015," in the aggregate principal amount not to exceed Forty-Eight Million Dollars (\$48,000,000).

SECTION 2. All ordinances or resolutions and parts of ordinances or resolutions in conflict herewith are hereby repealed. The foregoing is not intended, nor shall it be construed, to adversely affect any ordinance or resolution (or parts thereof), applicable to the 2009 Bonds or the 2011 Bonds (as such terms are defined in the Bond Resolution) while such bonds are outstanding.

SECTION 3. If any sections, sentence or provision of this Resolution, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

SECTION 4. This Resolution shall be in full force and effect from and after its passage by the Common Council of the City and approval of the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this __ day of _____, 2015.

DAVE ROLLO, 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 _____, 2015.

REGINA MOORE, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this _____ day of _____, 2015.

MARK KRUZAN, Mayor
City of Bloomington

Synopsis

This resolution approves the Redevelopment Commission Res 15-14 and the issuance of Redevelopment District bonds in an amount not to exceed \$48 million to finance projects that: (1) promote community sustainability and reuse; (2) create and improve public amenities, such as parks, with community wide benefit; (3) develop additional affordable housing within the Consolidated Economic Development Area; (4) improve transportation infrastructure, especially non-automobile transportation infrastructure; and (5) continue the development of the City's urban core.

**CITY OF BLOOMINGTON
LEGAL DEPARTMENT
MEMORANDUM**

TO: **Bloomington Redevelopment Commission**

FROM: **Thomas Cameron, Assistant City Attorney**

RE: **Resolution 15-14: Bond Resolution**

DATE: **April 30, 2015**

Summary: The expansion and consolidation of the City's Tax Increment Financing Districts was the first phase of extending the life of the City's legacy Tax Increment Financing Districts. Under state law, the legacy Tax Increment Financing Districts will expire on June 30, 2025, or "the last date of any obligations that are outstanding on July 1, 2015." Therefore, the second phase is to issue a bond before July 1, 2015. This bond will allow the City to develop projects that:

1. Promote sustainability and/or reuse
2. Offer community wide benefits
3. Include options for affordable housing
4. Develop the Certified Technology Park
5. Develop the Switchyard Park property
6. Fund all forms of transportation infrastructure
7. Allow for facilities R&R in various TIF districts.

Approving this bond resolution will allow the bond issuance process to proceed.

Process: This bond resolution is step one of the second phase to extend the life of the City's legacy TIF Districts. If the Redevelopment Commission approves this bond resolution, step two is City Council approval of the bond resolution, which will allow the bond to be issued. Step three, which City Staff proposes doing at the same time as step two, is for the City Council to approve an appropriation of the bond proceeds so that they can be spent for the purposes described in the Redevelopment Commission's Resolution 15-14. Once steps two and three have been completed, the bonds can be sold, and specific projects can be brought to the Redevelopment Commission to be paid for out of the bond proceeds.

Resolution 15-14: Should Resolution 15-14 be approved by the Redevelopment Commission and subsequently be approved by resolution of the City Council, Resolution 15-14 will authorize the issuance of the Bond and various parameters for the Bond. Therefore, it contains a number of provisions relating to the mechanics and logistics of the bond process.

Pages 1-3 contain the “Whereas” clauses of the Resolution. These clauses generally provide: (1) the Redevelopment Commission is legally permitted to establish allocation areas within the economic development area, (2) it has created allocation areas within the economic development areas, and (3) “in order to proceed with the planning . . . development and redevelopment” of the Consolidated Area, it is necessary to issue bonds to develop local public improvements, which are estimated to cost approximately \$39.5 Million Dollars.

Section 1 of the Resolution (pages 3-6) contains definitions that apply throughout the Bond Resolution. The “Area” refers to the Consolidated Economic Development Area (i.e., the result of the consolidation that the Redevelopment Commission completed in April 2015).

Section 2 of the Resolution (pages 6-7) contains the Granting Clauses. These clauses pledge the Tax Increment from the Area to pay the Bonds.

Section 3 of the Resolution (pages 7-13) provides that the Redevelopment Commission will issue bonds “in the principal amount not to exceed Forty-Eight Million Dollars.” These bonds will be physically held by the Depository Trust Company, and held by bond holders electronically. The exact amount of bonds to be issued will depend on the interest rate, to ensure that the Commission has \$39.5 million for its projects. David Walter is authorized, in conjunction with Jeff Underwood, to select the initial Registrar and Paying Agent. Although Section 3 of the Resolution permits the Commission to issue “BANs” (essentially a short term form of debt in anticipation of the long term bond issuance), it is unlikely that BANs will be issued, because they would not extend the life of the legacy Tax Increment Financing Districts beyond June 30, 2025.

Section 4 of the Resolution (pages 13-19) provides the form of the Bond or BAN (in the event a BAN were issued). The blanks in the form will be filled in on the issued Bond or BAN after the sale takes place.

Section 5 of the Resolution (pages 19-20) addresses the process of selling the Bond and depositing the proceeds. The Controller is given the authority to decide whether to sell the bonds “at a negotiated sale” or “at a competitive sale.” This decision will be made in consultation with the financial advisor for this project, Crowe Horwath, based on the expected interest rates to be received and other market factors.

Sections 6 through 9 of the Resolution (pages 20-22) authorize the preparation, execution, and delivery of the documents necessary to finalize the bond sale. As necessary, these sections permit the President and Vice President of the Redevelopment Commission and the Mayor and Controller to sign those documents.

Section 10 of the Resolution (pages 22-23) establishes a separate account to deposit the Bond proceeds. It provides certain restrictions, and certain reports that the Controller shall provide to the Redevelopment Commission. Section 11 of the Resolution (pages 23-25) creates accounts for Bond Principal and Interest Payments, Debt Service Reserve, and Surplus.

Section 12 of the Resolution (pages 25-26) permits the Redevelopment Commission to issue additional bonds in the future on parity with these Bonds from the Area's Tax Increment.

Section 13 of the Resolution (pages 26-28) contains statements from the Redevelopment Commission to ensure that the Bonds maintain their tax exempt status for federal tax purposes.

Section 14 of the Resolution (pages 28-29) provides that the Redevelopment Commission will not act in a manner that adversely affect the rights of the Bond holders.

Section 15 of the Resolution (page 29) outlines the redemption process for the Bonds.

Section 16 of the Resolution (pages 29-30) permits the Redevelopment Commission to amend this Resolution to cure an ambiguity or formal defect, or to confer additional rights or benefits on the bond owners. Section 17 of the Resolution (pages 30-31) allows the owners of 51% of the bonds to consent to certain things that the Redevelopment Commission cannot do under Section 16.

Section 18 of the Resolution (pages 31-34) outlines what constitutes a "Default" and the actions that will be taken in the event of a default.

Sections 19, 20, 21, 22, and 23 (pages 34-35) address certain formalities, such as the process for notice, and how to handle a situation when the date of a Bond payment is a non-business day.

BLOOMINGTON, INDIANA
REDEVELOPMENT COMMISSION

RESOLUTION NO. 15-14
BOND RESOLUTION

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**BLOOMINGTON, INDIANA
REDEVELOPMENT COMMISSION**

**RESOLUTION NO. 15-14
BOND RESOLUTION**

WHEREAS, IC 36-7-14 and IC 36-7-25 and all related and supplemental statutes as in effect on the issue date of the BANs (as defined below) and the Bonds (defined below) including IC 5-1-14 (collectively, “Act”) authorize the Redevelopment Commission (“Commission”) of the City of Bloomington, Indiana (“City”), to establish an economic development area and to establish an allocation area within an economic development area providing for the distribution of property tax revenues generated within the allocation area;

WHEREAS, the Commission, by appropriate resolution(s) established the boundaries of the following Economic Development Areas: (i) Adams Crossing Economic Development Area which was established in 1994 with 108 acres, amended in 2000 to include 10 additional acres, and amended in 2009 to add 86 acres; (ii) Downtown Economic Development Area which was established in 1985 with 133 acres, amended in 1990 to include 21 additional acres, and amended in 2010 to add 48 acres; (iii) Tapp Road Economic Development Area which was established in 1993 with 216 acres, amended in 2003 to add 25 acres, amended in 2015 to add 190 acres, amended in 2015 to add an additional 24 acres; (iv) Thomson Economic Development Area which was established in 1991 with 276 acres and amended in 1993 to add 245 acres; (v) Walnut-Winslow Economic Development Area which was established in 1993 with 117 acres and consolidated, amended in 2002 to form the Thomson Walnut-Winslow Economic Development Area including an additional 63 acres, amended three times in 2015 to add 5.83 acres, 6.48 acres and 5.89 acres, respectively; (vi) Whitehall Economic Development Area which was established in 1998 with 113 acres and amended in 2000 to add 10.05 acres; (vii) Bloomfield Road Economic Development Area which was established in 2015 with 187 acres; (viii) Fullerton Pike Economic Development Area which was established in 2015 with 184 acres; (ix) Seminary Economic Development Area which was established in 2015 with 52 acres; (x) South Walnut Economic Development Area which was established in 2015 with 161 acres; and (xi) West Third Street Economic Development Area which was established in 2015 with 156 acres (the “Existing EDAs”);

WHEREAS, the City, acting through the Commission, desired to consolidate and expand the Existing EDAs into a single consolidated Economic Development Area;

WHEREAS, the Commission adopted a resolution on February 2, 2015 consolidating and expanding the Existing EDAs into the Bloomington Consolidated Economic Development Area (the “Consolidated EDA”);

WHEREAS, the Commission adopted a declaratory resolution (the “2015 Declaratory Resolution”) on February 2, 2015, which was confirmed by a Confirmatory Resolution (the “2015 Confirmatory Resolution” and together with the 2015 Declaratory Resolution, the “2015 Area Resolution”) adopted on April 6, 2015; and

WHEREAS, pursuant to the 2015 Area Resolution, the Commission approved an redevelopment plan (the “Plan”) for the Area on February 2, 2015 and the Plan was confirmed on April 6, 2015; and

WHEREAS, pursuant to the 2015 Area Resolution and the Plan, the Commission has designated the entirety of the Area as an allocation area (“Allocation Area”) for purposes of capturing incremental ad valorem real property tax revenues levied and collected in the Allocation Area to pay debt service on bonds issued to finance the redevelopment projects described below and to pay certain other costs permitted by the Act and this Resolution.

WHEREAS, the Area Resolution provides for the capture of all property taxes on the incremental assessed value of real property in the Allocation Area (“Tax Increment”);

WHEREAS, the Act provides for an additional credit for property taxes in the Allocation Area payable from Tax Increment, which credit may be eliminated or reduced by resolution of the Bloomington Common Council (“Council”) upon recommendation of the Commission;

WHEREAS, the Council has taken no action to provide that the additional credit under the Act does not apply in the Allocation Area;

WHEREAS, the Commission has found and determined that: (i) the planning, replanning, development, and redevelopment of the Area is a public and governmental function that cannot be accomplished through the ordinary operations of private enterprise; (ii) the planning, replanning, development and redevelopment of the Area would benefit the public health, safety, morals, and welfare in, increase the economic well-being of, and serve to protect and increase property values in, the City and the State of Indiana and would be of public utility and benefit; and (iii) the planning, replanning, development and redevelopment of the Area are public uses and purposes for which money may be spent;

WHEREAS, the Commission finds and determines that in order to proceed with the planning, replanning, development and redevelopment of the Area, it is necessary for the Commission to issue special taxing district bonds of the Bloomington Redevelopment District (“District”), in the name of the City (the “Bonds”), payable solely from Tax Increment allocated and deposited as provided in this Resolution, and, if advisable, may elect to issue bond anticipation notes (the “BANs”) to provide interim financing for the purpose of procuring funds to be applied to the cost of redevelopment in, serving or benefitting the Area and the development of certain local public improvements in the Area (as described in Exhibit A) (the “Project”), including the repayment of any BANs, capitalized interest, if any, on any BANs and the Bonds, funding a debt service reserve fund, if any, for the Bonds, incidental expenses incurred in connection with the Project as provided in the Act and costs associated with issuance of any BANs and the Bonds (“Costs of the Project”);

WHEREAS, the Commission estimates that the total Costs of the Project will be approximately Thirty-Nine Million Five Hundred Thousand Dollars (\$39,500,000)
;

WHEREAS; the Commission hereby finds that it is in the best interests of the District to sell the BANs (if any) at a negotiated sale and, pursuant to I.C. 36-7-14-25.1, to sell the Bonds at a competitive or negotiated sale to an original purchaser;

WHEREAS, the Bonds and BANs (if any) to be issued under Section 3 of this Resolution are issued pursuant to the authority granted in the Act;

WHEREAS, the Commission, or Council, has given, or will give, notice of and will hold a public hearing on the proposed additional appropriation of the Bond and BAN (if any) proceeds;

WHEREAS, the Commission has notified the Department of Local Government Finance (“DLGF”) of the creation of the Area, will report, or have the Council report, to the DLGF the appropriation of the BAN and Bond proceeds, and will obtain all approvals required by law for the issuance of the BANs and the Bonds; and

WHEREAS, the District has currently outstanding the following obligations: (i) Economic Development Lease Rental Refunding Bonds, Series 2009, currently outstanding in the principal amount of \$2,280,000 (the “2009 Bonds”), which 2009 Bonds are payable solely from and secured by, tax increment from the Adams Crossing Economic Development Area (the “Adams Crossing Area”) and (ii) Tax Increment Revenue Bonds of 2011, currently outstanding in the principal amount of \$12,035,000 (the “2011 Bonds”, and together with the 2009 Bonds, the “Prior Bonds”) which 2011 Bonds are payable solely from, and secured by, tax increment from the Downtown Economic Development Area (the “Downtown Area”);

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, AS FOLLOWS:

SECTION 1. DEFINITIONS. All terms defined herein and all pronouns used in this Resolution shall be deemed to apply equally to singular and plural and to all genders. All terms defined elsewhere in this Resolution shall have the meaning given in such definition. In this Resolution, unless a different meaning clearly appears from the context:

“Act” means IC 5-1-14, IC 36-7-14 and IC 36-7-25 and all related and supplemental acts in effect on the issue date of the BANs and the Bonds.

“Allocation Fund” means the special fund established under the Act for the Tax Increment collected in the Allocation Area.

“Area” means the Consolidated EDA described in the recitals hereto.

“BAN” or “BANs” shall mean bond anticipation notes, if any, issued pursuant to this Resolution. All references to and provisions relating to BANs shall be effective only if the Commission elects to issue BANs.

“Bond Purchase Agreement” means the purchase agreement to be entered into between the Bond Purchaser and the City.

“Bond Purchaser” means the original purchaser of the Bonds.

“Bond Resolution” or “Resolution” means this Bond Resolution, authorizing the issuance of the Bonds, as it may be supplemented and amended from time to time in accordance with its provisions.

“Bonds” means, except where the context clearly refers to the Bonds authorized by this Resolution, the Bonds authorized by this Resolution and any Parity Obligations.

“Capital Fund” means the Redevelopment District Capital Fund established under the Act as described in Section 11 under the Act.

“Code” means the Internal Revenue Code of 1986, as amended and in effect on the date of issuance of the Bonds, and the applicable judicial decisions and published rulings and any applicable regulations promulgated thereunder.

“Commission” means the Bloomington Redevelopment Commission.

“Costs of the Project” means all costs of the Project as set forth in the recitals of this Resolution.

“Debt Service” means the principal of and interest on the Bonds, lease rentals on any Parity Obligations which are leases, and any fiscal agency charges associated with the Bonds and the collection of Tax Increment for the Bonds.

“Debt Service Reserve Account” means the Debt Service Reserve Account created under Section 11.

“Debt Service Reserve Requirement” means the least of (i) maximum annual principal and interest due on the Bonds; (ii) 125% of average annual debt service on the Bonds; or (iii) 10% of the proceeds of the Bonds.

“District” means the Bloomington Redevelopment District.

“BAN Purchase Agreement” means the purchase agreement for the BANs authorized by Section 7.

“BAN Purchaser” means the original purchaser of the BANs. “BANs” means the BANs authorized by Section 3.

“Notice Address” means with respect to the City and the Commission:

City of Bloomington
Bloomington City Hall
401 N. Morton St.
Bloomington, IN 47402
Attention: Controller

“Owner” means a registered owner of the Bonds.

“Parity Obligations” means any obligations (including leases and pledges of Tax Increment permitted by the Act) of the Commission issued on a parity with the Bonds (as to the pledge of Tax Increment) under Section 12.

“Paying Agent” means the Paying Agent so designated under Section 3(F) or any successor Paying Agent appointed under this Resolution.

“Prior Bond Increment” means, collectively, the Series 2009 Bond Increment and the 2011 Bond Increment.

“Project” means the development of improvements as described in Exhibit A or such other items as may be approved by the Commission to carry out the Plan.

“Qualified Investments” means any direct obligation of the United States of America or other investments in which the Commission is permitted by Indiana law to invest at the time of investment.

“Registrar” means the Registrar so designated under Section 3(F) or any successor Registrar appointed under this Resolution.

“Series 2009 Bond Increment” means all property tax proceeds from assessed valuation of real property in the Adams Crossing Area in excess of the assessed valuation described in I.C. 36-7-14-39(b)(1) minus any applicable additional credit under I.C. 6-7-14-39.5, as such statutory provisions exist on the dates of the issuance of the BANs and the Bonds; provided however, this amount shall not be greater than the amount required to meet then current debt service requirements and reserve funding requirements, if any, on the 2009 Bonds then outstanding.

“Series 2011 Bond Increment” means all property tax proceeds from assessed valuation of real property in the Downtown Allocation Area in excess of the assessed valuation described in I.C. 36-7-14-39(b)(1) minus any applicable additional credit under I.C. 6-7-14-39.5, as such statutory provisions exist on the dates of the issuance of the BANs and the Bonds; provided however, this amount shall not be greater than the amount required to meet then current debt service requirements and reserve funding requirements, if any, on the 2011 Bonds then outstanding.

“State” means the State of Indiana.

“Surplus Fund” means the Surplus Fund described in Section 11.

“Tax Increment” means all real property tax proceeds from assessed valuation of real property in the Allocation Area in excess of the assessed valuation described in IC 36-7-14-39(b)(1) minus any applicable additional credit under IC 6-7-14-39.5, as such statutory provisions exist on the dates of the issuance of the BANs and the Bonds and minus the Prior Bond Increment.

SECTION 2. GRANTING CLAUSES.

(A) The Commission, in consideration of the premises and of the purchase and acceptance of the Bonds by the Owners, in order to secure the payment of the Debt Service on the Bonds, according to their tenor and effect and to secure the performance and observance by the Commission of all covenants expressed or implied, herein and in the Bonds, does hereby pledge the rights, interests, properties; money and other assets described below for the benefit of the Owners of the Bonds for the securing of the performance of the obligations of the Commission set forth in this Resolution, such pledge to be effective as set forth in IC 5-14-4 without the recording of this Resolution or any other instrument:

(1) All cash and securities now or hereafter held in the Allocation Fund, the Surplus Fund or the Debt Service Reserve Account and the investment earnings thereon and all proceeds thereof (except to the extent transferred or disbursed from such funds and accounts from time to time in accordance with this Resolution);

(2) All Tax Increment required to be deposited for the benefit of the Bonds and any Parity Obligations or for the benefit of any subordinate obligations; and

(3) Any money hereinafter pledged to the Owners as security to the extent of that pledge; provided, however, that if the Commission shall pay or cause to be paid, or there shall otherwise be paid or made provision for payment of Debt Service on the Bonds due, or to become due thereon, at the times and in the manner mentioned in the Bonds, and shall pay or cause to be paid or there shall otherwise be paid or made provision for payment to the Owners of the outstanding Bonds of all sums of money due or to become due according to the provisions hereof, then this Resolution and the rights hereby granted shall cease, terminate and be void; otherwise this Resolution shall be and remain in full force and effect.

(B) The Commission, in consideration of the premises and of the purchase and acceptance of the BANs by the BAN Purchaser according to their tenor and effect and to secure the performance and observance by the Commission of all covenants expressed or implied herein and in the BANs, does hereby pledge Tax Increment (on a subordinate basis to any outstanding Prior Bonds or Parity Obligations as to both interest and principal) and the proceeds of the Bonds to the repayment of the BANs for the benefit of the owners of the BANs for the securing of the performance of the obligations of the Commission set forth in this Resolution, such pledge to be effective as set forth in IC 5-1-14-4 without recording of this Resolution or any other instrument; provided, however, that if the Commission shall pay or cause to be paid, or there shall otherwise be paid or made provision for payment of debt service on the BANs due, or to become due

thereon, at the times and in the manner mentioned in the BANs, and shall pay or cause to be paid or there shall otherwise be paid or made provision for payment to the owners of the outstanding BANs of all sums of money due or to-become due according to the provisions hereof, then this Resolution and the rights hereby granted shall cease, terminate and be void; otherwise this Resolution shall be and remain in full force and effect.

(C) This Resolution further witnesseth, and it is expressly declared, that all BANs and Bonds issued and secured hereunder are to be issued; authenticated and delivered, and all these properties, rights and interests, including, without limitation, the amounts hereby pledged, are to be dealt with and disposed of, under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes hereinafter expressed, and the Commission has agreed and covenanted, and does hereby agree and covenant, with the respective Owners, from time to time, of the BANs and Bonds, or any part thereof, as provided in this Resolution.

SECTION 3. THE BANS AND THE BONDS.

(A) The Commission, acting in the name of the City, having satisfied all the statutory requirements for the issuance of the Bonds, may elect to issue BANs for the purpose of procuring interim financing to apply to the Costs of the Project. The Commission shall issue the BANs in an aggregate amount not to exceed Forty-Eight Million Dollars (\$48,000,000) to be designated "Redevelopment District Bond Anticipation Notes of 20__" (to be completed with the year in which issued). The BANs shall be dated as of the date of delivery and shall bear interest on the amount borrowed at a rate or rates not to exceed six percent (6%) per annum payable semiannually February 1 and August 1 ("Interest Payment Dates"), beginning on February 1, 2016 or at maturity or upon redemption prior to maturity. Interest shall be calculated on the basis of a 360-day year and the actual number of days elapsed. The BANs may be sold at a discount not to exceed one percent (1.0%) of the principal amount. The term of the BANs, including any renewals or extensions (which may occur without further approval action) shall not exceed five (5) years. The BANs shall be subject to optional redemption prior to maturity upon twenty (20) days notice. The BANs shall be issued in fully registered form and shall be lettered and numbered separately from 1 consecutively upward and with such further or alternate designation as the Registrar may determine and shall be issued in denominations of \$100,000 or in integral multiples of \$5,000 thereafter. The principal of and interest on the BANs shall be payable solely from the Tax Increment and proceeds of the BANs and the Bonds, and the Commission, acting in the name of the City, shall have no obligation to repay the principal of or interest on the BANs except from Tax Increment (subject to Section 2(B) above) and proceeds of the BANs and the Bonds. The Commission may receive payment on the BANs in installments.

(B) The Commission further finds that all or a portion of the Costs of the Project may be paid from proceeds of the BANs and from proceeds of the Bonds under the Act and that the Project will provide special benefits to property owners in the Area and will be of public use and benefit. The Commission further finds that in order to proceed with the planning, replanning, development and redevelopment of the Area, and the repayment of any BANs, it is necessary for the Commission to issue Bonds of the District in the name of the City, payable solely from Tax Increment, allocated and deposited as provided in this Resolution.

For the purpose of procuring funds to be applied to the Costs of the Project, the Commission, acting in the name of the City, shall issue the Bonds, in one or more series, in the principal amount not to exceed Forty-Eight Million Dollars (\$48,000,000) at a purchase price of not less than 98% of the par value thereof, and shall be issued in the denomination of Five Thousand Dollars (\$5,000) each and integral multiples of \$5,000 thereafter. The Controller is hereby authorized and directed to issue and sell to the Bond Purchaser the Bonds, payable, as set forth in Sections 3 and 11 of this Resolution, from Tax Increment, and investment earnings on any cash or securities held in any of the funds or accounts established under this Resolution. The Bonds shall be issued by the Commission in the name of the City, and shall be designated "Redevelopment District Tax Increment Revenue Bonds of 20__" (to be completed with the year in which issued). The purchase price of the Bonds, together with investment earnings on the proceeds of the Bonds, does not exceed the total as estimated by the Commission of all Costs of the Project.

The Bonds shall be issued in fully registered form and shall be lettered and numbered separately from one consecutively upward in order of maturity preceded by the letter "R" and with such further or alternate designation as the Registrar may determine.

The Bonds shall be dated as of the issue date, at a rate or rates of not to exceed six percent (6%) per annum. Interest on the Bonds shall be payable on each February 1 and August 1 beginning on the first February 1 or August 1 at least three months after the issue date of the Bonds and shall accrue on a basis of twelve 30-day months for a 360-day year. The Bonds shall mature annually on February 1 or semiannually on February 1 and August 1 over a period ending not later than February 1, 2040, in such amounts as will retire the Bonds as soon as feasible while providing adequate coverage to market the Bonds.

(C) The Bonds shall be redeemable at the option of the Commission, plus in each case accrued interest to the date fixed for redemption, beginning no earlier than ten (10) years after the issue date, at a face value, in whole or in part, in order of maturity determined by the Commission and by lot within maturities.

All or a portion of the Bonds may be issued as one or more term bonds, upon election of the Bond Purchaser. Such term bonds shall have a stated maturity or maturities as determined by the Bond Purchaser. The term Bonds shall be subject to mandatory sinking fund redemption and final payment(s) at maturity at 100% of the principal amount thereof, plus accrued interest to the redemption date, on principal payment dates in accordance with the above schedule.

(D) Notice of any redemption identifying the Bonds to be redeemed in whole or in part shall be given to the Registrar at least 45 days prior to the date fixed for redemption and by the Registrar at least 30 days prior to the date fixed for redemption (unless this notice is waived by the Owner) by sending written notice by certified or registered Mail to the Owner of each Bond to be redeemed in whole or in part at the address shown on the registration books of the Registrar. Failure to give such notice by mailing, or any defect therein with respect to any Bond, shall not affect the validity of any proceeding for the redemption of other Bonds. Such notice shall state the redemption date, the redemption price, the amount of accrued interest, if any, payable on the redemption date, the place at which Bonds are to be surrendered for payment and,

if less than the entire principal amount of a Bond is to be redeemed, the portion thereof to be redeemed. By the date fixed for redemption, due provision shall be made with the Registrar for the payment of the redemption price of the Bonds to be redeemed, plus accrued interest, if any, to the date fixed for redemption. When the Bonds have been called for redemption, in whole or in part, and due provision has been made to redeem same as herein provided, the Bonds or portions thereof so redeemed shall no longer be regarded as outstanding except for the purpose of receiving payment solely from the funds so provided for redemption, and the rights of the Owners of such Bonds to collect interest which would otherwise accrue after the redemption date on any Bond or portion thereof called for redemption shall terminate on the date fixed for redemption, provided that funds for their redemption are on deposit at the place of payment at that time.

(E) If fewer than all of the Bonds of a maturity are to be redeemed, the Registrar will select the particular Bonds to be redeemed by lot in such manner as it deems fair and appropriate. Each Five Thousand Dollars (\$5,000) principal amount shall be considered a separate bond for purposes of redemption. If any Bonds are subject to optional and mandatory sinking fund redemption on the same date, the Registrar shall select by lot the Bonds for optional redemption before selecting the Bonds for mandatory sinking fund redemption.

(F) The Commission President and the Controller are hereby authorized to select the initial Registrar and the Paying Agent for the BANs and the Bonds. The Commission is further authorized to pay such fees as the Registrar and Paying Agent may charge for the services provided as Registrar and Paying Agent and such fees may be paid from the Allocation Fund or the Surplus Fund in addition to paying the principal of and interest on the BANs and the Bonds or from the Allocation Fund or Surplus Fund.

The Commission President and the Controller are hereby authorized, on behalf of the Commission, to enter into such agreements or understandings with the Registrar and Paying Agent as will enable it to perform the services required of it.

(G) The BANs and the Bonds shall be authenticated with the manual signature of an authorized representative of the Registrar on the Certificate of Authentication. No BAN or Bond shall be valid or become obligatory for any purpose until the Certificate of Authentication on such BAN or Bond, respectively, shall have been so executed. Subject to the provisions hereof for registration, the BANs and the Bonds shall be negotiable under the laws of the State of Indiana.

If any BAN or Bond is mutilated, lost, stolen or destroyed, the City may execute and the Registrar may authenticate a new BAN or Bond which in all respects shall be identical to the BAN or Bond which was mutilated, lost, stolen or destroyed including like date, maturity, series and denomination, except that such new BAN or Bond shall be marked in a manner to distinguish it from the BAN or Bond for which it was issued; provided that in the case of any BAN or Bond being mutilated, such mutilated BAN or Bond shall first be surrendered to the City and the Registrar; and in the case of BANs or Bonds being lost, stolen or destroyed, there shall be first furnished to the City and the Registrar evidence of such loss, theft or destruction satisfactory to the City and the Registrar, together with indemnity satisfactory to them. If any

such lost, stolen or destroyed BAN or Bond shall have matured and be payable in accordance with its terms, instead of issuing a duplicate BAN or Bond the City and the Registrar may, upon receiving indemnity satisfactory to them, pay the same without surrender thereof. The City and the Registrar may charge the owner of the BAN or Bond with their reasonable fees and expenses in connection with the above. Every substitute BAN or Bond issued by reason of the BAN or Bond being lost, stolen or destroyed shall, with respect to such BAN or Bond, constitute a substitute contractual obligation of the City, whether or not the lost, stolen or destroyed BAN or Bond shall be found at any time, and every such BAN or Bond shall be entitled to all the benefits of this Resolution, equally and proportionately with any and all other BANs or Bonds duly issued hereunder.

Each BAN or Bond shall be transferable or exchangeable only upon the books of the Commission kept for that purpose at the office of the Registrar by the owner thereof in person, or by its attorney duly authorized in writing, upon surrender of such BAN or Bond together with a written instrument of transfer or exchange satisfactory to the Registrar duly executed by the owners or its attorneys duly authorized in writing, and thereupon a new fully registered BAN or BANs, or Bond or Bonds, as the case may be, in the same principal amount and of the same series and maturity, shall be executed and delivered in the name of the transferee or transferees or the owners, as the case may be, in exchange therefor. The Registrar shall not be obligated to make any exchange or transfer of BANs or Bonds following the fifteenth day immediately preceding an interest payment date on any BANs or Bonds until such interest payment date. The Registrar shall not be obligated (a) to register, transfer or exchange any BAN or Bond during a period of fifteen (15) days next preceding mailing of a notice of redemption of the BANs and Bonds, or (b) to register, transfer or exchange the BANs or Bond selected, called or being called for redemption in whole or in part after mailing notice of such call. The City and the Registrar for the BANs or Bonds may treat and consider the person in whose name such BAN or Bond is registered as the absolute owner thereof for all purposes including for the purpose of receiving payment of, or an account of, the principal thereof. The BANs or Bonds may be transferred or exchanged without cost to the owners except for any tax or government charge required to be paid with respect to the transfer or exchange, which taxes or governmental charges are payable by the person requesting such transfer or exchange.

(H) The City has determined that it may be beneficial to the City to have the BANs and the Bonds held by a central depository system pursuant to an agreement between the City and The Depository Trust Company, New York, New York (“Depository Trust Company”) and have transfers of the BANs and Bonds effected by book entry on the books of the central depository system (“Book Entry System”). The BANs and the Bonds may be initially issued in the form of a separate single authenticated fully registered BAN or Bond for the aggregate principal amount of each separate maturity of the BANs and Bonds. In such case, upon initial issuance, the ownership of such BANs and Bonds shall be registered in the register kept by the Registrar in the name of CEDE & CO., as nominee of the Depository Trust Company.

With respect to the BANs and Bonds registered in the register kept by the Registrar in the name of CEDE & CO., as nominee of the Depository Trust Company, the City and the Paying Agent shall have no responsibility or obligation to any other holders or owners (including any beneficial owner (“Beneficial Owner”)) of the BANs and Bonds with respect to (i) the accuracy

of the records of the Depository Trust Company, CEDE & CO., or any Beneficial Owner with respect to ownership questions, (ii) the delivery to any BAN holder or bondholder (including any Beneficial Owner) or any other person, other than the Depository Trust Company, of any notice with respect to the BANs and Bonds including any notice of redemption, or (iii) the payment to any BAN holder or bondholder (including any Beneficial Owner) or any other person, other than the Depository Trust Company, of any amount with respect to the principal of, or premium, if any, or interest on the BANs and Bonds except as otherwise provided herein.

No person other than the Depository Trust Company shall receive an authenticated BAN or Bond evidencing an obligation of the City to make payments of the principal of and premium, if any, and interest on the BANs and Bonds pursuant to this Resolution. The City and the Registrar and Paying Agent may treat as and deem the Depository Trust Company or CEDE & CO. to be the absolute BAN holder or bondholder of each of the BANs and Bonds for the purpose of (i) payment of the principal of and premium, if any, and interest on such BANs and Bonds; (ii) giving notices of redemption and other notices permitted to be given to BAN holders and bondholders with respect to such BANs and Bonds; (iii) registering transfers with respect to such BANs and Bonds; (iv) obtaining any consent or other action required or permitted to be taken of or by BAN holders or bondholders; (v) voting; and (vi) for all other purposes whatsoever. The Paying Agent shall pay all principal of and premium, if any, and interest on the BANs and Bonds only to or upon the order of the Depository Trust Company, and all such payments shall be valid and effective fully to satisfy and discharge the City's and the Paying Agent's obligations with respect to principal of and premium, if any, and interest on the BANs and Bonds to the extent of the sum or sums so paid. Upon delivery by the Depository Trust Company to the City of written notice to the effect that the Depository Trust Company has determined to substitute a new nominee in place of CEDE & CO., and subject to the provisions herein with respect to consents, the words "CEDE & CO." in this Resolution shall refer to such new nominee of the Depository Trust Company. Notwithstanding any other provision hereof to the contrary, so long as any BAN or Bond is registered in the name of CEDE & CO., as nominee of the Depository Trust Company, all payments with respect to the principal of and premium, if any, and interest on such BANs and Bonds and all notices with respect to such BANs and Bonds shall be made and given, respectively, to the Depository Trust Company as provided in a representation letter from the City to the Depository Trust Company.

Upon receipt by the City of written notice from the Depository Trust Company to the effect that the Depository Trust Company is unable or unwilling to discharge its responsibilities and no substitute depository willing to undertake the functions of the Depository Trust Company hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, then the BANs and Bonds shall no longer be restricted to being registered in the register of the City kept by the Registrar in the name of CEDE & CO., as nominee of the Depository Trust Company, but may be registered in whatever name or names the BAN holders and bondholders transferring or exchanging the BANs and Bonds shall designate, in accordance with the provisions of this Resolution.

If the City determines that it is in the best interest of the BAN holders and bondholders that they be able to obtain certificates for the fully registered Bonds, the City may notify the Depository Trust Company and the Registrar, whereupon the Depository Trust Company will

notify the Beneficial Owners of the availability through the Depository Trust Company of certificates for the BANs and Bonds. In such event, the Registrar shall prepare, authenticate, transfer and exchange certificates for the BANs and Bonds as requested by the Depository Trust Company and any Beneficial Owners in appropriate amounts, and whenever the Depository Trust Company requests the City and the Registrar to do so, the Registrar and the City will cooperate with the Depository Trust Company by taking appropriate action after reasonable notice (i) to make available one or more separate certificates evidencing the fully registered BANs or Bonds of any Beneficial Owner's Depository Trust Company account or (ii) to arrange for another securities depository to maintain custody of certificates for and evidencing the BANs or Bonds.

If the BANs and Bonds shall no longer be restricted to being registered in the name of the Depository Trust Company, the Registrar shall cause said BANs and Bonds to be printed in blank in such number as the Registrar shall determine to be necessary or customary; provided, however, that the Registrar shall not be required to have such BANs and Bonds printed until it shall have received from the City indemnification for all costs and expenses associated with such printing.

In connection with any notice or other communication to be provided to BAN holders or bondholders by the City or the Registrar with respect to any consent or other action to be taken by BAN holders or bondholders the City or the Registrar, as the case may be, shall establish a record date for such consent or other action and give the Depository Trust Company notice of such record date not less than fifteen (15) calendar days in advance of such record date to the extent possible.

So long as the BANs and Bonds are registered in the name of the Depository Trust Company or CEDE & CO. or any substitute nominee, the City and the Registrar and Paying Agent shall be entitled to request and to rely upon a certificate or other written representation from the Beneficial Owners of the BANs and Bonds or from the Depository Trust Company on behalf of such Beneficial Owners stating the amount of their respective beneficial ownership interests in the BANs and Bonds and setting for the consent, advice, direction, demand or vote of the Beneficial Owners as of a record date selected by the Registrar and the Depository Trust Company, to the same extent as if such consent, advice, direction, demand or vote were made by the BAN holders or bondholders for purposes of this Resolution and the City and the Registrar and Paying Agent shall for such purposes treat the Beneficial Owners as the BAN holders or bondholders. Along with any such certificate or representation, the Registrar may request the Depository Trust Company to deliver, or cause to be delivered, to the Registrar a list of all Beneficial Owners of the BANs and Bonds, together with the dollar amount of each Beneficial Owner's interest in the BANs and Bonds and the current addresses of such Beneficial Owners.

(I) The BANs and the Bonds shall be payable in lawful money of the United States of America. The principal (except for mandatory sinking fund and optional redemption payments) of the BANs and Bonds shall be payable upon presentation at the office of the Paying Agent: Mandatory sinking fund payments, optional redemption payments and interest on the BANs and Bonds shall be paid by check mailed to each owner at the address as it appears on the registration books kept by the Registrar as of the fifteenth day immediately preceding the interest payment

date or at such other address as provided to the Registrar in writing by such owner. If payment of principal or interest is made to a depository, payment shall be made by wire transfer on the payment date in same-day funds. If the payment date occurs on a date when financial institutions are not open for business, the wire transfer shall be made on the next succeeding business day. The Paying Agent shall be instructed to wire transfer payments by 1:00 p.m. (New York City time) so such payments are received at the depository by 2:30 p.m. (New York City time).

(J) The BANs do not constitute a corporate obligation of the City, but constitute an obligation of the District as a special taxing district, payable solely from Tax Increment (subject to Section 2(B) above) and the proceeds of the BANs and of the Bonds when, as, and if issued.

(K) The Bonds do not constitute a corporate obligation of the City, but constitute an obligation of the District as a special taxing district, in the name of the City, payable solely out of Tax Increment and investment earnings on any cash or securities held in any of the funds or accounts established under this Resolution and from funds on deposit in any of the accounts established under this Resolution. The District is not obligated to pay the debt service on the Bonds from any source other than the sources described above. Neither the faith and credit nor the taxing power of the District or the City is pledged to the payment of the principal of or the interest on the Bonds.

SECTION 4. FORM OF THE BANS AND THE BONDS.

(A) Form of the Bonds. The form and tenor of the Bonds shall be substantially as follows (all blanks to be properly completed prior to the preparation of the Bonds):

No. R- _____ \$ _____

UNITED STATES OF AMERICA
 STATE OF INDIANA COUNTY OF MONROE
 CITY OF BLOOMINGTON, INDIANA
 REDEVELOPMENT DISTRICT
 TAX INCREMENT REVENUE BONDS OF 20__

Maturity <u>Date</u>	Original <u>Date</u>	Interest <u>Rate</u>	Authentication <u>Date</u>	CUSIP
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REGISTERED OWNER:

PRINCIPAL AMOUNT:

The Bloomington Redevelopment Commission (“Commission”), acting in the name of the City of Bloomington, Indiana (“City”), for value received, hereby acknowledges itself indebted and promises to pay, but solely out of Tax Increment (as defined in the Bond Resolution defined below) and the funds held under the Bond Resolution to the registered owner (named above) or registered assigns, the Principal Amount set forth above on the Maturity Date

set forth above (unless paid or redeemed earlier as hereinafter provided), and to pay interest thereon at the Interest Rate set forth above, on each interest payment date, from the interest date to which interest has been paid next preceding the date of authentication of this Bond from the interest payment date immediately preceding the date of authentication of this Bond unless this Bond is authenticated on or before _____, in which case interest shall be paid from the Original Date, or unless this Bond is authenticated between the fifteenth day preceding an interest payment date and the interest payment date, in which case interest shall be paid from such interest payment date. Interest shall be payable on February 1 and August 1 of each year, commencing February 1, 2016. Interest shall be calculated on the basis of twelve (12) 30-day months for a 360-day year.

The principal of, interest and premium, if any, on this Bond (except for mandatory redemption and optional redemption payments) are payable in lawful money of the United States of America. The principal (except for mandatory sinking fund and optional redemption payments) shall be payable in lawful money of the United States of America upon presentation at the office of the Paying Agent or at the principal corporate trust office of any successor paying agent appointed under the Bond Resolution hereinafter defined. Mandatory and optional redemption payments and interest on this Bond shall be paid by check mailed to the registered owner of this Bond at the address as it appears on the registration books kept by the Registrar as of the fifteenth day immediately preceding the interest payment date or at such other address as is provided to the Registrar in writing by the registered owner. If payment of principal or interest is made to a depository, payment shall be made by wire transfer on the payment date in same-day Commission funds. If the payment date occurs on a date when financial institutions are not open for business, the wire transfer shall be made on the next succeeding business day. The Paying Agent shall wire transfer payments by 1:00 p.m. (New York City time) so such payments are received at the depository by 2:30 p.m. (New York City time).

The Bonds shall be initially in a Book Entry System (as defined in the Bond Resolution). The provisions of this Bond and of the Bond Resolution are subject in all respects to the provisions of the Letter of Representations between the City and The Depository Trust Company, or any substitute agreement, effecting such Book Entry System.

THIS BOND DOES NOT CONSTITUTE A CORPORATE OBLIGATION OF THE CITY OF BLOOMINGTON, BUT CONSTITUTES AN OBLIGATION OF THE BLOOMINGTON REDEVELOPMENT DISTRICT (“DISTRICT”) AS A SPECIAL TAXING DISTRICT, IN THE NAME OF THE CITY, PAYABLE SOLELY OUT OF TAX INCREMENT AND INVESTMENT EARNINGS ON ANY CASH OR SECURITIES HELD IN ANY OF THE ACCOUNTS OR FUNDS ESTABLISHED UNDER THE BOND RESOLUTION. NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE DISTRICT OR THE CITY IS PLEDGED TO PAY THE PRINCIPAL OF OR INTEREST ON THIS BOND.

This Bond is one of an authorized issue of bonds of the Redevelopment District of the City of Bloomington with an aggregate principal amount of \$_____ designated “Redevelopment District Tax Increment Revenue Bonds of 20__” (“Bonds”). The Bonds are numbered consecutively from R-1 upwards and are issued pursuant to the Bond Resolution

adopted by the Bloomington Redevelopment Commission (“Commission”) on _____, 2015, as Resolution No. 15-14 (“Bond Resolution”) and in strict compliance with IC 5-1-14, IC 36-7-14, IC 36-7-25 and all related and supplemental acts as in effect on the issue date of the Bonds (collectively, “Act”), to procure funds to be applied to the Costs of the Project (as defined in the Bond Resolution), including issuance expenses of the Bonds, to fund a debt service reserve for the Bonds, and to pay any capitalized interest on the Bonds. The Project consists of the development of improvements located in, serving or benefiting the Bloomington Consolidated Economic Development Area, an economic development area under the Act.

The Bonds are all equally and ratably secured by and entitled to the protection of the Bond Resolution. To secure payment of the Debt Service (as defined in the Bond Resolution) on the Bonds and performance of all other covenants of the City and the District under the Bond Resolution, the Commission, acting in the name of the City, pursuant to the Bond Resolution, has pledged Tax Increment (as defined in the Bond Resolution) and the funds and accounts held under the Bond Resolution to the Bonds. Reference is hereby made to the Bond Resolution for a description of the rights, duties and obligations of the Commission, the District, and the owner of the Bonds, the terms and conditions upon which the Bonds are issued and the terms and conditions upon which the Bonds will be paid at or prior to maturity, or will be deemed to be paid and discharged upon the making of provisions for payment therefor. Copies of the Bond Resolution are on file at the office of the Commission. THE OWNER OF THIS BOND, BY ACCEPTANCE OF THIS BOND, HEREBY AGREES TO ALL OF THE TERMS AND PROVISIONS IN THE BOND RESOLUTION.

The Bonds of this issue maturing on and after _____, 20__ , are redeemable at the option of the City on _____, 20__ , or any date thereafter, on thirty (30) days notice, in whole or in part, in order of maturity selected by the Commission and by lot within a maturity, at par.

[The Bonds maturing on _____ 1, ____ are subject to mandatory sinking fund redemption prior to maturity, at a redemption price equal to the principal amount thereof plus accrued interest, on the dates and amounts set forth below:

Term Bond

<u>Date</u>	<u>Amount</u>
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*

* Final Maturity]

Each Five Thousand Dollars (\$5,000) principal amount shall be considered a separate bond for purposes of optional [and mandatory] redemption. If less than an entire maturity is called for redemption, the bonds to be redeemed shall be selected by lot by the Registrar. [If some Bonds are to be redeemed by optional redemption and mandatory sinking fund redemption on the same date, the Registrar shall select by lot the Bonds for optional redemption before selecting the Bonds by lot for the mandatory sinking fund redemption.]

Notice of any redemption shall be given by the Registrar at least thirty (30) days prior to the date fixed for redemption (unless notice is waived by the Owners of the Bonds) by sending written notice by certified or registered mail to the Owners of the Bonds to be redeemed in whole or in part at the address shown on the registration books of the Registrar. Failure to give such notice by mailing, or any defect therein with respect to any Bond, shall not affect the validity of any proceeding for the redemption of other Bonds. Such notice shall state the redemption date, the redemption price, the amount of accrued interest, if any, payable on the redemption date, the place at which the Bonds are to be surrendered for payment and, if less than the entire principal amount of the Bond is to be redeemed, the portion thereof to be redeemed. By the date fixed for redemption, due provision shall be made with the Registrar for the payment of the redemption price of the Bonds to be redeemed, plus accrued interest, if any, to the date fixed for redemption. When the Bonds have been called for redemption, in whole or in part, and due provision has been made to redeem same as herein provided, the Bonds or portions thereof so redeemed shall no longer be regarded as outstanding except for the purpose of receiving payment solely from the funds so provided for redemption, and the rights of the Owners of such Bonds to collect interest which would otherwise accrue after the redemption date on any Bond or portion thereof called for redemption shall terminate on the date fixed for redemption, provided that funds for their redemption are on deposit at the place of payment at that time.

If fewer than all of the Bonds are to be redeemed, the Registrar will select the particular Bonds to be redeemed by lot in such manner as it deems fair and appropriate. Each principal amount shall be considered a separate bond for purposes of redemption.

The Commission reserves the right to authorize and issue additional bonds or enter into leases payable out of Tax Increment as provided in the Bond Resolution.

The Commission may, without the consent of, or notice to, the registered owners of this Bond, adopt a supplemental resolution to the Bond Resolution under certain circumstances as described in the Bond Resolution.

This Bond is transferable or exchangeable only upon the books of the Commission kept for that purpose at the office of the Registrar by the Registered Owners in person, or by its attorney duly authorized in writing, upon surrender of this Bond together with a written instrument of transfer or exchange satisfactory to the Registrar duly executed by the Registered Owners or its attorney duly authorized in writing, and thereupon a new fully registered or Bond in the same aggregate principal amount and of the same maturity, shall be executed and delivered in the name of the transferee or transferees or the Registered Owners, as the case may be, therefor. The Registrar shall not be obligated to (a) register, transfer or exchange the Bonds during a period of fifteen (15) days next preceding mailing of a notice of redemption of the Bonds, or (b) to register, transfer or exchange the Bonds selected, called or being called for redemption in whole or in part after mailing notice of such call. The City and the Registrar may treat and consider the person in whose name this Bond is registered as the absolute owner hereof for all purposes including for the purpose of receiving payment of, or on account of, the principal hereof. This Bond may be transferred or exchanged without cost to the Registered Owners except for any tax or governmental charge required to be paid with respect to the transfer or

exchange, which taxes or governmental charges are payable to the person requesting such transfer or exchange.

This Bond shall be issued in fully registered form in the minimum denomination of Five Thousand Dollars (\$5,000) or in any integral multiples thereof.

If this Bond shall have become due and payable in accordance with its terms or shall have been duly called for redemption or irrevocable instructions to call this Bond or a portion thereof for redemption shall have been given, and the whole amount of the principal of and interest so due and payable on this Bond or portion thereof then outstanding shall be paid or (i) sufficient moneys, or (ii) noncallable, direct obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by, the United States of America, the principal of and the interest on which when due will provide sufficient moneys for such purpose, or (iii) obligations of any state of the United States of America or any political subdivision thereof, the full payment of principal of and interest on which (a) are unconditionally guaranteed or “insured by the United States of America, or (b) are provided for by an irrevocable deposit of securities described in clause (ii) and are not subject to call or redemption by the issuer thereof prior to maturity or for which irrevocable instructions to redeem have been given, shall be held in trust for such purpose, and provision shall also have been made for paying all fees and expenses in connection with the redemption, then and in that case this Bond shall no longer be deemed outstanding or an indebtedness of the District.

It is hereby certified, recited and declared that all acts, conditions and things required to be done precedent to and in the execution, issuance, sale and delivery of this Bond have been properly done, happened and performed in regular and due form as prescribed by law, and that the total indebtedness of the Bloomington Redevelopment District, including the Bonds, does not exceed any constitutional or statutory limitation of indebtedness.

This Bond shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been duly executed by the authorized representative of the Registrar.

IN WITNESS WHEREOF, the Bloomington Redevelopment Commission has caused this Bond to be executed by the manual or facsimile signature of the Mayor, in the name of the City of Bloomington for and on behalf of the Redevelopment District of the City, and attested by the manual or facsimile signature of the Controller of the City, who has caused the seal of City of Bloomington to be impressed or a facsimile thereof to be printed hereon:

CITY OF BLOOMINGTON,
INDIANA

Mayor

(SEAL)

Attest:

Controller

REGISTRAR’S CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds described in the within mentioned Bond Resolution.

_____, as Registrar

Authorized Officer

The following abbreviations, when used in the inscription on the face of the within bond, shall be construed as though they were written out in full according to applicable laws or regulations.

- TEN COM - as tenants in common
- TEN ENT - as tenants by the entireties
- JT TEN - as joint tenants with
right of survivorship and
not as tenants in common

UNIF TRANS MIN ACT - _____ Custodian _____
(Cust) (Minor)

under Uniform Transfers to Minors

Act _____
(State)

Additional abbreviations may also be used though not in list above.

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto _____ (insert name, address and federal tax identification number) the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney to transfer the within Bond on the books kept for the registration thereof with full power of substitution in the premises.

Signature Guarantee:

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution Participating in a Securities Transfer Association recognized signature guarantee program

NOTICE: The signature to this assignment must correspond with the name as it appears on the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

(End of Bond Form)

(B) Form of BANs. The form of the BANs shall be set forth in the BAN Purchase Agreement.

(C) Form of Parity Obligations. The form of any Parity Obligations shall be set forth in the resolution approving the issuance of such Parity Obligations.

SECTION 5. SALE OF THE BANS AND THE BONDS, DEPOSIT OF PROCEEDS.

(A) The Controller, upon the advice of the Commission's Financial Advisor, is hereby authorized and directed to sell the BANs to the BAN Purchaser at a negotiated sale upon receipt of the purchase price or the initial draw in immediately available funds.

Prior to the delivery of the BANs, the Controller shall obtain a legal opinion addressed to the Commission as to the validity of the BANs from Bingham Greenebaum Doll LLP of Indianapolis, Indiana, bond counsel, and shall furnish such opinion to the BAN Purchaser. The cost of such Opinion shall be considered as a part of the cost incidental to these proceedings and shall be paid out of the proceeds of the BANs.

Capitalized interest on the BANs, if any, shall be deposited in a separate subaccount of the Allocation Fund. The remaining proceeds of the BANs shall be deposited in the Capital Fund and applied to the Costs of the Project.

(B) After completion of all the necessary legal requirements for the marketing of the Bonds, the Controller is hereby authorized and directed to sell the Bonds to the Bond Purchaser at a negotiated private sale or at a competitive sale pursuant to I.C. 5-1-11-2, upon receipt of the purchase price, including interest accrued to the date of delivery, if any, in immediately available funds, pursuant to the terms of the Bond Purchase Agreement. The Bonds shall be sold to the Bond Purchaser at a price of not less than 1% of par.

(C) Prior to the delivery of each series of the Bonds, the Controller shall obtain a legal opinion addressed to the Commission as to the validity of the Bonds from Bingham Greenebaum Doll LLP of Indianapolis, Indiana, bond counsel, and shall furnish such opinion to the Bond Purchaser. The cost of such opinion shall be considered as part of the costs incidental to these proceedings and shall be paid out of proceeds of the Bonds.

(D) Capitalized interest received from the sale of the Bonds, if any, shall be deposited in a separate subaccount of the Allocation Fund and applied as set forth in Section 11. Proceeds of the Bonds in an amount not to exceed the Debt Service Reserve Requirement shall be deposited in the Debt Service Reserve Account. An amount sufficient to repay the BANs, if any, shall be immediately applied to the payment of the BANs. The remaining proceeds of the Bonds shall be deposited in the Capital Fund.

SECTION 6. DELIVERY OF INSTRUMENTS.

The Commission hereby authorizes and directs the Mayor, the Controller and the President of the Commission, and each of them, for and on behalf of the City, the Commission and the District, to prepare, execute and deliver any and all instruments, letters, certificates, agreements and documents as the executing official or Bingham Greenebaum Doll LLP determines is necessary or appropriate to consummate the transactions contemplated by this Resolution, and such determination shall be conclusively evidenced by the execution thereof. The instruments, letters, certificates, agreements and documents, including the BANs and the Bonds, necessary or appropriate to consummate the transactions contemplated by this Resolution shall, upon execution, as contemplated herein, constitute the valid and binding obligations or representations and warranties of the Commission, acting in the name of the City, the full performance and satisfaction of which by the Commission are hereby authorized and directed.

SECTION 7. BOND PURCHASE AGREEMENT, BAN PURCHASE AGREEMENT AND INVESTMENT LETTERS.

(A) The Commission hereby authorizes and approves the preparation of a BAN Purchase Agreement and a Bond Purchase Agreement, by which the BANs or Bonds are to be sold to the BAN Purchaser or Bond Purchaser. The President or Vice President of the Commission is hereby authorized and directed to execute, and the Secretary of the Commission is hereby authorized and directed to attest and affix the seal of the City to, the BAN Purchase Agreement and the Bond Purchase Agreement, with such changes and revisions thereto as they deem necessary or appropriate to consummate the transactions contemplated thereby. Such execution and attestation shall be conclusive evidence of their approval of such changes and revisions. The BAN Purchase Agreement and the Bond Purchase Agreement in the form executed shall constitute the valid and binding limited obligation of the Commission, acting in the name of the City, the full performance and satisfaction of which by the Commission is hereby authorized and directed.

(B) The Controller and the President or Vice President of the Commission are authorized and directed to obtain an investment letter from the BAN Purchaser to the effect that by acceptance of the BANs, the BAN Purchaser is deemed to have consented to all the terms and provisions of this Resolution and represents that:

- (1) It is a sophisticated investor and is familiar with securities such as the BANs.

(2) It is familiar with the City, the Commission and the District. It has received and read such information concerning the City, the Commission, the District, the BANs, the Bonds and the Tax Increment as it deems to be necessary in connection with investment in the BANs. It has received, read and commented upon this Resolution. Prior to the purchase of the BANs, it has been provided with the opportunity to ask questions of and receive answers from the representatives of the City, the District and the Commission concerning the terms and conditions of the BANs and the tax status of the BANs, and the security therefor, and to obtain any additional information needed in order to verify the accuracy of the information obtained to the extent that the City, the District or the Commission possesses such information or can acquire it without unreasonable effort or expense. It is not relying on Bingham Greenebaum Doll LLP for information concerning the financial status of the Commission or the ability of the Commission to honor its obligations or other covenants under this Resolution.

(3) It is acquiring the BANs for its own account with no present intent to resell and that it will not sell, convey, pledge or otherwise transfer the BANs without prior compliance with applicable requirements of state and federal laws, including laws concerning disclosure. It acknowledges and understands that the owners of the BANs cannot reasonably rely on the repayment of the BANs from any source other than Tax Increment and proceeds of the BANs and the Bonds.

SECTION 8. OFFICIAL STATEMENT AND CONTINUING DISCLOSURE.

(A) The distribution of an Official Statement prepared for and on behalf of the Commission, is hereby authorized and approved and the President or the Vice President of the Commission, is authorized and directed to execute the final Official Statement on behalf of the Commission in a form consistent with this Resolution and the Bond Purchase Agreement. If necessary, the President or Vice President of the Commission is hereby authorized to designate the preliminary Official Statement as “nearly final” for purposes of Rule 15c2-12, as amended and as adopted by the Securities and Exchange Commission (“Rule 15c 2-12”).

(B) If the BANs or Bonds are subject to Rule 15c2-12, then with respect to the BANs or Bonds, respectively, the President or Vice President of the Commission is hereby authorized to execute and deliver a continuing disclosure agreement upon delivery of the Bonds (“Continuing Disclosure Agreement”). The Commission and City covenant, to the extent permitted by law, that they will comply with and carry out all of the provisions of the Continuing Disclosure Agreement. Notwithstanding any other provision of this Resolution, failure of the Commission or the City to comply with the Continuing Disclosure Agreement shall not be considered an event of default hereunder. If the Commission or the City fails to comply with the Continuing Disclosure Agreement, the sole remedy available for such failure shall be for the specific performance of the Commission’s or City’s obligations under this Section and the Continuing Disclosure Agreement and there shall be no remedies for money damages of any kind or in any amount. This remedy shall be available solely to owners of the BANs or the Bonds for which the Continuing Disclosure Agreement was delivered. The Commission’s or City’s failure to honor its covenant herein shall not constitute a breach or default under this Resolution pursuant to which the BANs or the Bonds are issued or any other agreement to which the Commission or

City is a party. The remedy set forth in this Section 8 may be exercised by any holder of the BANs of the Bonds for which the Continuing Disclosure Agreement was delivered in any court of competent jurisdiction in the State of Indiana. An affidavit to the effect that such person is a holder of BANs or the Bonds for which the Continuing Disclosure Agreement was delivered supported by reasonable documentation of such claim shall be sufficient to evidence standing to pursue this remedy. Prior to pursuing any remedy under this Section 8, a holder of BANs or the Bonds for which the Continuing Disclosure Agreement was delivered shall give notice to the Commission or the City, via registered or certified mail, of such breach and its intent to pursue such remedy. Fifteen (15) days after mailing of such notice, and not before, a holder of BANs or the Bonds for which the Continuing Disclosure Agreement was delivered may pursue such remedy under this Section 8.

SECTION 9. EXECUTION OF THE BANs AND THE BONDS.

The Mayor is hereby authorized and directed to execute the BANs and the Bonds with his manual or facsimile signature, and the Controller is hereby authorized and directed to have BANs and the Bonds prepared, attest the BANs and the Bonds with his manual or facsimile signature and cause the seal of the City to be impressed or a facsimile thereof to be printed on the BANs and the Bonds, all in the form and manner herein provided. If any officers whose signature or facsimile signature shall appear on the BANs and the Bonds shall cease to be such officer before the delivery of the BANs and the Bonds, such signature shall nevertheless be used and sufficient for all purposes the same as if such officer had remained in office until the date of delivery of the BANs and the Bonds even though such officer may not have been so authorized or have held such office. Upon the consummation of the sale of the BAN and the Bonds, the Controller shall receive from the BAN Purchaser and the Bond Purchaser the amount to be paid for the BANs and the Bonds, respectively, and deliver the BANs to the BAN Purchaser and the Bonds to the Bond Purchaser.

SECTION 10. REDEVELOPMENT DISTRICT CAPITAL FUND.

(A) The Redevelopment District Capital Fund is established pursuant to IC 36-7-14-26. Proceeds of the BANs and the Bonds deposited in the Capital Fund shall be deposited in a separate account of the Commission, acting in the name of the City, and kept separate and apart from all other funds of the City, the Commission and the District and may be invested only in Qualified Investments as permitted by law. Proceeds of the BANs will be drawn and disbursed in accordance with subsection (C) and the BAN Purchase Agreement. The Controller shall administer the moneys in the Capital Fund in accordance with this Resolution. The proceeds in the Capital Fund and investment earnings on amounts in the Capital Fund shall be expended only to pay the Costs of the Project and Debt Service on the Bonds. Upon issuance of the Bonds, any BANs shall be called for redemption as provided in Section 3 and proceeds of the Bonds in the Capital Fund shall be immediately set aside and used for the repayment of the principal of and interest on the BANs. The remaining proceeds of the BANs and the Bonds shall be applied to pay remaining Costs of the Project.

(B) Before the eleventh day of each calendar month, the Controller shall notify the Commission of the amount in the Capital Fund at the close of business on the last day of the preceding month.

(C) The Controller shall disburse from the Capital Fund the amount required for the payment of the remaining Costs of the Project upon the receipt of duly authorized claims filed in accordance with Indiana law and approved by the Commission.

(D) If, after payment of all claims tendered under the provisions of this Section, any funds shall remain in the Capital Fund, the Controller shall transfer all moneys then in the Capital Fund (except moneys reserved to pay any disputed or unpaid claims), to the Allocation Fund to pay principal and interest on the BANs, Debt Service on the Bonds, or, as directed by the Commission, for the same purpose or type of project for which the Bonds were issued, in accordance with IC 5-1-13, as amended from time to time.

SECTION 11. FLOW OF FUNDS.

(A) Creation of Funds and Accounts.

(1) There is hereby established the Allocation Fund, a Bond Principal and Interest Account, a Debt Service Reserve Account and a Surplus Fund. The Allocation Fund shall be held by the Controller. All Prior Bond Increment and Tax Increment shall immediately upon receipt by the City be deposited in the Allocation Fund and then be set aside in the following Accounts and Funds, in the following order of priority and to the extent indicated below:

- (a) Bond Principal and Interest Account;
- (b) Debt Service Reserve Account; and
- (c) Surplus Fund.

The Controller shall, if necessary or required to comply with the covenants and obligations set forth in the resolutions and documents authorizing and applicable to the Prior Bonds, keep such separate records or establish such separate accounts or subaccounts and make such deposits therein from the Allocation Fund, as deemed necessary to maintain such compliance.

(2) Amounts in the Allocation Fund shall be invested in Qualified Investments at the direction of the Controller. Interest earned in each fund or account shall be credited to such fund or account.

(B) Bond Principal and Interest Account. The Controller shall, at least one day prior to each principal and interest payment date, set aside from the Allocation Fund an amount which, together with any amount already on deposit therein, is sufficient to pay principal and interest due on the BANs or the Bonds on the following interest and/or principal payment date, taking into account the payments due on the Prior Bonds, any Parity Obligations and any subordinate obligations. No funds need to be deposited or retained in the Bond Principal and Interest Account

to the extent that the amount contained or remaining therein is at least equal to the aggregate amount of debt service becoming next due and payable on the BANs and Bonds as well as payments next due on the Prior Bonds, any Parity Obligations and any subordinate obligations. All money in the Bond Principal and Interest Account shall be used and withdrawn solely for the purpose of paying debt service on the BANs or Debt Service (and the redemption premium, if any) on the Bonds as they shall become due and payable (including accrued interest on any Bonds purchased or redeemed prior to maturity) and amounts due on the Prior Bonds, any Parity Obligations and any subordinate obligations.

(C) Debt Service Reserve Account. Proceeds of the Bonds in an amount equal to the Debt Service Reserve Requirement shall be deposited in the Debt Service Reserve Account, upon issuance of the Bonds. If, at any time, the balance in the Debt Service Reserve Account is less than the Debt Service Reserve Requirement, all Tax Increment not required for the Bond Principal and Interest Account shall be deposited in the Debt Service Reserve Account until the balance equals the Debt Service Reserve Requirement. Moneys deposited and maintained in the Debt Service Reserve Account shall be applied to the payment of the principal of and interest on the Bonds to the extent that amounts in the Bond Principal and Interest Account are insufficient to pay Debt Service when due and payable. If moneys in the Debt Service Reserve Account are transferred to the Bond Principal and Interest Account to pay Debt Service on the Bonds, the depletion of the balance in the Debt Service Reserve Account shall be made up from the next available Tax Increment after the required deposits to the Bond Principal and Interest Account are made. Any moneys in the Debt Service Reserve Account in excess of the Debt Service Reserve Requirement shall be deposited in the Surplus Fund and applied as set forth in subsection (D). The City may fund all or part of the Debt Service Reserve Account with a debt service reserve surety bond. The surety bond must be issued by an insurance company rated at least AA+ and Aa by Standard & Poor's Corporation and Moody's Investors Service, respectively, with such rating requirements being determined as satisfied at the time of issuance of such surety bond and not at any time thereafter.

The Commission, upon the advice of its financial advisor, hereby finds that funding the Debt Service Reserve Account is reasonably required and that the Debt Service Reserve Requirement is no larger than necessary to market the Bonds. The Commission further finds that the Debt Service Reserve Requirement is directly related to the Project because the Bond Purchaser would not purchase the Bonds without the Debt Service Reserve Account.

The Debt Service Reserve Requirement, if any, for any Parity Obligations shall be set forth in the resolution authorizing the Parity Obligations. Such resolution may amend the definition of the Debt Service Reserve Requirement to include the Parity Obligations without obtaining the consent of the owners of the outstanding Bonds.

(D) Surplus Fund. After making the deposits described in (A), (B) and (C) above, any remaining Tax Increment shall be deposited in the Surplus Fund and shall be available in the following order of priority:

- (1) to pay Debt Service due on the Bonds, debt service due on the BANs, fixed annual lease rentals or any amounts due under any Parity Obligations;

- (2) to fund or replenish the Debt Service Reserve Account;
- (3) to pay debt service or lease rentals due on subordinate obligations permitted pursuant to Section 12 (C) hereof;
- (4) at the option of the Commission, to pay additional Debt Service or additional lease rentals to enable the redemption or purchase of Bonds; or
- (5) for any other purposes permitted by the Act, including distributions to the taxing units as provided under the Act.

(E) No Prior Liens. The Commission, acting in the name of the City, represents and warrants that there are no prior liens, encumbrances or other restrictions on the Tax Increment, or on the City's ability to pledge the Tax Increment for the benefit of the owners of the BANs or the Owners of the Bonds.

SECTION 12. ISSUANCE OF ADDITIONAL BONDS.

(A) Parity BANs. The Commission reserves the right to authorize and issue BANs on parity with the BANs for the purpose of raising money to complete the Project, to refund the BANs or for any other purposes permitted by the Act. Except as provided in this Resolution, the terms and conditions of any parity BANs shall be set forth in the resolution authorizing the issuance of such parity BANs.

(B) Parity Obligations. The Commission reserves the right to authorize and issue Parity Obligations of the Commission, acting in the name of the City, payable from Tax Increment, for the purpose of raising money for future local public improvements or economic redevelopment projects in, serving or benefitting the Area or to refund the Bonds, the Prior Bonds or other Parity Obligations. If any Parity Obligations are issued pursuant to this Section 12, the term "Bonds" in this Bond Resolution shall, unless the context otherwise requires, be deemed to refer to the Bonds and such Parity Obligations. The authorization and issuance of such Parity Obligations, which shall be payable from Tax Increment, shall be subject to the following conditions precedent:

- (1) All interest and principal payments with respect to all obligations payable from the Tax Increment shall be current to date in accordance with the terms thereof, with no payment in arrears;

- (2) For Parity Obligations payable from Tax Increment without a special benefits tax levy under IC 36-7-14-27, another unlimited property tax levy or a pledge of local option income taxes, the Commission and the Bond Purchaser shall have received a certificate ("Certificate") prepared by an independent, qualified accountant or feasibility consultant ("Certifier") certifying the amount of the Tax Increment estimated to be received in each succeeding year, adjusted as provided below, which estimated amount shall be at least equal to one hundred twenty-five percent (125%) of the debt service

requirements with respect to the outstanding Bonds and the proposed Parity Obligations for each respective year during the term of the outstanding Bonds. In estimating the Tax Increment to be received in any future year, the Certifier shall base the calculation on assessed valuation actually assessed or estimated to be assessed as of the assessment date immediately preceding the issuance of the Parity Obligations; provided, however, the Certifier shall adjust such assessed values for the current and future reductions of real property tax abatements granted to property owners in the Allocation Area. If the Parity Obligations are secured by a special benefits tax levy under IC 36-7-14-27, another unlimited property tax levy or a pledge of local option income taxes, the requirements of this paragraph (A)(2) need not be met; and

(3) Principal and interest on any Parity Obligations or junior obligations and lease rentals on Parity Obligations which are leases shall be payable semiannually in approximately equal installments on February 1 and August 1.

Except as provided in this Resolution, the terms and conditions of any Parity Obligations shall be set forth in the resolution authorizing the issuance of such Parity Obligations.

(C) Subordinate Obligations. The Commission, acting in the name of the City, may issue bonds or other obligations or enter into leases which are junior and subordinate to the Bonds. The terms and conditions of such subordinate obligations will be set forth in a resolution adopted by the Commission. Principal and any interest on any subordinate obligations and lease rentals shall be payable on February 1 and August 1 out of Tax Increment as set forth in Section 11.

SECTION 13. TAX COVENANTS.

(A) In order to preserve the exclusion from gross income of interest on the BANs and the Bonds under the Code and as an inducement to the BAN Purchaser and the Bond Purchaser, the Commission represents, covenants and agrees that:

(1) The Project will be available for use by members of the general public. Use by a member of the general public means use by natural persons not engaged in a trade or business. No person or entity, other than the Commission, the City or another state or local government unit, will use more than 10% of the proceeds of the BANs or the Bonds or property financed by proceeds of the BANs or the Bonds other than as a member of the general public. The Project consists of the development of certain local public improvements in, serving or benefitting the Area and will be available for general public use. No person or entity, other than the Commission, the City or another state or local governmental unit, will own property financed by bond proceeds or will have actual or beneficial use of such property pursuant to a lease; a management or incentive payment contract, an arrangement such as a take-or-pay or output contract or any other type of arrangement that conveys other special legal entitlements and differentiates that person's or entity's use of such property from the use by the general public, unless such uses in the aggregate relate to no more than 10% of the proceeds of the BANs at the Bonds. If the City or the Commission enters into a management contract for the Project, the terms of the contract will comply with IRS Revenue Procedure 97-13, as it may be

amended, supplemented or superseded from time to time, so that the contract will not give rise to private business use under the Code unless such use in aggregate relates to no more than 10% of the proceeds of the BANs or the Bonds.

(2) No more than 10% of the payment of the principal of or interest on the BANs or the Bonds will be (under the terms of the BANs, the Bonds, this Resolution or any underlying arrangement), directly or indirectly, (i) secured by any interest in bond-financed property used or to be used for a private business use or payments in respect of such property or (ii) derived from payments (whether or not to the Commission) in respect of such bond-financed property or borrowed money used or to be used for a private business use. The Commission acknowledges that taxpayers in the Area will pay the City and the other taxing units in the Area all taxes levied on real and personal property in accordance with Indiana law. These taxes of general applicability and the taxpayers in the Area have not entered into any agreements, contracts, guarantees or other arrangements with the Commission with respect to the payment of property taxes or the BANs or the Bonds.

(3) No more than 5% of the BAN or Bond proceeds will be loaned to any entity or person. No more than 5% of the BAN or Bond proceeds will be transferred, directly or indirectly, or deemed transferred to any person or entity other than another state or local governmental unit in any manner that would in substance constitute a loan of the BAN or Bond proceeds.

(4) The Commission reasonably expects, as of the date hereof, that the BANs or the Bonds will not meet either the private business use test described in paragraph (1) and (2) above or the private loan test described in paragraph (3) above during the entire term of the BANs or the Bonds.

(5) No more than 5% of the proceeds of the BANs or the Bonds will be attributable to private business use as described in (1) and private security or payments described in (2) attributable to unrelated or disproportionate private business use. For this purpose, the private business use test is applied by taking into account only use that is not related to any government use of proceeds of the issue (Unrelated Use) and use that is related but disproportionate to any governmental use of those proceeds (Disproportionate Use).

(6) The Commission and the City will not take any action or fail to take any action with respect to the BANs or the Bonds that would result in the loss of the exclusion from gross income for federal tax purposes of interest on the BANs or the Bonds under Section 103 of the Code, nor will it act in any other manner which would adversely affect such exclusion; and the Commission and the City will not make any investment or do any other act or thing during the period that the BANs or the Bonds are outstanding which would cause any of the BANs or the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code. The Commission and the City covenant and agree not to enter into any contracts or arrangements which would cause the BANs or the Bonds to be treated as private activity bonds under Section 141 of the Code.

(7) The BANs and the Bonds are not private activity bonds as defined in Section 141 of the Code.

(8) The BANs and the Bonds are not federally guaranteed under Section 149(b) of the Code.

(9) The covenants in this Section 13 are based solely on current law in effect and in existence on the date of issuance of the BANs and the Bonds. It shall not be an event of default under this Resolution if interest on the BANs and the Bonds is not excludable from gross income pursuant to any provision of the Code which is not in existence and in effect on the issue date of such BANs or Bonds.

(10) All officers, members, employees and agents of the Commission and the City are authorized and directed to provide certifications of facts and estimates that are material to the reasonable expectations of the Commission as of the date the BANs and the Bonds are issued, and to enter into covenants evidencing the Commission's commitments made in this Resolution. In particular, all or any officers of the Commission and the City are authorized to certify and enter into covenants for the Commission regarding the facts and circumstances and reasonable expectations of the Commission on the date the BANs and the Bonds are issued and the commitments made by the Commission regarding the amount and use of the proceeds of the BANs and the Bonds.

(B) Notwithstanding any other provisions of this Resolution, the covenants and authorizations contained in this Resolution ("Tax Sections") which are designed to preserve the exclusion of interest on the BANs or the Bonds from gross income for federal tax purposes ("Tax Exemption") need not be complied with if the Commission receives an Opinion of nationally recognized bond counsel satisfactory to the Commission that any Tax Section is unnecessary to preserve the Tax Exemption.

(C) Any Parity Obligations will be subject to the tax covenants set forth in the ordinance authorizing the issuance of such Parity Obligations.

SECTION 14. CONTRACTUAL NATURE OF THIS RESOLUTION.

(A) The provisions of this Resolution shall constitute a contract by and between the Commission, acting in the name of the City, and the owners of the BANs or the Owners of the Bonds. After the issuance of the BANs or the Bonds, this Resolution, and the definition of, or the manner of determining, allocating or collecting the Tax Increment or the lien created by this Resolution, shall not be repealed, amended or impaired in any respect which will adversely affect the rights of the owners of the BANs or the Owners of the Bonds, respectively (except as specifically permitted in Sections 16 and 17), nor shall the Commission adopt any law, ordinance or resolution which in any way adversely affects the rights of such owners so long as any of the BANs or the Bonds remain unpaid.

(B) The Commission, acting in the name of the City, covenants not to impair the pledge of the Tax Increment to the payment of the BANs or the Bonds, so long as any of the Bonds are outstanding, or to impair any other pledge or covenant under this Resolution during that period. The Commission further covenants not to change, alter or diminish the Area or the Allocation Area in any way that would adversely affect the owners of the BANs or the Owners of the Bonds so long as any of the BANs or the Bonds remain outstanding.

SECTION 15. DEFEASANCE OF THE BONDS.

(A) If, when the Bonds or a portion thereof shall have become due and payable in accordance with their terms or shall have been duly called for redemption or irrevocable instructions to call the Bonds or a portion thereof for redemption shall have been given, and the whole amount of the Debt Service so due and payable upon the Bonds or a portion thereof then outstanding shall be paid or (i) sufficient moneys, or (ii) noncallable, direct obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by, the United States of America, the principal of and the interest on which when due will provide sufficient moneys for such purpose, or (iii) obligations of any state of the United States of America or any political subdivision thereof, the full payment of principal of, and interest on which (a) are unconditionally guaranteed or insured by the United States of America, or (b) are provided for by an irrevocable deposit of securities described in clause (ii) and are not subject to call or redemption by the issuer thereof prior to maturity or for which irrevocable instructions to redeem have been given, shall be held in trust for such purpose, and provision shall also have been made for paying all fees and expenses in connection with the redemption, then and in that case the Bonds or such portion thereof shall no longer be deemed outstanding or an indebtedness of the Commission, acting in the name of the City. If no principal of or interest on the Bonds or any subordinate obligations is outstanding, any remaining funds (including Tax Increment) shall be used as provided in IC 36-7-14-39 or any successor provision.

(B) No deposit under this Section shall be made or accepted under this Section and no use made of any such deposit unless the Commission shall have received a verification from an accountant or firm of accountants appointed by the Controller and acceptable to the Commission verifying the sufficiency of the deposit to pay the principal of the Bonds to the due date, whether such due date be by reason of maturity or upon redemption.

SECTION 16. AMENDING SUPPLEMENTAL RESOLUTION. The Commission may, without the consent of, or notice to, the Owners of the Bonds, adopt a supplemental resolution for any one or more of the following purposes:

(A) To cure any ambiguity or formal defect or omission in this Resolution;

(B) To grant to or confer upon the owners of the BANs or the Owners of the Bonds any additional benefits, security, rights, remedies, powers or authorities that may lawfully be granted to or conferred upon the owners of the BANs or the Owners of the Bonds;

(C) To modify, amend or supplement this Resolution to permit the qualification of the Bonds for sale under the securities laws of the United States of America or of any of the states of

the United States of America or the qualification of this Resolution under the Trust Indenture Acts of 1939, as amended, or any similar federal statute hereafter in effect if such modification, amendment or supplement will not have a material adverse effect on the owners of the BANs or the Owners of the Bonds;

(D) To provide for the refunding or advance refunding of all or a portion of the BANs or the Bonds;

(E) To amend the Resolution to permit the Commission, acting in the name of the City, to comply with any future federal tax law or any covenants contained in any supplemental resolution with respect to compliance with future federal tax law;

(F) To provide for the issuance of parity BANs, Parity Obligations or Subordinate Obligations;

(G) To subject to the Bond Resolution additional revenues, security, properties or collateral; and

(H) To amend the Resolution for any other purpose which in the judgment of the Commission does not adversely affect the interests of the owners of the BANs or the Owners of the Bonds in any material way.

SECTION 17. CONSENT TO SUPPLEMENTAL RESOLUTIONS.

(A) The owners of the BANs or the Owners of not less than fifty-one percent (51%) in aggregate principal amount of the Bonds then outstanding shall have the right, from time to time, anything contained in the Resolution to the contrary notwithstanding, to consent to and approve the adoption by the Commission of such supplemental resolutions as shall be deemed necessary and desirable by the Commission for the purpose of modifying, altering, amending, adding to or rescinding, in any particular, any of the terms or provisions contained in this Resolution or in any supplemental resolution other than those provisions covered by Section 16; provided however, that nothing in this Section contained shall permit, or be construed as permitting, without the consent of the owners of all the then outstanding Bonds affected, (a) an extension of the maturity of the principal of and interest on any Bonds payable from Tax Increment, or (b) a reduction in the principal amount of any Bond or change in the rate of interest or (c) a privilege or priority of any Bond or Bonds over any other Bond or Bonds, or (d) a reduction in the aggregate principal amount of the Bonds required for consent to such supplemental resolution, or (e) a change in the provisions regarding the collection, deposit, and allocation of Tax Increment as set forth in IC 36-7-14-39 as in effect on the date of the issuance of the Bonds and in the Bond Resolution or in the lien on the Tax Increment for any Bonds, or (f) the creation of any lien securing any Bonds other than a lien ratably securing all of the Bonds at any time outstanding hereunder, or (g) a change in the method of accrual of interest on any Bonds.

(B) If at any time the Commission desires to adopt a supplemental resolution for any of the purposes permitted in this Section, the Commission shall cause notice of the proposed adoption of such supplemental resolution to be mailed by registered or certified mail to each

owner of the BANs or Owners of the Bonds at the address shown on the registration books maintained by the Registrar. Such notice shall briefly set forth the nature of the proposed supplemental resolution and shall state that copies of it are on file at its office for inspection by all owners of the BANs or Owners the Bonds. If, within sixty (60) days, or such longer period as shall be prescribed by the Commission, following the mailing of such notice, the owners of the BANs Or the Owners of not less than fifty-one percent (51%) in aggregate principal amount of the Bonds outstanding at the time of the execution of any such supplemental resolution shall have consented to and approved the execution of such supplemental resolution, no subsequent owners of the Bonds shall have any right to object to any of the terms and provisions contained therein, or the operation thereof, or in any manner to question the propriety of the adoption thereof or to enjoin or restrain the Commission from adopting the same or from taking any action pursuant to the provisions thereof. Upon the adoption of any such supplemental resolution as is permitted and provided by this Section, this Resolution shall be and be deemed to be modified and amended in accordance therewith.

(C) Any consent, request, direction, approval, objection or other instrument required by this Resolution to be signed and executed by the owners of the BANs or Owners of the Bonds, may be in any number or concurrent writings of similar tenor and may be signed or executed by the owners of the BANs or Owners of the Bonds, in person or by agent appointed in writing. Proof of the execution of any such consent, request, direction, approval, objection or other instrument or of the writing appointing any such agent and of the ownership of the BANs or the Bonds, if made in the following manner, shall be sufficient for any of the purposes of this Resolution, and shall be conclusive in favor of the City with regard to any action taken by it or them under such request or other instrument, namely:

(1) The fact and date of the execution by any person of any such writing may be proved (a) by the certificate of any officer in any jurisdiction who by law has power to take acknowledgments within such jurisdiction that the person signing such writing acknowledged before him the execution thereof, or (b) by an affidavit of any witness to such execution.

(2) The fact of ownership of the BANs and the Bonds or the amount or amounts, numbers and other identification of the BANs and the Bonds, and the date of holding the same shall be proved by the registration books maintained by the Registrar.

SECTION 18. EVENTS OF DEFAULT.

(A) If any of the following events occur, it is hereby defined as and declared to be and to constitute an “Event of Default”:

(1) Default in the due and punctual payment of any interest on any BAN or Bond; or

(2) Default in the due and punctual payment of the principal of any BAN or Bond at its stated maturity or mandatory redemption date.

(B) Upon the occurrence of an Event of Default, the Controller shall notify the owners of the BANs or the Owners of all Bonds then outstanding of such Event of Default by registered or certified mail, and will have the following rights and remedies:

(1) The owners of the BANs or the Owners of the Bonds may pursue any available remedy at law or in equity or by statute to enforce the payment of the principal of and interest on the BANs or the Bonds then outstanding.

(2) Upon the filing of a suit or other commencement of judicial proceedings to enforce any rights of the Owners under this Resolution, the Owners of the Bonds will be entitled, as a matter of right, to the appointment of a receiver or receivers of the revenues, issues, earnings, income, products and profits thereof, pending such proceedings, with such powers as the court making such appointment shall confer.

(3) If the Controller certifies that there is sufficient money on deposit in the funds and accounts under this Resolution to pay Debt Service on all the BANs or the outstanding Bonds, the Controller may declare the principal of and accrued interest on all BANs or Bonds to be due and payable immediately in accordance with this Resolution.

(4) The Controller may use any money in the Capital Fund or the Allocation Fund to pay debt service on the BANs or Debt Service on the Bonds if there is an Event of Default.

No right or remedy by the terms of this Resolution conferred upon or reserved to the owners of the BANs or the Owners of the Bonds is intended to be exclusive of any other right or remedy, but each and every such right or remedy shall be cumulative and shall be in addition to any other right or remedy given to the owners of the BANs or the Owners of the Bonds hereunder or now or hereafter existing at law or in equity or by statute. The assertion or employment of any right or remedy shall not prevent the concurrent or subsequent assertion or employment of any other right or remedy.

No delay or omission to exercise any right or remedy accruing upon any Event of Default shall impair any such right or remedy or shall be construed to be a waiver of any such Event of Default or acquiescence therein, and every such right or remedy may be exercised from time to time and as often as may be deemed expedient.

No waiver of any Event of Default, by the owners of the BANs or by the Owners of the Bonds shall extend to or shall affect any subsequent Event of Default or shall impair any rights or remedies consequent thereon.

(C) Anything in this Resolution to the contrary notwithstanding, the owners of a majority in aggregate principal amount of the outstanding BANs and the Owners of a majority in aggregate principal amount of the outstanding Bonds shall have the right, at any time during the continuance of an Event of Default, by an instrument or instruments in writing executed and delivered to the Controller, to direct the time, method and place of conducting all proceedings to be taken in connection with the enforcement of the terms and conditions of this Resolution, or

for the appointment of a receiver or any other proceedings hereunder; provided that such direction shall not be otherwise than in accordance with the provisions of law and of this Resolution.

(D) All money received hereunder pursuant to any right or remedy given or action taken upon occurrence of an Event of Default under this Resolution shall, after payment of the costs and expenses of the proceedings resulting in the collection of such money and of the expenses, liabilities and advances incurred or made hereunder, be deposited in the Allocation Fund and all such money shall be applied to the BANs or the Bonds, as the case may be, as follows:

FIRST, to the payment to the persons entitled thereto of all installments of interest then due on the BANs or the Bonds, including interest on any past due principal of any BANs or Bond at the rate borne by such BAN or Bond, in the order of the maturity of the installments of such interest and, if the amount available shall not be sufficient to pay in full any particular installment, then to such payment ratably, according to the amounts due on such installments, to the persons entitled thereto without any discrimination or privilege;

SECOND, to the payment to the persons entitled thereto of the unpaid principal of any of the BANs or the Bonds which shall have become due at maturity, in the order of their due dates and, if the amount available shall not be sufficient to pay in full the principal of the BANs or the Bonds due on any particular date, together with such interest, then to such payment ratably, according to the amount of principal due on such date, to the persons entitled thereto without any discrimination or privilege; and

THIRD, to be held for the payment to the persons entitled thereto as the same shall become due of the principal of and interest on the BANs or the Bonds which may thereafter become due at maturity and, if the amount available shall not be sufficient to pay in full the principal of and interest on the BANs or the Bonds due on any particular date, such payment shall be made ratably according to the amount of principal and interest due on such date to the persons entitled thereto without any discrimination or privilege.

Whenever moneys are to be applied pursuant to the provisions of this subsection; such money shall be applied at such times, and from time to time, as the Controller shall determine, having due regard for the amount of such money available for application and the likelihood of additional money becoming available for such application in the future. Whenever the Controller shall apply such funds, it shall fix the date upon which such application is to be made and upon such date interest on the amounts of principal to be paid on such dates shall cease to accrue: The Registrar shall establish a special record date for such payments and shall mail, at least fifteen (15) days prior to such special record date, such notice as it may deem appropriate of the deposit with it of any such money and of the fixing of any such date. The Paying Agent shall not be required to make payment of principal to the Owner of any BAN or the Owner of any Bond until such BAN or Bond shall be presented to the Paying Agent for appropriate endorsement or for cancellation if fully paid.

Whenever all principal of and interest on all BANs and Bonds have been paid under the provisions of this subsection and all expenses and charges have been paid, any balance remaining in the Allocation Fund, the Debt Service Reserve Account or the Surplus Fund shall be paid as provided in Section 11.

(E) Any recovery of judgment shall be for the equal and ratable benefit of the owners of all the outstanding BANs or Bonds.

Nothing in this Section contained shall, however, affect or impair the right of any owner of the BANs or Owner of the Bonds, which is absolute and unconditional, to enforce the payment of the principal of and redemption premium, if any, and interest on its Bonds out of Tax Increment and the funds and accounts under this Resolution, or the obligation of the Commission to pay the same, at the time and place expressed in the BANs or the Bonds.

(F) If an owner of the BANs or an Owner of the Bonds shall have proceeded to enforce any right under this Resolution by the appointment of a receiver of the Project, and such proceedings shall have been discontinued or abandoned for any reason, or shall have been determined adversely, then and in every such case the City, the Commission, the District, and the owners of the BANs or the Owners of the Bonds shall be restored to their former positions and rights hereunder, respectively, and with regard to the property subject to this Resolution, and all rights, remedies and powers of the owners of the BANs or the Owners of the Bonds shall continue as if no such proceedings had been taken.

SECTION 19. NOTICES. Any notice, request, complaint, demand, communication or other paper shall be sufficiently given when delivered or mailed by registered or certified mail, postage prepaid, or sent by telegram, addressed to the appropriate Notice Addresses. The City, the Commission, or the Registrar and Paying Agent may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

SECTION 20. BUSINESS DAYS. If the date of a principal payment of the Bonds or the date fixed for redemption of any portion of the Bonds shall be a legal holiday or a day on which banking institutions in the City or the jurisdiction in which the Registrar or Paying Agent is located are typically closed, then payment of principal may be made on the succeeding business day with the same force and effect as if made on the date of maturity or the date fixed for redemption.

SECTION 21. SEVERABILITY. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 22. REPEAL OF CONFLICTING PROVISIONS. All resolutions, ordinances and orders, or parts thereof, in conflict with the provision of this Resolution, are, to the extent of such conflict, hereby repealed or amended. The foregoing is not intended, not shall it be

construed, to adversely affect any resolutions, ordinances, orders or other instruments applicable to the 2009 Bonds or the 2011 Bonds while such bonds are outstanding.

SECTION 23. EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its passage and signing. The Secretary of the Commission is hereby directed to deliver a certified copy of this Resolution to the Controller.

Adopted at the meeting of the Bloomington Redevelopment Commission held on the ___ day of _____, 2015, at Bloomington, Indiana.

BLOOMINGTON REDEVELOPMENT
COMMISSION

President

Attest:

Secretary

EXHIBIT A

Description of Project

Proceeds from the Bonds will be used to further the Consolidated and Amended Economic Development Plan that governs the Bloomington Consolidated Economic Development Area. Bond proceeds will be used to spur, promote, and encourage the development and redevelopment of the Consolidated Economic Development Area.

The bond issue will serve five categories of projects:

1. the promotion of community sustainability and reuse;
2. the creation and improvement of public amenities, such as parks, with community wide benefit;
3. the development of affordable housing;
4. the improvement of transportation infrastructure, especially non-automobile transportation infrastructure; and
5. the continued support of the City's urban core.

More specifically, bond proceeds will fund:

- Greenways Investment
- Parks Capital Improvements
- Buskirk-Chumley R&R
- Public Safety Infrastructure
- Affordable/Workforce/Senior Housing
- CTP Infrastructure
- Sustainability Projects
- Public Works Projects
- Animal Shelter Upgrade
- Switchyard Park Development

The Redevelopment Commission will make investments in promoting and enhancing sustainability and reuse, including, but not limited to, investments in green infrastructure and renewable energy projects at property owned or controlled by the City of Bloomington (including white roofs at City Hall and the Police Station, the installation of solar panels at City Hall and the Animal Shelter, and the installation of LED lighting at numerous City owned or controlled properties, including City-controlled structured parking) and the renovation, expansion, improvement, and reuse of existing facilities, including historic structures and facilities owned by the City of Bloomington (such as the Buskirk-Chumley Theater, Allison Jukebox, Animal Shelter, Sanitation Building, and existing City parks).

Switchyard Park, which will include environmental remediation of the land and construction of the park itself, will be funded by Bond Proceeds.

The Bond proceeds will also be used to improve the City's transportation infrastructure. This will include, but is not limited to, sidewalks along 17th Street and Kinser Pike, improvements to

the bicycle infrastructure along 10th Street, Dunn Street, College Avenue, and 3rd Street, improvements to the City's trail system, and installation or improvements to traffic signals at the intersections of: (1) 2nd Street and College Avenue, (2) Bloomfield Road and Rolling Ridge Way, (3) 17th Street and Kinser Pike, (4) 3rd Street and Madison Street, (5) 3rd Street and Lincoln Street, and (6) 3rd Street and College Avenue.

The Bond proceeds will also be used to work collaboratively with private investors to develop and strengthen the City's urban core (including the Certified Tech Park). This may include the renovation and reuse of existing buildings for employment or residential purposes (including workforce and affordable housing), the development of public improvements, such as structured parking, and new buildings—where the renovation and reuse of existing facilities is inappropriate or impossible—for employment and residential uses (including workforce and affordable housing), and other projects that promote urban density.

APPROPRIATION ORDINANCE 15 - 01

**AN ORDINANCE AUTHORIZING AN ADDITIONAL APPROPRIATION
OF PROCEEDS OF BONDS AND ANY INVESTMENT EARNINGS THEREON**

WHEREAS, the Bloomington Redevelopment Commission (the "Commission"), the governing body of Redevelopment District of the City of Bloomington, Indiana (the "District"), has heretofore determined and found that it will be necessary and of public utility and benefit to apply the proceeds of bonds to the cost of the development of certain improvements described on Exhibit A attached hereto (collectively, the "Project"), all of which are located within the District's Consolidated Economic Development Area (the "Area"); and the Commission has determined that the costs of such Project, and the incidental expenses necessary to be incurred in connection therewith (including the issuance of bonds on account thereof) are to be funded with the proceeds of such bonds, that will be in an amount that will not exceed Forty-Eight Million Dollars (\$48,000,000); and

WHEREAS, said Commission has adopted a resolution determining to issue bonds of the District, acting in the name of the City of Bloomington, Indiana (the "City") in the amount not to exceed Forty-Eight Million Dollars (\$48,000,000) for the purpose of procuring funds to be applied to the costs of the foregoing Project; and

WHEREAS, the Common Council of the City has, pursuant to I.C. 36-7-14-25.1, approved the issuance of the Bonds; and

WHEREAS, there are no funds available or provided for in the existing budget and tax levy which may be applied to said Project and the issuance of bonds will enable the procurement of such funds; and

WHEREAS, notice of a hearing on said additional appropriation has been duly given by publication as required by law and the hearing on said appropriation has been held, at which all taxpayers had an opportunity to appear and express their views as to such appropriation;

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

SECTION 1. That the sum of Forty-Eight Million Dollars (\$48,000,000), together with any and all investment earnings thereon, be appropriated out of the proceeds of the bonds heretofore authorized to be issued, designated as "City of Bloomington, Indiana, Redevelopment District Tax Increment Revenue Bonds of 2015," for the use of the Commission and District as a matter of first priority, in applying such funds to the costs associated with the Project and the incidental expenses necessary to be incurred in connection with said Project and the proceedings therefore, including the issuance of bonds on account thereof.

SECTION 2. That the Clerk be, and is hereby authorized and directed to certify a copy of this Ordinance, to the Indiana Department of Local Government Finance as a report of this additional appropriation pursuant to I.C. 6-1.1-18-5(d).

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this __ day of _____, 2015.

DAVE ROLLO, 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 _____, 2015.

REGINA MOORE, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this _____ day of _____, 2015.

MARK KRUZAN, Mayor
City of Bloomington

Synopsis

This Ordinance appropriates the proceeds of, and any investment earnings from, the City of Bloomington, Indiana Redevelopment District Tax Increment Revenue Bonds of 2015 for the purpose of: (1) promoting community sustainability and reuse; (2) creating and improving public amenities, such as parks, with community wide benefit, (3) developing additional affordable housing within the Consolidated Economic Development Area, (4) improving transportation infrastructure, especially non-automobile transportation infrastructure, and (5) continuing the development of the City's urban core.

EXHIBIT A

DESCRIPTION OF THE PROJECT

Proceeds from the Bonds will be used to further the Consolidated and Amended Economic Development Plan that governs the Bloomington Consolidated Economic Development Area. Bond proceeds will be used to spur, promote, and encourage the development and redevelopment of the Consolidated Economic Development Area.

The bond issue will serve five categories of projects:

1. the promotion of community sustainability and reuse;
2. the creation and improvement of public amenities, such as parks, with community wide benefit;
3. the development of affordable housing;
4. the improvement of transportation infrastructure, especially non-automobile transportation infrastructure; and
5. the continued support of the City's urban core.

More specifically, bond proceeds will fund:

- Greenways Investment
- Parks Capital Improvements
- Buskirk-Chumley R&R
- Public Safety Infrastructure
- Affordable/Workforce/Senior Housing
- CTP Infrastructure
- Sustainability Projects
- Public Works Projects
- Animal Shelter Upgrade
- Switchyard Park Development

The Redevelopment Commission will make investments in promoting and enhancing sustainability and reuse, including, but not limited to, investments in green infrastructure and renewable energy projects at property owned or controlled by the City of Bloomington (including white roofs at City Hall and the Police Station, the installation of solar panels at City Hall and the Animal Shelter, and the installation of LED lighting at numerous City owned or controlled properties, including City-controlled structured parking) and the renovation, expansion, improvement, and reuse of existing facilities, including historic structures and facilities owned by the City of Bloomington (such as the Buskirk-Chumley Theater, Allison Jukebox, Animal Shelter, Sanitation Building, and existing City parks).

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The Bond proceeds will also be used to improve the City's transportation infrastructure. This will include, but is not limited to, sidewalks along 17th Street and Kinser Pike, improvements to the bicycle infrastructure along 10th Street, Dunn Street, College Avenue, and 3rd Street, improvements to the City's trail system, and installation or improvements to traffic signals at the

intersections of: (1) 2nd Street and College Avenue, (2) Bloomfield Road and Rolling Ridge Way, (3) 17th Street and Kinser Pike, (4) 3rd Street and Madison Street, (5) 3rd Street and Lincoln Street, and (6) 3rd Street and College Avenue.

The Bond proceeds will also be used to work collaboratively with private investors to develop and strengthen the City's urban core (including the Certified Tech Park). This may include the renovation and reuse of existing buildings for employment or residential purposes (including workforce and affordable housing), the development of public improvements, such as structured parking, and new buildings—where the renovation and reuse of existing facilities is inappropriate or impossible—for employment and residential uses (including workforce and affordable housing), and other projects that promote urban density.

ORDINANCE 15-11

**TO AMEND TITLE 8 OF THE BLOOMINGTON MUNICIPAL CODE, ENTITLED
"HISTORIC PRESERVATION AND PROTECTION"
TO ESTABLISH FOUR BUILDINGS AT SIX ADDRESSES AS HISTORIC DISTRICTS
- Re: Showers Brothers Furniture Company Complex
(Bloomington Historic Preservation Commission, Petitioner)**

- WHEREAS, the Common Council adopted Ordinance 95-20 which created a Historic Preservation Commission ("Commission") and established procedures for designating historic districts in the City of Bloomington; and
- WHEREAS, Bloomington Municipal Code Section 8.02.020 defines a historic district as a "single building, structure, object, or site or a concentration of buildings, structures, objects, spaces, or sites designated by ordinance adopted under this title"; and
- WHEREAS, the Commission held a public hearing on February 26, 2015 for the purpose of allowing discussion and public comment on the proposed historic designation of buildings located in what is commonly known as the Showers Brothers Furniture Company Complex, which is located at these specific addresses: 401 North Morton Street; 501 North Morton Street; 320 West 8th Street; 601 North Morton Street; 333 West 11th Street; and 335 West 11th Street; and
- WHEREAS, at the February 26, 2015 meeting, the Commission found that the areas outlined on the map are related by sufficient history and development to be considered as districts associated with the Showers Brothers Furniture Company Complex as the structures share unity and thematic similarities; and
- WHEREAS, at the February 26, 2015 meeting, the Commission found that the districts have historic and architectural significance that merits the protection of the properties as historic districts; and
- WHEREAS, the Commission has prepared a map and written report which accompanies the map and validates the proposed districts by addressing the criteria outlined in BMC 8.08.010; and
- WHEREAS, the Commission voted to submit the map and report to the Common Council which recommends local historic designation of said properties;

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

SECTION 1. The map setting forth the proposed historic districts for the site is hereby approved by the Common Council, and said historic districts are hereby established. A copy of the map and report submitted by the Commission are attached to this ordinance and incorporated herein by reference and two copies of them are on file in the Office of the Clerk for public inspection.

The Showers Brothers Furniture Complex Historic Districts shall consist of the buildings at the following addresses:

North Morton Street: 401, 501, 601;
West 8th Street: 320; and
West 11th Street: 333, 335.

SECTION 2. The buildings at the addresses within the Showers Brothers Furniture Complex Historic Districts shall be classified as follows:

Outstanding:

North Morton: 401, 501, 601; and
West 8th Street: 320.

Contributing:

West 11th Street: 333; 335.

SECTION 3: Chapter 8.20 of the Bloomington Municipal Code, entitled "List of Designated Historic and Conservation Districts," is hereby amended to include the Showers Brothers Furniture Complex Historic Districts which shall read as follows:

Showers Brothers Furniture Complex Historic Districts (6 properties)

SECTION 4: The Commission voted to exclude the review of color changes within the boundaries of the Showers Brothers Furniture Complex Historic Districts according to 8.08.010(f) of Title 8 of the Bloomington Municipal Code.

SECTION 5: If any section, sentence, or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 6: This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2015.

DAVE ROLLO, President
Bloomington Common Council

ATTEST:

REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2015.

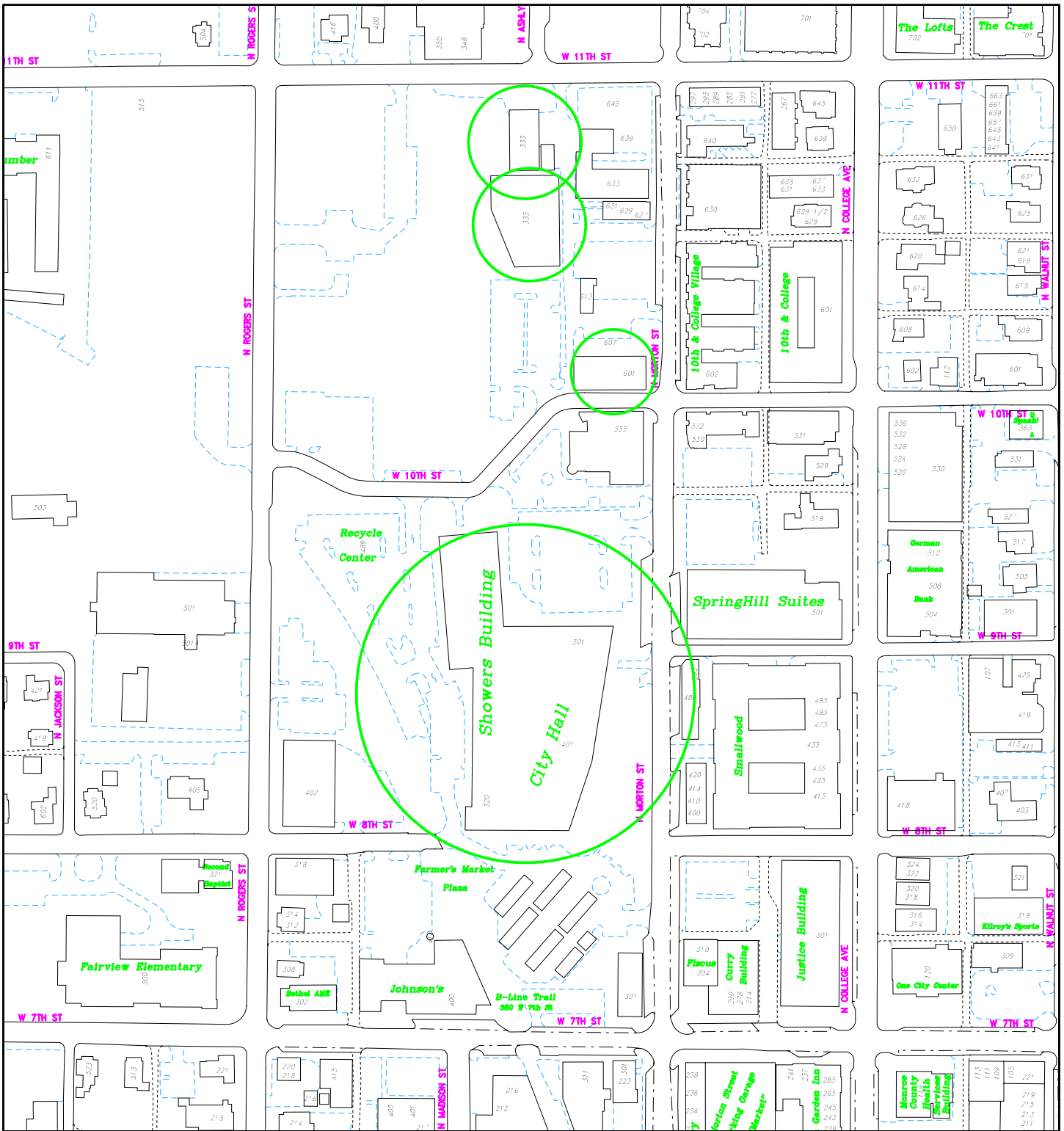
REGINA MOORE, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this _____ day of _____, 2015.

MARK KRUZAN, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends the List of Designated Historic Districts in the City of Bloomington by establishing the Showers Brothers Furniture Complex Historic Districts. In recommending this designation, the Bloomington Historic Preservation Commission (Commission): relied on a survey; held a public hearing on February 26, 2015; and submitted a map and accompanying report to the Council. The map describes four buildings at six addresses as historic districts, classifies those buildings, and is approved by the ordinance. The report demonstrates how these districts meet the necessary criteria. Local designation will provide the protection needed to ensure that these properties are preserved. Each property is its own historic district but for ease of reference, and since the districts all carry a similar theme and are listed together in the National Register, they shall be commonly known as the Showers Brother Furniture Complex Historic Districts.

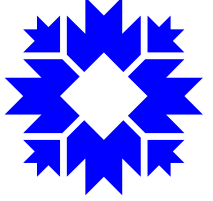


Ord 15-11 – Historic Designation of Showers Brothers Furniture Company Complex
 From North to South: 1) Dry Kiln; 2) Planing and Dimensional Mill W 11th
 3) Showers Brothers Administration Building 601 N Morton ;
 4)–5)–6) Showers Brothers Furniture Factory Plant 1 Showers Center

By: shermand
 28 Apr 15



City of Bloomington
 Clerk & Council



Scale: 1" = 250'

For reference only; map information NOT warranted.

Basis for Historic Significance:

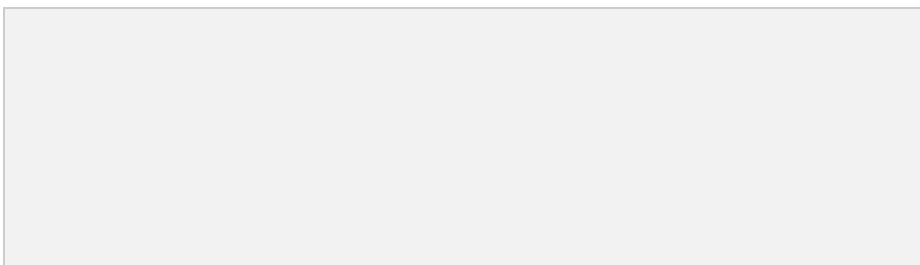
- **Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; and**
- **Exemplifies the cultural, political, economic, social, or historic heritage of the community.**

These criteria similarly illustrate the qualities that the Near West Side met to qualify for the National Register listing in 1997. The Near West Side nomination identified the role of the Showers Factory in the development of the west side of Bloomington both residentially and commercially. The company was founded by Charles C. Showers in 1868 and was a part of the Bloomington history continuously until 1955 when it was sold to Storkline. The presence of this industry drove not only the construction of residential neighborhoods, but also influenced the demography of the area and its landmarks. African Americans comprised some of the first families to live in the area. The four buildings proposed for designation are also part of the story of the ethnic migration to the west side that includes construction of the Bethel AME Church, Second Baptist Church, and the Banneker School.

This group of buildings is more significant in that, as a collection, it illustrates a highly influential industry that catalyzed several other historic districts in Bloomington; including North Washington, where the Showers brothers developed residences for their family and friends; the Near West side, where worker housing was developed for the plant; and Prospect Hill, where William and James Showers subdivided land for residential development.

Eryn Brennan, in an unpublished Master's Thesis, notes that national trends brought the Showers Company to prominence. There was an upsurge in the sales of household furnishings brought about by urban migration, population increases and a cultural shift to homeownership. The company sold through catalogue sales in their heyday and the furniture was featured by several prominent mail order companies. Often it was simply called "hoosier furniture." In 1920, Indiana was listed as one of the top ten states for manufacturing, when the state employed 10% of the nation's furniture workers. Other trends in the company's favor were increasing efficiency in production and distribution, cheaper finish work through veneers, and the availability of local timber.

The company also pioneered locally many social welfare programs for its employees, including a bank, homeownership savings programs, a grocery, and sports teams. It was one of a few industries in Bloomington that hired African Americans, although they generally stayed in low paying positions. Many who had rented on the east side of town were able to purchase their own homes in the West Side.



Memo to Common Council on Ordinance 15-11, Attachment A

The qualifying historic event was the placing of the "U.S. center of population stone" in 1911 at the seventeenth window opening of Plant#1. Less well known was its migration from a farm northeast of town to the south side of Plant#1. The original data located the center of population at a spot in a timbered ravine about half a mile away from any railroad access. Since the site had little commercial potential, a rechecking of the data ensued. Two scientists came up with exactly the same computation which placed it, more fortunately this time, in front of the limestone office of Showers at 320 West 8th Street. When improvements were made in 1925 (to Plant # 1), it was moved again. In 1960 the stone was removed by Fred Seward and placed on the courthouse lawn where it remains today.

Additionally at this location, Sanford Teter made technical innovation in the use of rotary veneer. Although veneers were used by furniture companies in the early 20th century, Teter developed laminate veneer which allowed the use of scrap pieces which were fused together with animal glue. It introduced an additional element of affordability that was key to Showers' success. Veneers precluded the individual sanding and staining of individual pieces of furniture.

Basis for Architectural Significance:

- **Embodies distinguishing characteristics of an architectural or engineering type.**

Plant #1 was designed by Charles Ballew, a Chicago-based engineer. This was an era when the only major architect interested in industrial design was Lewis Kahn. Kahn also adopted the saw toothed roof line on his Pierce Plant in Buffalo, New York and the technology was used as early as 1870. By the turn of the century the roof was considered an answer to line production issues as well as light and ventilation. Large spans require light from other sources besides wall windows, which could not adequately address large covered interior spaces. Ballew's design used the double truss system and timber framing which was a logical choice considering the local labor force and that the wood materials were easily accessed. The most modern building would have been reinforced concrete, but there were few laborers who knew the technology in Bloomington.

- **Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation.**

**The structure of Plant #1
allowed sufficient light and**

Memo to Common Council on Ordinance 15-11, *Attachment A*

ventilation to the top floor of the two story building so that the massive workroom could be used. The clerestory windows faced north, away from direct sunlight, but allowing ambient light into the building. This was a change between the taller multistoried factories of the past (even in Bloomington). The Showers facility at 9th and Grant was 3 stories under a gabled roof but was considerably smaller in floor space.

The progressive line manufacture of furniture brought raw materials (cut timber) located north of 11th Street to be conveyed south to the drying kilns, then to the saw mills, and into Plant # 1 on the second floor where material continued to move south as it was carved and finished, stained and dried, and finally packed to be loaded on chutes to the first floor where it was finally loaded on railroad cars that lined the east and west sides of the building. This steady progression of raw materials to finished product maximized production. *Shop Notes*, the plant newsletter, reports that approximately 500 finished pieces came down the chutes every 20 minutes. In 1925 the factory produced 700,000 pieces of furniture although the acknowledged heyday of Showers was in 1928-29.

- **Contains any architectural style, detail, or other element in danger of being lost.**

Both the Planning Mill and Plant #1 are the only remaining local examples of early 20th century industrial design with clerestory's. The Home Laundry building is also a timber frame industrial structure but no comparable labor space for line assembly exists.

All of the buildings being proposed for designation are remnants of a 15 acre campus which evolved through time with numerous buildings that are now lost: Plant# 2 and Plant #3 (the Veneer Mill). Each building noted is a piece of this story that may be lost to future generations if they are removed or insensitively modified.

On this site:

Plant 1, 1910 (1923)

Plant 2, 1912 demolished

Plant 3, 1915 demolished

Administration Building, 1916

Showroom, 1928

- **Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood of the City.**

The iconic roof, now part of the county/municipal and private office building, has become a symbol of Bloomington's vitality and independent thinking. Many communities would have seen only liability in the condition of an old industrial building when it was



purchased by the City.

The restoration of Plant #1 provided the commitment of the original partners (City, IU and CFC) to revitalization of the west side. It resulted in expanding adaptation and reuse of other nearby historic structures: Johnson Creamery, Smallwood Pike, the Hiron Building (Showroom), Frosted Foods Building, and many others.

- **Exemplifies the built environment in an era of history characterized by distinctive architectural style.**

These buildings are examples of the red brick industrial architecture which characterized Bloomington in the early twentieth century. They are the type of resource that is lost unless there is an effort to recognize its value and potential for reuse. It is rare to have a group of historic industrial buildings that are thematically linked. Industrial architecture is still endangered on a national scale and has only been recognized as a resource in the last 25 years.

Adaptation and Rehabilitation is still considered an optional effort by many. But as a collection, the preservation of these buildings becomes a signature City accomplishment.

General Summary:

The collection of buildings associated with the Showers Brother's Furniture Factory is illustrated best by Plant # 1 where City Hall is now located. The plant was rebuilt on its current site in 1884 but the existing building dates from 1910 and 1923. Fire has destroyed much of the construction associated with the Showers Brother's site. A fire in 1966 destroyed Plant #3, which contained the mill room, cabinet shop, dry kilns and a warehouse. This was a two story brick building with the same saw toothed roof profile as Plant #1 and was located north west of it. An additional three hundred feet of building attached to the north side of Plant #1 was also destroyed by fire.

Plant # 1 is subdivided in ownership, among two public and one private owner.

The tax credit on Plant #1 was completed in 1995. The Showers showroom and research laboratory is located at 555 North Morton and was also restored with tax credits. The tax credits insure that the restoration on both buildings was done under the guidance of the National Park Service to the specifications of the Secretary of the Interior.

After purchasing land from Indiana University north of City Hall, the Economic and Sustainable Development Department created a Technology Park whose boundaries include these historic buildings. In the master plan, the City has called for the adaptive use of three of these historic buildings. (Jul 2013 Master Plan and Redevelopment).

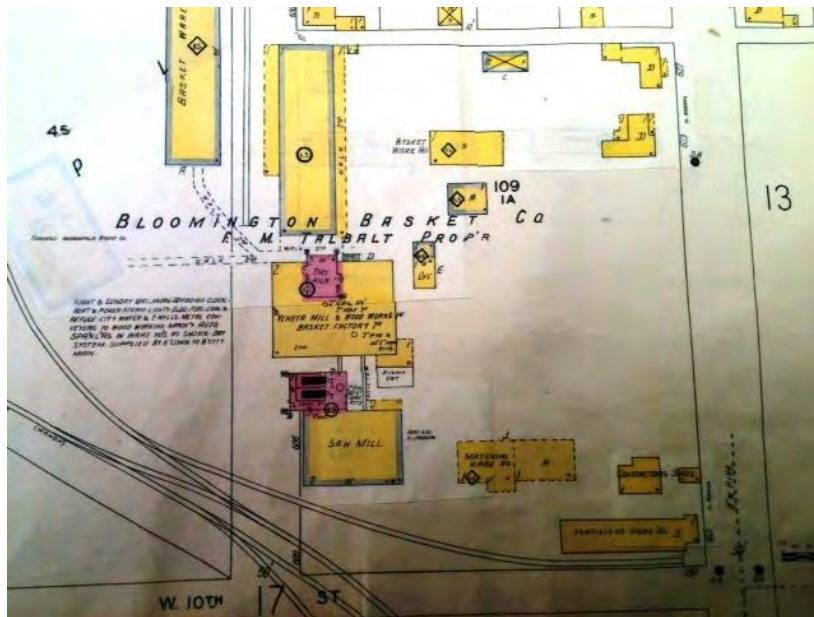
The City purchased the land in the Tech Park in order to better mold the uses and design of an area targeted for economic development purposes. It acknowledged the limits of market driven land choices downtown, which has produced a large residential apartment blocks with- up until now -little diversity.

AREA HISTORY:

The Showers tract is located just beyond the original City plat (8th Street to Third Street, Indiana Avenue to Jackson), including Jackson and 10th with alleys running south and west, and was developed and used through 1947. The first railroad in Bloomington connected north and south through this site as early as 1853. The first Showers building on the site was started in September of 1884 after the factory fire on the east side which destroyed the Showers Plant at 9th and Grant. The structures built in the 1880s on West 8th Street are no longer standing.

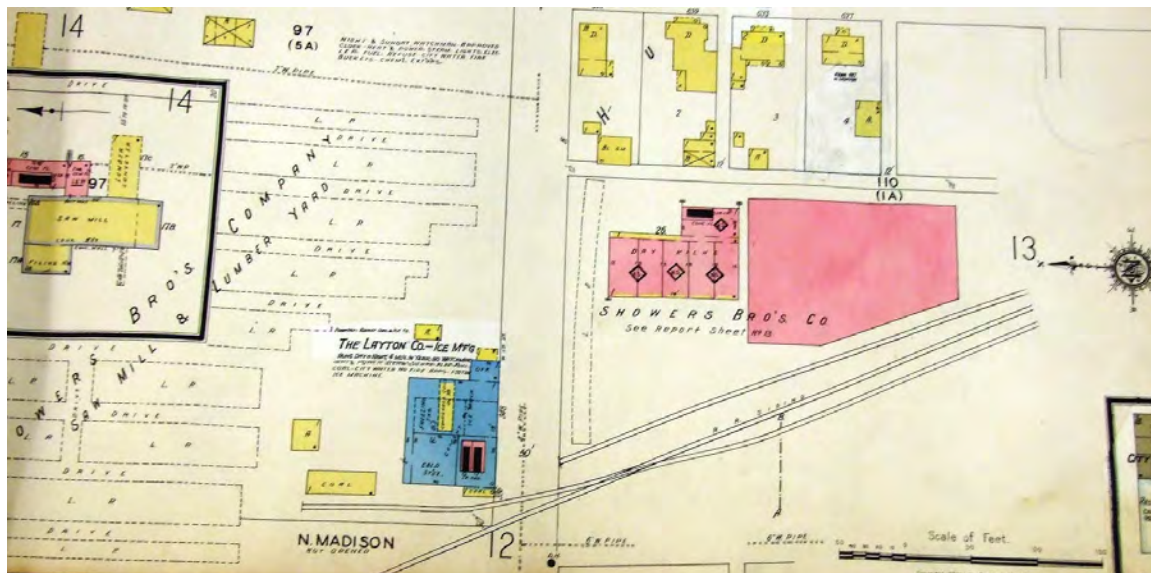
Evidence suggests much more of this area was used residentially before 1907. There were 7 small houses on the tract in 1907, most lining the south side of 11th Street and the west side of Rogers. Houses lined Morton Street on either side.

Memo to Common Council on Ordinance 15-11, Attachment A



The area developed industrially in the late 19th and early twentieth century. The Indianapolis (also called Bloomington) Basket Factory was located at the intersection of Jackson and 10th Street. This factory was situated north of the Monon Railroad (CSX) tracks cutting through the southwest side of the parcel. As late as 1947, North Jackson Street still stubbed into the

factory site. The factory was built around 1907 and was torn down in 1961. The middle of the tract was utilized by the basket company's warehouses, the sawmill, veneer and wood works was located closer to the Railroad. The northwest corner of the Rogers and Tenth street intersection was the site of a small washing machine manufacturing company in 1907. Storage of raw lumber took place on the north side of 11th Street just west of College.



Also on the site between 7th and 11th Streets were the Nurre Glass Company, which made mirrors for Showers as well as glass tile for construction. The Seward & Company Ironworks was located east of Rogers on 8th Street. This was the longest surviving

company in Indiana upon its closure in 1984. The Johnson Creamery complex was constructed over time starting in 1913.

EXISTING SHOWERS FURNITURE FACTORY BUILDINGS:

All of these buildings are included on the National Register and as such, their qualification for inclusion in a local historic district is already established. All of the buildings are aligned with the north south alley off of 10th Street.

Staff will include short summaries of each of the four buildings proposed for designation in the Tech Park. They are marked with blue dots on this contemporary aerial:

- **Plant #1 Showers Brother Furniture Factory Building**

This building, now shared by City Government, County Government and CFC was built in 1910 and expanded in 1925. The northern section of this building was lost to fire in 1966 after the loss of Plant#3, a huge complex that was northwest of the current building. It is most recognizable for its clerestory windows with the glass facing north. Also characteristic are its brick piers, corbels and double hung multi-light windows. It bends along the path of an old railway siding.

- **Planing Mill**, 1915 (sometimes called Dimensional Mill)

This building is similar in design to Plant #1 and its saw toothed roof with clerestories are oriented in the same planes. The building is constructed of multi-wythe brick bearing walls. The form of the building conforms to



the railroad sidings that once skirted the west side of the building. The walls on this elevation have pilasters and the cornices corbelled. Each

Memo to Common Council on Ordinance 15-11, Attachment A

elevation of the building is unique. The east side has a parapet wall which partially masks the saw toothed roof line. It has no window openings but several loading doors. The north side has both windows and doors and reveals the clerestory windows system. It is obscured by the proximity of the kiln building. The west side is shaped around the old railroad track and also accommodates a changing grade that elevates on the south elevation to a story and a half with two levels of windows. There is a crawl space beneath the south side of the building. The pattern of pilasters and corbelling is repeated in the brick patterning on this side and the saw tooth roof is a visible design feature. Many of the openings on the west side have been closed.

- **Administration Building, 1916**

The architect of this building is J.L. Nichols, one of Bloomington's earliest native architects. Work started in August of the same year that the Showroom (across 10th) was built. The Sunday Star (8-27-16) described it as "...built of Oriental brick and occupies ground space of 60x114 feet. It is three stories high, counting the basement and is entirely fireproof. The cost was \$30,000." It contains an assembly hall which seats 900 people. It was called at this time "The prettiest building in Bloomington." The building is divided in to three horizontal sections, a high water table (or piano nobile) articulated with alternating brick courses and limestone caps, a mid-section with steel casement windows and a cornice above a partial limestone frieze with several high parapets masking a bow truss roof. Brick pilasters are topped and anchored by limestone details. A limestone course caps the water table.



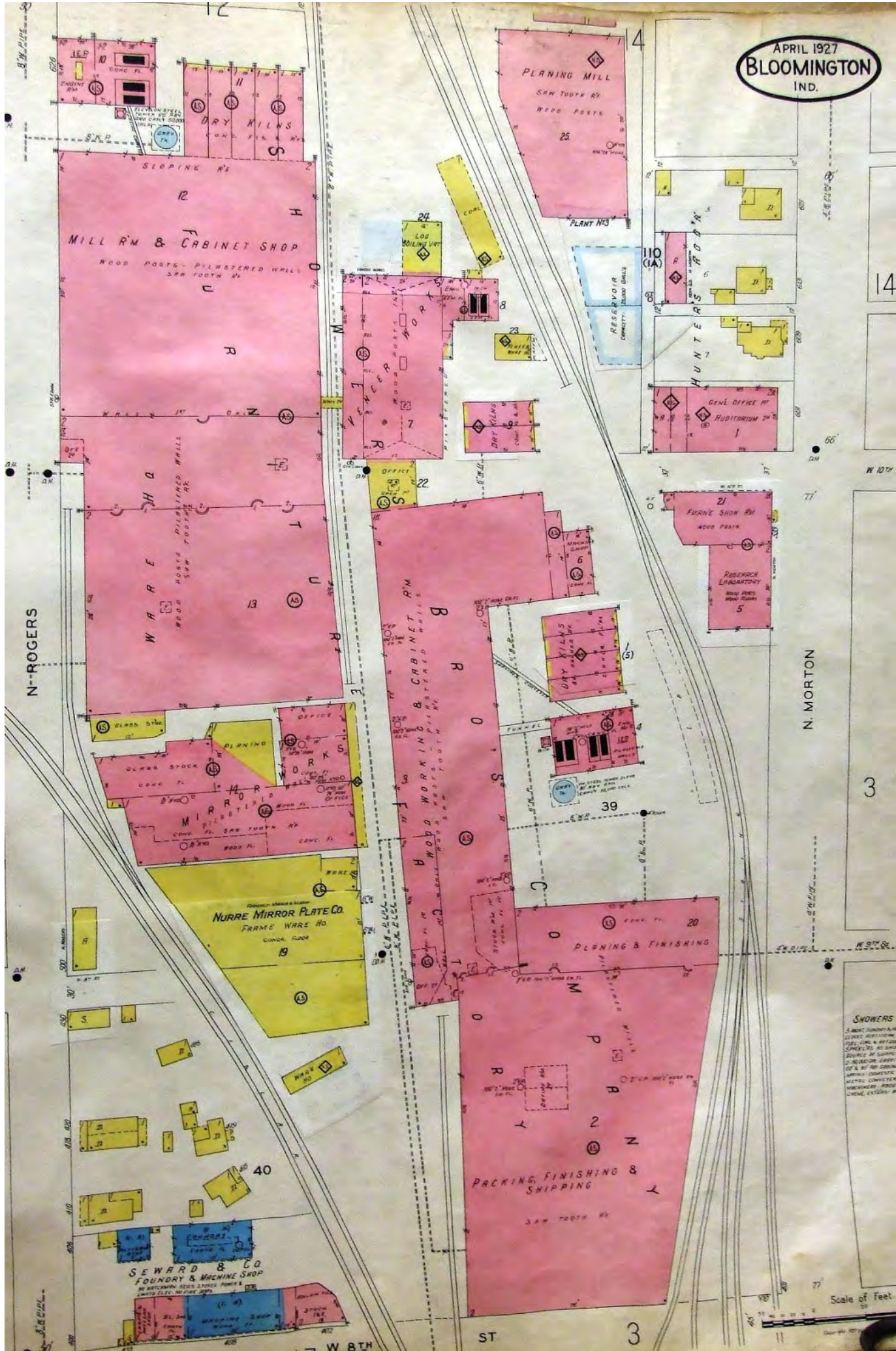
- **Dry Kilns Building**

Memo to Common Council on Ordinance 15-11, *Attachment A*

The Kiln Building is located north of the Planing Mill and is a rectangular brick multi-wythe building (approx. 107' x 50'). The interior of the building is divided into five bays accessed by replacement docking doors. The west side of the building contained the loading facilities and large paired doors once lined this elevation. Other than the west side, there are few openings. The east side of the building runs along the alley at a one story level showing the massive brick pilasters and blank recessed brick walls topped by a corbelled brick cornice. The reuse of this building will involve creating appropriate openings to bring light into the building, which is closed on two sides.



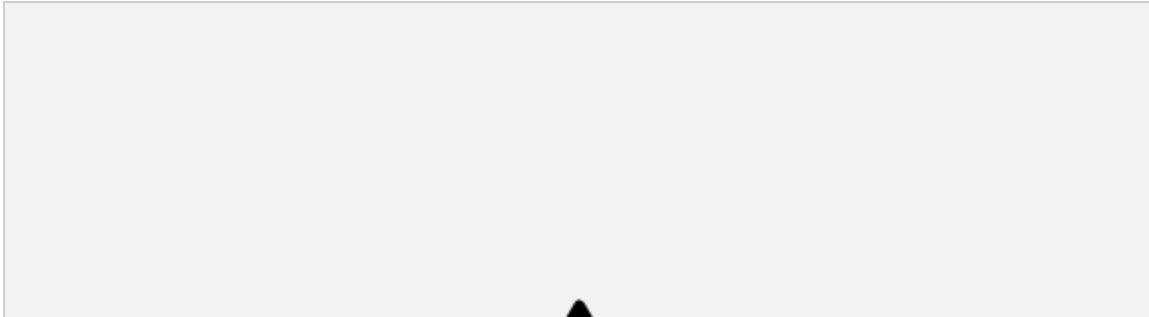
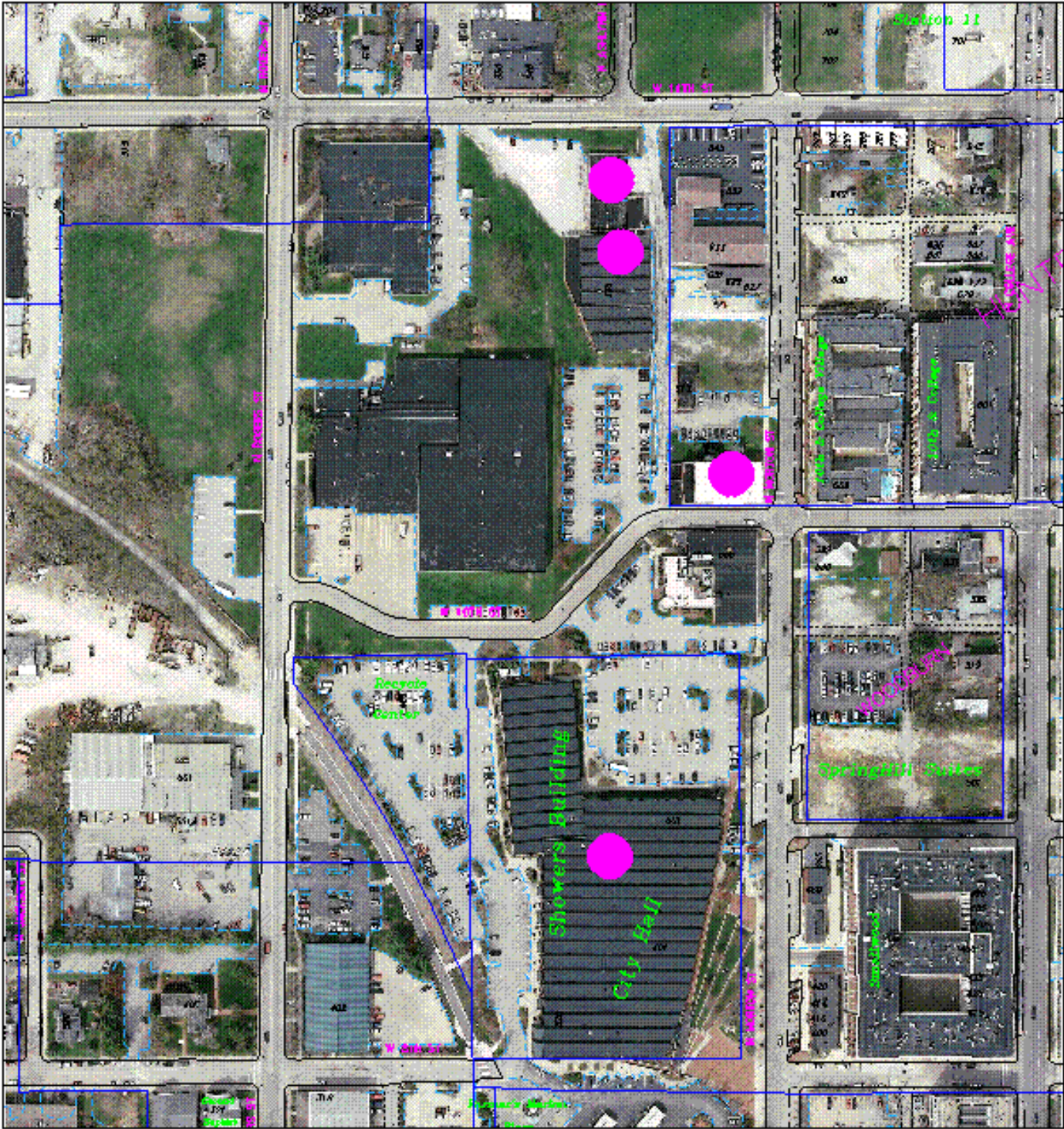
APRIL 1927
BLOOMINGTON
IND.



SHOWERS
3 BEST SHOWER ROOMS
EACH WITH 4 SHOWER
STALLS, W.C. & WASH
SINKS, AS WELL AS
SINKS OF SINKS
IN SHOWER ROOMS
TOP & BOTTOM SHOWER
ROOMS. SHOWER ROOMS
EACH WITH 4 SHOWER
STALLS, W.C. & WASH
SINKS, AS WELL AS
SINKS OF SINKS

Scale of Feet
1" = 10'

Attachment B, Map of Area Proposed for Designation



HD-1-15

The properties at 401, 501 North Morton and 320 West 8th Streets, "Showers' Brothers' Furniture Factory "Plant #1" 601 North Morton "The Showers Brothers' Administration Building;" ; 335 West 11th Street, The Planing or Dimensional Mill; and 333 West 11th Street "The Dry Kiln" qualify for local designation under the following highlighted criteria found in Ordinance 95-20 of the Municipal Code (1) a.b.c; (2) a. d.e, f, and g.

(1) Historic:

- √a. Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history; or
- √b. Is the site of an historic event; or
- √c. Exemplifies the cultural, political, economic, social, or historic heritage of the community.

(2) Architecturally worthy:

- √a. Embodies distinguishing characteristics of an architectural or engineering type; or
- b. Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c. Is the work of a designer of such prominence that such work gains its value from the designer's reputation; or
- √d. Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- √e. Contains any architectural style, detail, or other element in danger of being lost; or
- √f. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood of the city or
- √g. Exemplifies the built environment in an era of history characterized by a distinctive architectural style

Summary

These buildings are proposed as part of the Showers collection of districts.
Showers Plant#1 401, 501 North Morton and 320 West 8th Street
Showers Planing Mill 335 West 11th Street
Showers Administration Building and 601North Morton
Showers Dry Kilns 333 West 11th Street

The following is survey information from the National Register District nomination:

Attachment C, Staff Report

WEST 11TH STREET (*south side*)

105-055-64420 C 333 Showers Complex, Commercial; Industrial, c.1910-1923
NR

105-055-64421 C 335 Showers Complex, Commercial; Industrial, c.1910-1923
NR

NORTH MORTON (*west side*)

105-055-64349 O 401-05 (sic) Showers Brothers Furniture Factory Building,
Civic/Commercial; Industrial, 1910-1923 NR

105-055-64351 O 601 Showers Brothers Administration Building, Commercial;
Industrial, 1916 NR

These four buildings are part of the historic Showers Brothers Furniture Company complex that was listed on the National Register of Historic Places in 1997 as part of the Near West Side Historic District. Three of the buildings in question are located in the Certified Technology Park and are owned by the City of Bloomington Redevelopment Commission.

Historic:

- (a.) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation; or is associated with a person who played a significant role in local, state, or national history and**
- (c.) Exemplifies the cultural, political, economic, social, or historic heritage of the community.**

These criteria similarly illustrate the qualities that the Near West Side met to qualify for the National Register listing in 1997. The Near West Side nomination identified the role of the Showers Factory in the development of the west side both residentially and commercially. The company was founded by Charles C. Showers in 1868 and was a part of Bloomington history continuously until 1955 when it was sold to Storkline. The presence of this industry drove not only the construction of residential neighborhoods, but also influenced the demography of the area and its landmarks. African Americans comprised some of the first families to live in the area.

The four buildings proposed for designation are also part of the story of the ethnic migration to the west side that includes construction of the Bethel AME Church, Second Baptist Church, and the Banneker School.

This group of buildings is more significant in that, as a collection, it illustrates a highly influential industry that catalyzed several other historic districts in town; including North Washington, where the Showers brothers developed residences for their family and friends, the Near West side where worker housing was developed for the plant and Prospect Hill where William and James Showers subdivided land for residential development.

Eryn Brennan, in an unpublished Master's Thesis, notes that national trends brought the Showers Company to prominence. There was an upsurge in the sales of household furnishings brought about by urban migration, population increases and a cultural shift to

Attachment C, Staff Report

homeownership. The company sold through catalogue sales in their heyday and the furniture was featured by several prominent mail order companies. Often it was simply called "hoosier furniture." In 1920, Indiana was listed as one of the top ten states for manufacturing, when the state employed 10% of the nation's furniture workers. Other trends in the company's favor were increasing efficiency in production and distribution, cheaper finish work through veneers, and the availability of local timber.

The company also pioneered locally many social welfare programs for its employees, including a bank, homeownership savings programs, a grocery, and sports teams. It was one of a few industries in Bloomington that hired African Americans, although they generally stayed in low paying positions. Many who had rented on the east side of town, were able to purchase their own homes in the West Side.

(b) Historic:

Is the site of an historic event; or

The qualifying historic event was the placing of the "U.S. center of population stone" in 1911 at the seventeenth window opening of Plant#1. Less well known was its migration from a farm northeast of town to the south side of Plant#1. The original data located the center of population at a spot in a timbered ravine about half a mile away from any railroad access. Since the site had little commercial potential, a rechecking of the data ensued. Two scientists came up with exactly the same computation which placed it, more fortunately this time, in front of the limestone office of Showers at 320 West 8th Street. When improvements were made in 1925 (to Plant# 1), it was moved again. In 1960 the stone was removed by Fred Seward and placed on the courthouse lawn where it remains today.

Additionally at this location, Sanford Teter made technical innovation in the use of rotary veneer. Although veneers were used by furniture companies in the early 20th century, Teter developed laminate veneer which allowed the use of scrap pieces which were fused together with animal glue. It introduced an additional element of affordability that was key to Showers' success. Veneers precluded the individual sanding and staining of individual pieces of furniture.

Architecturally Worthy

(a) Embodies distinguishing characteristics of an architectural or engineering type; or

Plant #1 was designed by Charles Ballew, a Chicago-based engineer. This was an era when the only major architect interested in industrial design was Lewis Kahn. Kahn also adopted the saw toothed roof line on his Pierce Plant in Buffalo, New York and the technology was used as early as 1870. By the turn of the century the roof was considered an answer to line production issues as well as light and ventilation. Large spans require light from other sources besides wall windows, which could not adequately address large covered interior spaces. Ballew's design used the double truss system and timber framing which was a logical choice considering the local labor force and that the wood materials

Attachment C, Staff Report

were easily accessed. The most modern building would have been reinforced concrete, but there were few laborers who knew the technology in Bloomington.

(d.) Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or

The structure of Plant #1 allowed sufficient light and ventilation to the top floor of the two story building so that the massive workroom could be used. The clerestory windows faced north, away from direct sunlight, but allowing ambient light into the building. This was a change between the taller multistoried factories of the past (even in Bloomington). The Showers facility at 9th and Grant was 3 stories under a gabled roof but was considerably smaller in floor space.

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Both the Planing Mill and Plant #1 are the only remaining local examples of early 20th century industrial design with clerestory's. The Home Laundry building is also a timber frame industrial structure but no comparable labor space for line assembly exists.

All of the buildings being proposed for designation are remnants of a 15 acre campus which evolved through time with numerous buildings that are now lost: Plant# 2 and Plant #3 (the Veneer Mill). Each building noted is a piece of this story that may be lost to future generations if they are removed or insensitively modified.

On this site:

Plant 1 1910 (1923)

Plant 2 1912 demolished

Plant 3 1915 demolished

Administration Building 1916

Showroom 1928

f. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood of the city or

The iconic roof, now part of the county/municipal and private office building, has become a symbol of Bloomington's vitality and independent thinking. Many communities would have seen only liability in the condition of an old industrial building when it was purchased by the city.

Attachment C, Staff Report

The restoration of Plant #1 provided the commitment of the original partners (City, IU and CFC) to revitalization of the west side. It resulted in expanding adaptation and reuse of other nearby historic structures: Johnson Creamery, Smallwood Pike, the Hirons Building (Showroom) Frosted Foods Building and many others.

g. Exemplifies the built environment in an era of history characterized by distinctive architectural style.

These buildings are examples of the red brick industrial architecture which characterized town in the early twentieth century. They are the type of resource that is lost unless there is an effort to recognize its value and potential for reuse. It is rare to have a group of historic industrial buildings that are thematically linked. Industrial architecture is still endangered on a national scale and has only been recognized as a resource in the last 25 years.

Adaptation and Rehabilitation is still considered an optional effort by many. But as a collection, the preservation of these buildings becomes a signature city accomplishment.

General summary

The collection of buildings associated with the Showers Brother's Furniture Factory is illustrated best by Plant # 1 where City Hall is now located. The plant was rebuilt on its current site in 1884 but the existing building dates from 1910 and 1923. Fire has destroyed much of the construction associated with the Showers Brother's site. A fire in 1966 destroyed Plant #3, which contained the mill room, cabinet shop, dry kilns and a warehouse. This was a two story brick building with the same saw toothed roof profile as Plant #1 and was located north west of it. An additional three hundred feet of building attached to the north side of Plant #1 was also destroyed by fire.

Plant # 1 is subdivided in ownership, among two public and one private owner. The tax credit on Plant #1 was completed in 1995. The Showers showroom and research laboratory is located at 555 North Morton and was also restored with tax credits. The tax credits insure that the restoration on both buildings was done under the guidance of the National Park Service to the specifications of the Secretary of the Interior. The Showers showroom and research laboratory located at 555 North Morton is not part of this application.

After purchasing land from Indiana University north of City Hall, The Economic and Sustainable Development Department created a technology park whose boundaries include these historic buildings. In their master plan, they have called for the adaptive use of three of these historic buildings. (Jul 2013 Master Plan and Redevelopment)

Comments from this document follow:

The Bloomington Certified Technology Park (CTP) encompasses 65 acres in the northern quadrant of downtown and is home to technology companies, vacated Indiana University facilities/buildings, City and County offices as well as other downtown professional offices. The City purchased 12 acres from Indiana University in 2011 which is shown as Core Properties on the exhibit to the right. The Tech Park is adjacent to many cultural attractions, downtown restaurants, core neighborhoods and downtown housing. The B-

Attachment C, Staff Report

Line Trail, the City's multi-use urban trail, runs through the area further linking the CTP to other areas of Bloomington's historic, vibrant downtown.

In this document the city identifies 8 guiding principals including:

Historic Preservation and Adaptive Reuse

Include the preservation and adaptive reuse of the contributing historic structures of the Tech Park conserving the cultural and historic industrial fabric of Bloomington for future generations

Proposed revisions to the UDO suggest that Planning staff and the Planning Director will be involved in review of site plans including historic structures, and that review by the historic commission is assumed in some cases (p.64)

f. The Showers Technology Park District has physical characteristics and historic structures that are particular to this area and should be promoted and protected to support the history and aesthetics of being uniquely Bloomington.

f. The historic structures that lie within the STPO are relevant to the history of the Showers Brothers Furniture Company and provide a defining character of the area. Prominent historic structures are: The Showers Brothers Administration, Kiln, and Dimension Mill Buildings. The Review Process for projects within the Showers Technology Park Overlay will follow the process as described in the City of Bloomington Unified Development Ordinance. This will include Development, Site Plan and Building Review. It is recommended that if these guidelines are adopted into the UDO, the City should also consider delegating certain types of projects to staff-level review to ensure as much predictability in the process as possible. Given that there are historic structures within the District, it will occasionally prompt review by the Historic Preservation Commission for those structures as well as any additions or structures built adjacent to them.

Unique Characteristics and Opportunities

The core of the CTP is defined by the historical buildings remaining from the Showers Brothers Furniture Company. These should be offered for private development so that Historic Tax Credits can be utilized as an incentive.

The city purchased the land in the Tech Park in order to better mold the uses and design of an area targeted for economic development purposes. It acknowledged the limits of market driven land choices downtown, which has produced a large residential apartment blocks with- up until now -little diversity.

AREA HISTORY

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Attachment C, Staff Report

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2. Planing Mill 1915 (sometimes called Dimensional Mill)

This building is similar in design to Plant #1 and its saw toothed roof with clerestories are oriented in the same planes. The building is constructed of multi-wythe brick bearing walls. The form of the building conforms to the railroad sidings that once skirted the west side of the building.

The walls on this elevation have pilasters and the cornices corbelled. Each elevation of the building is unique. The east side has a parapet wall which partially masks the saw toothed roof line. It has no window openings but several loading doors. The north side has both windows and doors and reveals the clerestory windows system. It is obscured by the proximity of the kiln building. The west side is shaped around the old railroad track and also accommodates a changing grade that

Attachment C, Staff Report

elevates on the south elevation to a story and a half with two levels of windows. There is a crawl space beneath the south side of the building. The pattern of pilasters and corbelling is repeated in the brick patterning on this side and the saw tooth roof is a visible design feature. Many of the openings on the west side have been closed.

3. Administration Building 1916

The architect of this building is J.L. Nichols, one of Bloomington's earliest native architects. Work started in August of the same year that the Showroom (across 10th) was built. The Sunday Star (8-27-16) described it as "...built of Oriental brick and occupies ground space of 60x114 feet. It is three stories high, counting the basement and is entirely fireproof. The cost was \$30,000." It contains an assembly hall which seats 900 people. It was called at this time "The prettiest building in Bloomington." The building is divided in to three horizontal sections, a high water table (or piano nobile) articulated with alternating brick courses and limestone caps, a mid-section with steel casement windows and a cornice above a partial limestone frieze with several high parapets masking a bow truss roof. Brick pilasters are topped and anchored by limestone details. A limestone course caps the water table.

4. Dry Kilns Building

The Kiln Building is located north of the Planing Mill and is a rectangular brick multi-wythe building (approx. 107' x 50'). The interior of the building is divided into five bays accessed by replacement docking doors. The west side of the building contained the loading facilities and large paired doors once lined this elevation. Other than the west side, there are few openings. The east side of the building runs along the alley at a one story level showing the massive brick pilasters and blank recessed brick walls topped by a corbelled brick cornice. The reuse of this building will involve creating appropriate openings to bring light into the building, which is closed on two sides.

Staff Recommends Approval and requests further discussion on the need for interim protection.

ORDINANCE 15-12

**TO AUTHORIZE THE ISSUANCE OF BONDS BY THE
MONROE COUNTY REDEVELOPMENT COMMISSION
PURSUANT TO IC 36-7-14-3.5**

WHEREAS, the Monroe County Redevelopment Commission (“Commission”) did on February 25, 1993, adopt a Declaratory Resolution establishing the Westside Economic Development Area (“Area”); and

WHEREAS, the City of Bloomington, Indiana (“City”) has annexed part of the real estate within the Area (“Annexation”); and

WHEREAS, the Commission has adopted a resolution authorizing bonds in an aggregate principal amount not to exceed Three Million Five Hundred Thousand Dollars (\$3,500,000) (“Bond Resolution”) payable from Tax Increment and, to the extent Tax Increment is not sufficient, from a Special Benefits Tax for the purpose of paying the costs of the Project (each as defined in the Bond Resolution) (“Bonds”); and

WHEREAS, the Commission will use the proceeds of the Bonds to finance the acquisition of right-of-way and the design and construction of a new two-lane roadway that will connect Daniels Way and Wellness Way to Hartstrait Road in Monroe County; and

WHEREAS, IC 36-7-14-3.5 requires the approval of the issuance of the Bonds payable from Tax Increment by the Common Council of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

SECTION 1. The Common Council hereby approves the issuance of the Bonds by the Commission.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and execution by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Indiana this ____ day of _____, 2015.

DAVE ROLLO, President
Bloomington Common Council

ATTEST:

REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington this ____ day of _____, 2015.

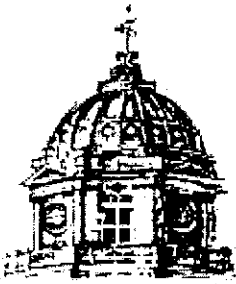
REGINA MOORE, Clerk

SIGNED and APPROVED this ____ day of _____, 2015.

MARK KRUZAN, Mayor
City of Bloomington

SYNOPSIS

This ordinance by the City of Bloomington approves Monroe County Redevelopment Commission's issuance of bonds payable with Tax Increment Finance (TIF) from Monroe County's Westside TIF District, a part of which has been annexed by the City. The City's approval for issuing new bonds is required whenever the City has annexed property within a County TIF district and the tax from that property will be used to repay TIF bonds. (See IC 36-7-14-3.5).



OFFICE OF
MONROE COUNTY ATTORNEY
100 W. Kirkwood Ave., Room 220
Bloomington, Indiana 47404
Telephone: (812) 349-2525
Facsimile: (812) 349-2982
e-mail: legal@co.monroe.in.us

DAVID B. SCHILLING

KEVIN DOGAN

E. JEFF COCKERILL

TO: Bloomington City Council
FROM: Jeff Cockerill
SUBJECT: Ordinance to Authorize the Issuance of Bonds
DATE: 4-27-15

MEMORANDUM

The Monroe County Redevelopment Commission respectfully requests the City Council approval to issue Bonds in an amount not to exceed three million five hundred thousand dollars. The bonds will be issued in the County's Westside Economic Development Area ("WEDA"). The Bond project consists of construction of a new two lane roadway that will connect Daniels Way and Wellness Way to Hartstrait Road. The road will be 24 feet in width, with concrete curb and gutter along both sides, inclusive of a 5 foot sidewalk on one side and an 8 foot side path along the opposite side.

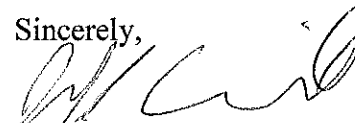
This project will better serve transportation needs in the area by providing access to Hartstrait Road, a major collector west of the industrial region of the community. Hartstrait Road connects to State Road 46 north of this location, thus by completing this project, it will improve connectivity and safety in this industrial district.

The WEDA was formed in 1993 and includes portions of Sections 26 35, and 36 of Richland Township. The Monroe County Redevelopment authority issued bonds in 1995 to pay for road improvements within the WEDA. Subsequent to the issuance of the bonds, the City annexed a portion of the Whitehall Crossing development which is located within the WEDA. Indiana Code 36-7-14-3.5 requires city council approval in order for the bonds to be issued.

Enclosed please find a copy of a letter from the County's financial advisor, which states: "The proposed bond will not impact the Parcels or change the TIF revenue received by the City of Bloomington." The Parcels referred to in the quote are those parcels in the WEDA that have been annexed by the City of Bloomington.

If you have any questions regarding this matter, please give me a call. I look forward to working with you and the City Council to help make the proposed project a reality.

Sincerely,



Jeff Cockerill

Enclosure



April 24, 2015

Monroe County
Attn: Mr. Jeff Cockerill
100 W. Kirkwood Avenue
Courthouse, Room 220
Bloomington, IN 47404

VIA EMAIL: jcockerill@co.monroe.in.us

RE: PROPOSED REDEVELOPMENT COMMISSION TIF BONDS

2680 East Main Street
Suite 223
Plainfield, IN 46168
Phone: 317.837.4933
Fax: 317.837.4935

Mr. Cockerill:

Pursuant to your request, we have reviewed the possible impact to the parcels in the County's Westside Tax Increment Financing Area that have been annexed by the City of Bloomington (the "Parcels"). As you know, the County Redevelopment Commission shares TIF Revenue from the Parcels with the City of Bloomington. The City of Bloomington receives TIF Revenue based on their tax rate and the County receives the remaining TIF Revenue.

The proposed bonds will not impact the Parcels or change the TIF Revenue received by the City of Bloomington. The County currently has TIF Bonds outstanding through July 15, 2024. The final maturity of the proposed bonds is January 15, 2040.

Email Addresses:

finance@msn.com

If you have any questions, please do not hesitate to call.

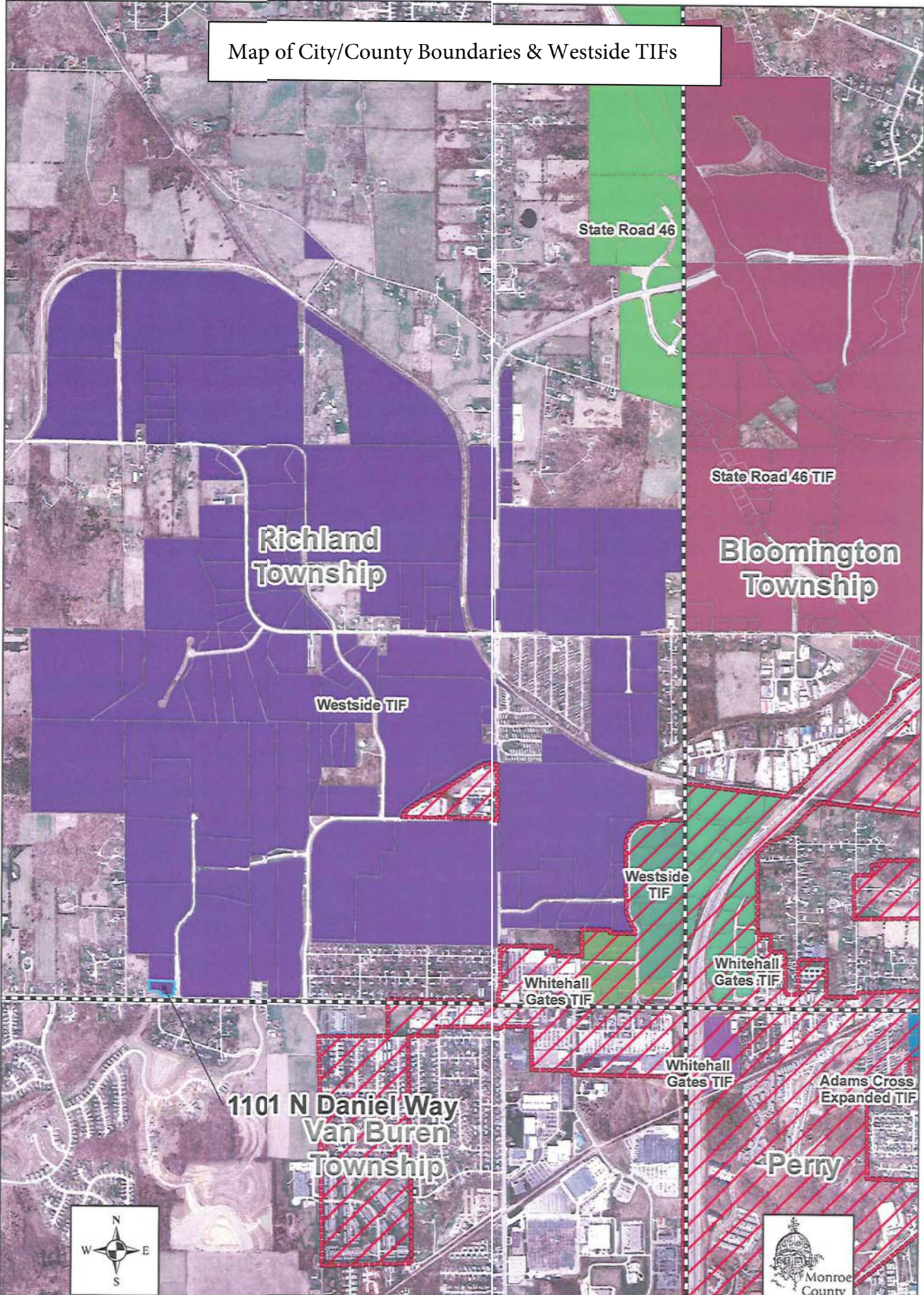
tina@fsgcorp.com

Sincerely,

Financial Solutions Group, Inc.

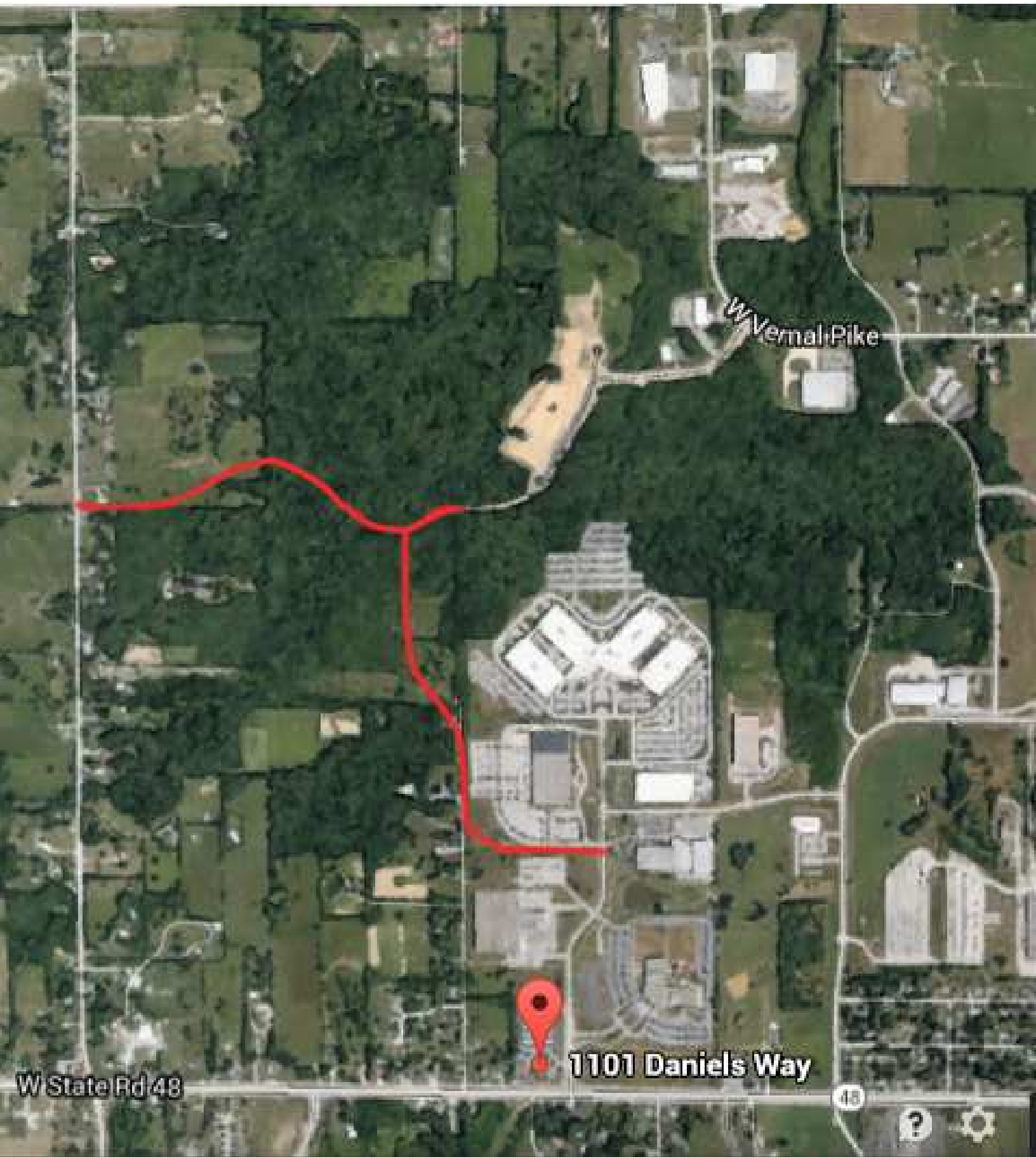
Gregory T. Guerrettaz

Map of City/County Boundaries & Westside TIFs



Legend

City Boundary	Perry City Adams Cross Expanded	Richland City Whitehall Gates
Blgtn City Whitehall Gates	Perry City Whitehall Gates	Richland Twp State Road 46
Blgtn Twp State Road 46	Westside TIF	Richland Twp Westside TIF



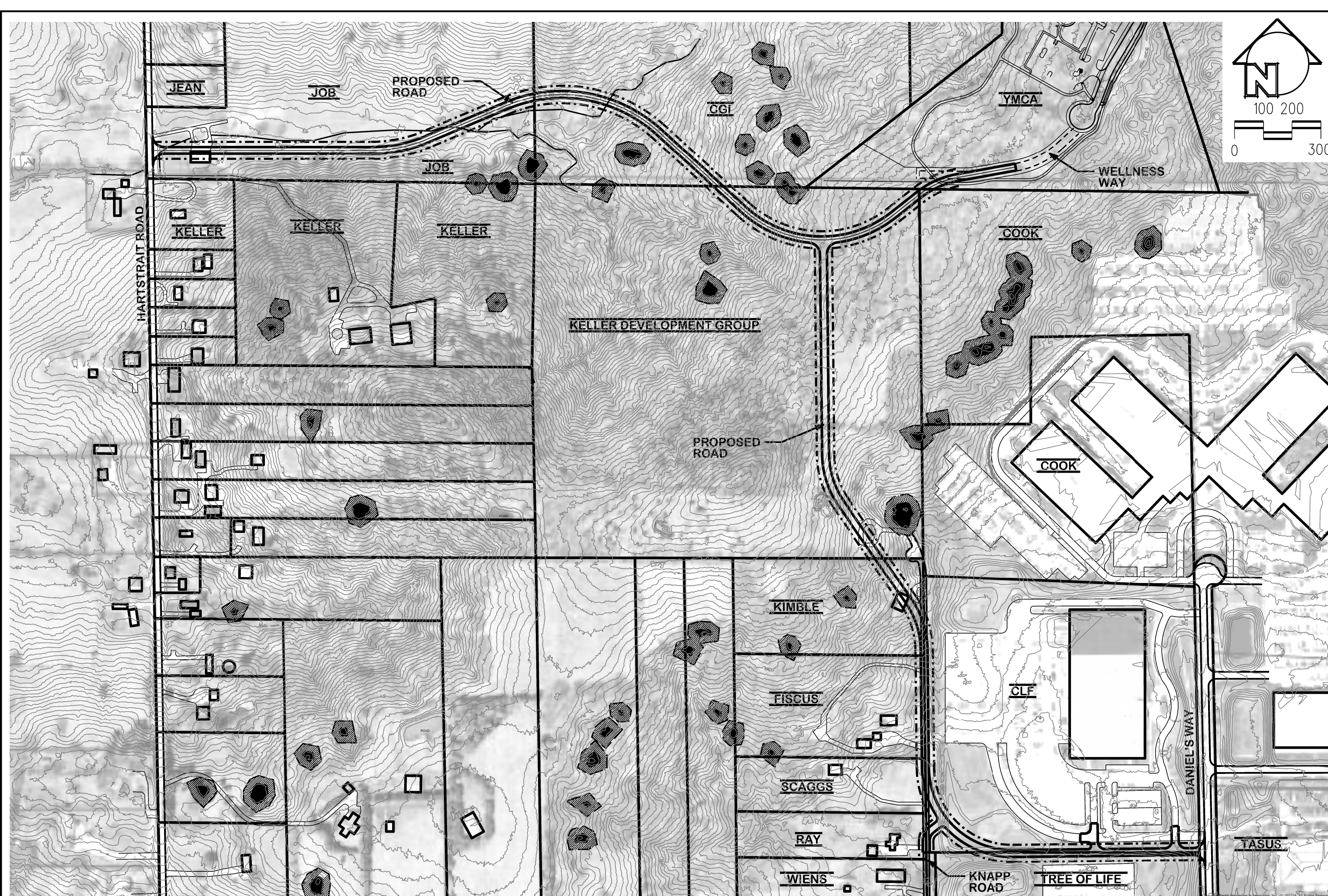
W Vernal Pike

1101 Daniels Way

W State Rd 48

48





Smith Neubecker & Associates, Inc.
 453 S. Claitz Boulevard
 Bloomington, Indiana, 47401
 Telephone: (812) 336-6536
 Fax: (812) 336-0513
 Email: www.sna-inc.com

CERT: / /

JOB TITLE
**HARTSTRAIT to DANIELS
 FEASIBILITY STUDY**

REVISIONS	BY	DATE

DESIGNED SAB	DRAWN WDW	CHECKED SAB	DATE
-----------------	--------------	----------------	------

JOB NUMBER
5078
 SHEET
1
 OF
1

DATE 07/18/14
 ALIGNMENT
 EXHIBIT

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RESOLUTION NO. 2015-1

**RESOLUTION OF THE MONROE COUNTY REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION FOR THE WESTSIDE
ECONOMIC DEVELOPMENT AREA**

WHEREAS, the Monroe County Redevelopment Commission (the "Commission") serves as the governing body of the Monroe County Redevelopment District (the "District") under IC 36-7-14 (the "Act"); and

WHEREAS, the Commission has previously adopted and confirmed a resolution (as amended from time to time, the "Declaratory Resolution") which established an economic development area known as the "Westside Economic Development Area" (the "Economic Development Area") and has designated the entire Economic Development Area as an allocation area (the "Allocation Area") pursuant to the Act; and

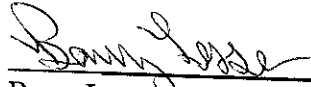
WHEREAS, the Commission now desires to amend the Declaratory Resolution to confirm the extension of the termination date of the portion of the Allocation Area that existed prior to July 1, 1995, to the final maturity date of any obligations of the District that are outstanding on July 1, 2015 (such amendment, the "2015 Amendment"), as provided in IC 36-7-14-39(b).

NOW, THEREFORE, BE IT RESOLVED by the Monroe County Redevelopment Commission, governing body of the Monroe County Redevelopment District, as follows:

1. The public health and welfare will be benefited by the 2015 Amendment to the Declaratory Resolution.
2. The 2015 Amendment is reasonable and appropriate when considered in relation to the Declaratory Resolution and the purposes of the Act.
3. The Declaratory Resolution, as amended by this Resolution, conforms to the comprehensive plan for Monroe County.
4. It will be of public utility and benefit to amend the Declaratory Resolution as provided in the 2015 Amendment.
5. The 2015 Amendment is hereby in all respects approved. The termination date of the portion of the Allocation Area that existed prior to July 1, 1995, shall be the final maturity date of any obligations of the District that are outstanding on July 1, 2015, as provided in IC 36-7-14-39(b).
6. This Resolution shall be submitted to the Monroe County Plan Commission (the "Plan Commission") and the Monroe County Commissioners (the "Commissioners") as provided in the Act, and if approved by the Plan Commission and the Commissioners, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

Passed and adopted this 15th day of April, 2015.

MONROE COUNTY
REDEVELOPMENT COMMISSION



Barry Lessow



Don Moore

Efrat Feferman



Jim Shelton



Doug Duncan

In the Council Chambers of the Showers City Hall on Wednesday, February 4, 2015 at 7:30 pm with Council President Dave Rollo presiding over a Regular Session of the Common Council.

COMMON COUNCIL
REGULAR SESSION
February 4, 2015

Roll Call: Rollo, Ruff, Sandberg, Volan, Granger, Sturbaum, Neher, Spechler, Mayer
Absent: None

ROLL CALL

Council President Rollo gave the Agenda Summation

AGENDA SUMMATION

The minutes of the following council meetings were approved by a voice vote:

APPROVAL OF MINUTES

- November 19, 2014 Special Session
- December 03, 2014 Regular Session
- January 14, 2015 Regular Session

Marty Spechler spoke of the favorable press coverage for the Healthy Indiana Plan, but said the truth is that everyone, even the poor, will be paying 'co-pays.' He said that this will still put a lot of folks of need into emergency rooms, which is more expensive health care. He said having the poor pay for their healthcare treatment on the basis of 'making the poor more responsible' is a fatuous idea and one that should be criticized.

REPORTS

- COUNCIL MEMBERS

Chris Sturbaum said he would soon have a report about his visit to the Congress On New Urbanism. He noted that the theme was that the most progressive cities have their future tied to transportation, more dependence on public transit for sustainable and affordable transportation and reliance on bikes. He said he had been slow to understand this concept, but it was an important thing to work out for the future of our cities.

Darryl Neher asked people to pay attention to Senate Bill 446 which he said would systematically disenfranchise students from the right to vote. He said that this would prevent anyone identified as a temporary resident from being able to vote where they lived. He said this had been proposed in the last session, and was pushed aside. He hoped that it would be pushed back again. He said that IU students played a big role in our city that they were impacted by the role of the city and state, and this legislation was wrong headed. He said it was an overt attempt to take away the vote to influence elections in the state. He said that there would also be an attempt to erode the city's local control, oversee landlords, and regulate apartments and rentals in our community. He said that we had a strong history of tenants' rights and that local control needed to be maintained.

Dorothy Granger noted that February was Black History Month, pointed out a calendar of activities for the month and encouraged people to attend them to find out what things make the community so great.

Tim Mayer talked about the emerald ash borer and referred to a recent article in the HT regarding the fact that McCormick's Creek State Park and Brown County State Park have begun removing trees to prevent spread of this. He said that the city of Bloomington had also been invaded. He said the city forester would be marking all the ash trees in the public right of way and would be determining the health of the tree, would treat them if possible, or destroy the tree. He said there would be many trees removed. He advised people with these trees on their property to seek professional advice because choices were limited, may be expensive, and it would be less expensive to save the tree than remove it. Rollo added that Parks would be addressing this issue soon.

Andy Ruff talked about the opinion of the US State Department that the construction of the Keystone XL Pipeline, which would allow exploration of the Canadian Tar Sands, would not have a significant impact on global climate change. He said the EPA issued recently that, because the XL Pipeline would reduce the cost to further exploit the tar sands, it would have a significant impact on global climate change. He said it might not be covered well in the media, he wanted to make sure local people knew that the EPA's conclusion was different than the State Department's.

Ruff noted that bicyclists needed to wear helmets at all times, paying particular attention to slick and sandy weather conditions.

Dave Rollo referred to a National Oceanic and Atmospheric and NASA release that noted global temperatures report from 2014 showed that year exceeded all past years for the highest global temperature. He said it was part of the trend as global temperatures were increasing each year. He said this was correlated with ocean acidification and showed a chart to this effect. He said this had implications for plant and fish life in the oceans. He showed a graph of the makeup of Bloomington's Carbon Footprint and noted the action needed by citizens. He noted the reports by various city boards and commissions regarding plans to be implemented to reduce that carbon footprint. He talked about the city's efforts to come to Platinum LEED status for city buildings, and other measures the city had sponsored to reduce the carbon footprint. He said other cities were able to achieve this, and that Bloomington could, also.

Steve Volan reported that the coming Saturday, February 7, 2015 would be the first day that callers would need to dial ten digits to make even local phone calls. He said both area codes 930 and 812 would be used in southern Indiana.

Beverly Calendar-Anderson, Director of the Community and Family Resources Department talked about Black History Month and the activities during the month in the entire community. She was joined by Debra Vance, Black History Month planning team who spoke about the theme: "What Excellence Looks Like." She spoke of the kick-off event, an essay contest and the 10th Black History Month Gala on February 28, 2015. She invited everyone to attend one or more events during the month.

Vince Caristo, Bicycle and Pedestrian Coordinator in the Planning and Transportation Department talked about the city's path to the status of a Platinum Bike Friendly City designation from the League of American Bicyclists. He said the current award from the LAB was the Gold-level, which was awarded in October, 2014. He added that the award placed Bloomington in the top 25 cities for bicyclists in the country for transportation and recreation. He noted that Bloomington had over ten times the national average of persons using bicycles for commuting to work. He reviewed the Platinum Bicycle Task Force work and recommendations and reviewed progress since the 2010 actions. He added the programming, educational, and infrastructure improvements for riders that added inspiration and community building activities that were created by several local groups as well as the Bicycle and Pedestrian Safety Commission.

Volan asked if Bloomington was on track to meet the Platinum level by the task force's 2016 target date. Caristo said there were four Platinum communities in the US, Boulder, Co; Ft. Collins, CO; Portland, OR; and Davis, CA. He said that their bicycle commute rates were about 12%, twice the rate of Bloomington's, and that it would take time for Bloomington to get to that point. He also added that feedback from the League of American Bicyclists was posted on the city website.

- The MAYOR AND CITY OFFICES

Reports from the Mayor/City Offices

- Black History Month Report
- Bicycle and Pedestrian Report

Neher asked about an upcoming bicycle ride. Caristo described the 4th Annual Horrible Terrible winter bike ride for the next weekend, and invited participation by everyone.

Sturbaum asked for the next big initiative commitment. Caristo said that expanding and connecting trail systems was an important goal. He added that the network facilities would need some work on the infrastructure, as well as encouraging more people to ride. Sturbaum asked if 'connections' more than painting was important to continue to develop. Caristo said innovative biking structures was important, and needed to be considered in the future.

Spechler asked about publicly available rental bicycles that he had seen in other cities. Caristo said that the public bike share system had a lot of interest locally and nationally, and it would be discussed at the Bicycle and Pedestrian Safety Commission in the next week. He said it worked best in larger cities with dense transit networks and populations. He said it was a good way for tourists to see a town. Spechler asked if cyclists were encouraged to wear helmets. Caristo said it was the best thing that bicyclists could do for themselves.

Ruff expressed his appreciation to the staff for their work on this issue, and noted that it was difficult to recruit people to the understanding that they could use bicycles for transportation, especially when routes are a little more challenging to figure out.

Rollo asked if ridership needed to double in order for the community to achieve Platinum status. Caristo said there was no real formula as the goals were changeable. Rollo asked if the public should be called on to use the infrastructure.

Volan noted that bicycling was part of traffic as well as automobiles. He asked how the study counted IU students in the community data. Caristo said that the American Community Survey included students, and the data was collected over twelve months. Volan reiterated that students could receive this survey as well as any other citizen.

Rollo noted that the graph showed that ridership increased from .4 to .6 riders. Caristo said that although it didn't look like it, it was a large increase in the number of people bicycling. He thanked Caristo and also Scott Robinson, an alternative transportation planner who was also present for this report.

There were no reports from council committees at this meeting.

- COUNCIL COMMITTEES

President Rollo called for public comment.

- PUBLIC

Rita Lichtenberg addressed the council about the possible relocation of IU Health – Bloomington Hospital outside the city. She showed the names of persons on the local board to ask council members and the public to contact them regarding this issue.

Mary Catherine Carmichael, board member of the Court Appointed Special Advocates, spoke of the children in need of services, and asked that folks consider becoming an advocate for children who have experienced physical abuse, sexual abuse or neglect.

Daniel McMullen spoke of Citizens for Self Government. He asked the council to join this bi-partisan group.

There were no appointments to Boards or Commissions at this meeting.

APPOINTMENTS TO BOARDS
AND COMMISSIONS

There was no legislation for final action at this meeting.

LEGISLATION FOR SECOND
READING AND RESOLUTIONS

Ordinance 15-02 - A Supplemental Bond Ordinance of the City of Bloomington, Indiana, Supplementing and Amending Ordinance 05-35, Adopted on December 21, 2005, as Previously Amended by Ordinance 06-05, Adopted on March 2, 2006, All for the Purpose of Authorizing the Modification of Certain Contractual Rights of the City of Bloomington, Indiana, the Execution and Delivery of its Amended Sewage Works Revenue Bonds of 2006, Series A-1, and Approving Certain Related Matters in Connection Therewith

LEGISLATION FOR FIRST
READING
Ordinance 15-02

Ordinance 15-03 - A Supplemental Bond Ordinance of the City of Bloomington, Indiana, Supplementing and Amending Ordinance 05-12, Adopted on April 20, 2005, as Previously Amended by Ordinance 06-04, Adopted on March 2, 2006, All for the Purpose of Authorizing the Modification of Certain Contractual Rights of the City of Bloomington, Indiana, the Execution and Delivery of its Amended Waterworks Revenue Bonds of 2006, Series A, and Approving Certain Related Matters in Connection Therewith

Ordinance 15-02

There was no public comment at this portion of the meeting.

PUBLIC COMMENT

It was moved and seconded that the council take Ordinance 15-01 from the table and refer it to the Committee of the Whole on February 11, 2015.

COUNCIL SCHEDULE

The motion was approved by a roll call vote of Ayes: 9, Nays: 0

Ordinance 15-01 To Designate an Economic Development Target Area (EDTA) – Re: Property Located at 338 S. Walnut Street and Identified by the Monroe County Parcel ID Number 015-47812-00 (Big O Properties, LLC, Petitioner)

The meeting was adjourned at 8:40 pm.

ADJOURNMENT

APPROVE:

ATTEST:

Dave Rollo, PRESIDENT
Bloomington Common Council

Regina Moore, CLERK
City of Bloomington