

AGENDA

CITY OF BLOOMINGTON ECONOMIC DEVELOPMENT COMMISSION

Wednesday, May 12, 2021

4:15 pm

Join Zoom Meeting

<https://bloomington.zoom.us/j/95984975644?pwd=NHBPNHpd0pHc1dtN2N1SG9oWGUrdz09>

Meeting ID: 959 8497 5644

Passcode: 728943

One tap mobile

+19292056099,,95984975644# US (New York)

+13017158592,,95984975644# US (Washington D.C)

- Call to Order
- Roll Call
- Minutes—no minutes to approve
- Old Business
- New Business
 - Retreat @ the Switchyard, LP—Tax Abatement
 - i. Resolution 21-02, ERA Designation, vote
 - ii. Resolution 21-03, Tax Abatement Recommendation, vote
- For the Good of the Order
- Next Meeting
 - June 9, 2021
 - 4:15 p.m.
- Adjournment



MEMORANDUM

To: Economic Development Commission members

CC: John Hamilton, Mayor; Don Griffin, Deputy Mayor; Jeff Underwood, Controller; Larry Allen, Assistant City Attorney; Alex Crowley, Director, Economic and Sustainable Development

From: Jane Kupersmith, Assistant Director of Small Business Development

Date: May 10, 2021

RE: EDC Resolution 21-02 and 21-03
Real Property Tax Abatement Application
Real America LLC – 1730 S. Walnut Street (Retreat @ the Switchyard)
Monroe County Parcel ID Numbers: 53-08-09-208-002.000-009; 53-08-09-208-003.000-009

Executive Summary: City staff recommend approval of a 10-year graduated tax abatement for Real America LLC in regard to its Retreat @ Switchyard project to be located at 1730 S. Walnut Street. The total gross value of the abatement over 10 years is estimated to be \$154,370. This project will increase the availability of affordable housing near Switchyard Park, and will contain a mix of 48 affordable and 16 market rate units. Additionally, the Retreat @ Switchyard will partner with Stone Belt for dedicated residential and therapeutic space. The development will also have a dedicated commercial space that will serve its residents and the Park. Under the criteria endorsed by our Common Council and under Indiana Code 6-1.1-12.1, City staff believe that this project is worthy of a tax abatement on the real property improvements.

The Project:

Real America LLC (“Real America”) is an Indianapolis-based, WBE-certified property development company. Real America was established in 1995 to develop, design, construct, and manage affordable housing in Indiana. It has since expanded product types with a continued focus on affordable housing. As of January 2020, Real America managed 1,654 affordable units across Indiana, with a significant presence in Fort Wayne as well as properties in Columbus and Nashville and an average pre-pandemic occupancy rate of 97.06%.

Real America proposes to develop a 64-unit, five-story building with first floor retail space at the 1.5-acre site of the former Night Moves building at 1730 S. Walnut Street, adjacent to the 64-acre Switchyard Park. 48 units will be reserved for low- to moderate-income residents and will be managed by Retreat at the Switchyard, LP. Real America is also partnering with Stone Belt and has set aside 10 apartments as housing and service areas for their clients within this building. Real America commits to a 99-year term of affordability.

The remaining 16 units will be market rate. The market rate units and the commercial space will be managed by Switchyard MR, LLC. The 16 market-rate units were added at the City’s behest to densify

and diversify the project. Real America created a separate legal entity to manage the market rate component in order to maximize the impact of their 9% Low Income Housing Tax Credit (LIHTC) award. The development will also include a 3,000 sq.ft. commercial space on the northeast corner of the structure, facing S. Walnut Street. The commercial space may facilitate a retail business that could serve visitors to Switchyard Park, although that is not a development requirement.

This abatement application pertains only to the 48 affordable units managed by Retreat at the Switchyard, LP, which is also the applicant for this abatement.

The breakdown of the 48 affordable units is reflected in the table below.

Type		# of Units	Sq. Feet	Proposed Rents	Max. Allow. Rents
30% RENTS	1 BR	3	850	\$281	\$281
	2 BR	6	1061	\$338	\$338
	3 BR	3	1410	\$389	\$389
	4 BR	0	1600	\$414	\$414
50% RENTS	1 BR	4	850	\$563	\$563
	2 BR	6	1061	\$675	\$675
	3 BR	2	1410	\$778	\$778
	4 BR	0	1600	\$849	\$849
60% RENTS	1 BR	0	850	\$703	\$703
	2 BR	0	1061	\$844	\$844
	3 BR	0	1410	\$973	\$973
	4 BR	0	1600	\$1,066	\$1,066
70% RENTS	1 BR	3	850	\$760	\$844
	2 BR	6	1061	\$912	\$1,013
	3 BR	0	1410	\$1,051	\$1,168
	4 BR	0	1600	\$1,155	\$1,283
80% RENTS	1 BR	5	850	\$887	\$985
	2 BR	9	1061	\$1,064	\$1,182
	3 BR	1	1410	\$1,227	\$1,363
	4 BR	0	1600	\$1,351	\$1,501
MARKET RENTS	1 BR	0	850	\$975	\$0
	2 BR	0	1061	\$1,277	\$0
	3 BR	0	1410	\$1,349	\$0
	4 BR	0	1600	\$1,486	\$0
Total Units		48			

City’s commitment

City staff recommends supporting the development with two commitments:

1. Conveyance of land to Real America for \$1.00 (RDC Approved in Resolution 20-97)
2. Tax abatement for 48 affordable units (see schedule below)—requires EDC/Council approval

Conveyance of Land

In 2017, the City of Bloomington Redevelopment Commission (RDC) purchased the lot and structure for \$800,000. The RDC anticipated that the property’s proximity to Switchyard Park, and particularly to the future eastern entrance to the park, would position it well for a future housing development.

The assessed value of the land and structure has appreciated since the 2017 acquisition. At the time of the sale, the total property value was assessed at \$503,600. As of 2020, the property’s assessed value increased to \$580,800. In recognition of the property’s location adjacent to Switchyard Park and development potential, the property has most recently been appraised at \$975,000.

To fulfill its obligation via the June, 2020 Conveyance Agreement between the RDC and Real America, the RDC will convey the property to Real America for \$1.00.

Tax Abatement (Pending EDC/Council Approval)

According to Real America’s pro forma for the LIHTC portion of the development dated 5/7/2021, the developer’s total projected investment in the property is approximately \$15.2 million of which \$11.6 million represents costs associated with the construction contract.

Regarding the role of a tax abatement within the developer’s pro forma: according to Real America, “the 15-year cash flow must be greater than the amount of the deferred developer fee to be included in eligible basis and not have an issue with the investor and the IRS. The deferred developer fee is estimated at \$589,016. The 15-year cash flow without abatement is only \$423,187. With the abatement, this increases to \$577,556. This is within the margin of error to assume we will be able to repay the deferred developer fee within the 15 years that is required.”

Accordingly, City staff recommends providing providing cashflow support via a 10-year tax abatement on a decreasing schedule, with estimated abatement values as follows:

Year	% Abated	Taxes Abated	Taxes Paid
1	100%	\$28,800	\$0
2	95%	\$28,181	\$1,483
3	80%	\$24,443	\$6,111
4	65%	\$20,456	\$11,015
5	50%	\$16,207	\$16,208

6	40%	\$13,355	\$20,032
7	30%	\$10,317	\$23,972
8	20%	\$7,084	\$28,336
9	10%	\$3,648	\$32,835
10	5%	\$1,879	\$35,698
Gross Value		\$154,370	\$175,690
Net Present Value		\$138,408	\$141,123

The estimated construction start date is August, 2021 and estimated project completion date is December 2022. The first year of abatement, therefore, will be the 2023 tax year payable in 2024. The abatement MOU will require the commencement of construction within the 2021 calendar year.

Comparable Local Support for Affordable Housing - For Reference

The City has supported previous Affordable Housing projects, using a variety of local incentives including Tax Abatement, HOME dollars, funding from the Housing Development Fund, and land value. The mix of incentives will vary depending upon the specific needs of the development.

To normalize the various incentive packages relative to each other, City staff looks at the total net present value of the support on a per Affordable Housing unit basis. The proposed cumulative value of the local support proposed for Real America’s Retreat@Switchyard is approximately \$1.15 million, or \$23,946 per affordable unit. This is calculated using the full \$975,000 appraised value for the property.

In comparison, previous Affordable Housing projects have included the following local support:

- B-Line Heights (PedCor): 36 units, \$20,834 per affordable unit
- Union at Crescent (Mecca): 106 units, \$15,560 per affordable unit
- Southern Knoll (Milestone): 31 units, \$16,394 per affordable unit

Current Status/Outcomes of Commission Reviews

Retreat at the Switchyard, LP must secure a tax abatement by July In order to close on the financing for the development. Bloomington Common Council recesses in July, so this compressed project schedule precludes waiting for final Plan Commission review.

Pending reviews following EDC

- Common Council first reading of Tax Abatement June 2, 2021
- Common Council committee review June 9, 2021
- Common Council vote to approve June 16, 2021
- Plan Commission review of final site design TBD, 2021

Criteria: City of Bloomington Tax Abatement General Standards

Retreat at the Switchyard supports the affordable housing tax abatement standards and evaluative criteria as stated below.

Capital Investment as an enhancement to the tax base

Total estimated project capital investment is projected to be \$11,812,618. Current tax liability is zero as the property is owned by the RDC. Improvements to the property are projected to generate an average of \$33,006 in real estate taxes over the next ten years, excluding an abatement.

Creates affordable housing units.

- A housing development sets aside 50% of the units to be affordable (at, e.g., HUD Fair Market rent) for low income to moderate income individuals
- Affordable housing with handicap-accessible units, and/or the units are designed for occupancy by senior citizens.

Evaluative Criteria

Residential developments with a recorded restriction that requires the housing for a certain number of years to be rented or owned by qualified very low and low income households are considered affordable housing. Projects of this nature may be directed toward specified individuals, for example, first-time homebuyers and persons with disabilities.

Criteria: Indiana Code

Establishing an Economic Revitalization Area and a Term of Abatement

In order for a property to be eligible for tax abatement, it must be designated an Economic Revitalization Area, or must be within an area already designated as an Economic Revitalization Area by the Common Council. An Economic Revitalization Area or "ERA" is an area that has obstacles to "normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors." (Indiana Code § 6-1.1-12.1-1)

In order to establish an Economic Revitalization Area and authorize a tax abatement term, the Council must find that:

- The estimate of the value of the redevelopment or rehabilitation is reasonable for the projects of that nature.
- The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation.
- The estimate of the annual salaries of these individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

- Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.
- The totality of the benefits is sufficient to justify the deduction.

City staff finds the estimates and benefits described in the Application and on the Statement of Benefits form are reasonable and that the benefits, as outlined in the application packet and this memo, are sufficient to justify a tax abatement of the recommended term and schedule.

Economic Development Target Area

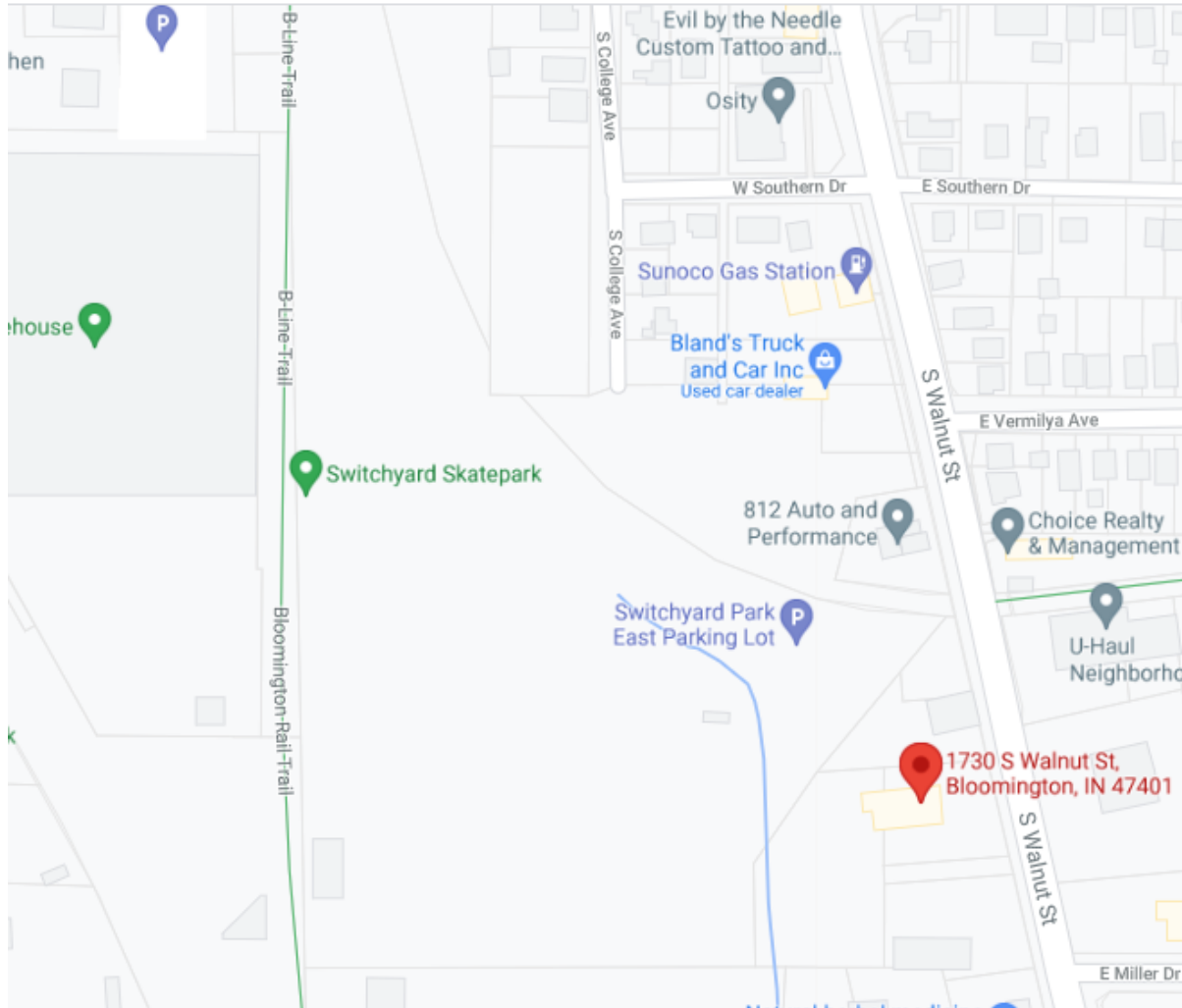
Generally, residential development is not eligible for tax abatement unless it meets one of the following criteria: (1) it is a multifamily development that contains at least 20% units available to low or moderate income tenants, (2) it located in an Economic Development Target Area (EDTA), or (3) the area of the development is designated as a residentially distressed area. See Ind. Code § 6-1.1-12.1-3(e)(11). Because this development includes more than 20% affordable housing, it does not require designation as either an Economic Development Target Area (EDTA) or a residentially distressed area.

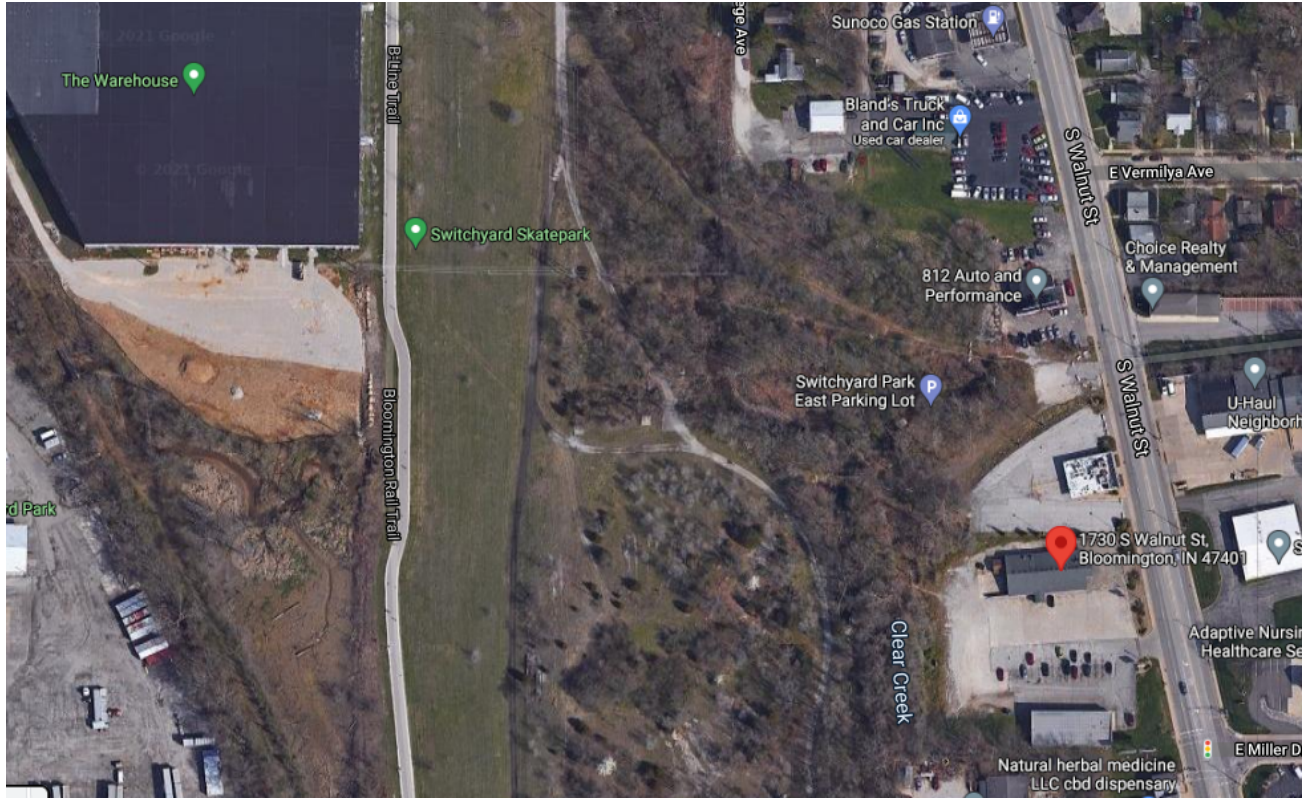
Rationale for Tax Abatement Recommendation

The 2020 Bloomington Housing Study states that, “Over 60% of renter households and nearly 30% of owner-occupied households in Bloomington are cost burdened. The highest percentage of cost burdened residents mirrors that of census tracts with very high value to income ratios, the measure of an area’s affordability.” Additionally, the Housing Study notes the difficulties in the private market’s development of affordable projects. “These products are very challenging for the private market to produce and will depend heavily upon the housing partnership for funding and the nonprofit development community. Increasing the number of Low Income Housing Tax Credit projects and expanding rental programs will be important to producing these units in addition to preserving the city’s existing stock of affordable housing.” Further, the Housing Study cites the need to construct an average of 236 units (of all kinds) per year to address our community’s housing shortage.

City Staff therefore recommends the approval of an abatement for Retreat at the Switchyard, LP in order to support both a large number of affordable units (48), at a high level of affordability (at or below 80% AMI), and at a prime location (adjacent to Switchyard Park and walkable to many amenities). The approval of this abatement ensures affordability of this property for 99 years.

Appendix 1: Site Images





Attachments: Petitioners Tax Abatement Application, Statement of Benefits, Preliminary site plans



Application for Designation as an Economic Revitalization Area (ERA): Real Property Tax Abatement

City of Bloomington, Indiana
Department of Economic and Sustainable Development
401 N. Morton St., PO Box 100, Bloomington, Indiana 47402-0100
812.349.3418

INSTRUCTIONS

1. State law and City of Bloomington policy require that the designation application and statement of benefits form (SB-1) be submitted **prior to the initiation of the project** (i.e., prior to filing for building permits required to initiate construction). If the project requires a rezoning, variance, or approval petition of any kind the petitioner must file prior to submission of the tax abatement application, and must be approved prior to a final hearing on the tax abatement request.
2. All questions must be answered as completely as possible and must be verified with a signature on the completed Statement of Benefits Form (SB-1) and last page of this application. Incomplete or unsigned applications will not be accepted as official filings. If attaching additional pages, please label responses with corresponding Section numbers.
3. Return completed Application and **\$100.00 non-refundable Application Fee** (payable to the **City of Bloomington**) to City of Bloomington Department of Economic & Sustainable Development, PO Box 100, 401 N Morton Street, Suite 130, Bloomington, IN 47402-0100 (economicvitality@bloomington.in.gov).

Section 1 – Applicant Information	
Name of Company for which ERA Designation is being requested Retreat at the Switchyard, LP & Switchyard MR, LLC	
Primary Contact Information (for questions concerning this application and the Project)	
Name Jeff Ryan	Job Title Vice President of Development
Phone (317) 607-2753 ext.	Email Jeff@RealAmericaLLC.com
Address 8250 Dean Road (street and/or PO, city, ZIP) Indianapolis, IN 46240	
Compliance Contact Information (person responsible for completion and timely submittal of mandatory annual compliance forms if designation is granted)	
Name Ken Humphrey	Job Title Controller
Phone (317) 680-2425 ext.	Email KHumphrey@RealAmericaLLC.com
Address 8250 Dean Road (street and/or PO, city, ZIP) Indianapolis, IN 46240	

Section 2 – Real Property Location and Description		
Monroe County Tax Parcel ID Number(s) 53-08-09-208-003.000-009	Township Perry	
Street Address 1730 S. Walnut		ZIP 47401-
Current Zoning MC Mixed-Use Corridor	Current Use(s) of Property Vacant gentlemen's club	
Estimated Market Value of Property \$580,800 assessed value		
Property or Building(s) Listed as Historic on the City of Bloomington Historical Survey ? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, check one:	<input type="checkbox"/> Outstanding <input type="checkbox"/> Notable <input type="checkbox"/> Contributing	Age of Building(s), if applicable 34 years
Describe any other national or local historical significance or designation, if applicable N/A		
Please list all owners of the property. Redevelopment Commission of the City of Bloomington		

Attach additional sheets as necessary to include all relevant property records. The City of Bloomington may require a copy of the property deed.

Section 3 – Criteria for Economic Revitalization Area (“ERA”) or Economic Development Target Area (“EDTA”) Designation

Describe how the project property and surrounding area have become undesirable for normal development and occupancy.

The site is a deteriorating, vacant gentlemen's club with environmental concerns including various PAHs, arsenic, mercury, and naphthalene.

Section 4 – Company Profile

Does your company currently operate at this location? Yes No

If yes, how long has your company been at this location?

Will this property be your company’s headquarters location? Yes No

If no, where is/will be your company’s HQ? **Indianapolis**

Company is a: LLC LLP LP Corporation S. Corporation Nonprofit Corporation
 Mutual Benefit Corporation Other-Please describe:

Provide a brief description of your company history, products and services.

The parent company of the ownership entities is RealAmerica. RealAmerica was started 26 years ago to develop, design, construct, and manage affordable housing in Indiana. We have since expanded our product types with a continued focus on affordable housing. Please see attached brochure for more information about RealAmerica.

Please list all persons and/or entities with ownership interests in the company. **Ronda Shrewsbury Weybright and Michael Surak. A to-be-determined investment limited partner will be brought in to purchase the tax credits.**

Current/Retained Jobs and Wages (include only current permanent jobs, and exclude benefits and overtime from wage values)

Number of part-time employees		Median part-time hourly wage
Number of full-time employees	_____	Average part-time hourly wage
TOTAL current employees (permanent jobs)		Median full-time hourly wage
		Average full-time hourly wage
What is the lowest hourly wage in the company? (inc. PT, FT, other)		
What is the median hourly wage in the company (inc. PT, FT, other)		TOTAL Annual Payroll (current/retained)

New Jobs and Wages As Result of the Proposed Project (include only new permanent jobs, and exclude benefits and overtime from wage values)

Number of part-time employees		Lowest starting part-time wage
Number of full-time employees	2	Lowest starting full-time wage
TOTAL NEW employees (new permanent jobs)	2	TOTAL NEW Annual Payroll (new jobs only)
		\$35,000.00
		\$80,000.00

Describe your company’s benefit programs and include the approximate value of benefits for existing and new employees on a per hour basis (e.g., benefits are valued at an additional \$3.00 per hour, etc.) **We offer health, life, dental, vision, 401(f) with match, and paid time off. The per hour value is approximately \$2.60.**

Market for Goods and Services; Local Sourcing

To the extent possible, please estimate the relative percentages of your company’s reach (via your products or services) into following markets:

_____	Inside Monroe County, Indiana
_____	Outside Monroe County, but inside Indiana
_____	Outside of Indiana
_____	Outside of the United States

100%

If applicable, list the name and location (City, State) of your five largest vendors or suppliers.

1. **Bynum Fanyo & Associates, Inc., Bloomington, IN**
- 2.
3. **additional vendors will be selected during the construction bidding process**
- 4.
- 5.

Section 5 – Proposed Improvements (the “Project”)

Describe all real estate improvements for which tax abatement on the property is being sought.

Retreat @ the Switchyard will be a mixed-use, mixed-income building with 48 affordable apartments, 16 market rate apartments and 3,000 square feet of commercial space

Estimated Total Project Cost (Capital Improvements only) **\$11,812,618.00**

Estimated Construction Start Date (month-year) **August 2021**

Estimated Completion Date (month-year) **December 2022**

Has Bloomington Planning approval been obtained for the Project? Yes No
If yes, Case Number:

Will the Project require any City expenditures (for public infrastructure, etc.)? Yes No
If yes, please describe

Proposed Use(s) of the property after Project completion. Describe uses for entire Project space, including any uses not of the applicant company (e.g., if portions of space are intended to be leased to other entities, provide details).

64 apartments will be leased out to residents and the commercial space will be leased out to a retailer. Ten of the apartments will be set aside for developmentally or intellectually disabled clients of Stone Belt.

Describe the impact on your business if the proposed Project is **not** undertaken (e.g. loss of jobs, contract cancellations, loss of production, change in location, etc.).

If Retreat @ the Switchyard does not move forward, we would need to reduce the number of people in our construction company and return rental housing tax credits to the State. We would not be able to hire the local construction workers or the permanent employees we plan to hire for the site. Because the tax credits that were awarded to create the affordable housing are only for this site we would not be able to change locations for the development.

Attach renderings, site plans, drawings, etc., of the Project.

Section 6 – City of Bloomington Evaluative Criteria

Describe how the Project will make a significant positive contribution to the community’s overall economic vitality in at least one of the following areas which apply. Feel free to add details to any and all other categories which apply. See “General Standards” for explanations and examples.

<input checked="" type="checkbox"/> Quality of Life, Environmental Stewardship, and/or Sustainability	Retreat @ the Switchyard will be designed and constructed to meet the Silver level National Green Building Standard and include dual flush toilets to conserve water
<input checked="" type="checkbox"/> Affordable Housing	Retreat @ the Switchyard will create 48 affordable apartments at rents levels from 30% area median income to 80% of area median income. Ten apartments will be set aside for clients of Stone Belt.
<input type="checkbox"/> Community Service	
<input type="checkbox"/> Community Character	

If applicable, describe any further (not yet described above) beneficial *and detrimental* impact to the community’s economic, social or environmental wellbeing, resulting from the Project.

Attach any additional information or documentation you feel to be pertinent to the City's decision to authorize this tax abatement.

Section 7 – Certification:

The undersigned hereby certify the following:

[Initials]

JR

■ The statements in the foregoing application for tax abatement are true and complete.

JR

■ The person(s) executing this application for tax abatement have been duly authorized by the business entity for which this application is being filed to execute and file this application, and all required approvals by the appropriate board or governing body of the business entity have been received.

JR

■ The individual(s) or business entity that is applying for Economic Revitalization Area (ERA) or Economic Development Target Area (EDTA) designation or approval of a Statement of Benefits is not in arrears on any payments, fees, charges, fines or penalties owed to the City of Bloomington, Indiana, including but not limited to, City of Bloomington Utilities, Bloomington Transit, and any other City departments, boards, commissions or agencies.

JR

■ I/we understand that if the above improvements are not commenced (defined as obtaining a building permit and actual start of construction) within 12 months of the date of the designation of the above area as an ERA, EDTA or of approval of a Statement of Benefits for the above area, whichever occurs later, the Bloomington Common Council shall have the right to void such designation.

JR

■ I/we understand that all companies requesting ERA and/or EDTA designation will be required to execute a Memorandum of Agreement (MOA) with the City. The MOA shall contain the capital investment levels, job creation and/or retention levels and hourly wage rates and other benefits that the applicant has committed to the City in order to receive consideration for the designation. The MOA shall also contain information relative to what the City and applicant have agreed upon as "substantial compliance" levels for capital investment, job creation and/or retention and wage rates and/or salaries associated with the project.

Additionally, the MOA shall indicate that the City, by and through the Economic Development Commission and the City of Bloomington Common Council, reserves the right to terminate a designation and the associated tax abatement deductions if it determines that the applicant has not made reasonable efforts to substantially comply with all of the commitments, and the applicant's failure to substantially comply with the commitments was not due to factors beyond its control.

If the City terminates the designation and associated tax abatement deductions, it may require the applicant to repay the City all or a portion of the tax abatement savings received through the date of such termination. Additional details relative to the repayment of tax abatement savings shall be contained in the Memorandum of Agreement.

JR

■ I/we understand that if this request for property tax abatement is granted that I/we will be required to submit mandatory annual compliance forms as prescribed by State law and local policy. I/we also acknowledge that failure to do so or failure to achieve investment, job creation, retention and salary levels contained in the final resolution and MOA may result in a loss of tax abatement deductions and the repayment of tax abatement savings received.

JR

■ I/we understand that beneficiaries of a city tax abatement are subject to the City of Bloomington's Living Wage Ordinance ([BMC 2.28](#)), and therefore I/we must certify the entity's Living Wage compliance annually during the tax abatement term, if this abatement request is approved.

OWNER(S) OR AUTHORIZED REPRESENTATIVE(S)

SIGNATURE (Print Name Below)

TITLE

DATE

X

Jeffrey A. Ryan

Vice President of Development

4-30-21

X

Printed Name



8250 Dean Road
Indianapolis, IN 46240
O: 317.815.5929
F: 317.815.5930
RealAmericaLLC.com

May 5, 2021

Mr. John Zody
Director, Housing and Neighborhood Development Department
City of Bloomington, IN
401 N. Morton
Bloomington, IN 47404

RE: Retreat @ the Switchyard
Property Tax Abatement

Dear Mr. Zody,

Please find attached the Statement of Benefits for Retreat @ the Switchyard as our application for property tax abatement.

Our development is the new construction of a five-story building on the site of the former Night Moves club. While primarily apartments for low- and moderate-income residents, we will also feature market rate apartments and ground floor commercial space. We are partnering with Stone Belt and have set aside 10 apartments to have appropriate housing and service areas for their clients within the building also. This application for tax abatement is only for the 48 affordable apartments and related common space.

During construction we expect to employ approximately 80-100 construction works. The total payroll during construction is expected to be approximately \$4,000,000. Once we are operational, we will employ two, new on-site employees, a manager and a maintenance tech. We expect to pay them a total of \$80,000 annually plus benefits. Only the two permanent positions are included on the attached Statement of Benefits.

We look forward to continuing to work with you and the City of Bloomington to create this important housing.

Sincerely,

Jeffrey A. Ryan
Vice President of Development



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20 23 PAY 20 24

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (*check one box*):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer Retreat at the Switchyard, LP		
Address of taxpayer (number and street, city, state, and ZIP code) 8250 Dean Road, Indianapolis, IN 46240		
Name of contact person Jeff Ryan	Telephone number (317) 607-2753	E-mail address Jeff@RealAmericaLLC.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body City of Bloomington		Resolution number
Location of property 1730 S. Walnut Street, Bloomington, IN 47401	County Monroe	DLGF taxing district number 009
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) 48 affordable apartments and related common space at Retreat @ the Switchyard		Estimated start date (month, day, year) August 1, 2021
		Estimated completion date (month, day, year) December 1, 2022

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
0.00	\$0.00	0.00	\$0.00	2.00	\$80,000.00

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	1.00	0.00
Plus estimated values of proposed project	9,777,112.00	1,440,000.00
Less values of any property being replaced		
Net estimated values upon completion of project	9,777,112.00	1,440,000.00

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) <u>0.00</u>	Estimated hazardous waste converted (pounds) <u>0.00</u>
--	--

Other benefits

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative 	Date signed (month, day, year) 5/5/21
Printed name of authorized representative Ronda Shrewsbury Weybright	Title President of General Partner

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (*see below*). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
 - 1. Redevelopment or rehabilitation of real estate improvements Yes No
 - 2. Residentially distressed areas Yes No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (*specify*) _____
- E. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
 Yes No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (<i>signature and title of authorized member of designating body</i>)	Telephone number ()	Date signed (<i>month, day, year</i>)
Printed name of authorized member of designating body	Name of designating body	
Attested by (<i>signature and title of attester</i>)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

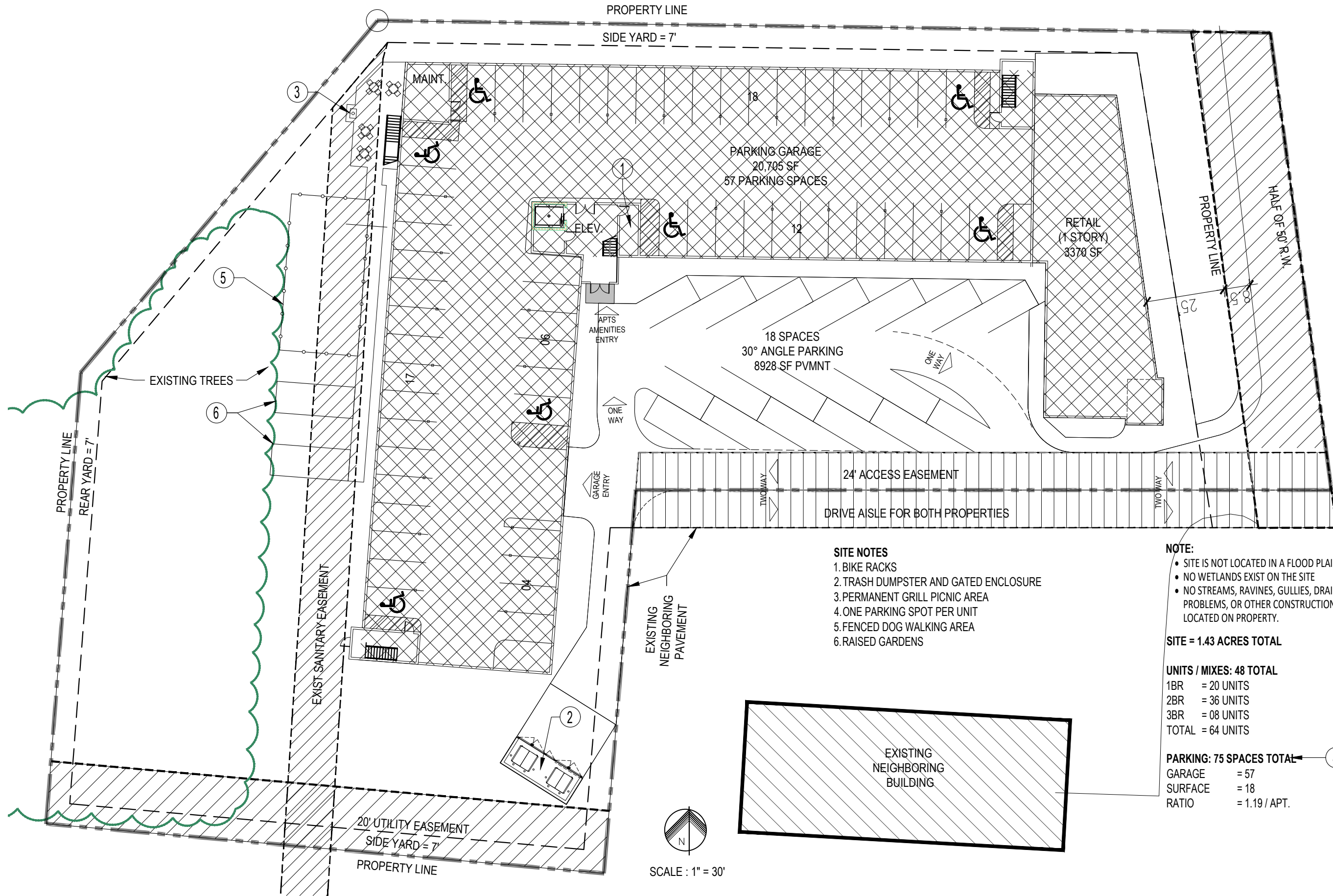
**IC 6-1.1-12.1-17
Abatement schedules**

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



- SITE NOTES**
1. BIKE RACKS
 2. TRASH DUMPSTER AND GATED ENCLOSURE
 3. PERMANENT GRILL PICNIC AREA
 4. ONE PARKING SPOT PER UNIT
 5. FENCED DOG WALKING AREA
 6. RAISED GARDENS

- NOTE:**
- SITE IS NOT LOCATED IN A FLOOD PLAIN
 - NO WETLANDS EXIST ON THE SITE
 - NO STREAMS, RAVINES, GULLIES, DRAINAGE PROBLEMS, OR OTHER CONSTRUCTION DETERRENTS LOCATED ON PROPERTY.

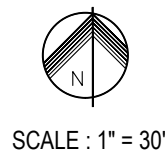
SITE = 1.43 ACRES TOTAL

UNITS / MIXES: 48 TOTAL

- 1BR = 20 UNITS
- 2BR = 36 UNITS
- 3BR = 08 UNITS
- TOTAL = 64 UNITS**

PARKING: 75 SPACES TOTAL

- GARAGE = 57
- SURFACE = 18
- RATIO = 1.19 / APT.**



RETREAT @ THE SWITCHYARD

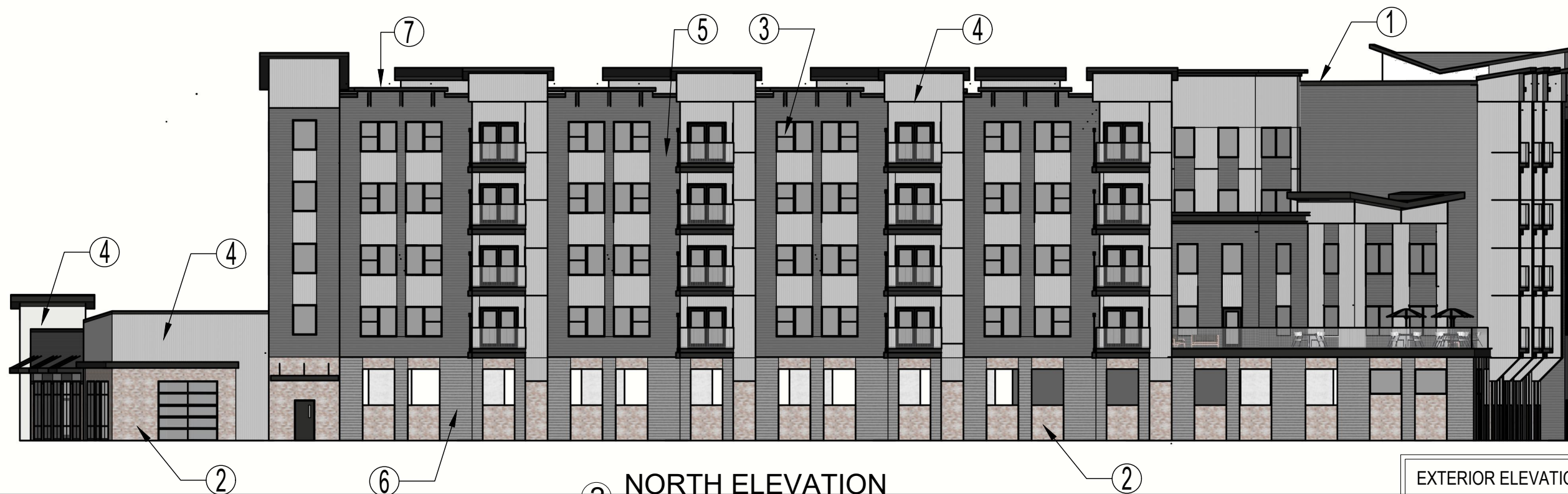
1730 S. WALNUT STREET
BLOOMINGTON, INDIANA 47401

09.06.2020

2020 LIHTC SUBMITTAL
A011 - SITE PLAN / FIRST FLR
SEPTEMBER 10, 2020



① NORTH PERSPECTIVE
NO SCALE



② NORTH ELEVATION
1" = 20'-0"

EXTERIOR ELEVATION KEY NOTES (x)

1. MEMBRANE ROOFING
2. STONE VENEER
3. VINYL WINDOWS - SEE WINDOW SCHEDULE
4. METAL SIDING
5. FIBER CEMENT HORIZONTAL LAP SIDING
6. STAMPED CONCRETE WALL
7. FIBER CEMENT TRIM AS SHOWN
8. STOREFRONT WINDOW SYSTEM



RETREAT @ THE SWITCHYARD

1730 S. WALNUT STREET
BLOOMINGTON, INDIANA 47401

2020 LIHTC SUBMITTAL

A212 - ELEVATIONS: NORTH

SEPTEMBER 10, 2020



① EAST PERSPECTIVE
NO SCALE



② EAST ELEVATION
1" = 20'-0"

EXTERIOR ELEVATION KEY NOTES (X)	
1.	MEMBRANE ROOFING
2.	STONE VENEER
3.	VINYL WINDOWS - SEE WINDOW SCHEDULE
4.	METAL SIDING
5.	FIBER CEMENT HORIZONTAL LAP SIDING
6.	STAMPED CONCRETE WALL
7.	FIBER CEMENT TRIM AS SHOWN
8.	STOREFRONT WINDOW SYSTEM



① WEST PERSPECTIVE
NO SCALE



② WEST ELEVATION
1" = 20'-0"

EXTERIOR ELEVATION KEY NOTES (X)	
1.	MEMBRANE ROOFING
2.	STONE VENEER
3.	VINYL WINDOWS - SEE WINDOW SCHEDULE
4.	METAL SIDING
5.	FIBER CEMENT HORIZONTAL LAP SIDING
6.	STAMPED CONCRETE WALL
7.	FIBER CEMENT TRIM AS SHOWN
8.	STOREFRONT WINDOW SYSTEM



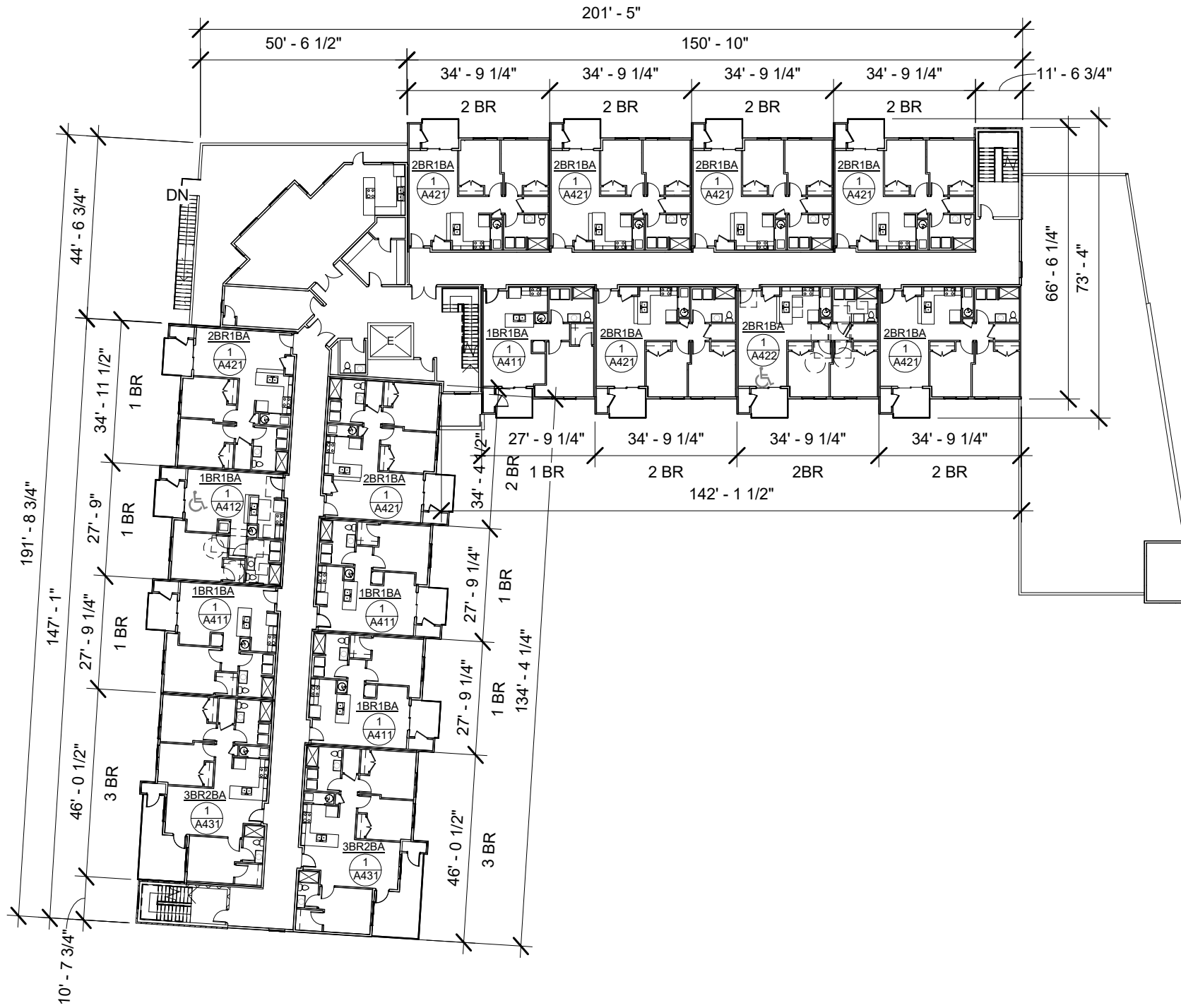
① SOUTH PERSPECTIVE
NO SCALE



② SOUTH ELEVATION
1" = 20'-0"

EXTERIOR ELEVATION KEY NOTES (X)

1. MEMBRANE ROOFING
2. STONE VENEER
3. VINYL WINDOWS - SEE WINDOW SCHEDULE
4. METAL SIDING
5. FIBER CEMENT HORIZONTAL LAP SIDING
6. STAMPED CONCRETE WALL
7. FIBER CEMENT TRIM AS SHOWN
8. STOREFRONT WINDOW SYSTEM



1 SECOND FLOOR
1" = 30'-0"

2ND FLOOR PLAN NOTES:

- 1 BR UNITS = 5 TOTAL (1 TYPE "A" ACCESSIBLE)
- 2 BR UNITS = 9 TOTAL (1 TYPE "A" ACCESSIBLE)
- 3 BR UNITS = 2 TOTAL (0 TYPE "A" ACCESSIBLE)

ALL UNITS TO BE TYPE B ACCESSIBLE UNLESS NOTED OTHER WISE

**RETREAT AT SWITCHYARD
BLOOMINGTON**

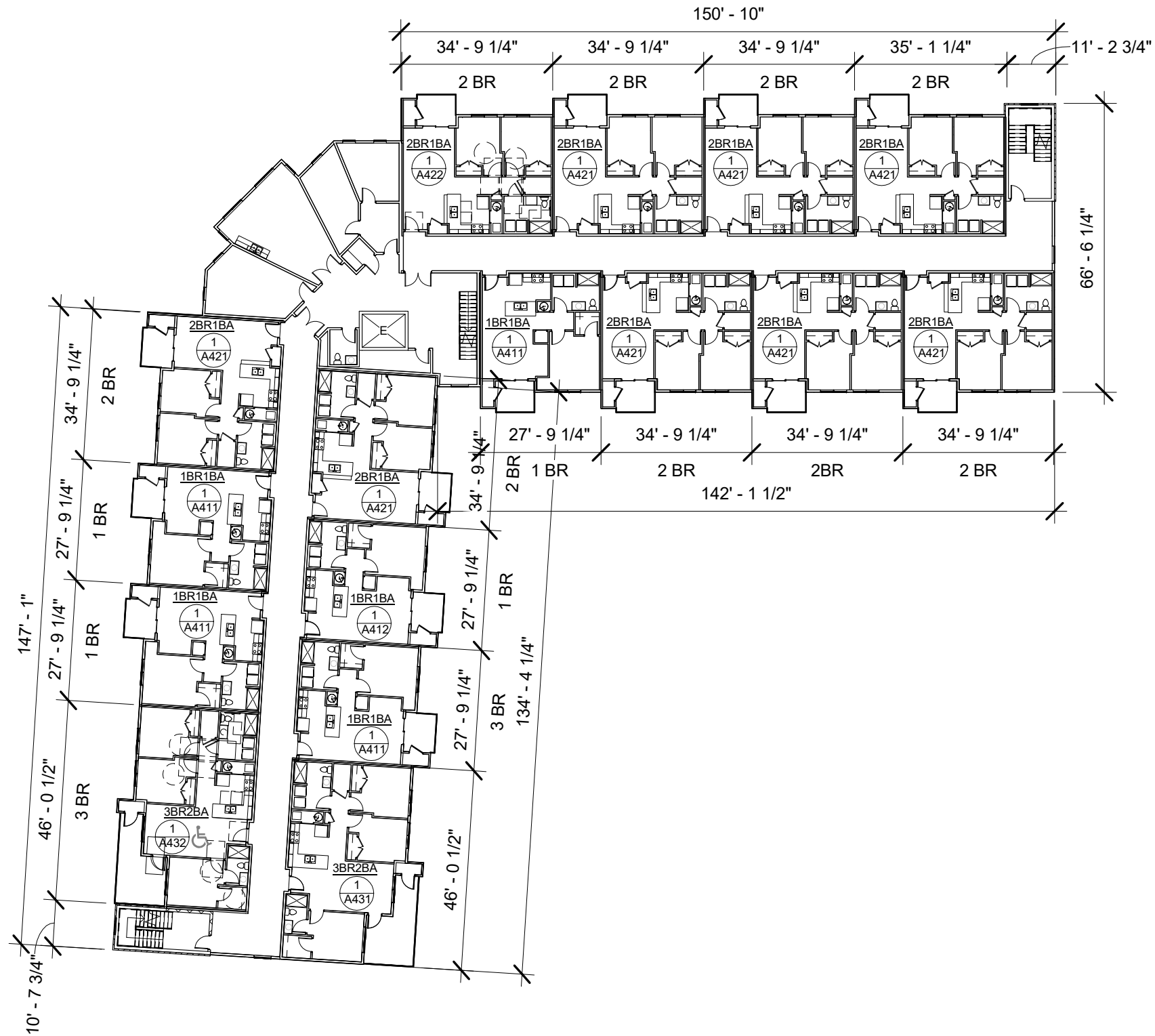


1730 SOUTH WALNUT STREET
BLOOMINGTON, INDIANA 47401

**2020 LIHTC SUBMITTAL
A112 - SECOND FLOOR PLAN**

09/10/20

1 THIRD FLOOR
1" = 30'-0"



3RD FLOOR PLAN NOTES:

- 1 BR UNITS = 5 TOTAL (0 TYPE "A" ACCESSIBLE)
- 2 BR UNITS = 9 TOTAL (1 TYPE "A" ACCESSIBLE)
- 3 BR UNITS = 2 TOTAL (1 TYPE "A" ACCESSIBLE)

ALL UNITS TO BE TYPE B ACCESSIBLE UNLESS NOTED OTHER WISE

**RETREAT AT SWITCHYARD
BLOOMINGTON**

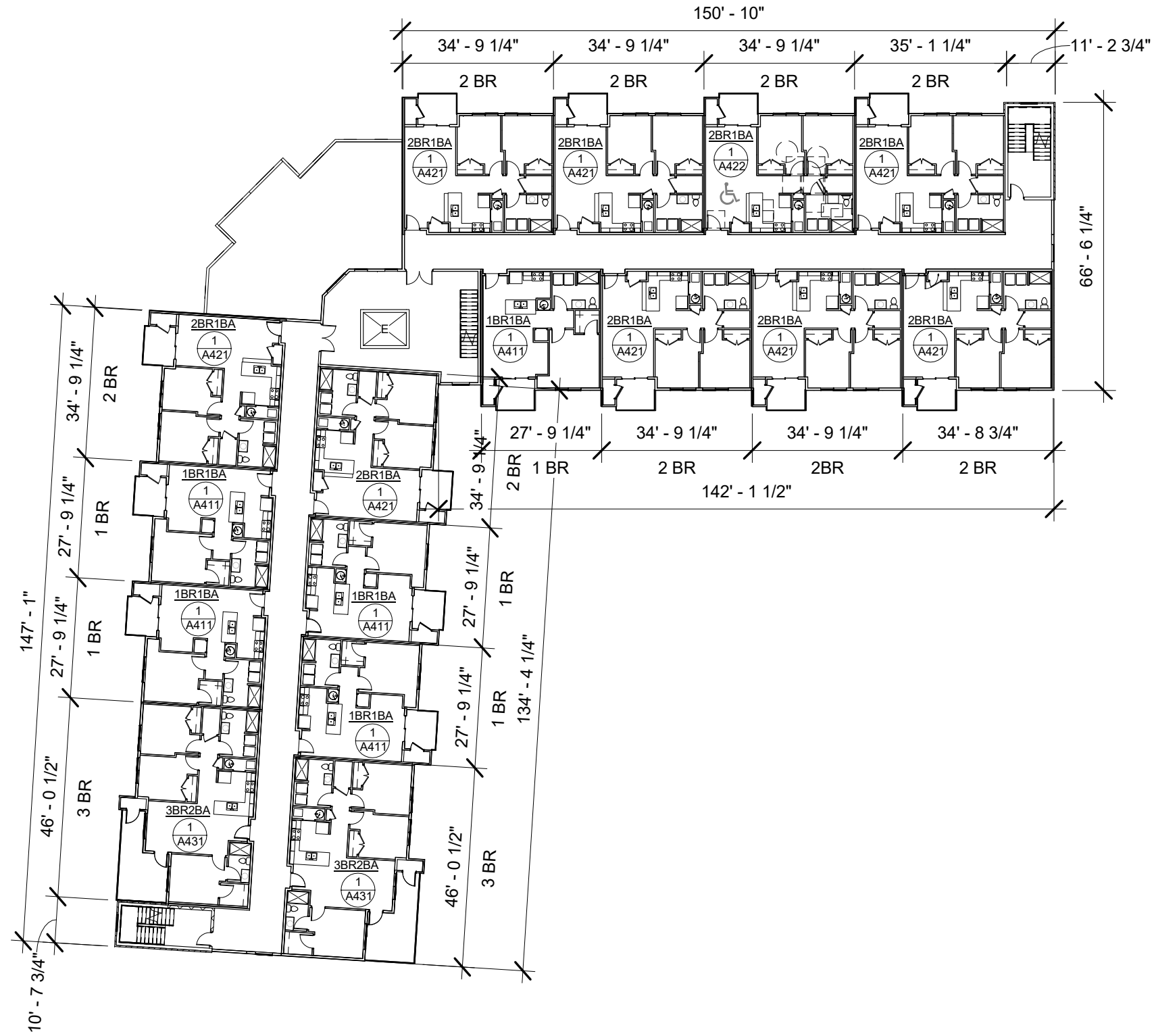
**2020 LIHTC SUBMITTAL
A113 - THIRD FLOOR PLAN**

09/10/20

1730 SOUTH WALNUT STREET
BLOOMINGTON, INDIANA 47401



① FOURTH FLOOR
1" = 30'-0"



4TH FLOOR PLAN NOTES:

- 1 BR UNITS = 5 TOTAL (0 TYPE "A" ACCESSIBLE)
- 2 BR UNITS = 9 TOTAL (1 TYPE "A" ACCESSIBLE)
- 3 BR UNITS = 2 TOTAL (0 TYPE "A" ACCESSIBLE)

ALL UNITS TO BE TYPE B ACCESSIBLE UNLESS NOTED OTHERWISE

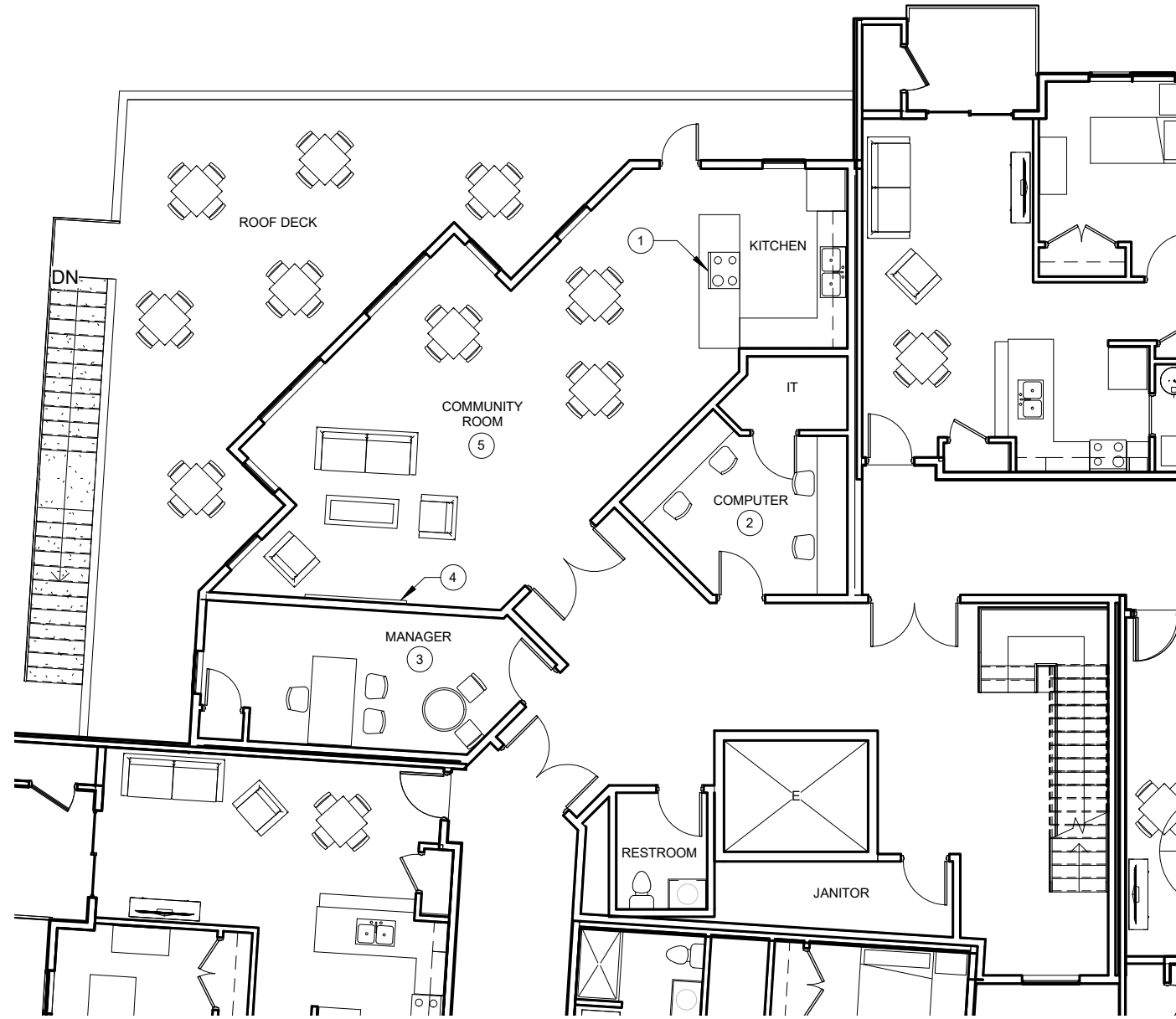
**RETREAT AT SWITCHYARD
BLOOMINGTON**



1730 SOUTH WALNUT STREET
BLOOMINGTON, INDIANA 47401

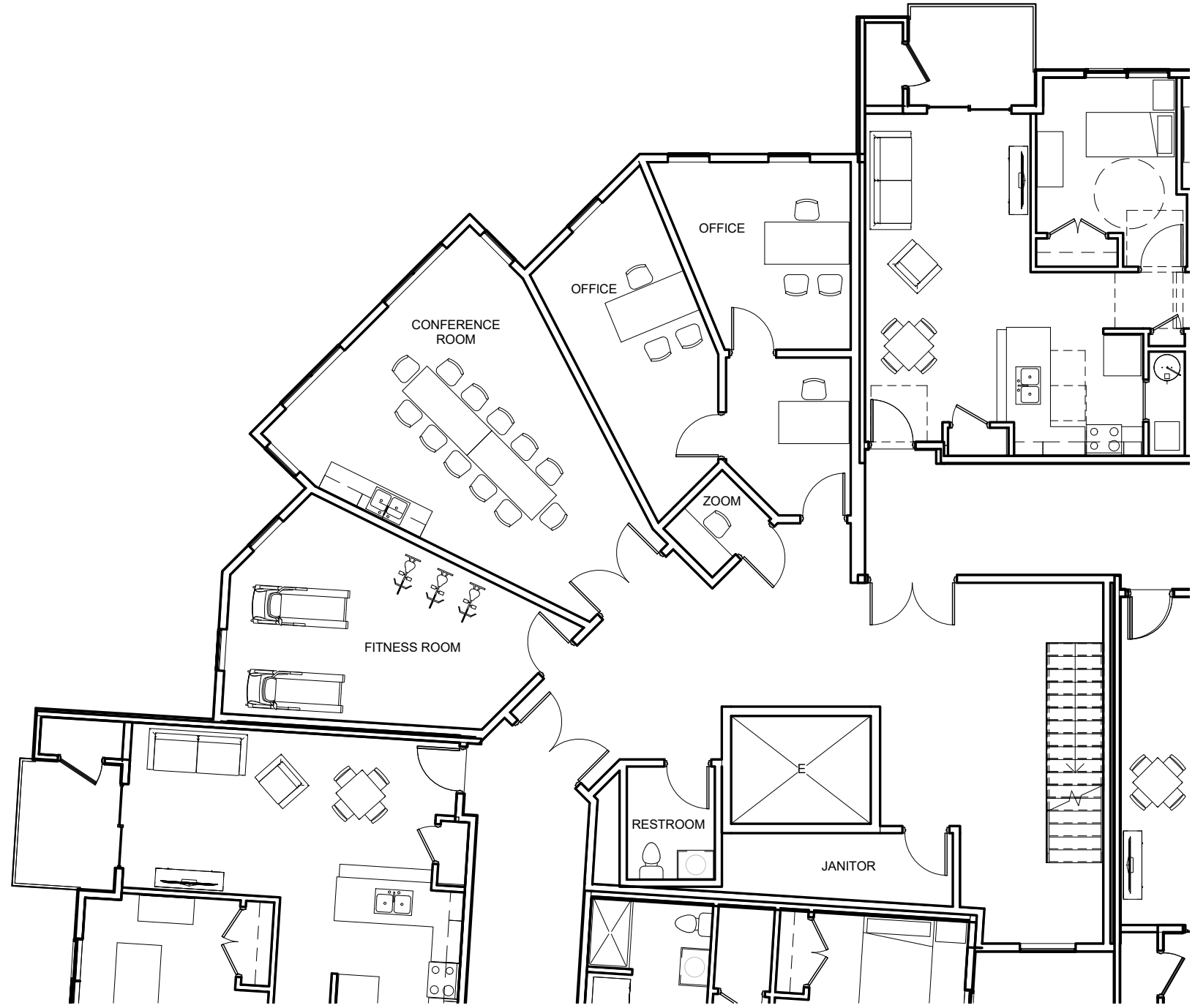
**2020 LIHTC SUBMITTAL
A114 - FOURTH FLOOR PLAN**

09/10/20



① SECOND FLOOR - COMMUNITY SPACE
1" = 10'-0"

COMMUNITY SPACE NOTES	
1.	ISLAND WITH A STOVE FOR DEMONSTRATIONS/ TEACHING
2.	HIGH SPEED INTERNET THROUGHOUT
3.	FULL TIME MANAGER ON-SITE
4.	COMMUNITY ROOM TV (LARGE SCREEN)
5.	COMFORT CONDITIONED COMMON AREAS



① THIRD FLOOR - COMMUNITY SPACE
1" = 10'-0"

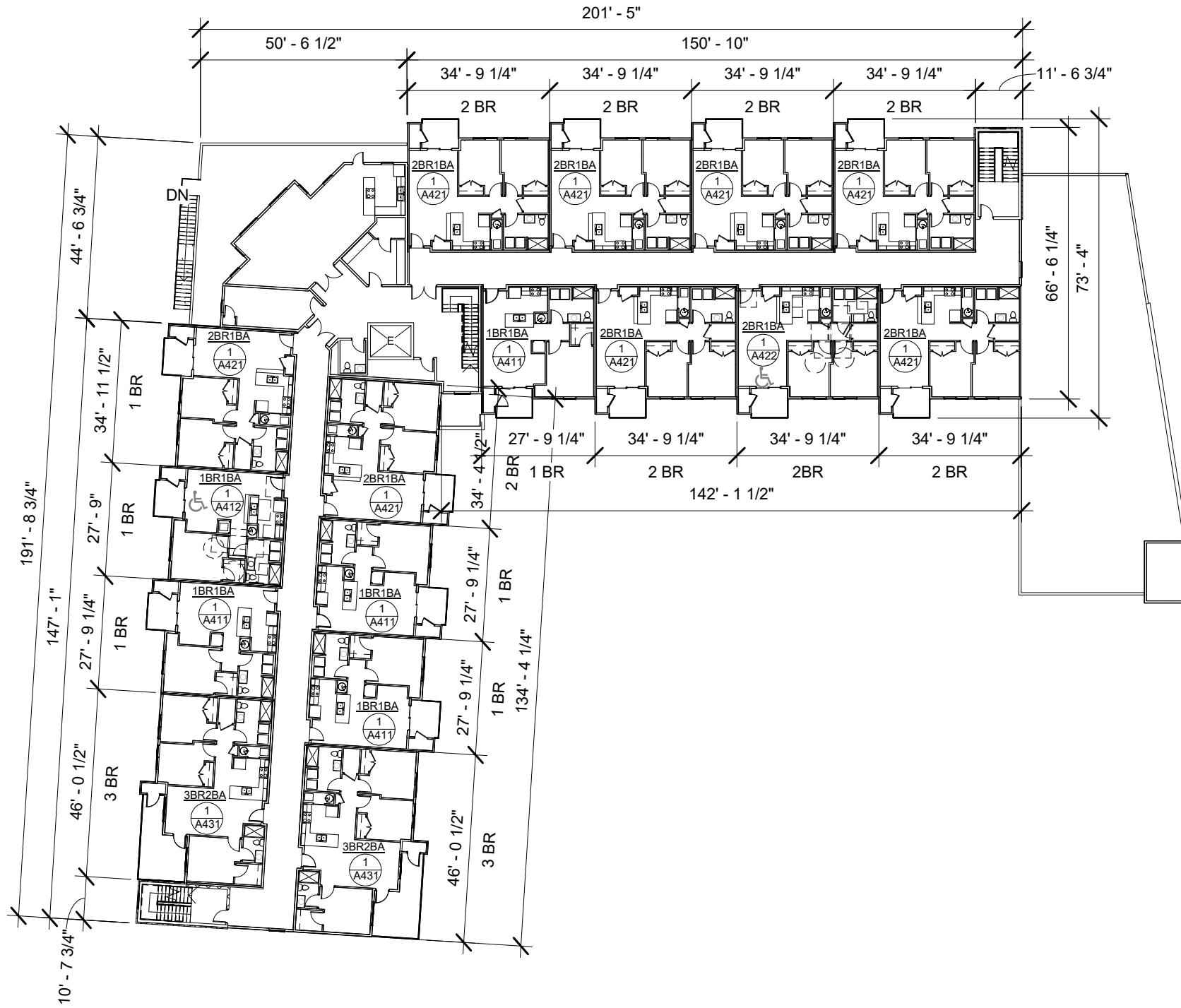
**RETREAT AT SWITCHYARD
BLOOMINGTON**

**2020 LIHTC SUBMITTAL
A122 - THIRD FLOOR - COMMUNITY SPACE**

09/17/20



1730 SOUTH WALNUT STREET
BLOOMINGTON, INDIANA 47401



1 SECOND FLOOR
1" = 30'-0"

2ND FLOOR PLAN NOTES:

- 1 BR UNITS = 5 TOTAL (1 TYPE "A" ACCESSIBLE)
- 2 BR UNITS = 9 TOTAL (1 TYPE "A" ACCESSIBLE)
- 3 BR UNITS = 2 TOTAL (0 TYPE "A" ACCESSIBLE)

ALL UNITS TO BE TYPE B ACCESSIBLE UNLESS NOTED OTHER WISE

**RETREAT AT SWITCHYARD
BLOOMINGTON**

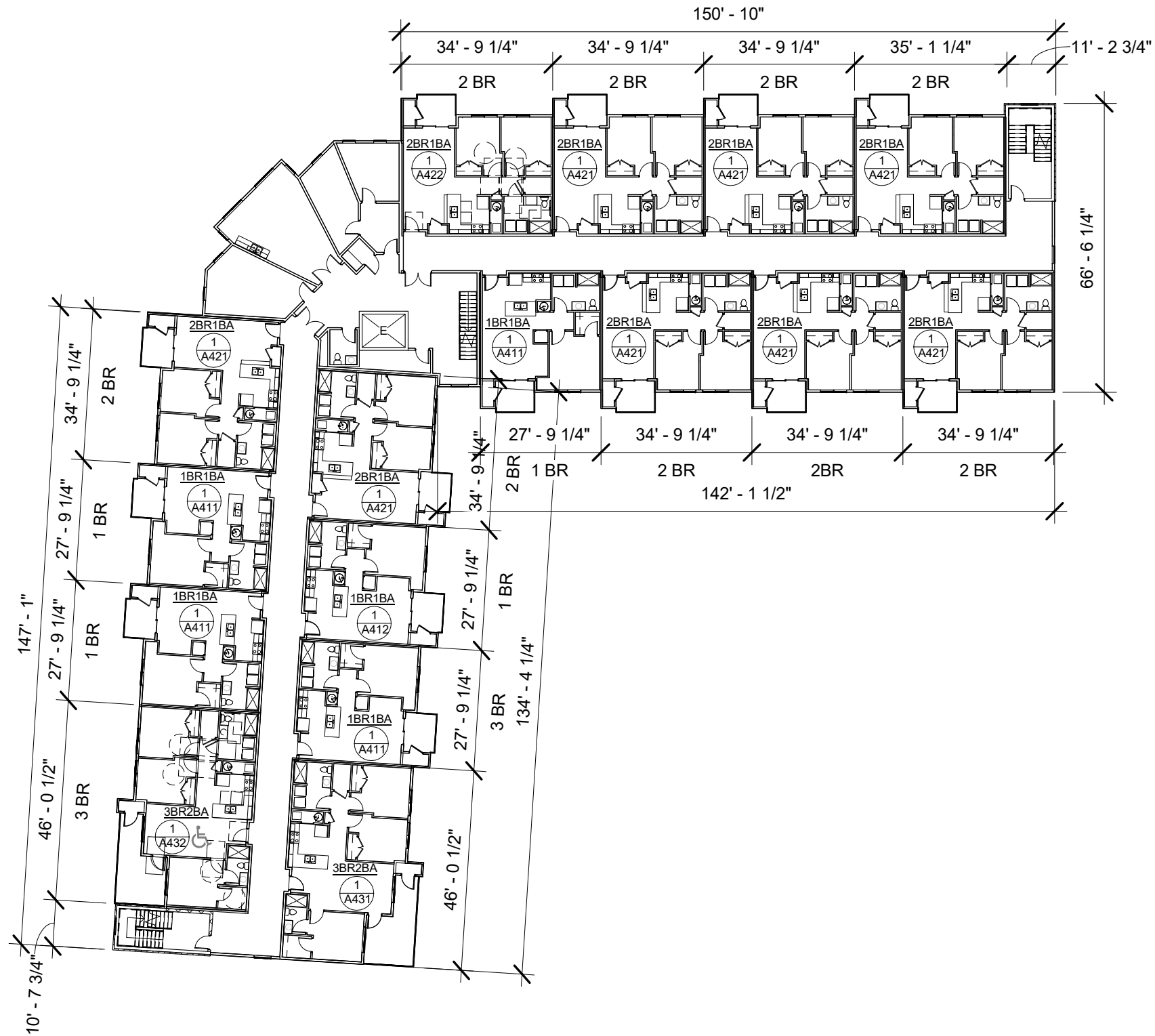


1730 SOUTH WALNUT STREET
BLOOMINGTON, INDIANA 47401

**2020 LIHTC SUBMITTAL
A112 - SECOND FLOOR PLAN**

09/10/20

1 THIRD FLOOR
1" = 30'-0"



3RD FLOOR PLAN NOTES:

- 1 BR UNITS = 5 TOTAL (0 TYPE "A" ACCESSIBLE)
- 2 BR UNITS = 9 TOTAL (1 TYPE "A" ACCESSIBLE)
- 3 BR UNITS = 2 TOTAL (1 TYPE "A" ACCESSIBLE)

ALL UNITS TO BE TYPE B ACCESSIBLE UNLESS NOTED OTHERWISE

**RETREAT AT SWITCHYARD
BLOOMINGTON**

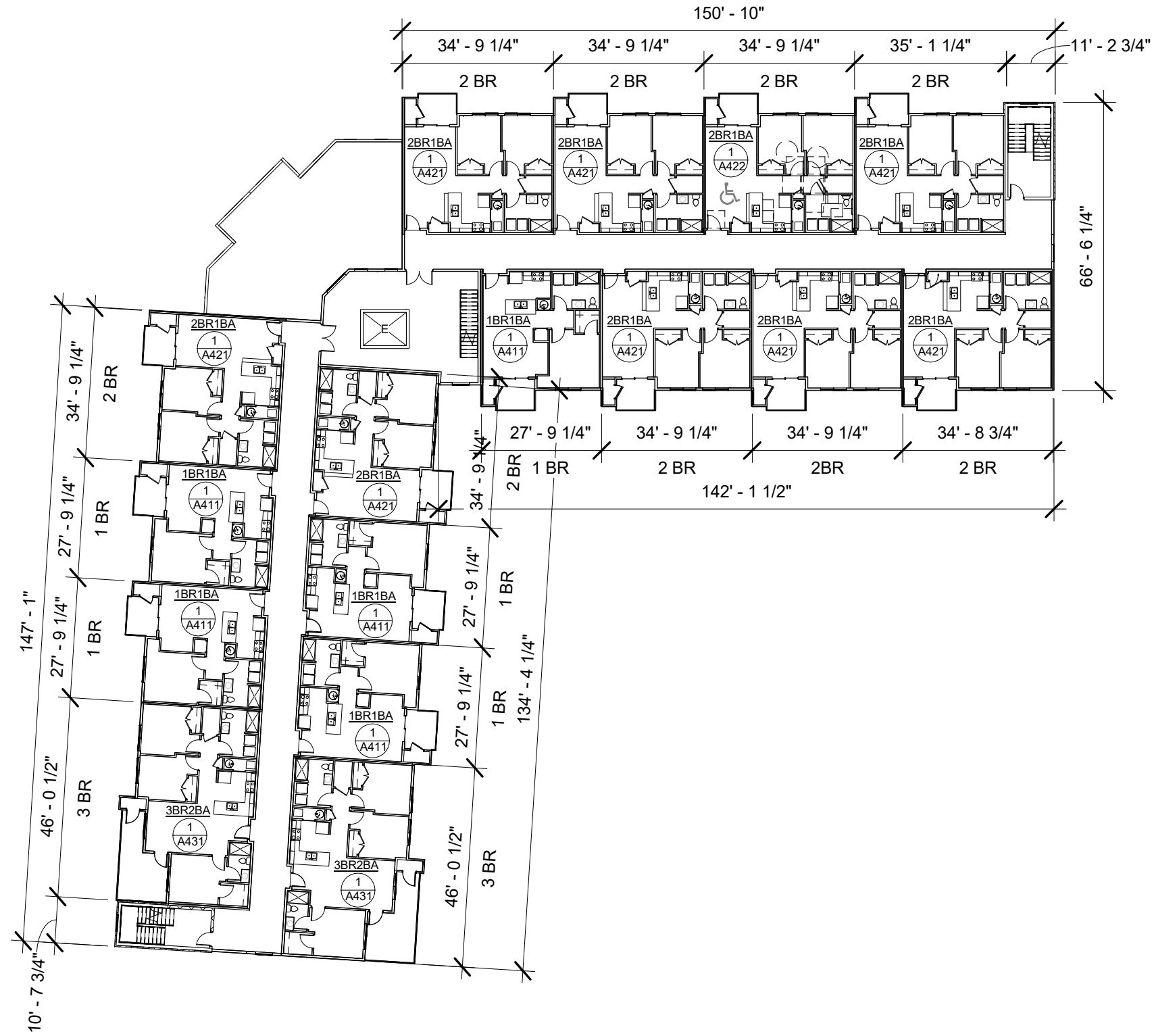


1730 SOUTH WALNUT STREET
BLOOMINGTON, INDIANA 47401

**2020 LIHTC SUBMITTAL
A113 - THIRD FLOOR PLAN**

09/10/20

① FOURTH FLOOR
1" = 30'-0"



4TH FLOOR PLAN NOTES:

- 1 BR UNITS = 5 TOTAL (0 TYPE "A" ACCESSIBLE)
- 2 BR UNITS = 9 TOTAL (1 TYPE "A" ACCESSIBLE)
- 3 BR UNITS = 2 TOTAL (0 TYPE "A" ACCESSIBLE)

ALL UNITS TO BE TYPE B ACCESSIBLE UNLESS NOTED OTHERWISE

**RETREAT AT SWITCHYARD
BLOOMINGTON**



1730 SOUTH WALNUT STREET
BLOOMINGTON, INDIANA 47401

**2020 LIHTC SUBMITTAL
A114 - FOURTH FLOOR PLAN**

09/10/20

**RESOLUTION 21-02
OF THE
ECONOMIC DEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

DESIGNATION OF AN ECONOMIC REVITALIZATION AREA

WHEREAS, Indiana Code § 6-1.1-12.1-1 *et seq.* specifies that the Common Council may designate an Economic Revitalization Area;

WHEREAS, the Common Council of the City of Bloomington—in Ordinance 97-06—gave the Economic Development Commission the responsibility for making recommendations to the Council regarding requests for tax abatement;

WHEREAS, the Common Council of the City of Bloomington updated and adopted Tax Abatement General Standards in Resolution 21-06 that established the standards to be used in finding an area to be an ERA;

WHEREAS, Real America LLC has submitted an application in which it seeks to have an area located at 1730 S. Walnut Street, Bloomington, Indiana, and including the following descriptions as recorded in the Monroe County Recorder’s Office, designated as an Economic Revitalization Area:

Parcel Numbers:	53-08-09-208-002.000-009 53-08-09-208-003.000-009
Legal Descriptions:	015-50425-00 AUTO PARK LOT A (.60A) 015-50415-01 AUTO PARK LOT B; (.92A); and

WHEREAS, the Economic Development Commission of the City of Bloomington, Indiana, has determined that the application falls within the statutory qualifications in Indiana Code § 6.1.1-12.1-1 *et seq.* and has voted to support the designation;

NOW, THEREFORE, BE IT RESOLVED BY THE ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON THAT:

The Economic Development Commission of the City of Bloomington, Indiana recommends to the Common Council of the City of Bloomington that the application for the above-referenced location to be designated as an economic revitalization area be approved.

APPROVED this _____ day of May, 2021.

Kurt Zorn, President

WITNESS:

Malcolm Webb, Secretary

**RESOLUTION 21-03
OF THE
ECONOMIC DEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

**RECOMMENDATION OF TAX ABATEMENT FOR RETREAT @ SWITCHYARD
LOCATED AT 1730 S. WALNUT STREET**

WHEREAS, the Economic Development Commission of the City of Bloomington, Indiana, recognizes the need to stimulate growth and to maintain a sound economy within the corporate limits of the City of Bloomington, Indiana; and

WHEREAS, Indiana Code § 6-1.1-12.1-1 *et seq.* provides for the designation of “Economic Revitalization Areas” (“ERA”) within which property taxes may be abated on improvements to real estate; and

WHEREAS, in addition to ERA designation, an applicant for tax abatement must receive the Common Council’s approval of the Statement of Benefits regarding the proposed project; and

WHEREAS, the Common Council of the City of Bloomington—in Ordinance 97-06—gave the Economic Development Commission the responsibility for making recommendations to the Council regarding requests for tax abatement; and

WHEREAS, the Common Council of the City of Bloomington updated and adopted Tax Abatement General Standards in Resolution 21-06 that established the standards to be used in finding an area to be an ERA; and

WHEREAS, Real America LLC (“Petitioner”) proposes an affordable housing project on two (2) parcels at 1730 S. Walnut Street, Bloomington, Indiana (“Project”); and

WHEREAS, Petitioner has applied for a tax abatement on the real estate improvements associated with the Project (“Application”); and

WHEREAS, Petitioner’s Application includes a Statement of Benefits; and

WHEREAS, the Economic Development Commission of the City of Bloomington, Indiana, has met and considered Petitioner’s Application and Statement of Benefits, and recommends a ten-year tax abatement on the proposed real estate improvements;

NOW, THEREFORE, BE IT RESOLVED BY THE ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON THAT:

The following recommendations are made to the Common Council of the City of Bloomington, Indiana:

1. As indicated in EDC Resolution 21-02, two (2) parcels be designated an Economic Revitalization Area, which are located at 1730 South Walnut Street, Bloomington, Indiana, and identified by Monroe County as the following parcels:

53-08-09-208-002.000-009;
53-08-09-208-003.000-009.

2. Petitioner's Statement of Benefits regarding the Project at 1730 S. Walnut Street be approved, including a ten-year tax abatement with the following deduction schedule:

Year 1	100%
Year 2	95%
Year 3	80%
Year 4	65%
Year 5	50%
Year 6	40%
Year 7	30%
Year 8	20%
Year 9	10%
Year 10	5%

3. This tax abatement be contingent upon Petitioner beginning physical work on the Project no later than February 1, 2022.

APPROVED this _____ day of May, 2021.

Kurt Zorn, President

WITNESS:

Malcolm Webb, Secretary