

## Appendix 1: Selected buildings on proposed trolley routes

### Selected buildings within 1 block of proposed north-south route

*(optional route extensions in parentheses)*

#### South on College

- The Mill at the Trades District
- (Trades District Parking Garage)
- Springhill Suites Hotel
- City Hall
- Charlotte Zietlow Justice Center
- Morton St. Garage
- Hilton Garden Inn Hotel
- Bloomingfoods West
- Monroe County Courthouse
- Hyatt Plaza Hotel
- Monroe County Convention Center

#### North on Walnut

- Courtyard by Marriott Hotel
- Ted Jones Playhouse
- Walnut St. Garage
- Bluebird Nightclub
- Buskirk-Chumley Theater
- John Waldron Arts Center
- Comedy Attic
- Fourth St. Garage
- Bloomington Transit Center
- Kroger Seminary Square
- (Hopewell parking garage)

### Selected buildings within 1 block of proposed east-west route

*(optional route extensions in parentheses)*

#### East on Kirkwood

- F.A.R. Center for Contemporary Arts
- Lotus Festival Headquarters
- I-Fell Gallery
- Wonderlab
- Monroe County History Center
- First Christian Church
- Graduate Hotel
- First United Methodist Church
- Monroe County Public Library
- Trinity Episcopal Church
- IU Sample Gates/Old Crescent

#### West on Seventh

- Fairview School
- Bethel A.M.E. Church
- Farmers' Market/City Hall
- Morton St. Garage
- Charlotte Zietlow Justice Center
- Seventh St. Garage
- IU Poplars Garage
- (IU Auditorium/Showalter Fountain)
- (IU IMU/Biddle Hotel Turnaround)
- Dunn Meadow
- Franklin Hall

## Appendix 2: Indiana Code 36-7-13-12.1, on use of CRED funds

IC 36-7-13-12.1

### **Designation of district; resolution; findings; duration; notice requirements; information to taxing units; budget agency proceedings**

Sec. 12.1. (a) If the executive of a city described in section 10.1(a) of this chapter has submitted an application to an advisory commission on industrial development requesting that an area be designated as a district under this chapter and the advisory commission has compiled and prepared the information required under section 11 of this chapter concerning the area, the advisory commission may adopt a resolution designating the area as a district if it finds the following:

- (1) That the redevelopment of the area in the district will:
    - (A) promote significant opportunities for the gainful employment of its citizens;
    - (B) attract a major new business enterprise to the area; or
    - (C) retain or expand a significant business enterprise within the area.
  - (2) That there are significant obstacles to redevelopment of the area due to any of the following problems:
    - (A) Obsolete or inefficient buildings.
    - (B) Aging infrastructure or ineffective utility services.
    - (C) Utility relocation requirements.
    - (D) Transportation or access problems.
    - (E) Topographical obstacles to redevelopment.
    - (F) Environmental contamination.
    - (G) Lack of development or cessation of growth.
    - (H) Deterioration of improvements or character of occupancy, age, obsolescence, or substandard buildings.
    - (I) Other factors that have impaired values or prevent a normal development of property or use of property.
- (b) To address the obstacles identified in subsection (a)(2), the city may make expenditures for:
- (1) the acquisition of land;
  - (2) interests in land;
  - (3) site improvements;
  - (4) infrastructure improvements;
  - (5) buildings;
  - (6) structures;
  - (7) rehabilitation, renovation, and enlargement of buildings and structures;
  - (8) machinery;
  - (9) equipment;
  - (10) furnishings;
  - (11) facilities;
  - (12) administration expenses associated with such a project;
  - (13) operating expenses; or
  - (14) substance removal or remedial action to the area.

# Downtown Circulators

Downtown Shuttle and Circulator Conceptual Plan 2007

- Updated November 2018
- Updated March 2023

Service to be provided by 30' fully ADA-accessible buses with unique branding to differentiate downtown service

**20min Frequency** Each route to operate independently with one vehicle and operator per route

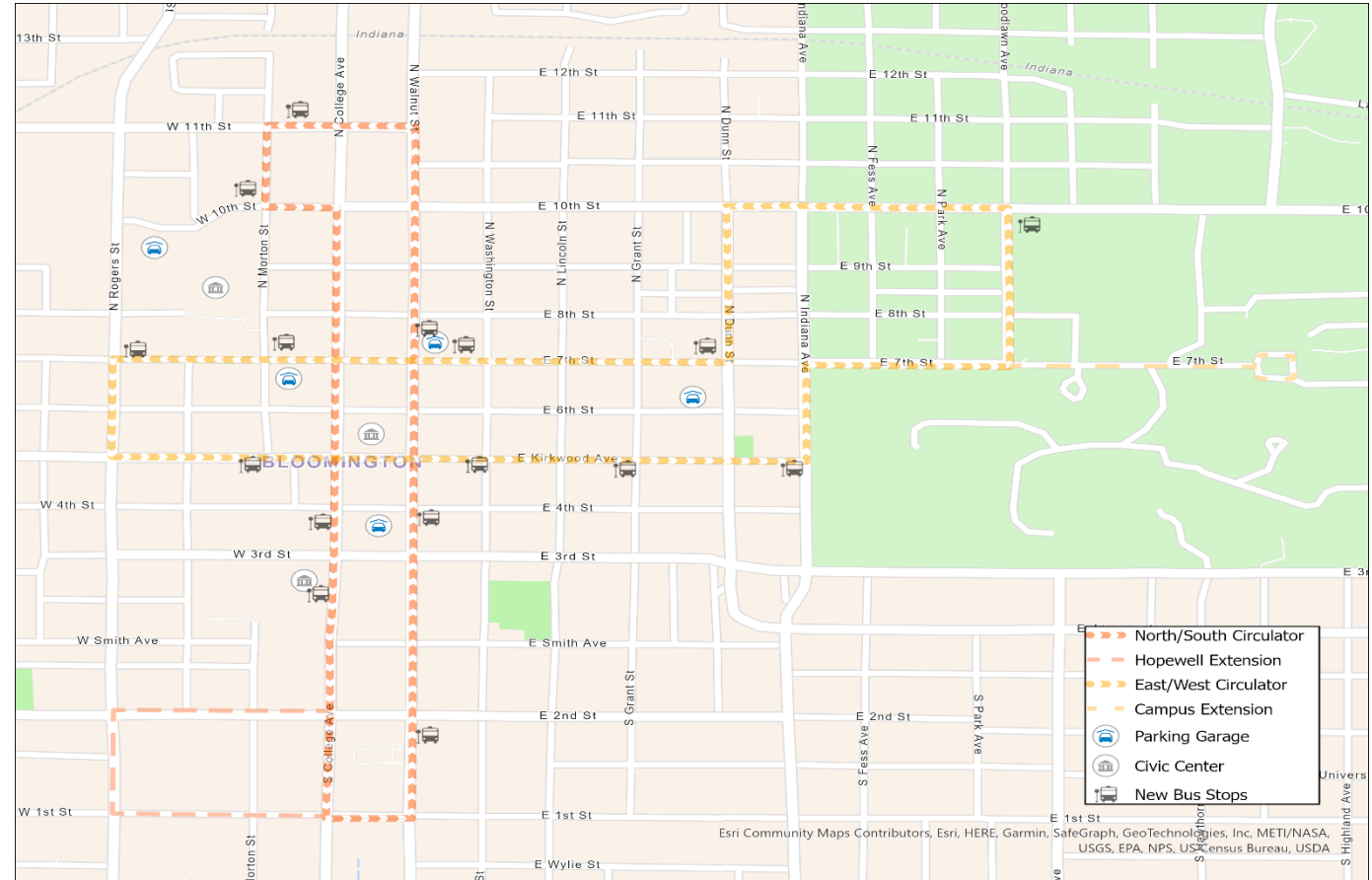
Routes and bus stop locations depicted are subject to adjustments

16 new bus stops are proposed to serve the downtown circulators, including benches, shelters, and digital signage  
**Capital** **\$800,000 - \$1,200,000**

Service spans are calculated in revenue hours (hours when buses are in active service) and depict a range of service options  
**Annual Operating** **\$416,000 - \$998,400**

Annual costs shown are for budgetary purposes and reflect an estimate of fully allocated direct operating costs based upon BT's FY2022 budget. Final costs are subject to financial review, and approval by the BPTC Board of Directors. Costs are subject to annual inflationary increases.

**Direct Operating Costs**  
 Operator, mechanic wages & benefits  
 Parts, tools  
 Fuel, fluids.....**\$100/hour**



Monday-Friday (260 days)	
9:00a-5:00p (16 rev hours)	<b>\$416,000/year</b>
8:00a-6:00p (20 rev hours)	<b>\$520,000/year</b>
8:00a-8:00p (24 rev hours)	<b>\$624,000/year</b>

+Saturday (52 days)	
9:00a-5:00p (8 rev hours)	<b>\$83,200/year</b>
8:00a-6:00p (10 rev hours)	<b>\$104,000/year</b>
8:00a-8:00p (12 rev hours)	<b>\$124,800/year</b>

+Night Owl (156 days) Thursday-Saturday	
8:00p-1:00a (5 rev hours)	<b>\$156,000/year</b>
8:00p-3:00a (8 rev hours)	<b>\$249,600/year</b>

**RESOLUTION 23-01**

**OF THE CITY OF BLOOMINGTON INDUSTRIAL DEVELOPMENT ADVISORY COMMISSION**

**TO DECLARE THE THOMSON AND DOWNTOWN COMMUNITY REVITALIZATION  
ENHANCEMENT DISTRICTS TERMINATED AND THE PURPOSES OF THE INDUSTRIAL  
DEVELOPMENT FUND ACCOMPLISHED, AND TO DISSOLVE THE BLOOMINGTON  
INDUSTRIAL DEVELOPMENT ADVISORY COMMISSION**

WHEREAS, in 1997 the Common Council of the City of Bloomington (“Council”), acting under the authority of Indiana Code 36-7-13, passed Ordinance 97-22 which created the Bloomington Industrial Development Fund (“IDF”) and the Bloomington Industrial Development Advisory Commission (“Commission”); and

WHEREAS, Council created the IDF to enhance the City of Bloomington’s (“City”) ability to pursue opportunities for economic and industrial development and high-quality employment in or serving the City, and to minimize the negative effects of the 1998 closure of the Thomson Consumer Electronics, Inc. Bloomington plant, and created the Commission to make recommendations to the Council for expenditures from the IDF; and

WHEREAS, a Community Revitalization Enhancement District (“CRED district”) is a tax allocation area in which the portion of the County Option Income Tax (COIT) and Indiana retail, use and income taxes generated within the district and exceeding a set base amount, is deposited by the State of Indiana into the municipality’s IDF for use by the unit in support of economic development and revitalization; and

WHEREAS, pursuant to their authorities under the Bloomington Municipal Code and Indiana Code 36-7-13, the Commission, Council and Mayor took a series of actions between 1998 and 2004 which resulted in the creation and State Budget Agency approval of two CRED districts covering the Thomson site (“the Thomson CRED district”) and the Downtown area (“the Downtown CRED district”), as shown in Exhibits A and B which are attached and incorporated into this Resolution; and

WHEREAS, the actions taken to establish the CRED districts included:

- Council passage of Resolution 99-15, authorizing the Mayor to apply to the Commission to designate a CRED district containing the former Thomson site

- Commission passage of Resolution 99-01, approving the Mayor’s application, making necessary statutory findings, and designating the Thomson CRED district
- Council passage of Resolution 03-26, authorizing the Mayor to apply to the Commission to designate a CRED district containing the downtown commercial area reflected in Exhibit A to Resolution 03-26
- Commission approval of Resolution 03-04, approving the Mayor’s application, making necessary statutory findings, and designating the Downtown CRED district
- Council approval of Resolution 04-11, ratifying the statutory findings in Council Resolution 03-26 and modifying the boundaries of the original map of the Downtown CRED district in response to recommendations from the State Budget Agency
- Commission approval of Resolution 04-01, reaffirming the statutory findings of Resolution 03-04 and designating the Downtown CRED district with the revised boundaries approved by Council
- Commission submission of the required materials to the State Budget Committee for review and recommendation to the State Budget Agency, resulting in State Budget Agency approval of the Thomson and Downtown CRED districts on September 1, 1999 and June 24, 2004 respectively
- Commission Resolutions 15-01 and 15-02, extending the terms of the Thomson and Downtown CRED districts to reflect changes in state law providing for districts to terminate no later than 15 years after *first allocation of tax increment to the district* instead rather than 15 years after *designation*, and corresponding recommendations of the State Budget Agency
- Commission submission to the Indiana Department of Revenue by certified mail of required statutory information; and

WHEREAS, pursuant to Indiana Code 36-7-13-15(c), the State’s annual allocation to the Thomson CRED district was capped at \$1,000,000.00, and the state’s annual allocation to the Downtown CRED district was capped at \$750,000.00; and

WHEREAS, as of December 31, 2022, the State had allocated a total of \$22,048,066.55 to the IDF, comprising \$11,494,330.55 for the Thomson CRED District and \$10,553,736 for the Downtown CRED District; and

WHEREAS, pursuant to their authorities under state and local code, the Commission and Administration recommended and Council approved the use of IDF funds for (and such IDF funds were expended for) the following economic development and revitalization projects, which created or retained hundreds of jobs in Bloomington:

- Indiana Enterprise Center (IEC) development including the demolition of Building One (\$1.95 million; BIDAC Resolution 03-03, Council Resolutions 01-11, 03-24, 04-14)

- Renovation of IEC space by Cook Pharmica for expansion of its manufacturing facilities; corresponding water main construction and connections; and corresponding physical improvements to the Hillside and Rogers intersection, the Rogers and Patterson intersection, and the Cook Pharmica entrance on Patterson Drive, and stream rehabilitation improvements for improved water flow adjacent to the plant (approximately \$4.77 million; BIDAC Resolutions 05-05, 08-01, 08-02, 15-03, Council Resolutions 05-03, 08-11, 08-12, 15-08)
- Renovation in the Fountain Square Mall for the relocation and expansion of Envisage Technologies, Inc., and repayment and foregoing of certain increment generated by Envisage (approximately \$736,500); BIDAC Resolutions 09-01, 09-02, 17-01, Council Resolutions 09-14, 09-15, 17-03)
- Infrastructure improvements in the Northwest portion of the IEC for a new Best Beers Inc. warehouse, including construction of a water main, streetscape and stormwater improvements to Allen Street, and demolition of existing buildings, electric poles, light poles, lines and asphalt pavement on the property (\$100,000; BIDAC Resolution 02-01, Council Resolution 02-37)
- Renovation of the Chase Bank building and corresponding technology improvements and business systems relocation, to bring Cigital operations in Bloomington (\$32,000; BIDAC Resolution 12-01 and Council Resolution 12-02)

WHEREAS, as of December 31, 2022 the balance of the IDF (reflecting State increment allocations, interest income, and certain other items) is \$17,269,342.40, comprising \$6,421,546.80 and \$10,847,795.63 respectively for the Thomson and Downtown CRED districts; and

WHEREAS, the City may receive a residual payment from the State in connection with any final reconciliation of the IDF; and

WHEREAS, pursuant to Indiana Code 36-7-13-12.1(d), the Thomson and Downtown CRED districts must terminate not later than fifteen (15) years after the income tax incremental amount or gross retail incremental amount is first allocated to the district; and

WHEREAS, both CRED districts were designated for the maximum lifespan allowed by Indiana Code 36-7-13-12.1(d), meaning that each would statutorily expire at the end of the State's fiscal year that is fifteen (15) years after the first allocation of incremental tax funds to that district; and

WHEREAS, more than fifteen (15) years have passed since the State of Indiana first allocated tax increment to the Thomson and Downtown CRED districts, and therefore both have statutorily expired; and

WHEREAS, pursuant to Indiana Code 36-7-13-19, when the Commission determines that the purposes for which a CRED district was established have been accomplished

and all bonds or other obligations issued in connection with the district have been fully paid, the Commission shall adopt a resolution terminating the district and send a certified copy of the resolution by certified mail to the Indiana Department of Revenue; and

WHEREAS, as indicated above, CRED district funds were used during the statutory lifetime of the CRED districts to support various economic development and revitalization projects and corresponding job creation and retention; and

WHEREAS, any and all bonds and other obligations issued in connection with the Thomson and Downtown CRED districts have been fully paid; and

WHEREAS, pursuant to Indiana Code 36-7-13-9, when the purposes for which the IDF was established have been accomplished and all CRED districts designated by the unit have been terminated under Indiana Code 36-7-13-19, the balance remaining in the IDF shall be transferred to the general fund of the unit; and

WHEREAS, upon transfer to the City's General Fund, the former IDF funds may continue to be appropriated by the Council for use in supporting economic development and revitalization projects, in the former CRED districts and other appropriate locations in the City; and

WHEREAS, upon termination of the CRED districts and transfer of the IDF balance to the City's General Fund, the Commission may dissolve, since its purpose – to make recommendations for the expenditure of IDF funds – shall have been fulfilled;

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE BLOOMINGTON INDUSTRIAL DEVELOPMENT ADVISORY COMMISSION THAT:

SECTION 1. With the expenditures of IDF funds during the Thomson and Downtown CRED districts' statutory lifespans to support various economic and industrial development, revitalization and corresponding job creation and retention in those districts, the full payment of all bonds and other obligations issued in connection with those CRED districts, and the statutory expiration of the CRED districts, the purposes of those CRED districts and the IDF have been accomplished, and the Thomson and Downtown CRED districts are hereby declared terminated.

SECTION 2. With the termination of the Thomson and Downtown CRED districts and the accomplishment of the purposes for which the IDF was established, the balance remaining in the IDF as of December 31, 2022, together with any residual amounts that may hereafter be received from the State in connection with any final reconciliation of the IDF, shall be transferred to the City's General Fund in accordance with state law.

SECTION 3. With the termination of the Thomson and Downtown CRED districts and transfer of the IDF balance to the General Fund, no work remains for the Commission and it shall be dissolved and cease to operate, effective as of the date of signature below.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**BLOOMINGTON INDUSTRIAL DEVELOPMENT ADVISORY COMMISSION**

Commissioner	Yea	Nay	Abstain/Absent
Bruce Calloway			
Beth Cate			
Roger Kent			
Robert King			
Cindy Kinnarney			
Joyce Poling			

Vote Total: Yea \_\_\_\_\_ Nay \_\_\_\_\_