

City of Bloomington Common Council

Legislative Packet

Wednesday, 25 February 2015

Committee of the Whole

All legislation and background material contained herein.

Office of the Common Council
P.O. Box 100
401 North Morton Street
Bloomington, Indiana 47402
812.349.3409
council@bloomington.in.gov
<http://www.bloomington.in.gov/council>



Packet Related Material

Memo

Agenda

Calendar

Notices and Agendas:

None

Legislation for Discussion at the Committee of the Whole:

- **Res 15-03** To Approve and Issue the Plan Commission Order Found in Plan Commission Resolution 15-01 - Re: Taking Steps to Authorize the Bloomington Redevelopment Commission to Extend, Expand, and Consolidate Five of the City's Six Economic Development Areas
 - Memo from Tom Micuda, Director of Planning and Transportation;
 - With Map of the Expanded and Consolidated TIF District;
 - Plan Commission Res 15-01 - Order of the City of Bloomington Plan Commission Determining that Redevelopment Commission Resolution 15-05 Approved and Adopted by the Redevelopment Commission of the City of Bloomington Conform to the Comprehensive Plan and Approving that Resolution
 - Redevelopment Commission RC 15-05 - Findings that Areas are Economic Development Areas, Amendment to Declaratory Resolutions of Previously Enacted Economic Development Areas, Re-Characterization of the Downtown Area, and Consolidation of New and Existing Economic Development Areas into the Bloomington Consolidated Economic Development Area which:
 - Consolidated and Amended Economic Development Plan Creating the Bloomington Consolidated Economic Development Area which includes:
 - Memo Summarizing Last Annual TIF Report (Filed Summer 2014)

Contact:

Tom Micuda at 349-3423 or micudat@bloomington.in.gov

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

Danise Alano-Martin at 349-3418 or alanod@bloomington.in.gov

Margie Rice at 349-3426 or ricem@bloomington.in.gov

Memo

Resolution Regarding TIF Extension, Expansion & Consolidation on the Agenda for the Committee of the Whole Scheduled for February 25th

There is one resolution on the agenda for discussion at the Committee of the Whole for next Wednesday. It is included in this packet and briefly summarized below.

Res 15-03 - Council Action on Expanding and Connecting Five of the Six City's Tax Incentive Finance (TIF) Districts) into One Consolidated TIF District and Extending the Life of these Districts to the Maximum Extent Allowed by Law

Introduction

This summary is based upon a review of the statutes and the attached:

- Memo from Tom Micuda, Director of Planning and Transportation – with:
 - the map of the Expanded and Consolidated TIF District; and
 - explanation of the initiative;
- Plan Commission Res 15-01 – which is an Order of the City of Bloomington Plan Commission resolving that:
 - Redevelopment Commission Res 15-05 and Consolidated Plan (both below) conform with the Growth Policies Plan and are approved;
- Redevelopment Commission Res 15-05 – which:
 - Extends the lives of five of the six existing Tax Allocation Areas (better known as TIF Districts) to the maximum extent allowed by law;
 - Re-characterizes the Downtown Redevelopment Area as the Downtown Economic Development Area;
 - Creates 11 new Economic Development Areas (a key TIF designation) connecting five of the City's six TIF districts (known as Exploration Areas);
 - Brings these districts together into the Bloomington Consolidated Economic Development Area;
 - Approves the Plan for the new consolidated area; and
 - Directs staff to submit the Resolution, supporting data, and Plan to the Plan Commission for review
- Consolidated and Amended Economic Development Plan for the Bloomington Consolidated Economic Development Area – which includes the following sections:
 - Introduction (p. 3)

- Geographic Description (p. 5 – 43)
- Zoning and Land Use (p. 44)
- Statement of Development Objectives (p. 45 – 47)
- Provisions for Amending the Plan (p. 47)
- July 2014 Memo to the Council Accompanying Last Annual TIF Report to the Council

Brief History of City TIF Districts

Over the last thirty years, the City has established six Economic Development Areas (EDAs) under authority of IC 36-7-14 et seq. These EDAs are more commonly known as Tax Incentive Finance (TIF) Districts and will be referred to as such for the remainder of this summary, unless the use of another term is necessary to explain statutory requirements.

<u>Six TIF Districts</u>	<u>Established and Amended</u>	<u>Acres</u>
Adams Crossing	1994, 2000, 2009	~206
Downtown	1985, 1990, 2010	~202
Prowe Road/North Kinser	1996	~171
Tapp Road	1993, 2003	~241
Thomson (then Thomson-Walnut-Winslow)	1991, 1993, 2002	~701
Whitehall	1998, 2000	~123.5

TIF Districts Briefly Described

TIF districts provide a means for cities to fund public improvements much faster than would otherwise be possible. In order to establish a district, the City must find, among other things, that neither the regulatory processes at our disposal, nor the ordinary operation of private enterprise will correct the problems in those areas to be included in the TIF. Once the City has created a district, it may capture taxes on real property for new development in the district and use it to fund projects consistent with the plan for the district.¹ All the property tax revenues on development that flow after the base assessment date (March 1st, prior to action on the Resolution by the Redevelopment Commission) may be used for this purpose for the term of the TIF District.

¹ It's my understanding that funds may be used by the Redevelopment Commission *in areas outside but still serving* the district, but that reimbursement to the City must be for expenditures *made in* the district.

General Assembly Action and City Response

In the last decade or so, the General Assembly has addressed Redevelopment Commissions, in particular, and the power of TIF districts, in general. Last year, for example, the General Assembly set expiration dates on these districts depending upon when they were last established or amended, but allowed the districts created prior to 1995 (legacy districts) to be extended to the last date of bonds issued by July 1, 2015.²

As Micuda states in his Memo, the recent change in State law and the “increasing realization that financing key infrastructure projects and large, community-wide projects will be difficult with the current alignment of funding sources,” has led the City to take steps to:

- Extend the lives of five of the six existing TIFs to the maximum extent allowed by law;
- Re-characterize the Downtown Redevelopment Area as the Downtown Economic Development Area;
- Create 11 new Economic Development Areas connecting these five TIF districts (known as “Exploration Areas”);
- Bring these five districts together into the Bloomington Consolidated Economic Development Area; and
- *(later this winter or early spring)* Issue bonds for some projects.

The effect of these actions will allow the City to potentially capture more revenue from throughout what will be one district and spend that revenue wherever needed in this newly consolidated area. This aggregation of funds will, in turn, allow the City to issue one large bond for many projects, rather than many small bonds, thereby saving in issuance costs. However, as noted in Council discussions with staff, that aggregation of funds also risks that move funds will be available to be spent on projects the Council may consider questionable.

Procedures for Establishing and Enlarging TIF Districts and Approving or Amending the Plans for the Districts

The following is a list of statutory steps now necessary to establish and enlarge a TIF District and approve or amend the Plan:

² IC 36-7-14-39(b)

- 1) The Redevelopment Commission surveys the area, designates an Economic Development Area (EDA), and adopts a Declaratory (or Enlarging) Resolution approving those actions as well as establishing a Tax Allocation Area (better known as a TIF District) and a Plan (or Amended Plan) for the Area;
 - *Please note that the Resolution and Plan are replete with statutorily-required findings and recitations regarding establishing and enlarging these areas. Among other things, these findings relate to:*
 - *the inability of the regulatory process or the private sector to achieve the TIF objectives;*
 - *the specific benefits flowing from these authorizations;*
 - *the generation of additional property taxes; and*
 - *the conformity to the City's development and redevelopment plans.*
- 2) The Planning Commission reviews the Declaratory (or Amending) Resolution and Plan for conformance with our long-range plans and adopts an Order approving them;
- 3) The Common Council adopts a resolution approving and issuing the Plan Commission Order;
- 4) After notice and a public hearing, the Redevelopment Commission adopts a Confirming Resolution and, from that moment on, assumes responsibility for carrying out the plan for the TIF District. This responsibility includes the power to spend TIF funds and make minor amendments to the Plan.

We are now in Step #3 of the process noted above, with the Redevelopment Commission having adopted a Resolution and a Consolidated and Amended Economic Development Plan on February 2nd and with the Plan Commission having found that those actions conform to our long range plans and having adopted an order approving them on February 9th.

Please note that, while the Council cannot, at this point, directly amend the Plan, the Plan Commission may work with the Redevelopment Commission to do so³ and then present a new order to the Council.

³ IC 36-7-14-16(a)

Conformance of 11 New “Exploratory” Areas with Development Policies

With adoption of Res 15-03, the Council determines that the Consolidated Plan (which is the Plan for the consolidated area) conforms to the City’s development and redevelopment plans. 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 and Pedestrian Transportation and Greenways System Plan, the South Rogers Street Identity Study, the Bikeways Implementation Plan, the Certified Technology Park Mater 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.

The Memo from Micuda addresses the 11 expanded “exploratory” areas that connect the five TIF districts and, for the sake of discussion, collapses them into five “expansion/ consolidation” areas. In each of these five areas, he identifies the various applicable GPP designations and explains their consistency with Consolidated Plan. Most designations – Downtown, Community Activity Center, Regional Activity Center, Employment Center, and Institutional - match easily with the Consolidated Plan goals, however, some designations – core neighborhood, urban residential – don’t. In the latter instances, he notes that the land is needed to bridge two TIFs or borders corridors and should be, in all cases, respected. These five areas include:

- Area 1 – Seminary – which connects the Downtown, Adams Crossing, and Thomson TIFs;
- Area 2 – North College/Walnut/17th Street- which extends north of Downtown to the Bypass and west along 17th to Crescent Road;
- Area 3 – West 3rd Street- which connects Adams Crossing to the Whitehall TIF;
- Area 4 – Tapp Road – which takes in the most land by ranging north through residential land to Sam’s Club and Liberty Drive and south to Fullerton Pike ; and
- Area 5- Walnut Street – which connects the Thomson/Walnut/Winslow TIF south along Walnut to the edge of the City’s at Rhorer Road/Gordon Pike.

Conformance of “Statement of Development Objectives” to City Policies

The last few pages of the Consolidated Plan as well as Micuda’s Memo set forth the “Statement of Development Objectives” for the Consolidated Area. This Statement declares the intent to “finance all eligible costs related to the Development Objectives ... and to reimburse the City for any eligible expenses

under Indiana law” and issue bonds payable from TIF revenues for this purpose as allowed by law.

The Statement outlines 16 objectives for this consolidated area. Given that the plans for five districts have been rolled up into one consolidated district, it is worth reading the 16 points carefully and being ready to clarify any that are not clear. They offer much in the way of prescription, but little in the way of prohibition (other than acknowledging that the investment should be consistent with the underlying zoning [e.g. PUDs]).

At the risk of missing the nuanced implications, here are the big themes in this list of 16:

- Attract, retain, and expand businesses and opportunities for jobs and training;
- Fund improvements to all kinds of infrastructure (e.g. for utilities, communications, transportation);
- Improve streetscapes and public spaces to be enjoyed by a quality workforce;
- Make streets accessible for all users;
- Support higher densities in the urban core – with more employment, diverse mix of retail and upper story residential, and development of under-utilized parcels;
- Enhance community sustainability;
- Support a diverse mix of “housing types” within easy walking distance of common destinations;
- Renovate historic structures;
- Strengthen ties between City and institutions of higher education;
- Provide structured parking facilities for employment uses (e.g. Certified Technology Park);
- Support enterprises that enhance the area as a destination for visitors, support an expanded convention center, and construct additional hotel and meeting space;
- Restore and transform the former CSX rail switchyard into a premier park and recreation space, and foster suitable development in the surrounding areas;
- Develop the Certified Technology Park in accordance with the Park’s goals;
- Maximize opportunities to attract, grow, and retain knowledge- and creative-sector employers;

- Make primary and essential healthcare facilities accessible to residential and employment centers; and
- Improve gateway corridors as key links with the rest of the city, region, and State.

Future Amendments to the Plan

The last page of the Plan describes the process and reasons for future amendments to it. Those amendments may arise in the event the Redevelopment Commission needs to acquire land or enlarge the district. The Plan provides for the Redevelopment Commission to make minor adjustments during the execution of the Plan are authorized as long as they do not change its intent. Substantial changes, however, will require amendment via the Plan Commission and Council.

Statutory Relationship Between Council and Redevelopment Commission

Given the Redevelopment Commission’s continuing responsibility over the TIF districts, I thought it might be useful to mention some statutory provisions regarding the Council and Redevelopment Commission. In particular, the Council:

- Appoints two members of the Redevelopment Commission;
- Approves any bonding or other obligations worth more than \$5 million or requiring more than 3 years to repay;
- Approves any enlargement of the TIF District; (but not amendments that conform with the Plan);
- Must authorize any use of eminent domain; and
- Must receive an annual report from the Redevelopment Commission before August 1st of each year (a copy of the Memo provided last year is included in this material).

Effect of TIF Districts on Tax Rates and Other Taxing Entities

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

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

According to this formula the Tax Rate is calculated by dividing the Levy by the Net Assessed Valuation (and is generally expressed as dollars of tax due per \$100 of assessed value).

The Levy is the amount of property taxes a taxing entity is permitted to raise each year. And, the Net Assessed Valuation is the gross assessed value of all real and personal property within the taxing jurisdiction *less any exemptions, circuit-breaker credits, abatements and any growth in assessed value above the base-line assessed value within the TIF districts.*

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

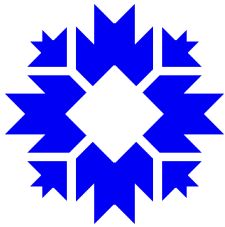
The impact to other taxing entities would be similar. They could experience slightly higher tax rates while the district is in effect if their Levy grows faster than their Net Assessed Valuation. However, they will also reap the benefits of the increased AV once the TIF has expired.

NOTICE AND AGENDA
BLOOMINGTON COMMON COUNCIL COMMITTEE OF THE WHOLE
7:30 P.M., WEDNESDAY, FEBRUARY 25, 2015
COUNCIL CHAMBERS
SHOWERS BUILDING, 401 N. MORTON ST.

Chair: Darryl Neher

1. Resolution 15-03 – To Approve and Issue the Plan Commission Order Found in Plan Commission Resolution 15-01 – Re: Taking Steps to Authorize the Bloomington Redevelopment Commission to Extend, Expand, and Consolidate Five of the City's Six Economic Development Areas

Asked to attend: Tom Micuda, Director of Planning and Transportation
Lisa Abbott, Director of Housing and Neighborhood Development
Danise Alano-Martin, Director of Economic and Sustainable Development
Margie Rice, Corporation Counsel



City of Bloomington
Office of the Common Council

To Council Members
From Council Office
Re Weekly Calendar – 23-27 February 2015

Monday, 23 February

12:00 pm Board of Public Works – Work Session, Kelly
4:00 pm Council for Community Accessibility, McCloskey
5:00 pm Utilities Service Board, 600 E Miller Drive
5:30 pm Bloomington Human Rights Commission, McCloskey

Tuesday, 24 February

4:00 pm Board of Park Commissioners, Chambers
5:30 pm Bloomington Public Transportation Corporation Board of Directors, 130 W Grimes Lane
5:30 pm Board of Public Works, Chambers
5:30 pm Jack Hopkins Social Services Funding Committee, McCloskey

Wednesday, 25 February

10:00 am Metropolitan Planning Organization – Technical Advisory Committee, McCloskey
5:30 pm Dr. Martin Luther King, Jr. Birthday Commission, McCloskey
5:30 pm Traffic Commission, Chambers
6:30 pm Metropolitan Planning Organization – Citizens Advisory Committee, McCloskey
7:30 pm Common Council – Committee of the Whole, Chambers

Thursday, 26 February

12:00 pm Monroe County Suicide Prevention Coalition, McCloskey
5:00 pm Bloomington Historic Preservation Commission, McCloskey

Friday, 27 February

There are no meetings scheduled for today.

Posted and Distributed: Friday, 20 February 2015

RESOLUTION 15-03

**TO APPROVE AND ISSUE THE PLAN COMMISSION ORDER FOUND IN PLAN
COMMISSION RESOLUTION 15-01**

**- Re: Taking Steps to Authorize the Bloomington Redevelopment Commission to Extend,
Expand, and Consolidate Five of the City’s Six Economic Development Areas**

WHEREAS, Pursuant to Indiana Code § 36-7-14-1 *et seq.*, the City of Bloomington (“City”) established the Redevelopment Commission of the City of Bloomington (“RDC”), which exists and operates under the provisions of Indiana Code 36-14 and 36-7-25, *et seq.*, as amended from time to time; and

WHEREAS, On February 2, 2015, the RDC adopted Resolution 15-05 (the “Declaratory Resolution”) which:

1. Extended the allocation provisions of the Adams Crossing Economic Development Area, Downtown Redevelopment Project Area, Tapp Road Economic Development Area, Thomson Economic Development Area, Walnut-Winslow Economic Development Area, and Whitehall-West Third Street Economic Development Area,
2. Recharacterized the Downtown Redevelopment Project Area as an Economic Development Area,
3. Created new Economic Development Areas within the City (“Exploration Areas”),
4. Consolidated the Adams Crossing Economic Development Area, Downtown Economic Development Area, Tapp Road Economic Development Area, Thomson Economic Development Area, Walnut-Winslow Economic Development Area, Whitehall-West Third Street Economic Development Area, and the Exploration Areas into the Bloomington Consolidated Economic Development Area (“Bloomington Consolidated Area”),
5. Approved an Economic Development Plan for the Bloomington Consolidated Area (the “Consolidated Plan”), and
6. Submitted the Declaratory Resolution and all supporting data to the Plan Commission for its review.

WHEREAS, Pursuant to Indiana Code § 36-7-14-16(a), the Declaratory Resolution and Consolidated Plan were referred to the Plan Commission of the City of Bloomington (“Plan Commission”) to determine “whether the resolution and the redevelopment plan conform to the plan of development for the unit and approve or disapprove the resolution and plan proposed;” and

WHEREAS, The City’s plan of redevelopment is found in the City’s Growth Policies Plan (“GPP”); and,

WHEREAS, On February 9, 2015, the Plan Commission determined that the Declaratory Resolution and Consolidated Plan conform to the City’s GPP, and issued Plan Commission Resolution 15-01 (“Plan Commission Order”) to that effect; and,

WHEREAS, The Plan Commission Order is attached to this Resolution as Exhibit A; and,

WHEREAS, Pursuant to Indiana Code § 36-7-14-16(b), the Plan Commission Order and supporting documentation has been submitted to the municipal legislative body of the City, the Bloomington Common Council (“Common Council”); and,

WHEREAS, Being fully advised in the matter;

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

Section 1. The Common Council hereby approves and issues the Plan Commission Order.

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

Resolution 15-03 takes the steps necessary by the Common Council for Bloomington Redevelopment Commission to pursue the extension, enlargement, and consolidation of five of the City's six Economic Development Areas (EDAs). The relevant history is as follows:

On February 2, 2015, the Bloomington Redevelopment Commission adopted Resolution 15-05 ("Declaratory Resolution") which:

1. Extended the allocation provisions of the Adams Crossing Economic Development Area, Downtown Redevelopment Project Area, Tapp Road Economic Development Area, Thomson Economic Development Area, Walnut-Winslow Economic Development Area, and Whitehall-West Third Street Economic Development Area,
2. Recharacterized the Downtown Redevelopment Project Area as an Economic Development Area,
3. Created new Economic Development Areas within the City ("Exploration Areas"),
4. Consolidated the Adams Crossing Economic Development Area, Downtown Economic Development Area, Tapp Road Economic Development Area, Thomson Economic Development Area, Walnut-Winslow Economic Development Area, Whitehall-West Third Street Economic Development Area, and the Exploration Areas into the Bloomington Consolidated Economic Development Area ("Bloomington Consolidated Area"),
5. Approved an Economic Development Plan for the Bloomington Consolidated Area (the "Consolidated Plan"), and
6. Submitted the Declaratory Resolution and all supporting data to the Plan Commission for its review.

On February 9, 2015, after conducting that review in accordance with Indiana Code § 36-7-14-16(a), the Plan Commission found that the Declaratory Resolution and the Consolidated Plan were consistent with the Growth Policies Plan, and issued an Order—found in Plan Commission Resolution 15-01—stating as such.

As required by Indiana Code § 36-7-14-16(b), this Council resolution approves and issues the Order found in Plan Commission Resolution 15-01 (with said Order being attached to the Council resolution).

Interdepartmental Memo

To: Members of the Common Council
From: Tom Micuda, Planning and Transportation Director
Subject: Case # RS-4-1
Date: February 10, 2015

Request: Attached is the Plan Commission staff report, Plan Commission's approved Written Order, all Redevelopment Commission materials accompanying Resolution 15-05, and exhibits which pertain to Plan Commission Case # RS-4-15. The Plan Commission heard this petition at its February 9 meeting and voted unanimously (8-0) to issue a Written Order that approves Redevelopment Commission Resolution 15-05 to consolidate and expand five existing TIF districts into a single district with a single Economic Development Plan.

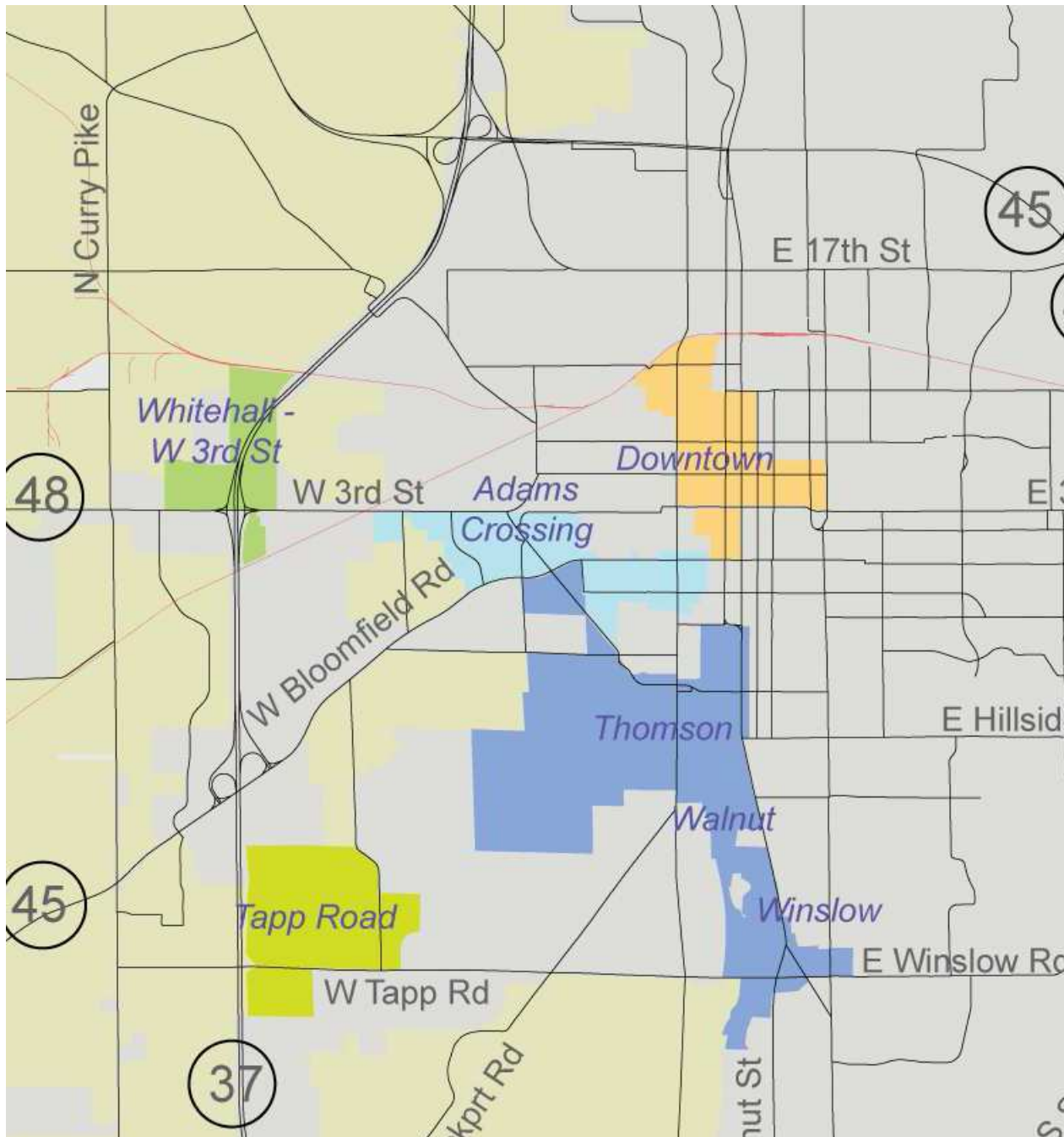
BACKGROUND: Last year, changes to State law were made, which affected municipal Tax Increment Finance (TIF) districts. These districts are a valuable redevelopment tool because they capture increments in assessed property tax value and allow these increments to be placed in special funds to aid in community redevelopment activities - typically the provision of necessary infrastructure. Because the City has several TIF districts that were established before 1995 ("legacy TIFs"), these TIF districts are getting close to reaching the expiration of their authority. One change in State legislation allows Indiana communities to extend the life of legacy TIFs by linking the length of the legacy TIF to the debt service for new bonds to pay for key capital projects.

There is an increasing realization that financing key infrastructure projects and large, community-wide projects will be difficult with the current alignment of funding sources. Future projects such as the development of the Switchyard Park, build-out of the Downtown Certified Technology Park, and complete redevelopment or facility expansion for the Bloomington Hospital area cannot be readily accomplished with existing funding sources, including the bonding capacity of existing, separated TIFs.

With these issues in mind, the City proposes to both consolidate and expand the following existing TIF districts:

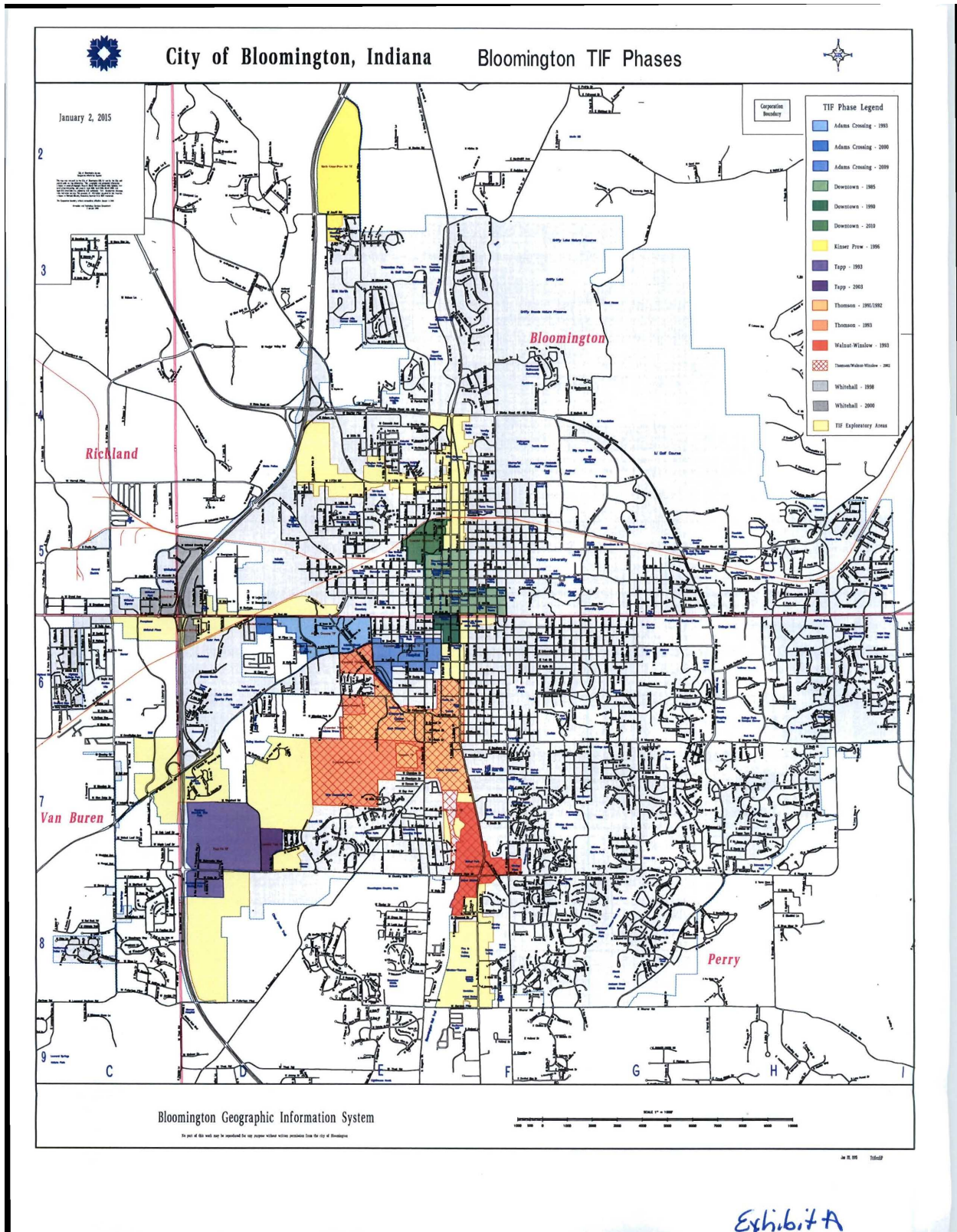
- ❖ **Adams Crossing Established 1994 108 acres**
- ❖ **Adams Crossing Amended 2000 10 acres**
- ❖ **Adams Crossing Amended 2009 86 acres**
- ❖ **Downtown Established 1985 133 acres**
- ❖ **Downtown Amended 1990 21 acres**
- ❖ **Downtown Amended 2010 48 acres**
- ❖ **Tapp Road Established 1993 216 acres**
- ❖ **Tapp Road Amended 2003 25 acres**
- ❖ **Thomson Established 1991 276 acres**
- ❖ **Thomson Amended 1993 245 acres**
- ❖ **Walnut-Winslow Established 1993 117 acres**
- ❖ **Thomson Walnut-Winslow Consolidated/Amended 2002 63 acres**
- ❖ **Whitehall Established 1998 113 acres**
- ❖ **Whitehall Amended 2000 10.05 acres**

A map of the existing TIF districts listed is depicted below.



By consolidating five of the six existing TIF districts shown on this map, the City can create a larger, more flexible allocation area for redevelopment and infrastructure investment. Additionally, this consolidation maximizes the City's bonding capability to accomplish larger priority investments, which have community-wide impact, such as those noted earlier in the report. In addition, consolidation positions the City to best take advantage of its bonding capacity. By consolidating, the City can issue one bond, rather than five smaller bonds. This means the City will pay less in interest and will pay less in professional fees associated with the bond issuance.

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:



GROWTH POLICIES PLAN FINDINGS FOR CONSOLIDATION/EXPANSION AREAS:
Exhibit A (as illustrated on page 4 for your convenience) shows the proposed expanded/consolidated TIF areas in the yellow color. These areas are as follows:

Area 1: Seminary

- Location - South side of Downtown TIF; fills in gap between Downtown, Adams Crossing, and Thomson TIFs
- Staff's GPP Assessment - For areas immediately south of 3rd Street and along the Walnut and College corridors north of 2nd Street, the GPP recommends downtown style redevelopment. Further south along Walnut and College, the Plan recommends a Community Activity Center designation featuring high density mixed use development to transform this more suburban area. Further west, near the B-Line Trail, the GPP recommends employment related uses. Finally, the Elm Heights core neighborhood encroaches into the TIF area along 3rd Street and must be respected in terms of existing housing stock and residential density. Staff concludes that the land use designations and redevelopment emphasis of this GPP land use area closely match the TIF proposal.

Area 2: North College/Walnut/17th Street

- Location - North side of Downtown TIF starting at 10th Street, running north to the SR45/46 Bypass, running west along 17th Street to Crescent Road
- Staff's GPP Assessment - Areas along the Walnut and College corridor from 10th Street to the Bypass are designated either Downtown or Community Activity Center. Both designations encourage redevelopment and higher density mixed use activity. Along West 17th, the same designation runs westward until the City's new roundabout at the Arlington Road intersection. Further westward until Crescent Road, the designation shifts to largely Urban Residential development. While such areas would not typically be considered for TIF expansion, the current poor condition of West 17th Street between the City's roundabout and Crescent Road clearly warrants significant capital investment due to impacts associated with the Interstate 69 project. The need for this investment is clearly outlined on page 62 of the GPP. Staff concludes that based on the GPP's land use recommendations and need for infrastructure investment, this area should be included for the expanded TIF district.

Area 3: West 3rd Street

- Location - Links the Adams Crossing and Whitehall TIF districts along the West 3rd Street corridor
- Staff's GPP Assessment - Areas along this corridor are designated either Community Activity Center or Regional Activity Center. Both areas encourage higher density mixed use redevelopment activities. Because of the City's significant investment in improving West 3rd Street, staff expects redevelopment activity along the corridor to transform more suburban, underutilized property into more urban style development. In this case, the GPPs recommendations are completely compatible with the expansion of the City's TIF boundary.

Area 4: Tapp Road Expansion Area

- Location - Expands the Tapp Road TIF to the northwest to include existing multifamily areas along Bloomfield Road as well as existing commercial and employment areas at the southwest corner of the SR45/SR37 intersection as well as along Liberty Drive. Additionally, expands TIF to the north and east of the Woolery Mill property to include largely vacant land zoned for neighborhood commercial development as well as the undeveloped portion of the Sudbury Farm PUD. Finally, expands TIF south and east of the Southern Indiana Medical Park to include what is known as the Southern Indiana Medical Park II property (102 acre PUD) and the Bill Brown property (90 acre PUD).
- Staff's GPP Assessment - The multifamily area along Bloomfield Road is designated Urban Residential. Although residential properties are not typically included in TIF districts, the inclusion of the properties is being proposed solely to expand the TIF area further to the west on the opposite side of State Road 37. The proposed properties west of State Road 37 are designated by the GPP as either Employment or Regional Activity Center. While these areas are already developed, building additions and more intense development certainly should be expected. Most importantly, this expansion could position the City to annex and TIF areas along Liberty Drive and Curry Pike, if so desired in the future. These are key employment sites currently in Monroe County's jurisdiction that would bring value to a future TIF district.

The area north and east of the Woolery Mill building is either designated Community Activity Center (Woolery Farm) or Urban Residential (Sudbury Farm). These areas have been included because 1) they connect the Tapp Road TIF to the Thomson TIF and 2) they will be developed with some mixed use and nonresidential components. For these reasons, staff finds compliance with the GPP.

Finally, the proposed southern expansion of the Tapp Road TIF encompasses two large PUDs that were approved some time ago but not yet constructed. The SIMP II PUD was approved for approximately 40 acres of medical and Class A office uses. The southern portion of the PUD was designated as a protected greenspace. Nothing in the proposed TIF expansion changes the zoning approval codified for this PUD. Adding this acreage to the Tapp Road TIF area is important because it allows an additional property of 90 acres to be included into the expanded TIF proposal. This 90 acre PUD was approved many years ago for employment related uses - both office and manufacturing. Both areas considered for expansion are identified in the GPP as future employment centers. This land use is clearly compatible with the City's TIF initiative.

Area 5: Walnut Street Expansion/Consolidation

- Location - The proposed area extends the Thomson/Walnut/Winslow TIF southwards along the Walnut Street corridor from its current boundary south of Winslow Road to the Rhorer Road/Gordon Pike City jurisdiction line. Additionally, three small areas have been included between the core Walnut/Winslow TIF area and Thomson TIF area to more fully connect these TIFs.

- Staff's GPP Assessment - The South Walnut Corridor is included because these properties all have nonresidential designations in the GPP - Employment Center, Institutional, and Community Activity Center. While there is significant acreage held in public facilities that won't generate tax increment, there are also important development and redevelopment sites along the Walnut corridor which are compatible with the proposed TIF Plan.

AMENDED ECONOMIC DEVELOPMENT PLAN OVERVIEW: In order to aid the City Council, key portions of the amended Economic Development Plan have been included in the packet. Most importantly, the development objectives of Plan are included below:

STATEMENT OF DEVELOPMENT OBJECTIVES:

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.

These development objectives contained in the Economic Development Plan are clearly consistent with the GPP and its recommendations regarding land use, infrastructure, economic development, environmental protection, and other community policies.

SUMMARY: Staff concludes that the Redevelopment Commission resolution to expand and consolidate its TIFs as well as the revised Economic Development Plan conform to the City's comprehensive plan. The majority of the area proposed for consideration is designated by the GPP for either employment, nonresidential, or mixed use development. For areas designated residential, the existing zoning, PUDs, and comprehensive plan designations will be respected. There is ample language in the GPP focused on redeveloping commercial corridors as well as the usage of TIF monies to fund key infrastructure improvements. The Plan Commission concurred with staff and voted unanimously (8-0) to issue a Written Order approving Redevelopment Commission Resolution 15-05 to consolidate and expand five existing TIF districts into a single district with a single Economic Development Plan. In order for the Redevelopment Commission to proceed with a public hearing on this matter, the Common Council must approve and issue the order of the Plan Commission. Staff respectfully requests that the Council support the Plan Commission's findings. If Council approves and issues the order of the Plan Commission, the next step would be for the City to send notices to affected property owners at least 10 days before a potential Redevelopment Commission hearing on April 6, 2015.

15-01
RESOLUTION
OF THE
PLAN COMMISSION
OF
CITY OF BLOOMINGTON INDIANA

ORDER OF THE CITY OF BLOOMINGTON PLAN COMMISSION DETERMINING
THAT REDEVELOPMENT COMMISSION RESOLUTION 15-05 APPROVED AND
ADOPTED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF
BLOOMINGTON CONFORM TO THE COMPREHENSIVE PLAN AND
APPROVING THAT RESOLUTION

WHEREAS, pursuant to Indiana Code § 36-7-14-1 *et seq.*, the City of Bloomington (“City”) established the Redevelopment Commission of the City of Bloomington (“RDC”), which exists and operates under the provisions of Indiana Code 36-14 and 36-7-25, *et seq.*, as amended from time to time; and

WHEREAS, on February 2, 2015, the RDC adopted Resolution 15-05 (the “Declaratory Resolution”) which:

1. Extended the allocation provisions of the Adams Crossing Economic Development Area, Downtown Redevelopment Project Area, Tapp Road Economic Development Area, Thomson Economic Development Area, Walnut-Winslow Economic Development Area, and Whitehall-West Third Street Economic Development Area,
2. Recharacterized the Downtown Redevelopment Project Area as an Economic Development Area,
3. Created new Economic Development Areas within the City (“Exploration Areas”),
4. Consolidated the Adams Crossing Economic Development Area, Downtown Economic Development Area, Tapp Road Economic Development Area, Thomson Economic Development Area, Walnut-Winslow Economic Development Area, Whitehall-West Third Street Economic Development Area, and the Exploration Areas into the Bloomington Consolidated Economic Development Area (“Bloomington Consolidated Area”),
5. Approved an Economic Development Plan for the Bloomington Consolidated Area (the “Consolidated Plan”), and
6. Submitted the Declaratory Resolution and all supporting data to the Plan Commission for its review.

WHEREAS, Indiana Code § 36-7-14-16(a) provides that after the RDC creates an economic development area or amends the resolution or plan for an existing area, the RDC shall submit the resolution and supporting data to the Plan Commission, which is to determine “whether the resolution and the redevelopment plan conform to the plan of

development for the unit and approve or disapprove the resolution and plan proposed;”
and

WHEREAS, the City’s plan of development is found in the City’s Growth Policies Plan; and

WHEREAS, being fully advised in the matter,

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

1. The Declaratory Resolution and the Consolidated Plan conform to the City’s Growth Policies Plan.
2. The Declaratory Resolution and the Consolidated Plan are, in all respects, approved, ratified, and confirmed.
3. The Secretary of the Plan Commission is directed to file a copy of the Declaratory Resolution and the Consolidated Plan with the permanent minutes of this meeting.

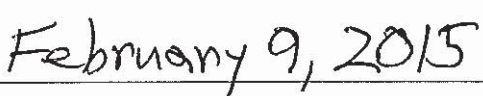
BLOOMINGTON PLAN COMMISSION



Jack Baker, President



Tom Micuda, Secretary



Date

15-05
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF
CITY OF BLOOMINGTON INDIANA

FINDINGS THAT AREAS ARE ECONOMIC DEVELOPMENT AREAS, AMENDMENT TO
THE DECLARATORY RESOLUTIONS OF PREVIOUSLY ENACTED ECONOMIC
DEVELOPMENT AREAS, RE-CHARACTERIZATION OF THE DOWNTOWN AREA, AND
CONSOLIDATION OF NEW AND EXISTING ECONOMIC DEVELOPMENT AREAS INTO
THE BLOOMINGTON CONSOLIDATED ECONOMIC DEVELOPMENT AREA

WHEREAS, pursuant to Indiana Code § 36-7-14-1 *et seq.*, the City of Bloomington (“City”) established this Redevelopment Commission (“RDC”), with—among other things—the power to designate areas as economic development areas; and

PREVIOUSLY DESIGNATED ECONOMIC DEVELOPMENT AREAS

WHEREAS, the RDC, in conjunction with the Bloomington Common Council (“Council”) has previously designated seven (7) economic development areas and allocation areas within the City: (1) Adams Crossing, (2) Downtown, (3) Tapp Road, (4) Thomson, (5) Walnut-Winslow, (6) Thomson Walnut-Winslow, and (7) Whitehall; and

WHEREAS, for the avoidance of doubt, the RDC notes that in 1996 it established the North Kinser Pike & Prow Road Economic Development Area (“North Kinser Pike Area”), and that the North Kinser Pike Area is not affected by this resolution in any way; and

Adams Crossing Economic Development Area

WHEREAS, the RDC did on October 3, 1994, adopt Resolution 94-61 (the “Adams Crossing Declaratory Resolution”) as subsequently confirmed, following a public hearing, by the adoption of Resolution 94-65 (the “Adams Crossing Confirmatory Resolution”) on November 7, 1994, establishing the Adams Crossing Economic Development Area (the “Adams Crossing Area”), designating the Adams Crossing Area as an allocation area for purposes of Indiana Code § 36-7-14-39 (“Adams Crossing Allocation Area”), and approving an economic development plan for the Adams Crossing Area (the “Adams Crossing Development Plan”); and

WHEREAS, the RDC did on February 7, 2000 and December 4, 2009, following public hearings, adopt resolutions amending the Adams Crossing Declaratory Resolution and Adams Crossing Development Plan as evidenced by Resolution Nos. 00-06 and 09-42, respectively, to expand the Adams Crossing Area and Adams Crossing Allocation Area; and

Downtown Economic Development Area

WHEREAS, the RDC did on April 4, 1985, adopt Resolution 85-14 (the “Downtown Declaratory Resolution”) as subsequently confirmed, following a public meeting, by the adoption of Resolution 85-35 (the “Downtown Confirmatory Resolution”) on May 6, 1985, establishing the Downtown Redevelopment Area (“Downtown Area”), designating the Downtown Area as an allocation area for purposes of Indiana Code § 36-7-14-39 (“Downtown Allocation Area”), and approving a redevelopment plan for the Downtown Area (“the Downtown Redevelopment Plan”); and

WHEREAS, the RDC did on January 8, 1990 and December 13, 2010, following public hearings, adopt resolutions amending the Downtown Declaratory Resolution and Downtown Redevelopment Plan as evidenced by Resolution Nos. 90-01 and 10-44, respectively, to expand the Downtown Area and Downtown Allocation Area; and,

Tapp Road Economic Development Area

WHEREAS, the RDC did on January 4, 1993, adopt Resolution 93-02 (the “Tapp Road Declaratory Resolution”) as subsequently confirmed, following a public meeting, by the adoption of Resolution 93-16 (the “Tapp Road Confirmatory Resolution”) on February 19, 1993, establishing the Tapp Road Economic Development Area (“Tapp Road Area”), designating the Tapp Road Area as an allocation area for purposes of Indiana Code § 36-7-14-39 (“Tapp Road Allocation Area”), and approving an economic development plan for the Tapp Road Area (“the Tapp Road Development Plan”); and

WHEREAS, the RDC did on February 3, 2003, following public hearing, adopt a resolution amending the Tapp Road Declaratory Resolution and Tapp Road Development Plan as evidenced by Resolution 03-07 to expand the Tapp Road Area and Tapp Road Allocation Area; and

Thomson Economic Development Area

WHEREAS, the RDC did on December 2, 1991, adopt Resolution 91-87 (the “Thomson Declaratory Resolution”) as subsequently confirmed, following a public meeting, by the adoption of Resolution 92-04 (the “Thomson Confirmatory Resolution”) on January 6, 1992, establishing the Thomson Economic Development Area (“Thomson Area”), designating the Thomson Area as an allocation area for purposes of Indiana Code § 36-7-14-39 (“Thomson Allocation Area”), and approving an economic development plan for the Thomson Area (“the Thomson Development Plan”); and

WHEREAS, the RDC did on February 19, 1993, following public hearing, adopt a resolution amending the Thomson Declaratory Resolution and Thomson Development Plan as evidenced by Resolution 93-17 to expand the Thomson Area and Thomson Allocation Area; and

WHEREAS, the RDC did on April 2, 2001, following public hearing, adopt a resolution amending the Thomson Development Plan as evidenced by Resolution 01-10; and

Walnut-Winslow Economic Development Area

WHEREAS, the RDC did on January 4, 1993, adopt Resolution 93-03 (the “Walnut-Winslow Declaratory Resolution”) as subsequently confirmed, following a public meeting, by the adoption of Resolution 93-18 (the “Walnut-Winslow Confirmatory Resolution”) on February 19, 1993, establishing the Walnut-Winslow Economic Development Area (“Walnut-Winslow Area”), designating the Walnut-Winslow Area as an allocation area for purposes of Indiana Code § 36-7-14-39 (“Walnut-Winslow Allocation Area”), and approving an economic development plan for the Walnut-Winslow Area (“the Walnut-Winslow Development Plan”); and

Thomson-Walnut-Winslow Economic Development Area

WHEREAS, the RDC did on March 4, 2002, adopt Resolution 02-05 (“Thomson-Walnut-Winslow Consolidation Resolution”) to: (1) amend the Thomson Declaratory Resolution and Thomson Development Plan to expand the Thomson Area and Thomson Allocation Area; (2) consolidate the Thomson Area and the Walnut-Winslow Area into one economic development area to be known as the “Thomson Walnut Winslow Consolidated Area”; (3) consolidate the Thomson Allocation Area and the Walnut-Winslow Allocation Area into a single allocation area (the “Thomson Walnut Winslow Allocation Area”), while retaining the respective base assessment dates for the Thomson Allocation Area and the Walnut-Winslow Allocation Area, as expanded; and (4) amend the Economic Development Plans; and

Whitehall-West Third Street Economic Development Area

WHEREAS, the RDC did on February 2, 1998, adopt Resolution 98-04 (the “Whitehall-West Third Street Declaratory Resolution”) as subsequently confirmed, following a public meeting, by the adoption of Resolution 98-14 (the “Whitehall-West Third Street Confirmatory Resolution”) on April 6, 1998, establishing the Whitehall-West Third Street Economic Development Area (“Whitehall-West Third Street Area”), designating the Whitehall-West Third Street Area as an allocation area for purposes of Indiana Code § 36-7-14-39 (“Whitehall-West Third Street Allocation Area”), and approving an economic development plan for the Whitehall-West Third Street Area (“the Whitehall-West Third Street Development Plan”); and

WHEREAS, the RDC did on February 7, 2000, following public hearing, adopt a resolution amending the Whitehall-West Third Street Declaratory Resolution and Whitehall-West Third Street Development Plan as evidenced by Resolution 00-05 to expand the Whitehall-West Third Street Area and Whitehall-West Third Street Allocation Area; and

Extension of the Expiration Dates of Previously Designated Allocation Provisions

WHEREAS, the RDC, in conjunction with the Council, enacted allocation provisions within each of the economic development areas detailed above, some of which were shorter than the maximum limit permitted by law at the time the allocation provision was enacted; and

WHEREAS, the amendment of the term on these allocation provisions to the maximum extent permitted by law is consistent with the economic development plans for each of the economic development areas; and

WHEREAS, for the avoidance of doubt, the RDC desires to make the expiration dates of the allocation provisions as follows, or the maximum permitted by law, whichever is longer:

1. Adams Crossing Area (established by Resolution 94-61): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
2. Adams Crossing Area (expanded by Resolution 00-06): February 7, 2030
3. Adams Crossing Area (expanded by Resolution 09-42): twenty-five years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues
4. Downtown Area (established by Resolution 85-14): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
5. Downtown Area (expanded by Resolution 90-01): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
6. Downtown Area (expanded by Resolution 10-44): twenty-five years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues
7. Tapp Road Area (established by Resolution 93-02): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
8. Tapp Road Area (expanded by Resolution 03-07): February 3, 2033
9. Thomson Area (established by Resolution 91-87): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
10. Thomson Area (expanded by Resolution 93-17): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
11. Thomson Area (expanded by Resolution 02-05): March 4, 2032
12. Walnut-Winslow Area (established by Resolution 93-03): June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later
13. Whitehall-West Third Street (established by Resolution 98-04): February 2, 2028
14. Whitehall-West Third Street (expanded by Resolution 00-05): February 7, 2030

WHEREAS, for the avoidance of doubt, the RDC intends no amendment of the base assessment dates for any allocation area it has created; and

NEWLY DESIGNATED ECONOMIC DEVELOPMENT AREAS

WHEREAS, on January 20, 2015, the RDC has investigated and studied areas within the corporate boundaries of the City, and identified eleven (11) additional areas as economic development areas to be developed under Indiana Code § 36-7-14-1 *et seq.* and Indiana Code § 36-7-25-1 *et seq.*: (1) West 17th Street; (2) Seminary; (3) West Third Street; (4) Bloomfield Road; (5) Thomson-Walnut-Winslow Expansion #1; (6) Thomson-Walnut-Winslow Expansion #2; (7) Thomson-Walnut-Winslow Expansion #3; (8) South Walnut; (9) Tapp Road Expansion #2; (10) Tapp Road Expansion #3; and (11) Fullerton Pike;

WHEREAS, the RDC has been referring to these eleven areas collectively as “Exploration Areas”; and

WHEREAS, at its January 20, 2015, meeting, the RDC requested that City Staff prepare:

- a. Maps and plats showing:
 - i. the boundaries of the area in which property would be affected by amendment of the City’s Economic Development Plans to include the Exploration Areas;
 - ii. the location of the various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning, or redevelopment of the Exploration Areas, indicating any parcels of property to be excluded from the acquisition or otherwise excluded from the effects of the amendment of the City’s Economic Development Plans to include the Exploration Areas; and
 - iii. the parts of the Exploration Areas acquired, if any, that are to be devoted to public ways, levees, sewerage, parks, playgrounds, and other public purposes under the City’s Economic Development Plans.
- b. Lists of the owners of the various parcels proposed to be affected by the amendment of the City’s Economic Development Plans.
- c. An estimate of the costs, if any, to be incurred for the acquisition and redevelopment of property.
- d. An amendment to the City’s Economic Development Plan that: (1) is reasonable and appropriate when considered in relation to the original plan and the purposes of Indiana Code § 36-7-14-1 *et seq.*, and (2) conforms to the comprehensive plan for the City.

WHEREAS, City Staff has prepared the requested documentation, which is hereto attached as Exhibits 1 (the Consolidated and Amended Economic Development Plan dated January 2015) and 2 (a list of parcels affected by the proposed amendment to the City’s Economic Development Plans) and incorporated herein by reference, and the RDC has reviewed the requested documentation; and

THE BLOOMINGTON CONSOLIDATED ECONOMIC DEVELOPMENT AREA

WHEREAS, the: (1) Adams Crossing Area, (2) Downtown Area, (3) Tapp Road Area, (4) Thomson-Walnut-Winslow Area, (5) Whitehall-Third Street Area, and (6) the Exploration Areas (collectively “Core Area”) are contiguous; and

WHEREAS, the RDC has determined that it is of public utility and benefit to consolidate the Core Area to create the Bloomington Consolidated Economic Development Area (“Bloomington Consolidated Area”); and

WHEREAS, following consolidation, real property base assessment dates of the Bloomington Consolidated Area will remain as originally established for each respective Area, and the expiration dates of the respective allocation areas will be modified as set forth above, in *Extension of the Expiration Dates of Previously Designated Allocation Provisions*; and

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

Section 1: The Extension of Expiration Dates of Previously Designated Allocation Provisions

1. The RDC, having reviewed the *Consolidated and Amended Economic Development Plan*, wishes to extend the allocation provisions that it has established to the maximum extent permitted by law. For the avoidance of doubt, the RDC intends to make the expiration dates of the allocation provisions as follows, or the maximum permitted by law, whichever is longer.
2. Amendment of the Adams Crossing Area Allocation Provisions
 - a. The RDC amends Resolution 94-61 to provide that the allocation provision applying to the portion of the Adams Crossing Area that was established October 3, 1994, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.
 - b. The RDC amends Resolution 00-06 to provide that the allocation provision applying to the portion of the Adams Crossing Area that was expanded on February 7, 2000, shall extend until February 7, 2030.
 - c. The RDC amends Resolution 09-42 to provide that the allocation provision applying to the portion of the Adams Crossing Area that was expanded December 4, 2009, shall extend until twenty-five years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues.
3. Amendment of the Downtown Area Allocation Provisions
 - a. The RDC amends Resolution 85-14 to provide that the allocation provision applying to the portion of the Downtown Area that was

- established on April 4, 1985, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.
- b. The RDC amends Resolution 90-01 to provide that the allocation provision applying to the portion of the Downtown Area that was expanded on January 8, 1990, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.
 - c. The RDC amends Resolution 10-44 to provide that the allocation provision applying to the portion of the Downtown Area that was expanded on December 13, 2010, shall extend until twenty-five years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals payable from tax increment revenues.
4. Amendment of the Tapp Road Allocation Provisions
- a. The RDC amends Resolution 93-02 to provide that the allocation provision applying to the portion of the Tapp Road Area that was established on January 4, 1993, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.
 - b. The RDC amends Resolution 03-07 to provide that the allocation provision applying to the portion of the Tapp Road Area that was extended on February 3, 2003, shall extend until February 3, 2033.
5. Amendment of the Thomson Allocation Provisions
- a. The RDC amends Resolution 91-87 to provide that the allocation provision applying to the portion of the Thomson Allocation Area that was established on December 2, 1991, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.
 - b. The RDC amends Resolution 93-17 to provide that the allocation provision applying to the portion of the Thomson Allocation Area that was extended on February 19, 1993, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.
 - c. The RDC amends Resolution 02-05 to provide that the allocation provision applying to the portion of the Thomson Allocation Area that was extended on March 4, 2002, shall extend until March 4, 2032.
6. Amendment of the Walnut-Winslow Allocation Provisions
- a. The RDC amends Resolution 93-03 to provide that the allocation provision applying to the portion of the Walnut-Winslow Allocation Area that was established on January 4, 1993, shall extend until June 30, 2025, or the last date of any obligations that are outstanding on July 1, 2015, whichever is later.

7. Amendment of the Whitehall-West Third Street Allocation Provisions
 - a. The RDC amends Resolution 98-04 to provide that the allocation provision applying to the portion of the Whitehall-West Third Street Allocation Area that was established on February 2, 1998, shall extend until February 2, 2028.
 - b. The RDC amends Resolution 00-05 to provide that the allocation provision applying to the portion of the Whitehall-West Third Street Allocation Area that was established on February 7, 2000, shall extend until February 7, 2030.
8. The RDC finds that the amendment of these resolutions are: (1) reasonable and appropriate when considered in relation to the original resolution and the purposes of Indiana Code § 36-7-14-1 *et seq.* and (2) the amended resolutions conform to the comprehensive plan for the City.

Section 2: The Recharacterization of the Downtown Area

1. The RDC has reviewed the items prepared by City Staff at the RDC's Direction, including the *Consolidated and Amended Economic Development Plan* ("Plan"), and finds that with respect to the Downtown Area:
 - a. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State of Indiana ("State"); and (D) will serve to protect and increase property values in the City and State;
 - b. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
 - c. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
 - d. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
 - e. The Plan conforms to the development and redevelopment plans for the City.
2. In light of these findings, the RDC re-characterizes the Downtown Area, as established by Resolution 85-14, confirmed by Resolution 85-35, and expanded by Resolutions 90-01 and 10-44, as the Downtown Economic Development Area, an economic development area within the meaning of Indiana Code § 36-7-14-41.

3. For the avoidance of doubt, the base assessment date for the Downtown Area shall be maintained and retained as set forth in Resolutions 85-14, 85-35, 90-01, and 10-44, and shall not be affected by this re-characterization.
4. For the avoidance of doubt, the expiration date of the Downtown Area Allocation Provisions as amended by Section 1 of this Resolution, shall not be affected by this re-characterization.

Section 3: The Creation of New Economic Development Areas and Allocation Areas

1. West 17th Street Economic Development Area (“West 17th Street Area”)
 - a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the West 17th Street Area:
 - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
 - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
 - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
 - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
 - v. The Plan conforms to the development and redevelopment plans for the City.
 - b. The general boundaries of the West 17th Street Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
 - c. The parcels identified in Exhibit 2-A are hereby designated the West 17th Street Economic Development Area. The Plan is hereby in all respects approved.
 - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the West 17th Street Area. At the time the RDC proposes to acquire specific parcels of land, the required

procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.

- e. The RDC finds that no residents of the West 17th Street Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
- f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the West 17th Street Area, subject to the limitations in Indiana Code § 36-7-14-43.
- g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the West 17th Street Area shall constitute an allocation area (“West 17th Street Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the West 17th Street Allocation Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the West 17th Street Area paid into the West 17th Street Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
- h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the West 17th Street Allocation Area that would not have been generated but for the adoption of the allocation provisions.

2. Seminary Economic Development Area (“Seminary Area”)
 - a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the Seminary Area:
 - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
 - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
 - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
 - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
 - v. The Plan conforms to the development and redevelopment plans for the City.
 - b. The general boundaries of the Seminary Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
 - c. The parcels identified in Exhibit 2-B are hereby designated the Seminary Economic Development Area. The Plan is hereby in all respects approved.
 - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Seminary Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
 - e. The RDC finds that no residents of the Seminary Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
 - f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the

- RDC in the Seminary Area, subject to the limitations in Indiana Code § 36-7-14-43.
- g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Seminary Area shall constitute an allocation area (“Seminary Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Seminary Allocation Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Seminary Area paid into the Seminary Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
 - h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Seminary Allocation Area that would not have been generated but for the adoption of the allocation provisions.
3. West Third Street Economic Development Area (“West Third Street Area”)
- a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the West Third Street Area:
 - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
 - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
 - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
 - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic

- base;
- v. The Plan conforms to the development and redevelopment plans for the City.
 - b. The general boundaries of the West Third Street Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
 - c. The parcels identified in Exhibit 2-C are hereby designated the West Third Street Economic Development Area. The Plan is hereby in all respects approved.
 - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the West Third Street Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
 - e. The RDC finds that no residents of the West Third Street Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
 - f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the West Third Street Area, subject to the limitations in Indiana Code § 36-7-14-43.
 - g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the West Third Street Area shall constitute an allocation area (“West Third Street Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the West Third Street Allocation Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the West Third Street Area paid into the West Third Street Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
 - h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the West Third Street Allocation Area that would not have been generated but for the adoption of the allocation provisions.

4. Bloomfield Road Economic Development Area (“Bloomfield Road Area”)
 - a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the Bloomfield Road Area:
 - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
 - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
 - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
 - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
 - v. The Plan conforms to the development and redevelopment plans for the City.
 - b. The general boundaries of the Bloomfield Road Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
 - c. The parcels identified in Exhibit 2-D are hereby designated the Bloomfield Road Economic Development Area. The Plan is hereby in all respects approved.
 - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Bloomfield Road Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
 - e. The RDC finds that no residents of the Bloomfield Road Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
 - f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the

RDC in the Bloomfield Road Area, subject to the limitations in Indiana Code § 36-7-14-43.

- g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Bloomfield Road Area shall constitute an allocation area (“Bloomfield Road Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Bloomfield Road Allocation Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Bloomfield Road Area paid into the Bloomfield Road Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
 - h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Bloomfield Road Allocation Area that would not have been generated but for the adoption of the allocation provisions.
5. Thomson-Walnut-Winslow Expansion #1 Economic Development Area (“Thomson-Walnut-Winslow Expansion #1 Area”)
- a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the Thomson-Walnut-Winslow Expansion #1 Area:
 - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
 - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
 - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
 - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the

- property tax base; and (C) improved diversity of the economic base;
- v. The Plan conforms to the development and redevelopment plans for the City.
 - b. The general boundaries of the Thomson-Walnut-Winslow Expansion #1 Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit I.
 - c. The parcel described in Exhibit 2-E is hereby designated the Thomson-Walnut-Winslow Expansion #1 Economic Development Area. The Plan is hereby in all respects approved.
 - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Thomson-Walnut-Winslow Expansion #1 Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
 - e. The RDC finds that no residents of the Thomson-Walnut-Winslow Expansion #1 Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
 - f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the Thomson-Walnut-Winslow Expansion #1 Area, subject to the limitations in Indiana Code § 36-7-14-43.
 - g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Thomson-Walnut-Winslow Expansion #1 Area shall constitute an allocation area (“Thomson-Walnut-Winslow Expansion #1 Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Thomson-Walnut-Winslow Expansion #1 Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Thomson-Walnut-Winslow Expansion #1 Area paid into the Thomson-Walnut-Winslow Expansion #1 Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
 - h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the

Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Thomson-Walnut-Winslow Expansion #1 Allocation Area that would not have been generated but for the adoption of the allocation provisions.

6. Thomson-Walnut-Winslow Expansion #2 Economic Development Area (“Thomson-Walnut-Winslow Expansion #2 Area”)
 - a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the Thomson-Walnut-Winslow Expansion #2 Area:
 - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
 - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
 - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
 - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
 - v. The Plan conforms to the development and redevelopment plans for the City.
 - b. The general boundaries of the Thomson-Walnut-Winslow Expansion #2 Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
 - c. The parcel identified in Exhibit 2-F is hereby designated the Thomson-Walnut-Winslow Expansion #2 Economic Development Area. The Plan is hereby in all respects approved.
 - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Thomson-Walnut-Winslow Expansion #2 Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.

- e. The RDC finds that no residents of the Thomson-Walnut-Winslow Expansion #2 Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
 - f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the Thomson-Walnut-Winslow Expansion #2 Area, subject to the limitations in Indiana Code § 36-7-14-43.
 - g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Thomson-Walnut-Winslow Expansion #2 Area shall constitute an allocation area (“Thomson-Walnut-Winslow Expansion #2 Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Thomson-Walnut-Winslow Expansion #2 Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Thomson-Walnut-Winslow Expansion #2 Area paid into the Thomson-Walnut-Winslow Expansion #2 Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
 - h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Thomson-Walnut-Winslow Expansion #2 Allocation Area that would not have been generated but for the adoption of the allocation provisions.
7. Thomson-Walnut-Winslow Expansion #3 Economic Development Area (“Thomson-Walnut-Winslow Expansion #3 Area”)
- a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the Thomson-Walnut-Winslow Expansion #3 Area:
 - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
 - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public

- improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
- iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
 - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
 - v. The Plan conforms to the development and redevelopment plans for the City.
- b. The general boundaries of the Thomson-Walnut-Winslow Expansion #3 Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
 - c. The parcel identified in Exhibit 2-G is hereby designated the Thomson-Walnut-Winslow Expansion #3 Economic Development Area. The Plan is hereby in all respects approved.
 - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Thomson-Walnut-Winslow Expansion #3 Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
 - e. The RDC finds that no residents of the Thomson-Walnut-Winslow Expansion #3 Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
 - f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the Thomson-Walnut-Winslow Expansion #3 Area, subject to the limitations in Indiana Code § 36-7-14-43.
 - g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Thomson-Walnut-Winslow Expansion #3 Area shall constitute an allocation area (“Thomson-Walnut-Winslow Expansion #3 Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Thomson-Walnut-Winslow Expansion #3 Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the

- d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the South Walnut Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
- e. The RDC finds that no residents of the South Walnut Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
- f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the South Walnut Area, subject to the limitations in Indiana Code § 36-7-14-43.
- g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the South Walnut Area shall constitute an allocation area (“South Walnut Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the South Walnut Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the South Walnut Area paid into the South Walnut Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
- h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the South Walnut Allocation Area that would not have been generated but for the adoption of the allocation provisions.

9. Tapp Road Expansion #2 Economic Development Area (“Tapp Road Expansion #2 Area”)
 - a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the Tapp Road Expansion #2 Area:
 - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State of Indiana (“State”); and (D) will serve to protect and increase property values in the City and State;
 - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
 - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
 - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
 - v. The Plan conforms to the development and redevelopment plans for the City.
 - b. The general boundaries of the Tapp Road Expansion #2 Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
 - c. The parcels identified in Exhibit 2-I are hereby designated the Tapp Road Expansion #2 Economic Development Area. The Plan is hereby in all respects approved.
 - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Tapp Road Expansion #2 Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
 - e. The RDC finds that no residents of the Tapp Road Expansion #2 Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

- f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the Tapp Road Expansion #2 Area, subject to the limitations in Indiana Code § 36-7-14-43.
 - g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Tapp Road Expansion #2 Area shall constitute an allocation area (“Tapp Road Expansion #2 Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Tapp Road Expansion #2 Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Tapp Road Expansion #2 Area paid into the Tapp Road Expansion #2 Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
 - h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Tapp Road Expansion #2 Allocation Area that would not have been generated but for the adoption of the allocation provisions.
10. Tapp Road Expansion #3 Economic Development Area (“Tapp Road Expansion #3 Area”)
- a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the Tapp Road Expansion #3 Area:
 - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State; and (D) will serve to protect and increase property values in the City and State;
 - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
 - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;

- iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
- v. The Plan conforms to the development and redevelopment plans for the City.
- b. The general boundaries of the Tapp Road Expansion #3 Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
- c. The parcels identified in Exhibit 2-J are hereby designated the Tapp Road Expansion #3 Economic Development Area. The Plan is hereby in all respects approved.
- d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Tapp Road Expansion #3 Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
- e. The RDC finds that no residents of the Tapp Road Expansion #3 Area will be displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
- f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the Tapp Road Expansion #3 Area, subject to the limitations in Indiana Code § 36-7-14-43.
- g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Tapp Road Expansion #3 Area shall constitute an allocation area (“Tapp Road Expansion #3 Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Tapp Road Expansion #3 Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Tapp Road Expansion #3 Area paid into the Tapp Road Expansion #3 Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.

- h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Tapp Road Expansion #3 Allocation Area that would not have been generated but for the adoption of the allocation provisions.
11. Fullerton Pike Economic Development Area (“Fullerton Pike Area”)
- a. The RDC has reviewed the items prepared by City Staff at the RDC’s direction, including the Plan, and finds that with respect to the Fullerton Pike Area:
 - i. The Plan: (A) promotes significant opportunities for the gainful employment of its citizens; (B) will benefit the public health, safety, morals, and welfare; (C) will increase the economic well-being of the City and the State of Indiana (“State”); and (D) will serve to protect and increase property values in the City and State;
 - ii. The Plan cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to Indiana Code § 36-7-14-1 *et seq.*, because of: (A) the lack of local public improvements; (B) the existence of improvements or conditions that lower the value of the land below that of nearby land; and (C) other similar conditions, specifically the lack of available funding from other sources to construct needed public improvements;
 - iii. The public health and welfare will be benefitted by the accomplishment of the plan for the economic development area;
 - iv. The accomplishment of the plan for the economic development area will be a public utility and benefit as measured by: (A) the attraction or retention of permanent jobs; (B) an increase in the property tax base; and (C) improved diversity of the economic base;
 - v. The Plan conforms to the development and redevelopment plans for the City.
 - b. The general boundaries of the Fullerton Pike Economic Development Area are described on the map attached hereto as Exhibit A to Exhibit 1.
 - c. The parcels identified in Exhibit 2-K are hereby designated the Fullerton Pike Economic Development Area. The Plan is hereby in all respects approved.
 - d. The Plan does not recommend any specific property acquisition, and the RDC does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Fullerton Pike Area. At the time the RDC proposes to acquire specific parcels of land, the required procedures for amending the Plan under Indiana Code § 36-7-14-1 *et seq.* will be followed, including notice by publication and to affected owners, and a public hearing.
 - e. The RDC finds that no residents of the Fullerton Pike Area will be

displaced by any project resulting from the Plan. Accordingly, the RDC finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

- f. All of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area may be exercised by the RDC in the Fullerton Pike Area, subject to the limitations in Indiana Code § 36-7-14-43.
- g. The RDC hereby finds that for purposes of the allocation provisions of Indiana Code § 36-7-14-39, the Fullerton Pike Area shall constitute an allocation area (“Fullerton Pike Allocation Area”), and that any real property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Fullerton Pike Area shall be allocated and distributed pursuant to Indiana Code § 36-7-14-39, with the property tax proceeds allocated to the Fullerton Pike Area paid into the Fullerton Pike Allocation Fund, to be used in accordance with Indiana Code § 36-7-14-39(b)(3). This allocation provision shall continue to the maximum extent permitted by law, or twenty-five years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues, whichever is later. The base assessment date for the allocation area shall be March 1, 2014.
- h. The RDC, pursuant to Indiana Code § 36-7-14-39, after examining the Plan, and taking testimony, further finds that the adoption of the allocation provision, above, will result in new property taxes in the Fullerton Pike Allocation Area that would not have been generated but for the adoption of the allocation provisions.

Section 4: The Consolidation of Economic Development Areas and Allocation Areas

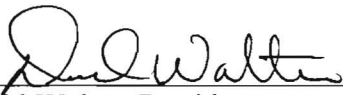
1. Based upon the information presented to it, the RDC has determined that it is of public utility and benefit to consolidate the contiguous economic development areas within the City, specifically: (1) the Adams Crossing Area, (2) the Downtown Area, (3) the Tapp Road Area, (4) the Thomson-Walnut-Winslow Area, (5) the Whitehall-Third Street Area, (6) the West 17th Street Area, (7) the Seminary Area, (8) the West Third Street Area, (9) the Bloomfield Road Area, (10) the Thomson-Walnut-Winslow Expansion #1 Area, (11) the Thomson-Walnut-Winslow Expansion #2 Area, (12) the Thomson-Walnut-Winslow Expansion #3 Area, (13) the South Walnut Area, (14) the Tapp Road Expansion #2 Area, (15) the Tapp Road Expansion #3 Area, and (16) the Fullerton Pike Area, to create the Bloomington Consolidated Economic Development Area (“Bloomington Consolidated Area”).
2. The Bloomington Consolidated Area shall be a single economic development area.
3. Based on the information presented to it, the RDC has determined that it is of public utility and benefit to consolidate the allocation areas within the Bloomington Consolidated Area into a single allocation area, known as the Bloomington Consolidated Allocation Area. For administrative convenience, these allocation areas may sometimes be referred to as sub-allocation areas of the Bloomington Consolidated Allocation Area.
4. The respective base assessment date for each of the sub-allocation areas of the Bloomington Consolidated Allocation Area shall be maintained and retained, and shall not be affected by this consolidation.
5. The expiration date of the sub-allocation areas of the Bloomington Consolidated Allocation Area shall be consistent with Sections 1, 2, and 3 of this Resolution.
6. The boundaries of the allocation areas within the Bloomington Consolidated Area are hereby consolidated into a single allocation area, known as the Bloomington Consolidated Allocation Area. All property taxes levied on property in the Bloomington Consolidated Allocation Area shall be collected and distributed as described in Indiana Code § 36-7-14-39 and upon their allocation to the redevelopment district, such property tax proceeds shall be deposited in a combined allocation fund hereby created for the Bloomington Consolidated Allocation Area (the “Bloomington Consolidated Allocation Fund”).
7. The *Consolidated and Amended Economic Development Plan* is hereby approved. The amendment is reasonable and appropriate when considered in relation to the original economic development plans, and the purposes of Indiana Code § 36-7-14-1 *et seq.*
8. This Resolution and the *Consolidated and Amended Economic Development Plan* conform to the comprehensive plan for the unit.
9. To avoid any doubt or confusion, all of the rights, powers, privileges, and immunities that may be exercised by the RDC in an economic development area

may be exercised by the RDC in the Bloomington Consolidated Area, subject to the limitations in Indiana Code § 36-7-14-43.

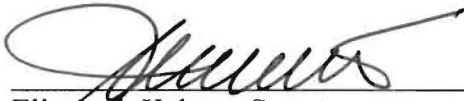
Section 5: Instructions and Next Actions

1. The officers of the RDC are hereby directed to make any and all required filings in connection with the actions outlined in this Resolution.
2. This Resolution, together with the Plan and any supporting data, shall be submitted to the Plan Commission (pursuant to Indiana Code § 36-7-14-16(a) and (b)) and the Bloomington Common Council (pursuant to Indiana Code § 36-7-14-16(b)).
3. Upon the approval of the Plan Commission and the Bloomington Common Council, the RDC requests City Staff prepare and publish the required notices under Indiana Code § 36-7-14-17 and Indiana Code § 36-7-14-17.5.
4. The Clerk of the City is directed to record a copy of this Resolution with the Monroe County Recorder, and shall provide a copy of said Resolution to the Auditor of Monroe County.
5. This Resolution shall be in full force and effect from and after its adoption by the RDC.

BLOOMINGTON REDEVELOPMENT COMMISSION



David Walter, President



Elizabeth Kehoe, Secretary

John L. West, VP

2/2/15

Date

Consolidated and Amended Economic Development Plan

creating the

Bloomington Consolidated Economic Development Area

Incorporating the following Economic Development Areas:

Adams Crossing
Downtown
Tapp Road
Thomson Walnut-Winslow
Whitehall

City of Bloomington
Bloomington, Indiana
January 2015

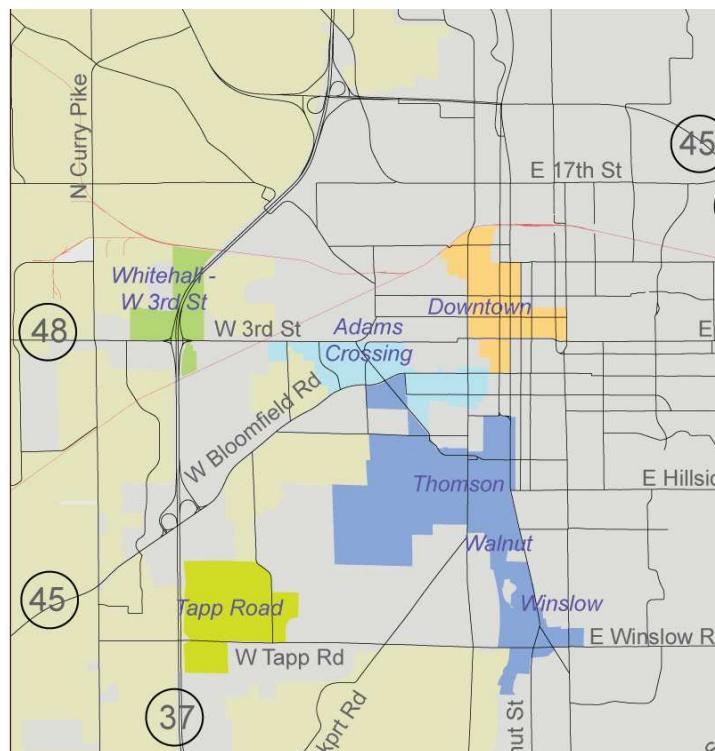
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INTRODUCTION

This economic development plan amends and consolidates several Economic Development Areas and provides guidance for land use planning, new development, redevelopment and the provision of infrastructure within those Economic Development Areas (EDA). The EDAs were originally established or amended as follows:

Adams Crossing	Established	1994	108 acres
Adams Crossing	Amended	2000	10 acres
Adams Crossing	Amended	2009	86 acres
Downtown	Established	1985	133 acres
Downtown	Amended	1990	21 acres
Downtown	Amended	2010	48 acres
Tapp Road	Established	1993	216 acres
Tapp Road	Amended	2003	25 acres
Thomson	Established	1991	276 acres
Thomson	Amended	1993	245 acres
Walnut-Winslow	Established	1993	117 acres
Thomson Walnut-Winslow	Consolidated/Amended	2002	63 acres
Whitehall	Established	1998	113 acres
Whitehall	Amended	2000	10.05 acres



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.

GEOGRAPHIC DESCRIPTION

Adams Crossing (1994):

A part of Section 5 and Section 6, Township 8 North, Range 1 West, Perry Township

108 ACRES

A part of the North one-half of Section 5, and a part of the Northeast quarter of Section 6, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more specifically described as follows:

Beginning at a PK nail found marking the southeast corner of Section 31, Township 9 North, Range 1 West, said corner being on the north line of said Northeast quarter of Section 6 and on West Third Street; Thence on said north line of the Northeast quarter of Section 6 and on and along West Third Street north 89 degrees 39 minutes 56 seconds West (assumed basis of bearings) 213.80 feet; The continuing on said north line and West 3rd Street South 89 degrees 27 minutes 03 seconds West 891.17 feet to the northeast corner of Cory Plaza recorded as Instrument No. 2005020944 in Plat Cabinet D, Envelope 17 in the office of the Recorder of Monroe County, Indiana; Thence leaving West 3rd Street and on the east line of Cory Plaza and on and along South Cory Lane South 02 degrees 06 minutes 23 seconds East 127.18 feet; Thence leaving the east line of Cory Plaza and South Cory Lane North 87 degrees 53 minutes 37 seconds East 170.68 feet; Thence South 02 degrees 06 minutes 23 seconds East 261.39 feet; Thence South 89 degrees 47 minutes 19 seconds East 335.00 feet; Thence South 02 degrees 21 minutes 49 seconds East 260.26 feet; Thence South 89 degrees 47 minutes 19 seconds East 390.00 feet to the west line of Landmark Business Center Phase I recorded as Instrument No. 608902 in Plat Cabinet C, Envelope 176, Monroe County Recorder; Thence on the west line of Landmark Business Center Phase I South 02 degrees 21 minutes 49 seconds East 425.00 feet to the southwest corner of Landmark Business Center I; Thence on the south line of Landmark Business Center Phase I South 89 degrees 42 minutes 56 seconds East 423.12 feet to the northwest corner of Landmark Business Center Phase III as recorded in Plat Cabinet C, Envelope 259, Monroe County Recorder; Thence on the west line of Landmark Business Center Phase III South 02 degrees 15 Minutes 13 seconds East 751.63 feet to the southwest corner of Landmark Business Center Phase III; Thence leaving Landmark Business Center Phase III and crossing West 2nd Street South 05 degrees 42 minutes 28 seconds East 70.34 feet; Thence South 02 degrees 39 minutes 11 seconds East 23.16 feet to the south right-of-way line of West 2nd Street; Thence on said south right-of-way line North 54 degrees 36 minutes 54 seconds East 164.84 feet; Thence North 59 degrees 53 minutes 03 seconds East 227.12 feet; Thence North 65 degrees 21 minutes 42 seconds East 115.70 feet; Thence North 69 degrees 31 minutes 08 seconds East 154.88 feet; Thence North 72 degrees 30 minutes 58 seconds East 35.45 feet; Thence North 75 degrees 38 minutes 20 seconds East 218.87 feet; Thence North 06 degrees 10 minutes 39 seconds West 18.40 feet to the beginning of a curve concave to the south and having a radius of 1818.40 feet; Thence on said curve Easterly 395.75 feet through a central angle of 12 degrees 28 minutes 11 seconds; Thence South 88 degrees

18 minutes 50 seconds East 119.88 feet to the beginning of a curve concave to the northwest and having a radius of 1026.63 feet; Thence on said curve Northeasterly 339.93 feet through a central angle of 18 degrees 58 minutes 18 seconds; Thence on a radial line South 17 degrees 17 minutes 08 seconds East 5.00 feet to the beginning of a non-tangent curve concave to the northwest and having a radius of 1031.63 feet; Thence on said curve Northeasterly 103.51 feet through a central angle of 05 degrees 44 minutes 56 seconds; Thence North 63 degrees 34 minutes 22 seconds East 211.40; Thence North 62 degrees 51 minutes 10 seconds East 301.07 feet; Thence North 27 degrees 08 minutes 50 seconds West 5.00 feet; Thence North 62 degrees 51 minutes 10 seconds East 20.00 feet to the beginning of a curve concave to the southeast and having a radius of 686.38 feet; Thence on said curve Easterly 314.77 feet through a central angle of 26 degrees 16 minutes 31 seconds; Thence South 89 degrees 55 minutes 08 seconds East 55.33 feet to the east right-of-way line of South Walker Street; Thence leaving said south right-of-way line of West 2nd Street and on the east right-of-way line of South Walker Street North 02 degrees 48 minutes 48 seconds West 1073.96 feet to the north line of the Northwest quarter of Section 5, Township 8 North, Range 1 West; Thence on said north line of the Northwest quarter and on and along West 3rd Street North 89 degrees 44 minutes 02 seconds West 1009.13 feet; Thence continuing on said north line and on and along West 3rd Street North 89 degrees 10 minutes 35 seconds West 1674.72 feet; Thence continuing on said north line and on and along West 3rd Street North 89 degrees 30 minutes 28 seconds West 160.73 feet to the Point of Beginning. Containing 108 ACRES, more or less.

Adams Crossing (2000):

A part of the Northeast quarter of Section 6, Township 8 North, Range 1 West, Perry Township

10 ACRES

A part of the northeast quarter of Section 6, Township 8 North, range 1 West, Perry Township, Monroe County, Indiana, more specifically described as follows:

Commencing at a PK nail found marking the southeast corner of Section 31, Township 9 North, Range 1 West, said corner being on the north line of said Northeast quarter of Section 6 and on West Third Street; Thence on said north line of the Northeast quarter of Section 6 and on and along West Third Street North 89 degrees 39 minutes 56 seconds West (assumed basis of bearings) 213.80 feet; Thence continuing on said north line and West 3rd Street South 89 degrees 27 minutes seconds West 891.77 feet to the northeast corner of Cory Plaza recorded as Instrument No. 2005020944 in Plat Cabinet D, Envelope 17 in the office of the Recorder of Monroe County, Indiana, said corner being the true Point of Beginning;

Thence on the north line of Cory Plaza North 89 degrees 47 minutes 19 seconds West 631.05 feet; Thence leaving West 3rd Street and on the west line of Cory Plaza South 02 degrees 17 minutes 07 seconds East 693.01 feet to the southwest corner of Cory Plaza; Thence on the south line of Cory Plaza South 89 degrees 47 minutes 19 seconds East 315.50 feet; Thence North 02 degrees 17 minutes 07 seconds West 51.05 feet;

Thence South 89 degrees 47 minutes 19 seconds East 333.03 feet to the southeast corner of Cory Plaza; Thence on the east line of Cory Plaza and on and along South Cory Lane North 02 degrees 06 minutes 23 seconds West 641.87 feet to the Point of Beginning. Containing 10 ACRES, more or less.

Adams Crossing (2009):

A part of Section 5, Township 8 North, Range 1 West, Perry Township

86 ACRES

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

Commencing at PK nail found marking the southeast corner of Section 31, Township 9 North, Range 1 West, said corner being on the north line of the Northeast quarter of Section 6, Township 8 North, Range 1 West and on West Third Street; Thence on said north line of the Northeast quarter of Section 6 and the north line of said Section 5, Township 8 North, Range 1 West and on and along West Third Street South 89 degrees 30 minutes 28 seconds East (assumed basis of bearings) 160.73 feet; Thence continuing on said north line and West 3rd Street South 89 degrees 10 minutes 35 seconds East 1674.72 feet; Thence continuing on said north line and West 3rd Street South 89 degrees 44 minutes 02 seconds East 1009.13 feet to the east right-of-way line of South Walker Street; Thence leaving said north line and West 3rd Street and on said east right-of-way line of South Walker Street South 02 degrees 48 minutes 48 seconds East 842.61 feet to the true Point of Beginning;

Thence continuing on said east right-of-way line South 02 degrees 48 minutes 48 seconds East 1290.02 feet to east right-of-way line of Patterson Drive; Thence leaving said east right-of-way line of South Walker Street and on the east right-of-way line of Patterson Drive South 39 degrees 50 minutes 39 seconds East 1132.11 feet to the west line of Lot A in Dixie Highway Addition as recorded in Plat Cabinet B, Envelope 39, Monroe County Recorder; Thence leaving said east right-of-way line of Patterson Drive and on the west line of Lots A, 34, 79, 80, 115, 116, and 141 in Dixie Highway Addition North 00 degrees 35 minutes 34 seconds East 1034.83 feet to the northwest corner of said lot 141; Thence on the north line of Lots 141, 140, 139, 138, 137, 136, 135, 134, and 133 in said addition South 89 degrees 28 minutes 46 seconds East 432.00 feet to the northeast corner of said lot 133; Thence on the east line of Lot 133 South 00 degrees 35 minutes 34 seconds West 44.47 feet; Thence leaving said east line and on the north line of Lots 132 and 131 South 89 degrees 28 minutes 46 seconds East 96.00 feet to the northeast corner of said lot 131; Thence leaving said north lot line North 00 degrees 35 minutes 34 seconds East 44.47 feet; Thence South 89 degrees 28 minutes 46 seconds East 96.00 feet to the west right-of-way line of South Fairview Street; Thence on the west right-of-way line of South Fairview Street South 00 degrees 35 minutes 34 seconds West 148.87 feet to the south right-of-way line of West Wylie Street; Thence on the south right-of-way line of West Wylie Street South 89 Degrees 28 minutes 46 seconds East 705.46 feet to the east right-of-way line of South Rogers Street; Thence on the east right-of-way line of South Rogers Street South 00 degrees 04 minutes 30 seconds West 70.32 feet; Thence

leaving said east right-of-way line South 89 degrees 28 minutes 46 seconds East 324.31 feet; Thence North 00 degrees 04 minutes 30 seconds East 104.98 feet; Thence North 89 degrees 28 minutes 46 seconds West 106.33 feet; Thence North 00 degrees 04 minutes 30 seconds East 111.63 feet; Thence South 89 degrees 28 minutes 46 seconds East 489.13 feet to the east right-of-way line of South Morton Street; Thence on the east right-of-way line of South Morton Street North 00 degrees 03 minutes 59 seconds East 950.40 feet; Thence crossing West 2nd Street North 09 degrees 50 minutes 02 seconds East 69.77 feet; Thence North 00 degrees 06 minutes 31 seconds East 157.70 feet; Thence leaving said right-of-way line of South Morton Street North 85 degrees 06 minutes 55 seconds West 82.79 feet; Thence South 89 degrees 52 minutes 14 seconds West 278.00 feet; Thence South 72 degrees 42 minutes 56 seconds West 17.29 feet; Thence South 89 degrees 52 minutes 26 seconds West 345.11 feet; Thence North 86 degrees 30 minutes 05 seconds West 57.81 feet; Thence South 89 degrees 35 minutes 59 seconds West 363.16 feet; Thence North 00 degrees 19 minutes 46 seconds West 143.09 feet; Thence South 89 degrees 57 minutes 58 seconds West 423.25 feet; Thence South 00 degrees 19 minutes 46 seconds East 146.99 feet; Thence North 89 degrees 26 minutes 53 seconds West 175.48 feet; Thence South 00 degrees 19 minutes 46 seconds West 152.94 feet to the north right-of-way line of West 2nd Street; Thence on the north right-of-way line of West 2nd Street South 89 degrees 55 minutes 09 seconds West 205.58 feet; Thence South 89 degrees 23 minutes 10 seconds West 121.23 feet; Thence South 89 degrees 32 minutes 24 seconds West 184.44 feet; Thence South 82 degrees 49 minutes 37 seconds West 12.09 feet; Thence South 89 degrees 57 minutes 58 seconds West 248.00 feet; Thence leaving said north right-of-way line North 00 degrees 19 minutes 46 seconds West 170.00 feet; Thence South 89 degrees 57 minutes 58 seconds West 344.38 feet to the Point of Beginning. Containing 86 ACRES, more or less.

Downtown (1985):

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

Beginning at the intersection of the north right-of-way of Third Street and the east right-of-way of Rogers Street; Thence on the east right-of-way of said Rogers Street North 00 degrees 14 minutes 49 seconds East 1000.10 feet; Thence North 00 degrees 16 minutes 56 seconds East 82.50 feet; Thence North 00 degrees 33 minutes 50 seconds East 636.69 feet; Thence North 15 degrees 49 minutes 48 seconds West 52.01 feet; Thence North 00 degrees 43 minutes 43 seconds East 556.72 feet; Thence leaving said east right-of-way line North 88 degrees 59 minutes 52 seconds East 651.60 feet to the west right-of-way line of Morton Street; Thence on said west right-of-way line North 00 degrees 58 minutes 24 seconds East 168.58 feet to a point where a prolongation from the east of the south right-of-way line of Tenth Street intersects said west right-of-way line; Thence leaving said west right-of-way and on said south right-of-way line of Tenth Street North 89 degrees 40 minutes 22 seconds East 350.68 feet; Thence North 88 degrees 21 minutes 23 seconds East 82.55 feet; Thence North 89 degrees 41 minutes 59 seconds East 276.50 feet; Thence South 84 degrees 26 minutes 36 seconds East 82.84 feet; Thence North 89 degrees 59 minutes 35 seconds East 287.00 feet to the west right-of-way line of Washington Street; Thence leaving said south right-of-way line and on said

west right-of-way line South 00 degrees 21 minutes 05 seconds West 744.94 feet; Thence South 11 degrees 13 minutes 30 seconds West 50.47 feet; Thence South 00 degrees 11 minutes 02 seconds East 720.58 feet to the south right-of-way line of Sixth Street; Thence leaving said west right-of-way line and on said south right-of-way line South 89 degrees 37 minutes 21 seconds East 1535.92 feet to the west right-of-way line of Indiana Avenue; Thence leaving said south right-of-way line and on said west right-of-way line South 00 degrees 52 minutes 04 seconds East 1101.62 feet to the north right-of-way line of Third Street; Thence leaving said west right-of-way line and on said north right-of-way line North 86 degrees 15 minutes 06 seconds West 281.22 feet; Thence North 65 degrees 06 minutes 13 seconds West 38.69 feet to the east right-of-way line of Dunn Street; Thence leaving said north right-of-way line and on said east right-of-way line North 00 degrees 41 minutes 19 seconds West 73.00 feet to a point where a prolongation from the west of the north right-of-way line of Third Street intersects said east right-of-way line; Thence leaving said east right-of-way line and on said north right-of-way line North 89 degrees 42 minutes 21 seconds West 2961.31 feet to the Point of Beginning. Containing **133 ACRES**, more or less.

Downtown (1990):

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

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

Downtown (2010):

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

Beginning at the intersection of the north right-of-way of Seventh Street and the east right-of-way of Rogers Street; Thence on the east right-of-way of said Rogers Street North 00 degrees 33 minutes 50 seconds East 274.09 feet;

Thence North 15 degrees 49 minutes 48 seconds West 52.01 feet; Thence North 00 degrees 43 minutes 43 seconds East 556.72 feet; Thence leaving said east right-of-way North 88 degrees 59 minutes 52 seconds East 651.60 feet to the west right-of-way of Morton Street; Thence on said west right-of-way North 00 degrees 58 minutes 24 seconds East 168.58 feet to a point where a prolongation from the east of the south right-of-way line of Tenth Street intersects said west right-of-way line; Thence leaving said west right-of-way and on said south right-of-way line of Tenth Street North 89 degrees 40 minutes 22 seconds East 74.67 feet to a point where a prolongation from the north of the east right-of-way of Morton Street intersects said south right-of-way line; Thence leaving said south right-of-way line and on said east right-of-way line North 02 degrees 40 minutes 55 seconds East 40.06 feet; Thence North 00 degrees 21 minutes 08 seconds East 588.27 feet to the north right-of-way line of Eleventh Street; Thence leaving said east right-of-way line and on said north right-of-way line North 89 degrees 42 minutes 20 seconds East 89.49 feet; Thence leaving said north right-of-way line North 00 degrees 34 minutes 35 seconds East 236.68 feet; Thence South 89 degrees 55 minutes 06 seconds West 12.01 feet; Thence North 00 degrees 59 minutes 38 seconds East 132.66 feet; Thence South 89 degrees 18 minutes 40 seconds East 64.07 feet; Thence North 00 degrees 59 minutes 32 seconds East 176.30 feet; Thence South 89 degrees 24 minutes 20 seconds East 132.18 feet to the west right-of-way line of College Avenue; Thence on said west right-of-way line North 00 degrees 41 minutes 20 seconds East 59.00 feet to the south right-of-way line of Thirteenth Street; Thence leaving said west right-of-way line and on said south right-of-way line South 89 degrees 59 minutes 56 seconds West 593.97 feet to the south right-of-way line of The Indiana Rail Road; Thence leaving said south right-of-way line of Thirteenth Street and on said south right-of-way line of said railroad South 75 degrees 41 minutes 33 seconds West 182.68 feet to the beginning of a non-tangent curve concave to the southeast having a radius of 1375.00 feet to which a radial line bears North 17 degrees 56 minutes 16 seconds West; Thence on said curve Southwesterly 527.85 feet through a central angle of 21 degrees 59 minutes 43 seconds; Thence South 50 degrees 04 minutes 01 second West 954.54 feet; Thence leaving said south right-of-way line South 00 degrees 49 minutes 52 seconds West 181.88 feet; Thence South 89 degrees 10 minutes 08 seconds East 60.00 feet to the west right-of-way line of Amy Robinson Drive; Thence on said west right-of-way line South 00 degrees 49 minutes 52 seconds West 10.00 feet; Thence leaving said west right-of-way line South 89 degrees 10 minutes 08 seconds East 174.50 feet to the east right-of-way line of Fairview Street; Thence on said east right-of-way line South 00 degrees 49 minutes 52 seconds West 529.24 feet to the north right-of-way line of Ninth Street; Thence leaving said east right-of-way line and on said north right-of-way line South 89 degrees 56 minutes 18 seconds East 374.57 feet to the east right-of-way line of Jackson Street; Thence leaving said north right-of-way line and on said east right-of-way line South 00 degrees 43 minutes 43 seconds West 162.82 feet; Thence leaving said east right-of-way line South 89 degrees 41 minutes 32 seconds East 294.40 feet to the west right-of-way line of Rogers Street; Thence on said west right-of-way line South 00 degrees 43 minutes 43 seconds West

167.16 feet; Thence South 20 degrees 38 minutes 14 seconds West 53.37 feet; Thence South 00 degrees 33 minutes 50 seconds West 273.59 feet to the north right-of-way line of Seventh Street; Thence leaving said west right-of-way line and on said north right-of-way line South 89 degrees 29 minutes 34 seconds East 82.50 feet to the Point of Beginning. Containing **48 ACRES**, more or less.

Tapp Road (1991):

A part of Sections 7 and 18 in Perry Township, Monroe County, Indiana, more particularly described as follows:

Beginning at a point in Perry Township Section 7, which point is the intersection of the east right-of-way line of Weimer Road extended (20 foot half right-of-way) and the south right-of-way of Tapp Road (50 foot half right-of-way);

Thence west along the south right-of-way line of Tapp Road to the east property line of Progress Park;

Thence south along said east property line to the southeast corner of the subdivision;

Thence west along the south property line of the subdivision to the east right-of-way line of State Highway 37 By-pass;

Thence generally north along the east right-of-way line of State Highway 37 By-Pass to the intersection of said right-of-way line and the south right-of-way line of Tapp Road, said point also being the northwest corner of the Progress Park subdivision;

Thence north across Tapp Road to the north right-of-way line of Tapp Road, said point also being the intersection of the Public Investment Corporation property with the north right-of-way line of Tapp Road and the east right-of-way line of State Highway 37 By-Pass;

Thence continuing generally north along the east right-of-way line of State Highway 37 By-Pass to the intersection of the northwest corner of the Public Investment Corporation property and the southwest corner of the City's Wapehani Mountain Bike Park, said point also being a point on the north line of the south half of Section 7;

Thence generally east along said north property line a distance of approximately 1065.37 feet;

Thence north a distance of approximately 53.43 feet to the north right-of-way line of Wapehani Road;

Thence generally east along the north right-of-way line of Wapehani Road to the intersection of the extension of said north right-of-way line with the east right-of-way of Weimer Road;

Thence following said east right-of-way line of Weimer Road generally south and east to the intersection of the east right-of-way line of Weimer Road extended (20 foot half right-of-way) and the south right-of-way line of Tapp Road (50 foot half right-of-way), said point also being the Point of Beginning of this description, containing **216 ACRES** more or less.

Tapp Road (2003):

A part of the Southeast Quarter of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows:

COMMENCING at 5/8" rebar stamped Smith Quillman & Associates found at the southwest corner of the Southeast Quarter of said section; thence SOUTH 88 degrees 44 minutes 52 seconds East 508.33 feet along the south line of said section and to the POINT OF BEGINNING; thence NORTH 00 degrees 44 minutes 13 seconds West along the east line of Annexation Ordinance 91-65 for 1666.55 feet; thence SOUTH 88 degrees 02 minutes 02 seconds East along said line of Annexation Ordinance 91-65 for 845.61 feet; thence SOUTH 00 degrees 47 minutes 03 seconds West 808.13 feet to a point on the north line of (Woolery Planned Community Phase I, Parcel I, Plat Cabinet "C", Envelope 129); thence the following three (3) courses along the north and west line of said Woolery Planned Community: 1) SOUTH 75 degrees 15 minutes 08 seconds West 200.00 feet; thence 2) 432.75 feet along a 334.99 foot radius tangent curve to the left whose chord bears SOUTH 38 degrees 15 minutes 36 seconds West 403.28 feet; thence 3) SOUTH 01 degree 15 minutes 08 seconds West 515.05 feet to the south right-of-way line of Tapp Road; thence NORTH 88 degrees 44 minutes 54 seconds West along said south line 366.12 feet; thence NORTH 00 degrees 27 minutes 08 seconds West along the east line of Annexation Ordinance 91-65 for 50.28 feet to the POINT OF BEGINNING, containing **24.32 ACRES**, more or less.

Thomson (1991):

Beginning at a point which is the intersection of the east right-of-way line of South Walnut Street and the south right-of-way line of East Hillside Drive;

Thence southeast along the east right-of-way line of South Walnut Street to a point opposite the northeast corner of the Herald-Times Office property, this point also being approximately 410 feet north of the intersection of the east right-of-way line of South Walnut Street, and the north right-of-way line of East North Street;

Thence west from east right-of-way line of South Walnut Street to the west right-of-way line of the Indiana Railroad;

Thence northwest along the west right-of-way line of the Indiana Railroad a distance of approximately 350 feet to a point on the west right-of-way line of the Indiana Railroad, which point is also an intersection in the existing corporate limit;

Thence west along the corporate boundary line from the west right-of-way line of the Indiana Railroad a distance of approximately 630 feet to a point on the west right-of-way line of South Rogers Street;

Thence north along the west right-of-way line of South Rogers Street a distance of approximately 885 feet to the northeast corner of the Public Service Indiana substation property;

Thence west along the north property line of the Public Service Indiana substation property to the northwest corner of the property, which corner is also a corner of the Robinson Block and Concrete Company property;

Thence south along the east property line of the Robinson Block and Concrete Company property to the southeast corner of the property;

Thence west along the south property line of the Robinson Block and Concrete Company property to the southwest corner of the property;

Thence north along the west property line of the Robinson Block and Concrete Company property to the northwest corner of the property;

Thence east along the north property line of the Robinson Block and Concrete Company property to the west right-of-way line of South Roger Street;

Thence north along the west right-of-way line of South Rogers Street to the intersection of said right-of-way line and the southern boundary line of Perry Township Section 5;

Thence west along the southern boundary line of Perry Township Section 5 a distance of approximately 3120 feet to a point which is the intersection of said southern boundary line and the southwest corner of Seminary Lot #171, said piont also being a point on the south property line of the Thomson/RCA property in Perry Township Section 5;

Thence north along the west boundary lines of Seminary Lots #171, 170 and 167 a distance of approximately 963.26 feet to the northwest corner of the Thomson/RCA property;

Thence east along the north property line of the Thomson/RCA property a distance of approximately 876.5 feet to the southwest corner of the Hilltop Apartment and Mobile Home Park property;

Thence northwest along the west property line of the Hilltop Apartment and Mobile Home Park property to a point on the south right-of-way line of West Allen Street;

Thence east along the south right-of-way line of West Allen Street to the intersection of the south right-of-way line and the north-south quarter-section line of Perry Township Section 5;

Thence north along said quarter-section line to the west right-of-way line of the Indiana Railroad;

Thence southeast along the west right-of-way line of the Indiana Railroad to a point which is directly west of the south right-of-way line of West Davis Street extended;

Thence east along the south right-of-way line of West Davis Street to the east right-of-way line of South Rogers Street;

Thence south along the east right-of-way line of South Rogers Street a distance of approximately 50 feet to the northwest corner of the Raintree Muffler Shop property, which point is also the northwest corner of Lot #69 in Campbell's Addition;

Thence east along the north property line of Lot #69 and extending to the west right-of-way line of the 12 foot wide north-south alley that is located between and runs parallel to South Madison Street and South Morton Street;

Thence north along the west right-of-way line of the alley to the south right-of-way line of West Dodds Street;

Thence east along the south right-of-way line of West Dodds Street to the east right-of-way line of the 12-foot wide north-south alley that is located between and runs parallel to South Walnut Street and South Washington Street;

Thence south along the east right-of-way line of the alley to the south right-of-way line of East Hillside Drive;

Thence west along the south right-of-way line of East Hillside Drive to the east right-of-way line of South Walnut Street, said point also being the Point of Beginning of this description.

Thomson (1993):

1. Northwest Addition

Beginning at a point in Perry Township Section 5, which point is the intersection of east right-of-way line of South Adams Street and the south right-of-way line of State Highway 45;

Thence generally north and east along the south right-of-way line of State Highway 45 to the intersection of said right-of-way line with the north-south half-section line of Section

5, Perry Township, said half-section line being approximately in the center of South Walker Street;

Thence south along said north-south half-section line to the southeast corner of the northwest corner of said Section 5, said point also being the southeast corner of Seminary Lot 160;

Thence west along the south boundary line of Seminary Lots 160 and 159 to the east right-of-way line of South Adams Street;

Thence north along the east right-of-way line of South Adams Street to the intersection of said east right-of-way line with the south right-of-way line of State Highway 45, said point also being the Point of Beginning of this description, containing **28 ACRES**, more or less.

2. West Addition

Beginning at a point on the south boundary line of Section 5, Perry Township, which point is 1132.49 feet east of the southwest corner of said Section 5;

Thence north $02^{\circ}25'50''$ west 880.00 feet;

Thence north $87^{\circ}34'10''$ east perpendicular to the last course 103.04 feet;

Thence north $01^{\circ}00'49''$ east approximately 890 feet to the intersection of a point in the center of the south end of Adams Street and the north right-of-way line of West Allen Street (17 foot half right-of-way);

Thence east along the north right-of-way line of West Allen Street to a point that is due north of a point on the north line of Seminary Lot 165 at a distance of 174 feet east of the northwest corner of said Seminary Lot 165;

Thence south to said point on the north line of Seminary Lot 165;

Thence southeasterly to a point that is 234 feet east and 94.38 feet north of the southwest corner of Seminary Lot 168;

Thence west to a point that is directly north of the northwest corner of Seminary Lot 170;

Thence south to the northwest corner of Seminary Lot 170;

Thence south along the west boundary lines of Seminary Lots 170 and 171 to the southwest corner of Seminary Lot 171, said point also being a point on the south boundary line of Section 5, Perry Township;

Thence west along said south boundary line of Section 5 to a point that is 1132.49 feet east of the southwest corner of Section 5, Perry Township, said point also being the Point of Beginning of this description, containing 13 acres, more or less.

3. Southwest Addition

Beginning at the intersection of the north boundary line of Section 8, Perry Township, and the west right-of-way line of South Rogers Street;

Thence south along the west right-of-way line of South Rogers Street a distance of approximately 350 feet to the north property line of the Robinson Block and Concrete Company property;

Thence west along said north property line to the northwest corner of the Robinson Block and Concrete Company property;

Thence south along the west property line of said property to the southwest corner of the Robinson Block and Concrete Company property;

Thence east along the south property line of said property to the southeast corner of the Robinson Block and Concrete Company property;

Thence north along the east property line to the northwest corner of the PSI, Inc., substation property;

Thence generally east along the north property line of the PSI, Inc., substation property to the intersection of said property line with the west right-of-way line of South Rogers Street;

Thence south along said west right-of-way line of South Rogers Street to the north line of the Carr's Bungalow Park subdivision;

Thence generally west along said north line and the north line of Pleasant View Addition to the northwest corner of Pleasant View Addition;

Thence South $00^{\circ}28'51''$ East along the west boundary line of said addition a distance of approximately 362.94 feet to a corner of the corporate boundary;

Thence North $88^{\circ}44'00''$ West 705.22 feet;

Thence South $01^{\circ}21'05''$ East 1068.94 feet to the southeast corner of the northwest quarter of Section 8, Perry Township, said point also being the southeast corner of Thomson Community Park;

Thence North $88^{\circ}04'29''$ West along the south line of the northwest quarter a distance of approximately 2640 feet to the southwest corner of the northwest quarter of Section 8,

Perry Township, said point also being the southwest corner of Thomson Community Park;

Thence north along the west boundary line of said northwest quarter to the northwest corner of the northwest quarter of Section 8, Perry Township;

Thence west along the north boundary line of Section 8, Perry Township a distance of approximately 4500 feet to the intersection of said north boundary line with the west right-of-way line of South Rogers Street, said point also being the Point of Beginning of this description, containing **204 ACRES**, more or less.

Walnut-Winslow (1993):

Beginning at a point in Perry Township Section 9, which point is the intersection of the east line of the right-of-way of the CSX Railroad and the south boundary line of Section 9, Perry Township, said point also being a point on the corporate boundary of the City of Bloomington;

Thence north along the east right-of-way line of the CSX Railroad a distance of approximately 1670 feet to the northwest corner of the tract of land described as Tract #4 in a deed recorded in Book 218, Page 39, Monroe County, which tract is held by L & N Investment Corporation;

Thence southeast along the boundary of Tract #4 to the north boundary line of Tract #5, said tract also recorded in Book 218, Page 40, Monroe County, and also held by L & N Investment Corporation;

Thence east along the north boundary line of Tract #5 to the west boundary line of the Redick Wylie Subdivision; Thence generally north along the west boundary line of said subdivision to the northwest corner of the subdivision;

Thence continuing generally north from the northwest corner of the Redick Wylie subdivision along the west boundary lines of the five western-most parcels which lie north of and contiguous with the north boundary line of Redick Wylie Subdivision, to the south boundary of the southernmost parcel of Herald-Times Newspaper property, said boundary line also being the dividing line between ML/UF and BA/RF zoned land (see attached map);

Thence east along the south boundary line of said Herald-Times property to the intersection of said south boundary line extended and the east right-of-way line of South Walnut Street;

Thence generally south and east along the east right-of-way line of South Walnut Street to the intersection of said east right-of-way line with the south right-of-way of East Graham Drive (unimproved);

Thence east along the south right-of-way line of East Graham Drive a distance of approximately 550 feet to the intersection of said right-of-way line with the RH Zoning line (see attached map) ;

Thence generally south and east following and along said RH zoning line to the intersection of said line and the north right-of-way line of Winslow Road, said point also being the southeast corner of the Winslow Plaza Planned Commercial Development;

Thence west along the north right-of-way line of Winslow Road a distance of approximately 1075 feet to the intersection of said north right-of-way line with the west right-of-way line of Walnut Street Pike;

Thence southeast along the west right-of-way line of Walnut Street Pike a distance of approximately 150 feet to a corner of the corporate boundary line in Section 16, Perry Township, said point also being a point on the line dividing BA and BL zoned land (see attached map);

Thence generally south and west along said corporate boundary line to the west right-of-way line of South Walnut Street;

Thence generally south along the west right-of-way line of South Walnut Street a distance of approximately 570 feet to the intersection of said right-of-way and a corner of the Walnut Station Planned Commercial Development, said point also being a corner of the corporate boundary line, and also the intersection of ML/PCD, ML, and RS zoned land (see attached map);

Thence west along said corporate boundary line a distance of approximately 407 feet to a corner of the development;

Thence generally south along the corporate boundary line a distance of approximately 812 feet to the southeastern-most corner of the Walnut Station development, said point also being a point on the dividing line between RS and RL zoned property (see attached map), and also a corner in the corporate boundary line;

Thence west along the RS/RL zoning line a distance of approximately 507 feet to the southwestern-most corner of the Walnut Station development, said point also being a corner in the corporate boundary line;

Thence generally north and east along the west boundary line of the Walnut Station development, said line also being the corporate boundary line, to the intersection of said line and the south boundary line of Section 9, Perry Township;

Thence west along the south boundary line of Section 9, Perry Township, to a point on the east right-of-way line of the CSX Railroad, said point also being the Point of Beginning of the description, containing **117 ACRES** more or less.

Thomson Walnut-Winslow (2002):

Part of the west half of Perry Township Section 9, Monroe County, Indiana, more particularly described as follows:

(SOUTH BOUNDARY) Beginning at a point where the western boundary of the original Walnut-Winslow TIF intersects the centerline of W. Country Club Drive, approximately 1012 feet West of its intersection with S. Old State Road 37, thence approximately 189 feet West along the centerline to the point where it intersects the western right-of-way of the Indiana Rail Road right-of-way; thence

(WEST BOUNDARY) North along the Indiana Rail Road's western right-of-way for approximately 1326 feet; thence East along right-of-way edge for approximately 11 feet; thence North along railroad right-of-way for approximately 1340 feet; thence West for approximately 98 feet; thence North for approximately 559 feet; thence angling West along the railroad right-of-way for 194 feet to the southern edge of the existing Thomson TIF; thence

(NORTH BOUNDARY) East along the southern boundary of the existing Thomson TIF for approximately 644 feet; thence

(EAST BOUNDARY) South along the eastern edge of the railroad right-of-way for approximately 89 feet to the Northwest corner of parcel 015-55560-00; thence along the western edge of that parcel for approximately 392 feet to its southern edge and to the Northwest corner of the original Walnut-Winslow TIF; thence South along the western edge of the Walnut-Winslow TIF in the following manner: South for approximately 100 feet to the Northwest corner of parcel 015-18275-00; thence South along the western edge of that parcel for approximately 199 feet to the Northwest corner of parcel 015-47825-00; thence South along the western edge of that parcel for approximately 101 feet to the Northwest corner of parcel 015-47815-00; thence along the western edge of that parcel for approximately 100 feet to the Northwest corner of parcel 015-47835-00; thence along the western edge of that parcel for approximately 102 feet to the northern edge of parcel 015-70040-08; thence leaves the western edge of the original Walnut-Winslow TIF and following the western boundary of parcel 015-70040-08, West for approximately 19 feet; thence South along the western edge of the parcel for approximately 896 feet; thence East along the southern edge of the parcel for approximately 68 feet to the Northeast corner of parcel 015-31175-01; thence South along the common boundary of parcels 015-70040-08 and 015-31175-01 for approximately 21 feet to the boundary of the original Walnut-Winslow TIF, which is also the northern edge of parcel 015-31175-00; thence along the boundary of parcel 015-31175-00 in the following manner: East approximately 192 feet to the Northwest corner of the parcel, thence South along the western edge of the parcel and the eastern railroad right-of-way for approximately 1339 feet to the point of beginning.

Whitehall (1998):

A part of the east half of Section 36, Township 9 North, Range 2 West and the west half of Section 31, Township 9 North, Range 1 West, both in Monroe County, Indiana, and being more particularly described as follows:

BEGINNING at the southeast corner of said Section 36; thence North 90 degrees West 1413.05 feet on the south line of said section; thence leaving said south line North 01 degree 14 minutes West 1100.38 feet over and on the east line of Annexation Ordinance #96-51; thence North 89 degrees 18 minutes East 396.0 feet; thence South 00 degrees East 44.0 feet; thence NORTH 90 degrees East 356.17 feet; thence NORTH 90 degrees East 165.0 feet; thence SOUTH 00 degrees East 49.50 feet; thence NORTH 90 degrees East 400.13 feet; thence SOUTH 89 degrees 22 minutes East 118.38 feet to the east line of said Section 36; thence NORTH 00 degrees 33 minutes 07 seconds West 2200.02 feet on said east line to a point on the south right-of-way of CSX Railroad; thence leaving said east line an on said south line the following four (4) courses: 1) SOUTH 82 degrees 16 minutes 20 seconds East 145.41 feet; thence 2). SOUTH 82 degrees 55 minutes 17 seconds East 130.06 feet; thence 3). SOUTH 83 degrees 10 minutes 50 seconds East 768.21 feet; thence 4). South 83 degrees 10 minutes 50 seconds East 432.34 feet to a point on the west right-of-way line of State Road 37; thence leaving said south line and on said west line the following three (3) courses: 1). SOUTH 46 degrees 39 minutes 48 seconds West 344.01 feet; thence 2). SOUTH 33 degrees 31 minutes 46 seconds West 308.06 feet; thence 3). SOUTH 46 degrees 37 minutes 11 seconds West 5.11 feet; thence leaving said west line SOUTH 00 degrees East 282.76 feet; thence SOUTH 00 degrees East 1689.0 feet over and along the west line of Annexation Ordinance #95-51; thence SOUTH 00 degrees East 565.89 feet to a point on the south line of Section 31; thence NORTH 90 degrees West 1046.40 feet on said south line to the POINT OF BEGINNING, containing **113 ACRES**, more or less, in all.

Whitehall (2000):

COMMENCING at the northwest corner of said quarter quarter section; thence SOUTH 00 degrees 02 minutes 42 seconds East 100.00 feet to the southerly right-of-way of State Road 48; thence SOUTH 89 degrees 22 minutes 00 seconds East 571.69 Feet along said southerly right-of-way to a 5/8" rebar set at the Point of Beginning; thence SOUTH 00 degrees 11 minutes 07 seconds West 54.88 feet along said southerly right-of-way to a set 5/8" rebar; thence SOUTH 89 degrees 43 minutes 35 seconds East 76.32 feet along said southerly right-of-way to a set 5/8" rebar on the west line of Bounds & McPike Carpets; thence SOUTH 00 degrees 22 minutes 47 seconds EAST 209.26 feet along said west line to a 5/8" rebar set at the southwest corner thereof; thence NORTH 89 degrees 39 minutes 45 seconds East 123.00 feet along the south line of said Land of Bounds & McPike Carpets to a 5/8" rebar found at the southeast corner thereof and on the west line of Fair Meadows Addition (Plat Cabinet "B", Envelope 92); thence SOUTH 00 degrees 23 minutes 20 seconds East 633.35 feet along said west line to a 3/4" pipe found on the north right-of-way of the Illinois Central Railroad; thence SOUTH 65 degrees 09 minutes 32 seconds West 523.72 feet along said north right-of-way to a 5/8" rebar set on the east

right-of-way of State Road 37; thence along said east right-of-way the following four (4) courses: 1). NORTH 10 degrees 06 minutes 06 seconds West 192.42 feet to a 5/8" rebar; thence 2). NORTH 04 degrees 22 minutes 10 seconds East 170.18 feet to a set rebar; thence 3). NORTH 03 degrees 15 minutes 59 seconds East 350.57 feet to a set 5/8" rebar; thence 4). NORTH 18 degrees 55 minutes 39 seconds East 395.23 feet to a set 5/8" rebar; thence NORTH 00 degrees 11 minutes 07 seconds East 140.46 feet to the south line of the Whitehall TIF Area; thence on and along said south line NORTH 90 degrees 00 minutes 00 seconds East 142.04 feet; thence SOUTH 00 degrees 11 minutes 07 seconds East 106.32 feet to the POINT OF BEGINNING, containing **10.05 ACRES**, more or less.

It is the intent of this Plan to expand the above noted areas as follows:

Bloomfield Road (2015):

A part of the Southeast quarter of Section 1, Township 8 North, Range 2 West, a part of the Northeast quarter of Section 12, Township 8 North, Range 2 West, and a part of the Northwest quarter of Section 7, Township 8 North, Range 1 West, described as follows:

Beginning at the Southeast corner of Lot 1, Bloomington Tech Park, Plat Cabinet "C", envelope 251 in the Office of the Recorder, Monroe County, Indiana, the same being the Northeast corner of Lot 3, Park 37, Phase II, Plat Cabinet "B", envelope 340; thence SOUTH 89 degrees 28 minutes 07 seconds WEST along the South line of said Bloomington Tech Park 1304.23 feet to the Southeast corner of Lot 4, Park 37 Phase 3 as recorded in Plat Cabinet "B", envelope 348; thence continuing along the South line of said Lot 4 along a curve to the right having a radius of 805.98 feet and a length of 163.34 feet; thence continuing along said South line of Lot 4 NORTH 78 degrees 55 minutes 12 seconds WEST, 128.10 feet to a curve concave to the South having a radius of 865.98 feet and a length of 175.50 feet; thence continuing along said South line SOUTH 89 degrees 28 minutes 07 seconds WEST approximately 18.00 feet to the extension of the West line of Lot 5, Park 37 Phase 4 as recorded in Plat Cabinet "B" envelope 354; thence South along the West line of said Lot 5 and the West line of Lot 2, Park 37 Phase 1 recorded in Plat Cabinet "B", envelope 333 a distance of 1037.11 feet to the Southwest corner of said Lot 2; thence along the South line of Lot 2 NORTH 89 degrees 28 minutes 58 seconds EAST, 745.08 feet to the West Right-of-Way of South Liberty Drive; thence Southerly along a curve to the left having a radius of 1785.00 feet and a length of 211.04 feet; thence SOUTH 00 degrees 10 minutes 19 seconds EAST, 244.44 feet to the Southeast corner of Lot 1 in said Park 37 Phase 1; thence SOUTH 89 degrees 28 minutes 58 seconds WEST along the South line of said Lot 1 a distance of 738.44 feet to the Southwest corner thereof, said point also being the Northwest corner of Lot 8, Park 37 Phase VI recorded in Plat Cabinet "C", envelope 85; thence SOUTH 00 degrees 33 minutes 40 seconds WEST, 803.87 feet along the West line of Lots 8 and 9; thence SOUTH 34 degrees 27 minutes 43 seconds WEST along the West line of Lots 9 and 11 and the extension thereof approximately 430 feet to the South Right-of-Way of West State Road 45; thence Northeasterly along said Right-of-Way approximately 568.00 feet to the Northwest corner of Sam's Real Estate Business Trust, Instrument No. 2012000628

and being the Northwest corner of Lot 1 Final Plat of Wal-Mart & Sam's Club Subdivision as recorded in Plat Cabinet "D", envelope 49; thence along the West line of said subdivision the following Nine (9) courses:

1. SOUTH 37 degrees 54 minutes 06 seconds EAST, 115.04 feet
2. SOUTH 00 degrees 01 minute 04 seconds WEST, 123.89 feet
3. SOUTH 80 degrees 15 minutes 56 seconds WEST, 25.49 feet
4. SOUTH 03 degrees 06 minutes 18 seconds EAST, 89.74 feet
5. NORTH 87 degrees 05 minutes 48 seconds EAST, 24.02 feet
6. SOUTH 34 degrees 55 minutes 15 seconds EAST, 237.67 feet
7. SOUTH 02 degrees 58 minutes 15 seconds EAST, 380.47 feet
8. NORTH 87 degrees 50 minutes 56 seconds EAST, 126.35 feet
9. SOUTH 02 degrees 56 minutes 27 seconds EAST, 260.00 feet to the Southwest corner of Lot 2 in said subdivision;

thence along the South line of said Lot 2 NORTH 87 degrees 44 minutes 08 seconds EAST, 548.91 feet; thence continuing along said South line NORTH 87 degrees 14 minutes 08 seconds EAST, 162.57 feet to the West Right-of-Way of State Road 37; thence along said West line the following Three (3) courses:

1. NORTH 09 degrees 17 minutes 17 seconds WEST, 114.42 feet
2. NORTH 00 degrees 39 minutes 49 seconds EAST, 350.57 feet
3. NORTH 01 degrees 12 minutes 07 seconds EAST approximately 376.33 feet to the South line of the West half of the Northwest quarter of Section 7, Township 8 North, Range 1 West;

thence along said quarter line SOUTH 89 degrees 44 minutes 50 seconds EAST, 301.79 feet to the Southwest corner of Oakdale Square Apartments Partnership, Deed Book 247, page 490; thence continuing along the South line of said Oakdale Square deed SOUTH 89 degrees 49 minutes 04 seconds EAST, 498.69 feet to the Southwest corner of Alcurt Bloomington LLC; thence continuing along the South line of said Alcurt Bloomington LLC, SOUTH 89 degrees 49 minutes 04 seconds EAST, 545.52 feet to the Southeast corner of said parcel; thence NORTH 00 degrees 04 minutes 35 seconds EAST, 33.00 feet; thence SOUTH 87 degrees 47 minutes 07 seconds EAST, 679.11 feet to the Southeast corner of said Alcurt Bloomington LLC; thence North along the East line of said Alcurt Bloomington, LLC, NORTH 01 degree 49 minutes 00 seconds WEST, 640.00 feet to the Southeast corner of Crider and Crider Excavating and Paving Company, Deed Book 309, page 343; thence along the East line of said Crider and Crider deed, North 706.93 feet; thence continuing along said Crider and Crider deed West 313.5 feet; thence continuing along said Crider and Crider deed North 1245.9 feet to the centerline of State Highway 45; thence along said centerline Southwesterly approximately 2100 feet to the centerline of State Road 37; thence Northerly along said centerline approximately 1380 feet to a point due East of the Point of Beginning; thence West approximately 191 feet to the Point of Beginning. Containing approximately 187 acres.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

Fullerton Pike (2015):

A part of the West half of Section 18, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows: **BEGINNING** at the northeast corner of the Northwest quarter of Section 18, Township 8 North, Range 1 West, being marked by a rebar; thence SOUTH 01 degree 22 minutes 23 seconds EAST along the east line of said quarter a distance of 1213.07 feet to the Northwesterly boundary of 2300 Tapp Road Subdivision, as per the plat thereof recorded August 21, 1986 in Book 8, page 47 in the office of the Recorder of Monroe County, Indiana; thence along the boundary of said subdivision the next two (2) courses:

1. SOUTH 34 degrees 15 minutes 02 seconds WEST 7.48 feet; thence
2. SOUTH 00 degrees 51 minutes 17 seconds EAST 205.08 feet to the north line of the

Duncan C. Campbell and Catherine A. Spiaggia property as described in Book 474, page 404 recorded July 23, 1998 in said Recorder's office; thence along the boundary of said Campbell/Spiaggia property the next four (4) courses:

1. SOUTH 89 degrees 35 minutes 48 seconds WEST 259.78 feet; thence
2. SOUTH 00 degrees 24 minutes 12 seconds EAST 401.65 feet; thence
3. SOUTH 89 degrees 16 minutes 39 seconds WEST 761.78 feet; thence
4. SOUTH 00 degrees 32 minutes 35 seconds WEST 783.05 feet to the south line of said quarter; thence

SOUTH 88 degrees 48 minutes 07 seconds EAST along said south line approximately 221.83 feet to the northeast corner of the Bill C. Brown, Trustee of the Bill C. Brown Revocable Trust, dated February 28, 1989 property as described in Instrument Number 2008006074 in said Recorder's office; thence SOUTH 00 degrees 41 minutes 07 seconds WEST along the east line of said Brown a distance of 2628.76 feet to the south line of the Southwest quarter of said Section 18; thence SOUTH 89 degrees 46 minutes 02 seconds WEST along said south line a distance of 505.39 feet to the right-of-way of State Road 37; thence along said right-of-way the next eleven (11) courses:

1. NORTH 01 degree 00 minutes 38 seconds WEST 57.64 feet; thence
2. SOUTH 89 degrees 58 minutes 00 seconds WEST 488.72 feet; thence
3. NORTH 69 degrees 09 minutes 02 seconds WEST 215.25 feet to the beginning of a curve concave to the east having a radius of 5584.58 feet and a chord which bears NORTH 17 degrees 14 minutes 23 seconds WEST 1263.66 feet; thence
4. NORTHERLY along said curve an arc length of 1266.37 feet; thence

5. NORTH 05 degrees 17 minutes 56 seconds WEST 293.42 feet to the beginning of a curve concave to the east having a radius of 5564.58 feet and a chord which bears NORTH 04 degrees 06 minutes 12 seconds WEST 703.41 feet; thence
6. NORTHERLY along said curve an arc length of 703.88 feet; thence
7. NORTH 00 degree 30 minutes 12 seconds WEST 310.82 feet to the north line of said quarter; thence continuing along said right-of-way
8. NORTH 00 degrees 30 minutes 12 seconds WEST 415.15 feet; thence
9. NORTH 04 degrees 15 minutes 37 seconds EAST 301.04 feet; thence
10. NORTH 06 degrees 12 minutes 50 seconds WEST 251.25 feet; thence
11. NORTH 00 degrees 30 minutes 12 seconds WEST 578.25 feet to the southwest corner of

the Southern Indiana Medical Park, Phase Three, as per the plat thereof recorded September 24, 1993 in Plat Cabinet C, Envelope 82 in said Recorder's office; thence along the boundaries of said Southern Indiana Medical Park, Phase One recorded April 29, 1992 in Plat Cabinet C, Envelope 37, Phase Two recorded August 31, 1993 in Plat Cabinet C, Envelope 80 and Phase Three the next two (2) courses:

1. SOUTH 88 degrees 58 minutes 33 seconds EAST 1477.86 feet; thence
2. NORTH 02 degrees 10 minutes 18 seconds WEST 1108.41 feet to the north line of the Northwest quarter of said Section 18; thence SOUTH 88 degrees 57 minutes 48 seconds EAST along said north line a distance of 1036.88 feet to the POINT OF BEGINNING, containing 184 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

Seminary (2015)

A part of the Northwest quarter of Section 4, Township 8 North, Range 1 West, Perry Township, and a part of the Southwest quarter of Section 33, Township 9 North, Range 1 West, Bloomington Township, Monroe County, Indiana, more particularly described as follows:

BEGINNING at the intersection of the centerline of East Second Street with the centerline of South Walnut Street; thence NORTHERLY along the centerline of South Walnut Street approximately 1177 feet to the centerline of East Third Street; thence EASTERLY along said centerline approximately 1461 feet to the northerly extension of the centerline of South Dunn Street; thence SOUTHERLY along said centerline and the northerly extension thereof approximately 402 feet to the easterly extension of the south line of Lot 10 in Louden's Subdivision per the plat thereof recorded on November 18, 1890 in Plat Cabinet B, Envelope 10 in said office of the

Recorder of Monroe County, Indiana; thence WESTERLY along said south line and the westerly extension thereof approximately 216.75 feet to the east line of Lot 22 in Orchards Addition per the plat thereof recorded November 22, 1859 in Plat Cabinet C, Envelope 214; thence SOUTHERLY along said east line approximately 25 feet to the southeast corner of said Lot 22; thence WESTERLY along the south line and the westerly extension thereof of Lots 22, 19 and 16 in said Orchards Addition approximately 555 feet to the centerline of South Lincoln Street; thence SOUTHERLY along said centerline 215 feet to the centerline of Smith Street; thence WESTERLY along said centerline approximately 345 feet to the centerline of South Washington Street; thence SOUTHERLY along said centerline approximately 535 feet to the centerline of East Second Street; thence WESTERLY along said centerline approximately 188 feet to the northerly extension of the east line of the Javad Noorihoseini property as described in Deed Book 480, page 92 recorded on December 9, 1998 in said Recorder's office; thence SOUTHERLY along the east line of said Noorihoseini approximately 160 feet to the southeast corner of said Noorihoseini; thence SOUTHERLY approximately 12 feet to the North line of the Stahl Properties, LLC property as described in Instrument Number 2009003743 in said Recorder's office; thence EASTERLY along said north line approximately 82 feet to the Northwest corner of Lot 17 in James A. Bowles Addition per the plat thereof recorded April 18, 1907 in Plat Cabinet B, Envelope 29 in said Recorder's office; thence SOUTHERLY along the west line of Lot 17 approximately 100 feet to the southwest corner of said Lot 17; thence WESTERLY along the north line of Lot 16 in said Bowles Addition approximately 74 feet to the Northeast corner of Lot 19 in said Bowles Addition; thence SOUTHERLY along the east line of Lots 19 through 26 of said Bowles Addition and the east line of Lots 21 through 25 and Lots 1 through 5 in Axtells Addition per the plat thereof recorded on August 16, 1904 in Plat Cabinet B, Envelope 27 in said Recorder's office approximately 1163 feet to the centerline of Dodds Street; thence WESTERLY along said centerline approximately 924 feet to the centerline of Morton Street; thence NORTHERLY along said centerline approximately 1432 feet to the centerline of Second Street; thence EASTERLY along said centerline approximately 750 feet to the POINT OF BEGINNING, containing 53 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

South Walnut (2015):

A part of the West half of Section 16 and a part of the Southeast quarter of Section 17, both in Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

BEGINNING at the Southeast corner of said Section 17; thence WESTERLY along the south line of said Southeast quarter approximately 540 feet to the east right-of-way of the Chicago, Indianapolis and Louisville Railway; thence NORTHEASTERLY along said right-of-way approximately 2740 feet to the southwest corner of the 3150 S Walnut Street LLC property as described in

Instrument Number 2012011726 recorded on July 18, 2012 in the office of the Recorder of Monroe County, Indiana; thence NORTHERLY along the west line of said 3150 S Walnut Street LLC approximately 389.90 feet to the northwest corner of said 3150 S Walnut Street LLC; thence EASTERLY approximately 407.97 feet to the northeast corner of said 3150 S Walnut Street LLC; thence NORTHERLY along the west line of the Trustees of College City Aerie Number 1085, Fraternal Order of Eagles property as described in Deed Book 194, page 246 recorded on January 23, 1970 and Instrument Number 2005020222 recorded on October 04, 2005 in said Recorder's office and the west line of the Cherry Glen, LLC property as described in Instrument Number 2010006682 recorded on May 18, 2010 in said Recorder's office approximately 435 feet to the northwest corner of said Cherry Glen, LLC; thence EASTERLY along the north line of said Cherry Glen, LLC approximately 768.00 feet to the centerline of Old Indiana State Road 37; thence NORTHERLY along said centerline approximately 243 feet to the intersection of said centerline with the easterly extension of the south line of Green Hill Addition as per the plat thereof recorded January 16, 1956 in Plat Cabinet B, Envelope 75 in said Recorder's office; thence WESTERLY along said south line approximately 546.5 feet to the southwest corner of said Green Hill Addition; thence along the west side of said Green Hill Addition the next three (3) courses:

1. NORTHWESTERLY 134.72 feet; thence
2. NORTHEASTERLY 348 feet; thence
3. NORTHEASTERLY 140.65 feet to the northwest corner of said Green Hill Addition and

the south line of the Robert Kent Courter and Jeanne C. Courter property as described in Instrument Number 2013015359 recorded on August 28, 2013 in said Recorder's office; thence WESTERLY along said south line a distance of 30.54 feet to the Southeast corner of Lot 4 in the Replat CVS Pharmacy at Walnut Station Lot 1 as per the plat thereof recorded December 10, 2007 in Plat Cabinet D, Envelope 74 in said Recorder's office; thence NORTHEASTERLY along the east line of said Lot 4 approximately 157.66 feet to the south line of Lot 3 in said Replat CVS Pharmacy at Walnut Station Lot 1; thence EASTERLY along said south line of Lot 3 and the south line of Lot 2 in CVS Pharmacy at Walnut Station Lot 2 as per the plat thereof recorded November 22, 2006 in Plat Cabinet D, Envelope 54 in said Recorder's office approximately 407.30 feet to the west right-of-way of said Old State Road 37; thence NORTHERLY along said west right-of-way approximately 441 feet to the northeast corner of said Lot 2; thence NORTHERLY along said west right-of-way approximately 118 feet to the westerly extension of the north line of the Autovest, LLC property as described in Instrument Number 2002011332 recorded on May 21, 2002 in said Recorder's office; thence EASTERLY along said north line approximately 318 feet to the northeast corner of said Autovest, LLC; thence SOUTHERLY along the east line of said Autovest, LLC approximately 329.06 feet to the southeast corner of said Autovest, LLC and the north line of Sunny Slopes Number Two as per the plat thereof recorded May 31, 1957 in Plat Cabinet B, Envelope 84 in said Recorder's office; thence WESTERLY along said north line

approximately 111 feet to the centerline of South Brookside Drive; thence SOUTHERLY along said centerline approximately 812 feet to the intersection of said centerline with the centerline of Ridgeview Drive; thence SOUTHEASTERLY approximately 33 feet to the northeast corner of Lot 2 in Sunny Slopes Number One as per the plat thereof recorded August 16, 1956 in Plat Cabinet B, envelope 81 in said Recorder's office; thence SOUTHERLY along the east line of said Lot 2 approximately 176 feet to the southeast corner of said Lot 2; thence EASTERLY along the south line of said Sunny Slopes Number One approximately 438 feet to the northeast corner of Tract 1 in Southplex Subdivision as per the plat thereof recorded July 18, 1989 in Plat Book B, Envelope 283 in said Recorder's office; thence SOUTHERLY along the east line of said Tract 1 and Tract 2 in said Southplex Subdivision approximately 978.75 feet to the southeast corner of said Tract 2; thence WESTERLY along the south line of said Tract 2 approximately 192.64 feet to the northeast corner of the Royal Realty Co. property as described in Deed Book 207, page 282 in said Recorder's office; thence SOUTHERLY along the east line of said Royal Realty Co. and the east line of the Royal Realty Company property as described in Deed Book 302, page 384 in said Recorder's office approximately 714 feet to the southeast corner of said Royal Realty Company; thence continuing SOUTHERLY 50 feet to the northeast corner of Lot 1 in Smith Commercial Subdivision per the plat thereof recorded April 6, 1983 and recorded in Plat Book B, Envelope 267; thence SOUTHERLY along the east line of said Lot 1 and Lot 2 in said Smith Commercial Subdivision approximately 286 feet to the southeast corner of said Lot 2; thence SOUTHERLY along the east line of the Lisa Allen-Scherschel property as described in Instrument Number 2001004820 recorded on March 19, 2001 in said Recorder's office and the east line of the CRTM Realty property as described in Deed Book 360, page 337 recorded on June 6, 1989 in said Recorder's office approximately 711.71 feet to the northeast corner of the 3409 South Walnut LLC property as described in Instrument Number 2013018061 recorded on October 17, 2013 in said Recorder's office; thence along the east and north lines of said 3409 South Walnut LLC property the next three (3) courses:

1. SOUTHERLY 88 feet; thence
2. EASTERLY 12 feet; thence
3. SOUTHERLY 200 feet to the north line of Lot 3 in Smith Tracts per the plat thereof

recorded February 17, 1985 in Plat Cabinet B, Envelope 335; thence EASTERLY along said north line approximately 198.73 feet to the northeast corner of said Lot 3; thence SOUTHERLY along the east line of said Lot 3 and Lot 2 in said Smith Tracts approximately 264 feet to the southeast corner of said Lot 2; thence WESTERLY along the south line of said Lot 2 approximately 107.80 feet to the northeast corner of Lot 3 in Chastain Addition per the plat thereof recorded on April 3, 2003 in Plat Cabinet C, Envelope 328; thence SOUTHERLY along said east line approximately 330 feet to the south line of said Section 16; thence WESTERLY along said south line approximately 527.93 feet to the southwest corner of the East half of the Southwest quarter of said Section 16; thence WESTERLY along said south line

approximately 388.23 feet to the southerly extension of the west line of the Asset Management Control Group, LLC property as described in Instrument Number 2001000653 recorded on January 10, 2001 in said Recorder's office; thence NORTHERLY along said west line approximately 265.83 feet to the south line of the Stephen C. Rumble and Kimberly M. Rumble property as described in Deed Book 381, page 252 recorded on November 15, 1990 in said Recorder's office; thence WESTERLY along said south line approximately 216.77 feet to the east line of the Utilities Service Board of the City of Bloomington, Indiana property as described in Instrument Number 2002017277 recorded on July 31, 2002 in said Recorder's office; thence SOUTHERLY along said east line approximately 266.23 feet to the south line of said quarter; thence WESTERLY along said south line approximately 622 feet to the POINT OF BEGINNING, containing 161 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

Tapp Expansion #2 (2015):

A part of the East half of Section 7, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows: **BEGINNING** at a 5/8 inch rebar at the Southwest corner of the Northeast quarter of said Section 7; thence NORTH 01 degree 37 minutes 11 seconds WEST along the west line of said Northeast quarter a distance of 1363.08 feet to the Southwest corner of the North half of said Northeast quarter; thence continuing along said west line NORTH 01 degree 37 minutes 11 seconds WEST 194.56 feet to a mag nail; thence NORTH 88 degrees 34 minutes 57 seconds EAST along the westerly extension of and the south line of Lot 3 in Sudbury Farm, Phase 1, of record in Plat Cabinet C, envelope 272 in the office of the Recorder of Monroe County, Indiana, a distance of 258.71 feet to the southeast corner of said Lot 3; thence NORTH 28 degrees 40 minutes 00 seconds EAST along the east line of said Lot 3 a distance of 245.45 feet to the northeast corner of said Lot 3; thence NORTH 43 degrees 31 minutes 28 seconds EAST 86.63 feet to the southwest corner of Lot 5 in said Sudbury Farm, Phase 1; thence SOUTH 67 degrees 54 minutes 51 seconds EAST along the south line of said Lot 5 a distance of 259.46 feet to the southwest corner of Lot 6 in said Sudbury Farm, Phase 1; thence along the west and south lines of said Lot 6 the next three (3) courses:

1. NORTH 32 degrees 22 minutes 40 seconds EAST 678.26 feet; thence
2. NORTH 57 degrees 54 minutes 34 seconds WEST 271.71 feet; thence
3. NORTH 26 degrees 53 minutes 06 seconds EAST 245.50 feet to the north line of said

Northeast quarter; thence SOUTH 87 degrees 18 minutes 14 seconds EAST along said north line a distance of 1674.44 feet to a 4"x4" cut limestone at the Northeast corner of said quarter; thence SOUTH 02 degrees 31 minutes 28 seconds EAST along

the east line of the northeast quarter of the northeast quarter of said Section 7 a distance of 1331.03 feet to an 8"x8" stone at the Southeast corner of said quarter quarter; thence SOUTH 01 degree 41 minutes 33 seconds EAST along the east line of the Northeast quarter of said Section 7 a distance of 710.38 feet to a 5/8 inch rebar at the northwest corner of Lot 4 in Thompson Community Park, of record in Plat Cabinet C, envelope 69 in said Recorder's office; thence SOUTH 01 degree 43 minutes 04 seconds EAST along the east line of said quarter and the west line of said Thompson Community Park a distance of 609.81 feet to a drill hole in the top of an 8"x8" stone at the Southeast corner of said quarter; SOUTH 88 degrees 24 minutes 56 seconds EAST along the north line of the Woolery Planned Community Phase VIII Final Plat recorded August 27, 2004 in Plat Cabinet C, Envelope 379 in said Recorder's office a distance of 5.00 feet; thence along the west line of Lot 15 in said Woolery Planned Community Phase VIII the next three (3) courses:

1. SOUTH 01 degree 35 minutes 04 seconds WEST 80.28 feet to the beginning of a curve concave to the west having a radius of 790.00 feet and a chord which bears SOUTH 13 degrees 56 minutes 49 seconds WEST 338.58 feet; thence
2. SOUTHERLY along said curve an arc length of 341.23 feet; thence
3. SOUTH 26 degrees 19 minutes 35 seconds WEST 662.75 feet to the south line of said

Woolery Planned Community Phase VIII; thence SOUTH 88 degrees 57 minutes 27 seconds WEST along said south line, the south line of the Philip O. Tapp and Barbara E. Tapp property as described in Instrument Number 2011001304 recorded January 25, 2011 in said Recorder's office and the north line of Woolery Planned Community Phase IX recorded May 24, 2012 in Plat Cabinet D, Envelope 115 a distance of 1757.01 feet to the east line of the Public Investment Corporation property as described in Deed Book 327, page 440 recorded August 8, 1986 in said Recorder's office; thence NORTH 01 degree 42 minutes 10 seconds WEST along said east line a distance of 613.07 feet to the east right-of-way of Weimer Road and the beginning of a non-tangent curve concave to the southwest having a radius of 259.69 feet and a chord which bears NORTH 36 degrees 54 minutes 35 seconds WEST 163.80 feet; thence along said east right-of-way the next three (3) courses:

1. NORTHWESTERLY along said curve an arc length of 166.65 feet; thence
2. NORTH 53 degrees 02 minutes 27 seconds WEST 258.46 feet to the beginning of a non-tangent curve concave to the northeast having a radius of 909.41 feet and a chord which bears NORTH 50 degrees 17 minutes 22 seconds WEST 186.04 feet; thence
3. NORTHWESTERLY along said curve an arc length of 186.37 feet to the south line of

the northeast quarter of said Section 7; thence NORTH 88 degrees 57 minutes 44 seconds WEST along said south line a distance of 51.23 feet to the POINT OF BEGINNING, containing 190 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

Tapp Expansion #3 (2015):

A part of the Southeast quarter of Section 7, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows: Commencing at the Southeast corner of the Southeast quarter of said Section 7; thence NORTH 88 degrees 44 minutes 52 seconds WEST along the south line of said quarter a distance of 542.50 feet to the **POINT OF BEGINNING** and southeast corner of the Woolery Planned Community Phase VI recorded April 30, 1999 in Plat Cabinet C, Envelope 264 in the office of the Recorder of Monroe County, Indiana; thence NORTH 88 degrees 44 minutes 54 seconds WEST along the south boundary of said Woolery Planned Community Phase VI, the Replat of Woolery Planned Community Lot 1, Phase VI recorded December 18, 2002 in Plat Cabinet C, Envelope 323 and the Woolery Planned Community Phase IX recorded May 24, 2012 in Plat Cabinet D, Envelope 115 a distance of 1207.49 feet to the southwest corner of the Woolery Planned Community Phase I recorded March 09, 1995 in Plat Cabinet C, Envelope 129 (now being a part of said Woolery Planned Community Phase IX); thence along the west and north lines of said Woolery Planned Community Phase I the next three (3) courses:

1. NORTH 01 degree 15 minutes 08 seconds EAST 470.00 feet to the beginning of a curve concave to the southeast having a radius of 334.99 feet and a chord which bears NORTH 38 degrees 15 minutes 33 seconds EAST 403.27 feet; thence
2. NORTHEASTERLY along said curve an arc length of 432.74 feet; thence
3. NORTH 75 degrees 15 minutes 08 seconds EAST 400.00 feet to the Northeast corner of

said Woolery Planned Community Phase I; thence SOUTH 20 degrees 56 minutes 54 seconds EAST along the east line of said Woolery Planned Community Phase I a distance of 60.35 feet to the Northwest corner of Lot 1A of said Replat of Woolery Planned Community Lot 1 Phase VI; thence along the north, east and south lines of said Lot 1A the next eight (8) courses:

1. NORTH 75 degrees 15 minutes 08 seconds EAST 341.75 feet to the west right-of-way of Adams street and the beginning of a curve concave to the north having a radius of 1230.00 feet and a chord which bears NORTH 70 degrees 14 minutes 07 seconds EAST 214.85 feet; thence
2. EASTERLY along said curve an arc length of 215.12 feet; thence

3. NORTH 65 degrees 13 minutes 29 seconds EAST 81.69 feet to the beginning of a non-tangent curve concave to the east having a radius of 675.00 feet and a chord which bears SOUTH 29 degrees 45 minutes 44 seconds EAST 57.47 feet; thence
4. SOUTHERLY along said curve and right-of-way an arc length of 57.49 feet; thence
5. SOUTH 32 degrees 12 minutes 06 seconds EAST along said right-of-way a distance of 156.89 feet to the Southeast corner of said Lot 1A; thence
6. SOUTH 57 degrees 47 minutes 54 seconds WEST 379.20 feet; thence
7. SOUTH 32 degrees 12 minutes 06 seconds EAST 260.12 feet; thence
8. SOUTH 00 degrees 15 minutes 51 seconds EAST along the east line of said Lot 1A and

the east line of Lot 2 in said Woolery Planned Community Phase VI a distance of 447.48 feet to the POINT OF BEGINNING, containing 24 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

Thomson Walnut-Winslow Expansion #1 (2015):

A part of the South half of the Northwest quarter of Section 9, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

BEGINNING at a point that is 588.28 feet east and 717.78 feet south of the northwest corner of the said south half of the northwest quarter, and at the intersection of the south property line of the J. Mason Hoadley Stone Company real estate and the east right of way line of the C. I. & L. (Monon) Railroad; thence running South 01 degree 21 minutes West and over and along the said east right of way line of said Monon Railroad for a distance of 389.2 feet; thence running South 88 degrees 30 minutes East for a distance of 709 feet and to the center line of State Highway number 37; thence running North 13 degrees 19 minutes West and over and along the centerline of said State Highway number 37 for a distance of 400 feet; thence running North 88 degrees 30 minutes West for a distance of 594 feet and to the place of beginning. Containing in all 5.83 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

Thomson Walnut-Winslow Expansion #2 (2015):

A part of the Northwest quarter of the Southwest quarter of Section 9, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Southwest quarter of said section, said corner being marked by a P.K. nail found in Country Club Road; Thence on and along the west line of said quarter section North 01 degree 23 minutes 45 seconds West 1326.13 feet to a 5/8 inch diameter rebar with a cap marked "Bynum Fanyo 890006" (called "monument" for the remainder of this description) set at the southwest corner of the Northwest quarter of said Southwest quarter said point being the true **POINT OF BEGINNING**;

Thence continuing on and along said west line North 01 degree 23 minutes 45 seconds East 1326.13 feet to a monument set at the northwest corner of the Southwest quarter of said Section 9; Thence leaving said west line and on and along the north line of the Southwest quarter of said Section 9 North 89 degrees 23 minutes 41 seconds East 98.20 feet to a monument set at the west right-of-way line of the Bloomington Southern Railroad Company (Deed Record 58, Page 420); Thence leaving said north line on and along said west right-of-way line South 12 degrees 10 minutes 38 seconds East 446.13 feet to a monument set at the beginning of a curve concave southwesterly having a radius of 5712.59 feet; Thence on said curve Southeasterly 898.19 feet through a central angle of 09 degrees 00 minutes 31 seconds to a monument set on the south line of the Northwest quarter of the Southwest quarter of said Section 9; Thence on a non-tangent line and on and along said south line South 89 degrees 22 minutes 42 seconds West 292.01 feet and to the point of beginning containing within said bounds 6.48 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

Thomson Walnut-Winslow Expansion #3 (2015):

A part of the Northwest quarter of the Southwest quarter of Section 9, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Southwest quarter of said section, said corner being marked by a P.K. nail found in Country Club Road; Thence on and along the west line of said quarter section North 01 degree 23 minutes 45 seconds West 1326.13 feet to a 5/8 inch diameter rebar with a cap marked "Bynum Fanyo 890006" (called "monument" for the remainder of this description) set at the southwest corner of the Northwest quarter of said Southwest quarter; thence leaving said west line and on and along the south line of said Northwest quarter of said

Southwest quarter North 89 degrees 22 minutes 42 seconds East 665.10 feet to a monument set at the true **POINT OF BEGINNING**;
Thence continuing on and along said south line North 89 degrees 22 minutes 42 seconds East 109.31 feet to a monument set on the west line of Wylie Subdivision as recorded in Plat Book 8, Page 21 in the Office of the Recorder of Monroe County, Indiana; Thence leaving said south line and on and along said west line of Wylie Subdivision North 53 degrees 54 minutes 15 seconds West 157.76 feet to a monument set; Thence North 04 degrees 44 minutes 07 seconds East 131.75 feet to a monument set; Thence North 06 degrees 01 minute 56 seconds East 104.37 feet; Thence North 01 degree 29 minutes 29 seconds West 65.32 feet; Thence North 14 degrees 16 minutes 20 seconds East 73.53 feet; Thence North 44 degrees 32 minutes 17 seconds East 111.08 feet; Thence North 61 degrees 52 minutes 04 seconds East 68.36 feet; Thence North 18 degrees 10 minutes 50 seconds East 126.93 feet to a monument set; Thence North 45 degrees 08 minutes 30 seconds West 130.63 feet; Thence North 56 degrees 48 minutes 22 seconds West 96.43 feet; Thence North 59 degrees 39 minutes 12 seconds West 65.44 feet; thence North 07 degrees 43 minutes 59 seconds East 85.56 feet; Thence North 43 degrees 26 minutes 36 seconds West 22.10 feet to a monument set on the south line of Wilbur (Deed Record 453, Page 196); Thence leaving said west line and on and along said south line South 89 degrees 02 minutes 08 seconds West 216.30 feet to a monument set on the east line of Chicago, Indianapolis & Louisville Railway Company (Deed Record 72, Page 44 & Deed Record 72, Page 45); Thence leaving said south line and on and along said east line South 02 degrees 19 minutes 15 seconds West 280.16 feet to a monument set on the south line of said Railway Company; Thence leaving said east line and on and along said south line South 77 degrees 27 minutes 47 seconds West 51.80 feet to a monument set on the east right of way line of Chicago, Indianapolis & Louisville Railway; Thence leaving said south line and on and along said east right of way line South 12 degrees 17 minutes 26 seconds East 83.05 feet to a monument set at the beginning of a curve concave southwesterly and having a radius of 3213.50 feet; Thence on said curve Southeasterly 261.02 feet through a central angle of 04 degrees 39 minutes 14 seconds to a monument set; Thence leaving said east right of way line and on the east line of L & N Investment Corporation (Deed Record 218, Page 38) South 28 degrees 44 minutes 33 seconds East 175.75 feet to a monument set; Thence North 89 degrees 23 minutes 49 seconds East 68.00 feet to a creosote fence post found; Thence South 24 degrees 58 minutes 27 seconds East 211.79 feet and to the Point of Beginning containing within said bounds 5.89 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

West Third Street (2015):

A part of the Northeast quarter of Section 1, Township 8 North, Range 2 West, a part of the North half of Section 6, Township 8 North, Range 1 West, a part of the South half of Section 31 Township 9 North, Range 1 West and a part of the Southwest

quarter of Section 32, Township 9 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

BEGINNING at the Northeast corner of said Section 1, Township 8 North, Range 2 West; thence WESTERLY along the north line of said Section 1 approximately 2640 feet to the Northwest corner of the Northeast quarter of said Section 1; thence SOUTHERLY along the west line of said quarter approximately 310 feet to the south line of the Forest Green Apartments property as described in Deed Book 363, page 201 recorded August 9, 1989 in the office of the Recorder of Monroe County, Indiana; thence EASTERLY along the south line of said Forest Green Apartments approximately 412 feet to the Northwest corner of the Whitehall Associates property as described in Deed Book 309, page 538 recorded September 19, 1984; thence SOUTHERLY along the west line of said Whitehall Associates approximately 619.28 feet to the Southwest corner of said Whitehall Associates; thence EASTERLY along the south line of said Whitehall Associates approximately 574 feet to the west right-of-way of Liberty Drive; thence SOUTHERLY along said west right-of-way approximately 65 feet to the westerly extension of the south line of the Bloomington Square Associates property as described in Deed Book 284, page 71 recorded on July 16, 1981 in said Recorder's office; thence EASTERLY along said south line approximately 968 feet to the southwest corner of the Bryan Rental, Inc. and Crane, LLC property as described in Instrument Number 2000012882 recorded on August 1, 2000 in said Recorder's office; thence EASTERLY along the south line of said Bryan Rental and Crane approximately 612.18 feet to the west right-of-way of State Route Number 37; thence SOUTHERLY along said right-of-way approximately 465 feet to the southerly right-of-way of the Illinois Central Railroad; thence NORTHEASTERLY along said southerly right-of-way approximately 2647 feet to the west right-of-way of Basswood Drive in the Village at Muller Park Subdivision per the plat thereof recorded January 22, 2009 in Plat Cabinet D, Envelope 89 in said Recorder's office; thence SOUTHEASTERLY along said west right-of-way a distance of 199.83 feet to the southwest corner of said platted right-of-way; thence NORTHEASTERLY along the south line of said platted right-of-way and the south line of Lot 4 in said Village at Muller Park a distance of 101.84 feet to the east line of the Northwest quarter of Section 6, Township 8 North, Range 1 West; thence NORTHERLY along said east line a distance of 221.11 feet to the southerly right-of-way of said Illinois Central Railroad; thence NORTHEASTERLY along said southerly right-of-way approximately 509 feet to the south line of Section 31, Township 9 North, Range 1 West; thence EASTERLY along the south line of said Section 31 and the south line of Section 32, Township 9 North, Range 1 West approximately 3,080 feet to the intersection of said south line with the centerline of South Patterson Drive; thence NORTHEASTERLY along the centerline of South Adams Street and a curve concave to the northwest having a radius of approximately 650 feet and an arc length of approximately 440 feet to the southerly extension of the east line of Lot 1 in Mobley Subdivision per the plat thereof recorded May 1, 1992 in Plat Cabinet C, Envelope 38 in said Recorder's office; thence NORTHWESTERLY along said east line approximately 158 feet to an easterly corner of said Lot 1; thence NORTHEASTERLY along an east line of said Lot 1 a distance of 179.30 feet to the

northeast corner of said Lot 1; thence WESTERLY along the north line of said Lot 1 a distance of 718.88 feet to the northwest corner of said Lot 1; thence continuing WESTERLY along the westerly extension of the north line of said Lot 1 approximately 128 feet to the southerly right-of-way of the Illinois Central Railroad; thence NORTHWESTERLY along said right-of-way through a curve concave to the southwest having a radius of 561.52 feet and an arc length of 155.10 feet; thence continuing WESTERLY along said right-of-way through a curve concave to the south having a radius of 1028.20 feet and an arc length of 816.86 feet to the east line of Section 31, Township 9 North, Range 1 West; thence SOUTH 74 degrees WEST along said right-of-way approximately 334 feet; thence SOUTH 64 degrees WEST along said right-of-way approximately 985 feet to the easterly extension of the south line of Lot 100 in Maple Grove Baby Farms per the plat thereof recorded September 12, 1927 in Plat Cabinet B, Envelope 35; thence WESTERLY along said south line approximately 1230 feet to the east right-of-way of Johnson Avenue; thence SOUTHERLY along said east right-of-way approximately 55 feet to the easterly extension of the north line of the Roger L. Isaacs and Carol L. Isaacs property as described in Deed Book 257, page 240 recorded on January 6, 1978 in said Recorder's office; thence WESTERLY along the north line of said Isaacs and the westerly extension thereof approximately 396 feet to the east line of Lot 4 in said Maple Grove Baby Farms; thence NORTHERLY along said east line approximately 533 feet to the northeast corner of the JK Development Group, LLC property as described in Instrument Number 2014000593 recorded on January 17, 2014 in said Recorder's office; thence WESTERLY along the north line of said JK Development Group, LLC and the westerly extension thereof approximately 396 feet to the east right-of-way of Kimble Drive; thence SOUTHERLY along said east right-of-way approximately 500 feet to the easterly extension of the north line of the Donald L. Cowden Revocable Trust property as described in Instrument Number 2011001945 recorded on February 2, 2011 in said Recorder's office; thence WESTERLY along said north line approximately 184 feet to the east line of Lot 8 in said Maple Grove Baby Farms; thence NORTHERLY along said east line approximately 635 feet to the northeast corner of said Lot 8; thence WESTERLY along the north line of said Lot 8 and Lot 9 in said Maple Grove Baby Farms approximately 210 feet to the southeast corner of the Dorothy A Dowdy Trust property as described in Deed Book 452, page 197 recorded on November 21, 1996 in said Recorder's office; thence NORTHERLY along the east line of said Dowdy approximately 235 feet to the north line of Lot 12 in said Maple Grove Baby Farms; thence WESTERLY along said north line approximately 184 feet to the west line of said Maple Grove Baby Farms; thence SOUTHERLY along said west line approximately 1057 feet to the south line of said Section 31; thence WESTERLY along said section line approximately 1007 feet to the POINT OF BEGINNING, containing 166 acres, more or less. EXCEPTING THEREFROM that property included in the Expanded Whitehall TIF district circa 2000, being more particularly described as follows: COMMENCING at the northwest corner of said quarter quarter section; thence SOUTH 00 degrees 02 minutes 42 seconds East 100.00 feet to the southerly right-of-way of State Road 48; thence SOUTH 89 degrees 22 minutes 00 seconds East 571.69 Feet along said southerly right-of-way to a 5/8" rebar set at the **POINT OF**

BEGINNING; thence SOUTH 00 degrees 11 minutes 07 seconds West 54.88 feet along said southerly right-of-way to a set 5/8" rebar; thence SOUTH 89 degrees 43 minutes 35 seconds East 76.32 feet along said southerly right-of-way to a set 5/8" rebar on the west line of Bounds & McPike Carpets; thence SOUTH 00 degrees 22 minutes 47 seconds EAST 209.26 feet along said west line to a 5/8" rebar set at the southwest corner thereof; thence NORTH 89 degrees 39 minutes 45 seconds East 123.00 feet along the south line of said Land of Bounds & McPike Carpets to a 5/8" rebar found at the southeast corner thereof and on the west line of Fair Meadows Addition (Plat Cabinet "B", Envelope 92); thence SOUTH 00 degrees 23 minutes 20 seconds East 633.35 feet along said west line to a 3/4" pipe found on the north right-of-way of the Illinois Central Railroad; thence SOUTH 65 degrees 09 minutes 32 seconds West 523.72 feet along said north right-of-way to a 5/8" rebar set on the east right-of-way of State Road 37; thence along said east right-of-way the following four (4) courses: 1). NORTH 10 degrees 06 minutes 06 seconds West 192.42 feet to a 5/8" rebar; thence 2). NORTH 04 degrees 22 minutes 10 seconds East 170.18 feet to a set rebar; thence 3). NORTH 03 degrees 15 minutes 59 seconds East 350.57 feet to a set 5/8" rebar; thence 4). NORTH 18 degrees 55 minutes 39 seconds East 395.23 feet to a set 5/8" rebar; thence NORTH 00 degrees 11 minutes 07 seconds East 140.46 feet to the south line of the Whitehall TIF Area; thence on and along said south line NORTH 90 degrees 00 minutes 00 seconds East 142.04 feet; thence SOUTH 00 degrees 11 minutes 07 seconds East 106.32 feet to the POINT OF BEGINNING, containing 10.05 acres, more or less.
Containing after said exception 156 acres, more or less.

This description was prepared from record information and county tax maps without the benefit of a survey. All bearings and distances are approximate and no guaranty is made as to their accuracy.

West 17th Street (2015)

A part of Sections 28, 29, 33, 32, 31, in Township 9 North, Range 1 West, Monroe County, Indiana described as follows:

Beginning at a point in said Section 29 at the centerline of State Road 45/46 Bypass intersection with centerline of North Kinser Pike; thence Easterly along the centerline of said State Road 45/46 Bypass a distance of 1633 feet to the East line of Atlantis Properties IV, LLC, Instrument No. 2009001689, extended; thence South along the said East line a distance of 271.85 feet to the Southeast corner of said parcel; thence West 306.31 feet along the South line of said parcel and the South line of Christ Drossos, Jr. and Nicholas J. Drossos, Instrument No. 2011008066 and Shree Bhune, LLC, Instrument No. 2014000233 to the Northeast corner of a parcel in the name of First ENT LLC, Instrument No. 2006022358; thence South along the East line of said Parcel a distance of 336.66 feet to the North line of a parcel in the name of Li Family Partnership, Instrument No. 2006007646; thence East 88.82 feet to the Northeast corner of said parcel; thence South along the East line of said parcel a distance of

216.10 feet to the Northeast corner of a parcel in the name of M Power Heritage LLC, Instrument No. 2010004279; thence continuing South along the Easterly line of said parcel a distance of 177.74 feet; thence along the Northerly line of said parcel East 358.99 feet to the Northeast corner of said parcel; thence South along the East line of said parcel a distance of 142.77 feet to the Southeast corner of said parcel; thence West along the South line of said parcel 172.52 feet to the Northeast corner of Ankur First Corporation, Instrument No. 2011006228, said corner being the Northeast corner of Lot 1, Hamptons Subdivision, Plat Cabinet "D", envelope 1; thence Southwesterly along the Easterly lines of said Lot 1 the next Six (6) courses:

1. SOUTH 00 degrees 16 minutes 31 seconds WEST, 141.78 feet; thence
2. SOUTH 77 degrees 24 minutes 14 seconds WEST, 93.49 feet; thence
3. SOUTH 39 degrees 30 minutes 12 seconds WEST, 21.82 feet; thence
4. SOUTH 85 degrees 37 minutes 26 seconds WEST, 59.24 feet; thence
5. SOUTH 04 degrees 12 minutes 31 seconds EAST, 68.86 feet; thence
6. SOUTH 85 degrees 28 minutes 57 seconds WEST, 92.83 feet to the East line of a parcel in the name of Socrates Montano Leon, Instrument No. 2011005614;

thence SOUTH 01 degree 55 minutes 00 seconds EAST along the East line of said parcel a distance of 120.32 feet to the North line of Miller Courts Addition, Plat Cabinet "B", envelope 51; thence East along the said North line a distance of 187 feet to the centerline of a 50 foot public street as shown on said Miller Courts Addition Plat; thence Southerly along said centerline 303 feet to the intersection of an 80 foot wide street as shown on said plat; thence Westerly along said centerline a distance of 170 feet to the East line of Lots 8 and 9, extended, in said Miller Courts Addition; thence Southerly along the said East line a distance of 160 feet to the North line of Lot 7 in said Miller Courts Addition; thence East 20 feet to the Northeast corner of said Lot 7; thence Southeasterly along the East line of Lots 7, 6, 5, 4, 3, 2, and 1 of said Miller Courts Addition a distance of 420 feet to the North line of a parcel in the name of Walnut Street Lodge, LLC, Instrument No. 2011016063; thence East 74 feet to the Northeast corner of said parcel; thence SOUTH 02 degrees 09 minutes 10 seconds EAST along the East line extended of said parcel a distance of 310 feet to the centerline of 17th Street; thence West along said centerline a distance of 124 feet to the East line of Lot 14, extended, of Fulwilder's Addition, Plat Book 32, page 106; thence South along the Easterly line of Lot 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4 and 3 a distance of 941 feet to the Northeast corner of Lot 2 in said addition; thence East 68 feet to the Northeast corner of Lot 32 in said addition; thence South 182 feet along the East line of said Lot 32, extended to the Northeast corner of a parcel in the name of Telko, Inc. Instrument No. 2005001555; thence South along the East line of said parcel, extended 340 feet to the north line of a parcel in the name of Aeolian Capital, LLC., Instrument No. 2014011391; thence SOUTH 89 degrees 55 minutes 46 seconds EAST 24.71 feet to a rebar with BRG cap and the beginning of a curve concave to the south having a radius of 1155.23 feet and a chord which bears SOUTH 85 degrees 14 minutes 29 seconds EAST 188.83 feet; thence EASTERLY along said curve an arc length of 189.04 feet to a rebar with BRG cap; thence SOUTH 80 degrees 33 minutes 13 seconds EAST 52.49 feet to a rebar with BRG cap at the beginning of a curve concave to the north having a radius of 571.78 feet and a chord

which bears SOUTH 84 degrees 26 minutes 01 seconds EAST 77.38 feet; thence EASTERLY along said curve an arc length of 77.44 feet to a rebar with BRG cap; thence SOUTH 00 degrees 13 minutes 25 seconds EAST 45.74 feet to a rebar with BRG cap at the northeast corner of Lade's Addition to the City of Bloomington, Plat Cabinet "B", envelope 41; thence SOUTH 84 degrees 48 minutes 35 seconds WEST along the north line of said Lade's Addition a distance of 339.33 to the Northeast corner of Lot 27 in said Lade's Addition; thence South along the East line of said lot, extended a distance of 99 feet to the centerline of 12th Street; thence West along said centerline 45.5 feet to the East line of Lot 24 in said Lade's Addition, extended; thence South along the said line extended and Lots 23, 22, 21 and 20 a distance of 301 feet to the Southeast corner of said Lot 20; thence SOUTH 00 degrees 37 minutes 03 seconds EAST, 60.50 feet; thence NORTH 89 degrees 12 minutes 30 seconds EAST, 12.00 feet; thence SOUTH 00 degrees 37 minutes 03 seconds EAST, 0.5 feet; thence NORTH 89 degrees 12 minutes 30 seconds EAST, 61.00 feet; thence SOUTH 00 degrees 37 minutes 03 seconds EAST, 121.00 feet; thence SOUTH 89 degrees 12 minutes 30 seconds WEST, 67.00 feet; thence SOUTH 00 degrees 37 minutes 03 seconds EAST, 61.05 feet; thence SOUTH 89 degrees 10 minutes 02 seconds WEST, 6.00 feet to the Northeast corner of Lot 2 of said addition; thence on the East line of said Lot 2 and Lot 1 SOUTH 00 degrees 37 minutes 03 seconds WEST, 120.00 feet to the Southeast corner of said Lot 1; thence Southeasterly 30 feet to the Northeast corner of Lot 4, Clark's Addition, Plat Cabinet "B", envelope 17; thence South along the East line of Lots 4, 3, 2 and 1, extended a distance of 323 feet to the South Right-of-Way of 10th Street; thence Westerly along the said South Right-of-Way a distance of 850 feet to the East Right-of-Way of Morton Street; thence North along said East Right-of-Way a distance of 626 feet to the North Right-of-Way of 11th Street; thence East along said North Right-of-Way a distance of 91 feet to the Southwest corner of a parcel in the name of Station 11, LLC, Instrument No. 2010018185; thence northerly along the West line of said parcel and the West line of a parcel in the name of Lyle and Kerry Feigenbaum, Deed Book 464, page 163, a distance of 236 feet to the South line of a parcel in the name of Lyle and Kerry Feigenbaum, Deed Book 453, page 308; thence West 12 feet to the Southwest corner of said parcel; thence North 133 feet to the Northwest corner of said parcel; thence East along the North line of said parcel, 62.6 feet to the Southwest corner of a parcel in the name of Scholars Properties, LLC, Instrument No. 2011010012; thence northerly along the westerly lines of the said parcel a distance of 59 feet to the Northwest corner thereof; thence East 6 feet to the Southwest corner of a parcel in the name of GMS Enterprises, LLC, Instrument No. 2007021408; thence northerly along the West line of said parcel, a distance of 118 feet to the Northwest corner of said parcel; thence East 132 feet to the Northeast corner of said parcel in the West right-of-way of College Avenue (41.25 feet from centerline); thence North along said right-of-way a distance of 59 feet to the South right-of-way of 13th Street, as shown on Kenwood Addition, Plat Cabinet "B", envelope 23; thence West along said right-of-way 132 feet to the Northwest corner of Lot 30 in said addition; thence northerly through Indiana Railroad property, on a line extended 83.23 feet to the south line of Lot 2 in 14th and College Subdivision, Final Plat, Instrument No. 2010016078; thence South 84 degrees 18 minutes 15 seconds West along the south line of Lot 2 a distance of 49.23 feet to the beginning of a curve

concave to the south having a radius of 970.0 feet; thence WESTERLY along said curve and the south line of said Lot 2 an arc length of 19.90 feet to the Southwest corner of said Lot 2; thence North 00 degrees 53 minutes 23 seconds West along the west line of said Lot 2 a distance of 105.05 feet to the Northwest corner of said Lot 2; thence continuing North 00 degrees 53 minutes 23 seconds West along said west line extended a distance of 12.01 feet to the south line of Lot 1 in said 14th and College Subdivision; thence South 89 degrees 38 minutes 53 seconds West along said south line a distance of 6.94 to the Southwest corner of said Lot 1; thence North 00 degrees 53 minutes 23 seconds West along the west line of said Lot 1 a distance of 132.27 feet to the Northwest corner of said Lot 1; thence North 89 degrees 41 minutes 04 seconds East along the north line of said Lot 1 approximately 69 feet to the southerly extension of the west line of the parcel in the name of 1013 North College, LLC, Deed Book 485, page 455; thence North along the West line of said parcel extended 194 feet to the South line of a parcel in the name of Crown Management Bloomington, Inc., Deed Book 477, page 183; thence westerly along said south line approximately 46 feet to the Southwest corner of said Crown Management parcel; thence northerly 72 feet to the Northwest corner of said Crown Management parcel; thence easterly 52 feet to the southwest corner of a parcel in the name of Crown Management Bloomington, Inc., Instrument No. 2003017190; thence North 60 feet to the Northwest corner of said parcel and in the South right-of-way of 15th Street; thence northwesterly 50 feet to the Southwest corner of a parcel in the name of Webb, Deed Book 390, page 297, and the North right-of-way of said 15th Street; thence Northerly along the West line of said parcel, a distance of 66 feet to the Southwest corner of a parcel in the name of Sovinski, Deed Book 412, page 448; thence northerly along the West line of said parcel, a distance of 78 feet to the Southwest corner of a parcel in the name of Vencel Properties, Instrument No. 2003004312; thence North along the West line of said parcel a distance of 66 feet to the Southwest corner of a parcel in the name of B Venturas, LLC, Tax Parcel No. 53-05-33-204-149.000-005; thence northerly along the West line of said parcel a distance of 66 feet; thence East 6 feet; thence North 17 feet to the Southwest corner of a parcel in the name of Bloomington Muffler Real Estate, LLC, Instrument No. 2013000594; thence North along the West line of said parcel a distance of 171.50 to the Southwest corner of a parcel in the name of James H. Johnson Rental, LLC, Instrument No. 2013012265; thence North along the West line of said parcel, a distance of 158 feet to the Southwest corner of a parcel in the name of Robert and Billy Fleetwood, Deed Book 345, page 278; thence North along the West line of said parcel, a distance of 62 feet to the extended South line of Lot 32, Kenwood Park Addition; thence westerly 12 feet to the Southeast corner of said Lot 32; thence South 50 feet to the Southeast corner of Lot 31 in said addition; thence westerly along the extended South line of Lots 31 and 18 in said addition, a distance of 342 feet to the Northeast corner of Lot 15 in said addition; thence South 100 feet to the Southeast corner of said Lot 15 and the North right-of-way of Kenwood Drive; thence westerly along the said North right-of-way, a distance of 306 feet to the Southwest corner of Lot 5 and the East right-of-way of Madison Street in said addition; thence North along the East right-of-way of said street a distance of 60 feet; thence southwesterly 50 feet to the West right-of-way of said street and the Southeast corner of a parcel in the name of Heri Four, Inc.,

Instrument No. 2014010649; thence West 200 feet to the Southwest corner of said parcel and the East line of a parcel in the name of Bryan Rental, Inc., Instrument No. 2014010650; thence SOUTH 00 degrees 08 minutes 03 seconds EAST, 151.26 feet to the Southeast corner of said parcel; thence NORTH 89 degrees 19 minutes 48 seconds WEST, 183.76 feet to the Southwest corner of said parcel; thence southwesterly 12 feet to the Southeast corner of Lot 29, Dolans Addition, Plat Cabinet "B", envelope 19; thence West along the South line of said Lot 19, extended a distance of 214 feet to the Southwest corner of Lot 30 and the West right-of-way of Jackson Street in said addition; thence South along said West right-of-way, a distance of 145 feet to the centerline of 16th Street, extended as shown on said addition; thence westerly along the centerline of said 16th Street, a distance of 486 feet to the Southwest corner of a parcel in the name of Bloomington Vendors, Inc., Deed Book 339, page 305; thence North along the West line of said parcel, a distance of 15 feet to the Southeast corner of a parcel in the name of Crown Management Bloomington, Inc., Deed Book 471, page 527; thence West along the South line of said parcel a distance of 144 feet to the Southwest corner of said parcel, and the West line of Outlot 118 North of Maple Heights Addition; thence northerly along the said West line, a distance of 284 feet; thence West 50 feet; thence southerly 80 feet to the Southeast corner of a parcel in the name of Susan Watts, Instrument No. 1999017462; thence westerly 82.5 feet to the Southwest corner of said parcel; thence continuing West along the South line of a parcel in the name of Watts Revocable Trust, Instrument No. 1999017885, a distance of 100 feet to the Southwest corner of said parcel; thence North 25 feet to the Southeast corner of a parcel in the name of Krininger Services, Inc., Instrument No. 2011016909; thence westerly 85 feet to the east line of Pine Bluff, Horizontal Plat Cabinet B, Envelope 74; thence South along said east line a distance of 73 feet to the southeast corner of said Pine Bluff; thence West along the south line of said Pine Bluff a distance of 100 feet to the southwest corner of said Pine Bluff; thence North along the west line of said Pine Bluff a distance of 300 feet to the north line of the Northeast quarter of said Section 32, Township 9 North, Range 1 West; thence West along said north line a distance of 1033 feet to the Northwest corner of said Northeast quarter; thence South along the west line of said quarter 562.88 feet to the southeast corner of the parcel in the name of Lee, LLC, Instrument No. 2002008970; thence West along the south line of said parcel a distance of 503.25 feet to the Southeast corner of Lot 1 in Forest Homes, Plat Cabinet B, Envelope 48; thence West along the south line of Lots 1 through 12 in said Forest Homes a distance of 900 feet to the southwest corner of said Lot 12; thence North along the west line of said Lot 12 a distance of 400 feet to the southeast corner of Leonard D. Smith, Deed Book 413, page 137; thence West along the south line of said Smith a distance of 125.5 feet to the west line of Lot 14 in said Forest Homes; thence North along the west line of said Lot 14 a distance of 10 feet; thence West 40 feet to the east line of Lot 15 in said Forest Homes and the Southeast corner of Dawn E. Hewitt, Deed Book 402, page 138; thence West along the south line of said Hewitt a distance of 210 feet to the west line of Lot 17 in said Forest Homes; thence South along said west line a distance of 410 feet to the southwest corner of said Lot 17; thence West along the south line of Lots 18, 19 and 20 in said Forest Homes a distance of 225 feet to the Southwest corner of said Lot 20; thence North along the

west line of said Lot 20 a distance of 473.44 feet to a point on the East, line of Crescent Pointe Subdivision, Plat Cabinet "D", envelope 87; said point being SOUTH 89 degrees 46 minutes 41 seconds EAST, 50.56 feet from the Southeast corner of Lot 30; thence NORTH 89 degrees 46 minutes 41 seconds WEST along the South lines of Lot 30 and 31 and through common areas, 374.42 feet to the East line of Lot 45; thence SOUTH 01 degree 06 minutes 51 seconds EAST along the East line of Lot 45 a distance of 45.59 feet to the Southeast corner of said Lot 45; thence NORTH 89 degrees 18 minutes 19 seconds WEST along the South lines of Lot 45, 44, 1 and 2 and the extension thereof 311.98 feet to the West line of said Crescent Pointe Subdivision, also the East line of State Road 37; thence along said West line and the extension thereof NORTH 01 degree 06 minutes 51 seconds WEST, 129.29 feet to the Southwest corner of the Southwest quarter of Section 29, Township 9 North, Range 1 East; thence NORTH 00 degrees 22 minutes 30 seconds WEST along the West line of Morris Subdivision, Plat Cabinet "HB", envelope 152 and the extension thereof 683.71 feet; thence continuing along said West line along a curve to the left having a radius of 3044.79 feet and a chord bearing NORTH 19 degrees 26 minutes 28 seconds EAST, 417.66 feet; thence Northerly along said curve 417.66 feet; thence Northerly along said West line NORTH 12 degrees 11 minutes 49 seconds EAST, 259.69 feet; thence continuing along said West line NORTH 15 degrees 30 minutes 30 seconds EAST, 400.00 feet; thence continuing along said West line NORTH 22 degrees 38 minutes 00 seconds EAST, 201.56 feet; thence continuing along said West line NORTH 18 degrees 35 minutes 01 second EAST, 530.09 feet to the Northwest corner of said Morris Subdivision; thence along the North line of said subdivision NORTH 74 degrees 44 minutes 27 seconds EAST, 163.21 feet to the Northeast corner of said subdivision; thence along the East line of said subdivision SOUTH 00 degrees 21 minutes 33 seconds EAST approximately 112 feet to the Northwest corner of Rogers Group, Inc; thence East along said Rogers Group Inc. approximately 660 feet to the Northeast corner of Rogers Group Inc.; thence South along the East line of Rogers Group Inc. and Arlington Park Phase 1, Plat Cabinet "C", envelope 196, approximately 894 feet to the Northwest corner of Winkel Subdivision, Plat Cabinet "C", envelope 123; thence NORTH 89 degrees 52 minutes 09 seconds EAST along the North line of Winkel Subdivision and Kevin J. Treacy and Rosemary J. Treacy, Instrument No. 2001024712 a distance of 300 feet; thence South along the East line of Treacy 370 feet to the Northwest corner of John C. Temple and Victoria Starkey Temple, Instrument No. 803981; thence East along the North line of said Temple deed, the North line of Gerald R. Rhoads, Instrument No. 2011008192, the North line of Mark L. Ayers, Instrument No. 99833, the North line of Jo Lynn Bowman and Jon B. Bowman, Instrument No. 2011005543, the North line of Jean E. Bauer, Instrument No. 2003020322, the North line of Sandra Groschwitz, Instrument No. 2005010101, and the North line of Adams Crossing, LLC, Instrument No. 2012018700 a distance of 662 feet to the centerline of West Arlington Road; thence following said centerline Southeasterly approximately 467 feet to the extension of the West line of Arlington Crossing Subdivision, Plat Cabinet "C", envelope 161; thence NORTH 00 degrees 33 minutes 03 seconds WEST along the West line of said subdivision approximately 591 feet to the Northwest corner thereof; thence NORTH 90 degrees 00 minutes 00 seconds EAST 190.00 feet crossing City of Bloomington, Instrument No., 36142 and

to a point on the West line of 17th Street LLC, Instrument No. 2013007758; thence North along the West line of said parcel approximately 376 feet to the Northwest corner thereof; thence along the North line of said parcel and the North line of Indiana Bell Telephone Company Incorporated, Deed Book 369, page 412 approximately 687 feet to the West line of North Willis Drive; thence South along the North line of North Willis Drive approximately 388 feet to a point due West of James and Nancy Owens LLC, Instrument No. 2014004591; thence East crossing North Willis Drive and along the North line of said Owens tract 184 feet to the Northeast corner thereof; thence South along the East line of said Owens tract approximately 306 feet to the Northwest corner of Hanna Properties LLC, Instrument No. 2003022432 and 2003022434; thence East along the North line of said Hanna tracts and approximately 450 feet to the Northeast corner thereof; thence South along the East line of the Northwest corner of Thomas Haggerty and Cathy Haggerty, Deed Book 410, page 329; thence East 80 feet to the Northeast corner thereof, said point being on the West line of Cedar Grove, Plat Cabinet "C", envelope 59; thence North along the West line thereof approximately 96 feet to the Northwest corner thereof; thence East 132 feet to the Northeast corner thereof; thence South along the East line of Cedar Grove approximately 200 feet to the Northwest corner of John E. Matthias and Linda J. Matthias, Instrument No. 202289; thence East along the North line of Matthias and the North line of CFC Inc., Instrument No. 2011007430, Owen A. Lauer, Instrument No. 199678, 606 Building Company LLC, Instrument No. 2004002954, and crossing Jackson Heights Property LLC, Instrument No. 2014003635 approximately 490 feet to a point on the West line of James R. Jacobs, Mary A. Jacobs; Max L. Jacobs and Gloria E. Jacobs, Instrument No. 2014014806; thence North along said Jacobs tract approximately 58 feet to the Northwest corner of said Jacobs tract; thence East along the North line of Jacobs, also the North line of James R. Jacobs and Mary Ann Jacobs, Instrument No. 53362, Eva M. Godsey Revocable Living Trust, Instrument No. 2014012997 approximately 478 feet to the West line of North Kinser Pike; thence South along said West line approximately 80 feet to a point (Replat of Lot 18B of Northcrest, Plat Cabinet "C", envelope 251) due West of the Northwest corner of John W. Hart, Instrument No. 2004027614; thence East crossing North Kinser Pike approximately 55 feet to the Northwest corner of said Hart tract; thence continuing East along the North line of Hart 81.13 feet; thence South along the East line of said Lot 18B, 15.12 feet to the Northwest corner of Lot 17B in said Northeast Addition (John W. Hart, Instrument No. 2004027487); thence along the North line of Lot 17B, 87.4 feet to the West line of Lori A. Treleven, Instrument No. 2012000483; thence North along said West line approximately 92 feet to the Northwest corner thereof; thence East along the North line of said parcel 93 feet to the Northcrest, Plat Cabinet "B", envelope 33; thence South along the East line of Lot 16 a distance of 60 feet to the Northwest corner of Arbutus Properties LLC, Instrument No. 2014015102; thence East along the North line of said tract and John W. Railing and Mary K. Railing, Instrument No. 2001006140 and the extension thereof a distance of 213 feet to the centerline of Woodlawn Drive; thence north along said centerline approximately 143 feet to a point due West of the Northwest corner of Pepsi-Cola General Bottlers of Indiana, Instrument No. 2003008110; thence East along the North line of said tract approximately 176 feet to the Southeast corner

of CFC, Inc., Instrument No. 701336; thence North along the East line of said tract approximately 360 feet to the Northeast corner thereof; said point being on the South line of P&D Riggins LLC, Instrument No. 2001021997; thence West along the South line of said tract and the South line of A. Patrick Riggins, Jr. and Dorothy B. Riggins, Instrument No. 2001020736 approximately 175 feet to the centerline of North Woodlawn Avenue; thence North along said centerline approximately 103 feet to a point on the South line of Trustee of the Bonnie Anderson Revocable Trust, Instrument No. 2001011721; thence West along said South line approximately 260 feet to the Southwest corner of said parcel; thence North along the West line of said parcel approximately 516 feet to a point on the North line of said parcel; thence East along said North line approximately 394 feet to the Southwest corner of Steak N Shake Operations, Inc., Instrument No. 2006017529; thence North along the West line of said parcel 150.34 feet to the Northwest corner thereof; thence East along the North line of said parcel and the extension thereof approximately 227 feet to the centerline of College Avenue; thence North along said centerline approximately 148 feet to the centerline of Old State Road 37; thence Westerly, Northwesterly and Northerly along the centerline of Old State Road 37 approximately 750.00 feet to the centerline of West Gourley Pike; thence Westerly along said centerline approximately 815 feet to the centerline of North Kinser Pike; thence along said centerline North approximately 535 feet to the Point of Beginning, containing 259 acres, more or less.

This amended Economic Development Plan expands the EDA by 972.2 acres (See Map marked as Exhibit A). The purpose of this expansion is to provide for the enhancement of economic opportunities. Currently, the expanded EDA has excellent new development and redevelopment opportunities.

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.

Memo

To: Bloomington City Council
From: Lisa Abbott, Director, HAND
CC: Mayor Mark Kruzan
Deputy Mayor John Whitehart
Margie Rice, Corporation Council
Bloomington Redevelopment Commission
Date: July 2014
Re: Report of the Redevelopment Commission
Pursuant to I.C. 36-7-14-13(e)

Pursuant to Indiana Code 36-7-14-13(e), the Bloomington Redevelopment Commission hereby provides to the Bloomington City Council the following information for the year 2013 with respect to each of the tax increment financing districts created by the Redevelopment Commission, as follows:

1. Adams Crossing

- A. Revenues received during 2013: \$852,098.61
- B. Expenses paid during 2013: \$284,377.72
- C. Fund balance as of December 31, 2013: \$3,379,302.58
- D. Information concerning outstanding obligations payable from this TIF district: None
- E. Information concerning parcels included in this TIF district during 2013, including parcel number, based assessed value as of March 1, 2012, and incremental assessed value as of March 1, 2012, for taxes payable 2013: Please see attached spreadsheet marked as Exhibit A.

2. Downtown

- A. Revenues received during 2013: \$3,465,565.28
- B. Expenses paid during 2013: \$5,102,060.66
- C. Fund balance as of December 31, 2013: \$2,701,918.50
- D. Information concerning outstanding obligations payable from this TIF district:
 - I. Mercury Development Group, LLC Lease
 - a) Bond or Lease: Lease
 - b) Final maturity date: 01/01/34
 - c) Amount outstanding as of 12/31/13: \$5,894,676.43
 - d) Amount paid in 2013: \$436,113.72

- II. 7th & Walnut, LLC Lease
 - a) Bond or Lease: Lease
 - b) Final maturity date: 08/31/39
 - c) Amount outstanding as of 12/31/13: \$2,837,404.42
 - d) Amount paid in 2013: \$233,811.96
- III. Redevelopment District Tax Increment Revenue Bonds of 2011
 - a) Bond or Lease: Bond
 - b) Final maturity date: 02/01/32
 - c) Amount outstanding as of 12/31/13: \$12,755,000.00
 - d) Amount paid in 2013: \$465,000.00

E. Information concerning parcels included in this TIF district during 2013, including parcel number, based assessed value as of March 1, 2012, and incremental assessed value as of March 1, 2012, for taxes payable 2013: Please see attached spreadsheet marked as Exhibit B.

3. North Kinser/Prow

- A. Revenues received during 2013: \$124,769.30
- B. Expenses paid during 2013: \$144,203.56
- C. Fund balance as of December 31, 2013: \$626,434.78
- D. Information concerning outstanding obligations payable from this TIF district: None
- E. Information concerning parcels included in this TIF district during 2013, including parcel number, based assessed value as of March 1, 2012, and incremental assessed value as of March 1, 2012, for taxes payable 2013: Please see attached spreadsheet marked as Exhibit C.

4. Tapp Road

- A. Revenues received during 2013: \$347,911.47
- B. Expenses paid during 2013: \$1,327,417.44
- C. Fund balance as of December 31, 2013: \$950,354.37
- D. Information concerning outstanding obligations payable from this TIF district: None
- E. Information concerning parcels included in this TIF district during 2013, including parcel number, based assessed value as of March 1, 2012, and incremental assessed value as of March 1, 2012, for taxes payable 2013: Please see attached spreadsheet marked as Exhibit D.

5. Thomson/Walnut-Winslow

- A. Revenues received during 2013: \$2,424,453.99
- B. Expenses paid during 2013: \$3,289,947.23
- C. Fund balance as of December 31, 2013: \$1,928,439.53
- D. Information concerning outstanding obligations payable from this TIF district: None
- E. Information concerning parcels included in this TIF district during 2013, including parcel number, based assessed value as of March 1, 2012, and incremental assessed value as of March 1, 2012, for taxes payable 2013: Please see attached spreadsheet marked as Exhibit E.

6. Whitehall

- A. Revenues received during 2013: \$3,503,450.62
- B. Expenses paid during 2013: \$357,755.85
- C. Fund balance as of December 31, 2013: \$4,078,996.25
- D. Information concerning outstanding obligations payable from this TIF district:
 - I. 2000 Redevelopment Bond
 - a) Bond or Lease: Bond
 - b) Final maturity date: 02/01/15
 - c) Amount outstanding as of 12/31/13: \$485,000.00
 - d) Amount paid in 2013: \$253,460.00
 - II. BMFC Street Lease
 - a) Bond or Lease: Lease
 - b) Final maturity date: 01/15/17
 - c) Amount outstanding as of 12/31/13: \$3,872,493.59
 - d) Amount paid in 2013: \$1,167,000.00
 - III. BMFC West Third Fire Station # 2 Lease
 - a) Bond or Lease: Lease
 - b) Final maturity date: 12/31/14
 - c) Amount outstanding as of 12/31/13: \$260,395.46
 - d) Amount paid in 2013: \$189,000
- E. Information concerning parcels included in this TIF district during 2013, including parcel number, based assessed value as of March 1, 2012, and incremental assessed value as of March 1, 2012, for taxes payable 2013: Please see attached spreadsheet marked as Exhibit F.