



**columbusindiana**  
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Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING  
CITY HALL  
TUESDAY OCTOBER 4, 2016  
6:00 O’CLOCK P.M.**

**I. Meeting Called to Order**

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

**II. Unfinished Business Requiring Council Action**

- A. Second reading of an Ordinance entitled “ORDINANCE NO. \_\_\_\_, 2016, AMENDED FROM ORDINANCE NO. 5, 2016, AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2016.” (Columbus Police) Jon Rohde
- B. Second reading of an Ordinance entitled “ORDINANCE NO. \_\_\_\_, 2016, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, TO AMEND TITLE 6 OF THE COLUMBUS CITY CODE, ANIMALS.” (Animal Care Ordinance) Mary Ferdon

**III. New Business Requiring Council Action**

- A. Reading of a Resolution entitled “RESOLUTION NO. \_\_\_\_, 2016, A RESOLUTION CONFIRMING RESOLUTION NO. 21, 2016, THE DECLARATION OF A CERTAIN AREA WITHIN THE CITY OF COLUMBUS PROPOSED TO BE AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT.” (BARTHOLOMEWS ON SYCAMORE LLC) Robin Hilber

- B. Reading of a Resolution entitled “RESOLUTION NO. \_\_\_\_\_, 2016, A RESOLUTION APPROVING A DEDUCTION FOR PROPERTY TAX ABATEMENT IN A DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.* AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM.” (BARTHOLOMEWS ON SYCAMORE LLC) Robin Hilber
  
- C. Reading of a Resolution entitled “RESOLUTION NO. \_\_\_\_\_, 2016, A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON.” (REALAMERICA DEVELOPMENT, LLC) Robin Hilber
  
- D. Reading of a Resolution entitled “RESOLUTION NO. \_\_\_\_\_, 2016, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS ADOPTING THE 25<sup>TH</sup> STREET CORRIDOR NEIGHBORHOOD REVITALIZATION PLAN.” (REALAMERICA DEVELOPMENT, LLC) Robin Hilber
  
- E. First Reading of an Ordinance entitled, “ORDINANCE NO.\_\_\_\_, 2016, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM I1 (INDUSTRIAL: LIGHT) TO CC (COMMERCIAL: COMMUNITY CENTER).” (CPI Holdings Rezoning) Jeff Bergman
  
- F. Public Hearing and First Reading of an Ordinance entitled, “ORDINANCE NO.\_\_\_\_, 2016, AN ORDINANCE FOR APPROPRIATIONS AND TAX RATES FOR 2017.” Jamie Brinegar

#### **IV. Other Business**

- A. Standing Committee and Liaison Reports
  
- B. The next regular meeting is scheduled for **Tuesday, October 18, 2016, 6:00 p.m. in City Hall.**
  
- C. Adjournment

ORDINANCE NO. \_\_\_\_\_, 2016

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, TO AMEND TITLE 6 OF THE COLUMBUS CITY CODE, ANIMALS

WHEREAS, Indiana Code 36-1-3 et. seq. confers upon units of government within the State of Indiana such powers as necessary or desirable to conduct the affairs of local government;

WHEREAS, Indiana Code 36-4-6-18 authorizes the Common Council of the City of Columbus, Indiana to pass such ordinances, orders, resolutions and motions as may be necessary and proper for the governmental unit to fulfill and satisfy the responsibilities and duties of said governmental unit; and

WHEREAS, it is the desire of the Common Council to address what animals may be kept as pets within the City of Columbus.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, AS FOLLOWS:

Section I. Chapter 6, Section 04 of the Columbus City Code, is hereby amended to read as follows:

Chapter 6.04.0 10 Definitions.

As used in this title, the following terms mean, unless otherwise designated:

"Abandonment" means to deposit, leave, drop off or otherwise dispose of any live domestic animal on any public or private property.

"Agent" means person(s) eighteen years or older authorized by an owner to act on the owner's behalf.

"Altered" means any animal that has had an ovariohysterectomy (spayed) or orchiectomy (neutered) by a licensed veterinarian or has been certified by a licensed veterinarian that the animal is incapable of producing offspring.

"Animal " means any live nonhuman vertebrate creature, domestic or wild.

"Animal Care Services Center" means the facility operated by the City of Columbus or its authorized agents for the purpose of impounding or caring for animals held under the authority of this title or state law.

"Animal Care Services" means the City of Columbus Animal Care Services Department.

"Animal fighting contest" means a conflict between two or more animals. The term does not include a conflict that is unorganized or accidental.

"Animal fighting paraphernalia" means equipment used to train or condition animals for participation in an animal fighting contest or used to stage an animal fighting contest.

"Animal shelter" means any facility operated by a humane society or other municipal agency, or its authorized agents, for the purpose of impounding or caring for animals held under their jurisdiction or state law.

"At large" means any animal that is not under restraint or properly confined by the owner.

"Auctions" means any place or facility where animals are regularly bought, sold, or traded, except those facilities otherwise defined in this title.

"Confinement" means the physical securing of an animal by leash, lead or secure enclosure. "Commercial animal establishment" means any auction, circus, performing animal exhibition, pet shop, rescue group, riding school, stable, or zoological park.

"Dangerous animal" means any animal that by its behavior or training constitutes an immediate or serious physical threat to human beings or other domestic animals. Factors to be considered by the Animal Care Services Commission shall include the following:

1. Circumstances that resulted in any injury or death to persons or animals, or serious destruction of property.
2. Whether the animal was acting to defend itself, its offspring, persons, territory or property or was in some fashion provoked.
3. The number, frequency and seriousness of past events causing damage to persons, property or other animals.
4. The ability of the owner to control the animal, whether the animal has been previously abused and whether the animal's behavior appears to be unpredictable.
5. The potential for future damage by the animal due to the size, muscularity and bite strength of the animal.
6. Lesser weight shall be given toward a finding of dangerousness if any animals killed or injured are traditionally animals hunted for sport or are considered vermin.
7. Greater weight toward a finding of dangerousness shall be given to animals which are dangerous to persons as opposed to other animals.

"Domestic animal" means animals commonly used as household pets, protection, companions, and for the assistance of disabled persons. Domestic animals include those that are cared for and treated in a manner generally acceptable for pet dogs, cats, and birds. Domestic animals shall include, but not be limited to, dogs, cats, parakeets, finches, spiders, guinea pigs, hamsters, gerbils, rats, mice, rabbits, aquarium fish, ferrets, and snakes if cared for in the manner described above.

"Exposed to rabies" means any human or nonhuman warm-blooded mammal that has been bitten or in contact with any other animal known or reasonably suspected to have been infected with rabies.

"Farm Animal" means animals commonly used for transportation, recreation, food, skins, and other by-products. Farm animals include, but are not limited to horses, cattle, pigs, sheep, goats, mules, donkeys, miniature horses, miniature donkeys, camels, emus, ostrich, llamas, alpacas, mink, fox, bison, chickens, turkeys, quail, pheasants, chinchilla, goose and duck and other animals or fowl of similar characteristics raised for similar purposes.

"Habitual offender" means any person, as determined by a court, having competent jurisdiction, who violates animal care, neglect, welfare, cruel treatment, restraint, confinement, dangerous or dangerous animal sections of the Columbus Municipal code or related offenses in other jurisdictions on at least three separate occasions, including, but not limited to, criminal convictions or civil findings in any other municipal, county or state jurisdiction.

"Harboring" means the actions of any person that permit any animal habitually to remain or lodge or to be fed within his home, store, enclosure, yard or place of business or any premises on which such person resides or controls. An animal shall be presumed harbored if it is fed or sheltered for three consecutive days.

"Hunting" means the activity of pursuing animals, as defined by the code of the city while armed with a weapon; provided, however, hunting shall not include the sport of falconry, frog gigging or the sport of fishing.

"Keepers" means veterinarians and operators of kennels, pet shops, boarding kennels, and stables temporarily keeping animals owned by or held for sale to other persons.

"Kennel" means any property where five or more dogs, cats, or other similar animals over the age of four months are kept, raised, carried for, trained, sold, bred, boarded, treated, or groomed either for commercial or non-commercial purposes.

"Kennel operator" means a person who owns and/or operates a kennel.

"Owner" means any person age eighteen years or older owning or harboring one or more animals.

"Person" means any individual, firm, association, joint stock company, syndicate, partnership or corporation.

"Pet" means any domestic animal if the domestic animal is kept for pleasure rather than for utility. Farm animals shall not be considered pets.

"Pet shop" means any business enterprise except a kennel that buys and sells any species of animal.

"Public nuisance" means any animal or animals that:

1. Chase, charge, impede or threaten passersby or passing vehicles;
2. Attack humans or other animals;
3. Damage public or private property;
4. Bark, whine or howl in an excessive, untimely or continuous fashion for more than a twenty-minute period of time which annoys or disturbs persons of normal sensitivities.

"Rescue group" means any animal rescue group granted IRC 501(c)(3) not-for-profit tax status whose purpose is to promote animal welfare through community awareness, responsible pet adoptions, and spaying and neutering of pets.

"Research laboratory" means any animal research facility registered with the United States Department of Agriculture under the Federal Laboratory Animal Welfare Act.

"Restraint" means under direct control of the owner or limited or restricted within the bounds of the real property of the animal's owner or agent.

"Riding school or stable" means any place that has available for hire, boarding, and/or riding instruction, any horse, pony, donkey, mule or burro.

"Secure enclosure" means a physical structure, enclosed building, fence, or pen that is of adequate size and in good repair, where any gate or access is securely latched or bolted, that prevents escape or unrestricted contact with humans or other domestic animals. It does not include underground fencing, electronically controlled collars, tethers, leashes or chains, unless they are incorporated with the approved enclosure.

"Stray" means any animal that is not under restraint and/or upon reasonable inquiry does not appear to have an owner.

"Trapping" means to use any device that springs shut suddenly, a pitfall, a snare or other similar device for the purpose of catching and holding animals.

"Unaltered" means any animal that has not had an ovariohysterectomy (not spayed) or orchietomy (not neutered) by a licensed veterinarian or has not been certified by a licensed veterinarian that the animal is incapable of producing offspring.

"Veterinarian" means any person licensed to practice veterinary medicine in the state of Indiana.

"Weapon" means, but shall not be limited to mean, any firearm, any archery equipment, any device used to discharge a projectile either by means of explosion, by force or mechanical means, any sling shot or slings or any device that can hurl a projectile or can be hurled or thrown.

"Wild animals (Class 1)" means any of the following: fish, nonpoisonous snake, nonpoisonous reptile, nonpoisonous amphibian, degu, sugar glider, hedgehog, and/or birds not normally kept as cage birds.

"Wild animals (Class 2)" means any animal or hybrid of any animal that is not a domestic animal or wild animal (Class 1), as defined in this chapter, or any mammal the United States government or the state of Indiana may list or publish as endangered species, or poisonous snake, poisonous reptile or poisonous amphibian.

Section II. Chapter 6, Section 08. Subsection 025 of the Columbus City Code, is hereby added to read as follows:

6.08.025 Domestic Animals prohibited.

Domestic animals and farm animals shall be prohibited within the city limits unless the domestic animal is a pet or the domestic animal is in the possession of a keeper as defined by 6.04.010.

Section III. Chapter 6, Section 08 of the Columbus City Code, is hereby amended to read as follows:

**6.08.040 Confinement and restraint violations—Penalties.**

Any person who violates Sections 6.08.010 through 6.08.030 shall be subject to a fine or action, as follows:

A. For any violation of Sections 6.08.010 and 6.08.025 a fine of twenty dollars for the first offense, with the fines increasing in increments of twenty dollars for each subsequent offense within one year of the first offense, but not more than one thousand dollars.

B. For any violation of Section 6.08.020 (A), a fine of fifty dollars for the first offense, with fines increasing in increments of fifty dollars for each subsequent offense within one year of the first offense, but not more than one thousand dollars.

C. For violations of Section 6.08.020 (B), a fine of one hundred dollars or voluntary spay or neuter of the animal within twenty-one days of the first violation, a fine of five hundred dollars or voluntary spay or neuter of the animal within twenty-one days of the second violation, with fines increasing in increments of five hundred dollars or voluntary spay or neuter of the animal within twenty-one days of the subsequent violations. If Animal Care Services confirms that the animal has been spayed or neutered within twenty-one days of the most recent violation, the owner will be reimbursed the fine for that violation. This section does not apply to dogs used in law enforcement, animals less than six months old, and animals a licensed veterinarian certifies are physically unable to undergo a spay or neuter operation.

"Wild animals (Class 1)" means any of the following: fish, nonpoisonous snake, nonpoisonous reptile, nonpoisonous amphibian, degu, sugar glider, hedgehog, and/or birds not normally kept as cage birds.

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B. For any violation of Section 6.08.020 (A), a fine of fifty dollars for the first offense, with fines increasing in increments of fifty dollars for each subsequent offense within one year of the first offense, but not more than one thousand dollars.

C. For violations of Section 6.08.020 (B), a fine of one hundred dollars or voluntary spay or neuter of the animal within twenty-one days of the first violation, a fine of five hundred dollars or voluntary spay or neuter of the animal within twenty-one days of the second violation, with fines increasing in increments of five hundred dollars or voluntary spay or neuter of the animal within twenty-one days of the subsequent violations. If Animal Care Services confirms that the animal has been spayed or neutered within twenty-one days of the most recent violation, the owner will be reimbursed the fine for that violation. This section does not apply to dogs used in law enforcement, animals less than six months old, and animals a licensed veterinarian certifies are physically unable to undergo a spay or neuter operation.

RESOLUTION NO. \_\_\_\_\_, 2016

A RESOLUTION CONFIRMING RESOLUTION NO. 21-2016, THE DECLARATION OF A CERTAIN AREA WITHIN THE CITY OF COLUMBUS PROPOSED TO BE AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT

**BARTHOLOMEWS ON SYCAMORE LLC**

Lot 1 – St. Bartholomew Church Subdivision (R/219B)

Parcel #03-95-24-410-014.800-005

Lot 2 - St. Bartholomew Church Subdivision (R/219B)

Parcel #03-95-24-410-014.801-005

Lot 3 - St. Bartholomew Church Subdivision (R/219B)

Parcel #03-95-24-410-014.802-005

Lot 4 - Sims 1<sup>st</sup> - Lot 52

Parcel #03-95-24-410-014.700-005

Lot 5 - Sims 1<sup>st</sup> - Lot 51 except 40'

Parcel #03-95-24-410-014.600-005

Lot 6 – Sims 1<sup>st</sup> - E 40' of Lot 51

Parcel #03-95-24-410-014.500-005

*WHEREAS*, the City of Columbus (hereinafter "City"), Indiana recognizes the need to stimulate growth and maintain a sound economy within its corporate limits; and

*WHEREAS*, the Columbus Common Council (hereinafter "Council") further recognizes that is in the best interest of the City of Columbus to provide incentives to stimulate investment within the community, particularly in challenged central-city neighborhoods; and

*WHEREAS*, Indiana Code at 6-1.1-12.1 et seq. provides for a program of the real property tax abatement within "economic revitalization areas" in order to incentivize the redevelopment of underdeveloped properties within the corporate limits of the City; and

*WHEREAS*, Indiana Code at 6-1.1-12.1 et seq. empowers the Council to designate Economic Revitalization Areas by following a procedure involving adoption of a preliminary declaratory resolution, providing public notice, conducting a public hearing and adopting a final resolution confirming the declaratory resolution or a modified version of the declaratory resolution or rescinding the declaratory resolution;

*WHEREAS*, BARTHOLOMEWS ON SYCAMORE LLC is scheduled to become the owner of the certain real estate within the corporate limits of the City of Columbus, which is legally described in Exhibit "A" attached hereto and to redevelop said property for the purposes of affordable rental housing; and

**WHEREAS**, at its regularly scheduled meeting on September 20, 2016, the Council adopted a Declaratory Resolution, Resolution No. 21-2016, designating the area described in **Exhibit "A"** as an Economic Revitalization Area and fixing 6:00 p.m., on October 4, 2016, Columbus City Hall, 123 Washington Street, Columbus, Indiana, for a final public hearing for the receiving of any remonstrances or objections from any person in or affected by the area legally described on **Exhibit "A"** or its designation as an Economic Revitalization; and

**WHEREAS**, proper legal notice was published indicating the adoption of Resolution No. 21-2016 and stating when and where said Public Hearing would be held; and

**WHEREAS**, at said Public Hearing, any and all additional evidence and testimony along with any and all remonstrances and objections presented were considered, and such additional evidence and testimony either confirmed the Council's determination that the said real estate will be an Economic Revitalization Area qualified for property tax abatement or did not refute that determination

**NOW, THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT:**

Section 1. The Columbus Common Council hereby takes "final action" as that phrase is contemplated in Indiana Code 6-1.1-12.1 et seq. with regard to the adoption of Columbus Common Council Resolution No. 21-2016 on September 20, 2016.

Section 2. The Columbus Common Council hereby confirms certain findings made with Resolution No. 21-2016, and makes such additional findings and determinations as follows:

1. That said described property in **Exhibit "A"** is located within the jurisdiction of the Council for purposes set forth in Indiana Code 6-1.1-12.1-2 et seq.; and
2. That the Council has determined, based on information provided by the applicant and other evidence before the Council, that this site has become undesirable for, or impossible of, 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 which have impaired values or prevent a normal development of property or use of property, and redevelopment is not expected to occur without the current proposed additional financial incentives; and
3. That the improvement of the real estate described herein would be to the benefit and welfare of all citizens and taxpayers of the City of Columbus; and

4. That upon designation of the Area described in "Exhibit A" as an "Economic Revitalization Area" the subject property will be redeveloped and will provide employment opportunities to and affordable rental housing for residents of the City of Columbus and the County of Bartholomew.

Section 3. The Council hereby confirms Resolution No. 21-2016, adopted September 20, 2016, and the designated area described in Exhibit "A" is confirmed to be an Economic Revitalization Area.

Section 4. The Columbus Common Council hereby further declares that any and all improvements placed on the real estate described in Exhibit "A" attached hereto, after the date of the adoption of this resolution by the Columbus Common Council shall, along with the said real estate, be eligible for property tax abatement pursuant to the provisions of 6-1.1-12.1 et seq.

Section 5. The Columbus Common Council hereby further declares the term of said property tax abatement amount of the deduction awarded shall be in accordance with I.C. 6-1.1-12.1-17 and negotiated at the time the Common Council approves the Statement of Benefits for said project.

Section 6. The sections, paragraphs, sentences, clauses and phrases of this Resolution are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or under enforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.

Section 7. This Resolution shall be effective immediately upon its passage, subject to the appeal proceedings through court action contemplated by Indiana Code 6-1.1-12.1 et seq.

*ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA*, on this the \_\_\_\_\_ day of October 2016 by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
James D. Lienhoop, Mayor  
Presiding Officer of the Common Council

ATTEST:

\_\_\_\_\_  
Luann Welmer  
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_\_ day of October 2016 at \_\_\_\_\_ o'clock \_\_\_\_\_ .M.

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer

Approved and signed by me this \_\_\_\_\_ day of October 2016 at \_\_\_\_\_ o'clock \_\_\_\_\_ .M.

\_\_\_\_\_  
James D. Lienhoop  
Mayor of the City of Columbus, Indiana

Exhibit "A"

Legal Description of Bartholomews on Sycamore, LLC

Lot 1 - St. Bartholomew Church Subdivision (R/219B)

Lot 2 - St. Bartholomew Church Subdivision (R/219B)

Lot 3 - St. Bartholomew Church Subdivision (R/219B)

Lot 4 - Sims 1<sup>st</sup> - Lot 52

Lot 5 - Sims 1<sup>st</sup> - Lot 51 except 40'

Lot 6 - Sims 1<sup>st</sup> - E 40' of Lot 51



RESOLUTION NO. \_\_\_\_\_, 2016

RESOLUTION APPROVING A DEDUCTION FOR PROPERTY TAX ABATEMENT  
IN A DESIGNATED ECONOMIC REVITALIZATION AREA  
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*  
AND AUTHORIZING THE MAYOR TO EXECUTE  
THE STATEMENT OF BENEFITS FORM (Form SB-1 / Real Property) for:

**BARTHOLOMEWS ON SYCAMORE LLC**

Lot 1 – St. Bartholomew Church Subdivision (R/219B)

Parcel #03-95-24-410-014.800-005

Lot 2 - St. Bartholomew Church Subdivision (R/219B)

Parcel #03-95-24-410-014.801-005

Lot 3 - St. Bartholomew Church Subdivision (R/219B)

Parcel #03-95-24-410-014.802-005

Lot 4 - Sims 1<sup>st</sup> - Lot 52

Parcel #03-95-24-410-014.700-005

Lot 5 - Sims 1<sup>st</sup> - Lot 51 except 40'

Parcel #03-95-24-410-014.600-005

Lot 6 – Sims 1<sup>st</sup> - E 40' of Lot 51

Parcel #03-95-24-410-014.500-005

**WHEREAS**, INDIANA CODE 6-1.1-12.1 et seq. allows for a partial abatement of property taxes attributable to the rehabilitation/redevelopment of real property in an Economic Revitalization Area (ERA) including the development of affordable rental housing; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as shown on “**Exhibit A**” and as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, et. seq., by the adoption of Resolution 21-2016 by the Common Council on September 20, 2016 and confirmed by the adoption of Resolution \_\_\_\_\_-2016 on October 4, 2016, which remains in full force and effect; and

**WHEREAS**, INDIANA CODE 6-1.1-12.1, et seq. provides that the Common Council of the City of Columbus, Indiana, consider and approve any Statement of Benefits associated with an application for tax abatement for real property in an area previously designated as an ERA; and

**WHEREAS**, BARTHOLOMEWS ON SYCAMORE LLC filed an Incentive Application and a Statement of Benefits form dated September 6, 2016 requesting the approval of a ten (10) year real property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 et. seq., for the purpose of improving real estate within the ERA referenced above for the purpose of developing affordable rental housing, said Statement of Benefits form is attached hereto and incorporated herein as “**Exhibit B**”; and

**WHEREAS**, pursuant to INDIANA CODE 6-1.1-12.1 et seq., the Common Council shall determine the amount and/or percentage and term of the tax abatement deduction; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development, to provide for additional or retained jobs, and to develop additional affordable rental housing that such real property tax abatement be granted.

**NOW, THEREFORE, BE IT RESOLVED**, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefits form and Application submitted by **BARTHOLOMEWS ON SYCAMORE LLC** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **BARTHOLOMEWS ON SYCAMORE LLC** meets the requirements for the filing and consideration of property tax abatement.
2. The Common Council makes the following findings:
  - a. The estimated value of the proposed redevelopment or rehabilitation of the subject real property into affordable rental housing is reasonable for projects of the nature and scope described on “**Exhibit B**”, attached; and
  - b. 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 redevelopment or rehabilitation of the subject real property; and
  - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of the subject real property; and
  - d. Any other benefits about which information was requested, including the creation of 60 affordable rental housing units, are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation of the subject real property; and
  - e. The totality of benefits is sufficient to justify the tax abatement deduction.
3. **BARTHOLOMEWS ON SYCAMORE LLC’s** project represents a major capital investment into the improvement of real estate, is an integral part of the 9<sup>th</sup> Street Park Area Comprehensive Neighborhood Revitalization Plan, and compliments the initiatives of the City of Columbus for community revitalization and economic development.

4. The deduction term allowed for real property improvements shall be allowed for ten (10) years and the deduction amount for real property improvements shall be the percentage amounts contained on "Exhibit C", attached.
5. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits form attached hereto as "Exhibit B" for purposes of facilitating the real property tax abatement of **BARTHOLOMEWS ON SYCAMORE LLC**.

**ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA**, on this \_\_\_\_ day of October 2016, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
James D. Lienhoop, Mayor  
Presiding Officer of the Common Council

ATTEST:

\_\_\_\_\_  
Luann Welmer  
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_ day of October 2016 at \_\_\_\_ o'clock \_\_\_\_ .M.

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer

Approved and signed by me this \_\_\_\_ day of October 2016, at \_\_\_\_ o'clock \_\_\_\_ .M.

\_\_\_\_\_  
James D. Lienhoop  
Mayor of the City of Columbus, Indiana

## Exhibit A

### Legal Description of Bartholomews on Sycamore, LLC

Lot 1 - St. Bartholomew Church Subdivision (R/219B)

Lot 2 - St. Bartholomew Church Subdivision (R/219B)

Lot 3 - St. Bartholomew Church Subdivision (R/219B)

Lot 4 - Sims 1<sup>st</sup> - Lot 52

Lot 5 - Sims 1<sup>st</sup> - Lot 51 except 40'

Lot 6 - Sims 1<sup>st</sup> - E 40' of Lot 51



Exhibit B



STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS

State Form 5 (2017) (REV. 10-14)  
Prescribed by the Department of Local Government Finance

20 \_\_\_\_ PAY 20 \_\_\_\_

FORM SB-1 / Real Property

**PRIVACY NOTICE**  
All information concerning the best of the property and specific status shall be individual and follows by the property owner is transferred to IC 36-1-12-1-1.

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 6-1-1-12-1-1)
- 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-PE 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 1. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 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 OF-1 Real Property. The Form OF-1 Real Property should be attached to the Form 322-PE 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-M/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-M/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 Bartholomews on Sycamore, LLC; Clara Claycamp, Joseph & Lisa Connor, Ethel Jeffries					
Address of taxpayer (number and street, city, state, and ZIP code) 8th and Sycamore, 715 Sycamore Street, 705 Sycamore Street, 822 7th Street, Columbus, IN 47201					
Name of contact person Nick Surak		Telephone number 202-489-8537		E-mail address nsurak@wodagroup.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body				Parcel number	
Location of property Eastern 1/2 of 700 block of Sycamore Street		County Bartholomew		GDP land district number	
Description of real property improvement, redevelopment, or rehabilitation type (additional sheets if necessary) Vacant school, vacant church, vacant parking lot, three occupied homes				Estimated start date (month/year) 10/01/2017	
				Estimated completion date (month/year) 10/01/2018	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number N/A	Salaries N/A	Number retained N/A	Salaries N/A	Number additional 2.50	Salaries \$57,200.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
REAL ESTATE IMPROVEMENTS					
			COST		ASSESSED VALUE
Current values					432,200.00
Plus estimated values of proposed project			6,800,000		
Less values of any property being replaced					
Net estimated values upon completion of project			6,800,000		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)		
Other benefits Project would redevelop six parcels consisting of 4 aged structures, one historic church that would be preserved and reused, a vacant parking lot and create 80 units of multifamily housing. The new property would require 2.5 FTE employees, who in addition to an hourly wage would be eligible for health care, retirement, and other company benefits. This is a high impact project that would bring much-needed affordable housing to a high cost market with very low apartment vacancy.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>Nick Surak</i>				Date signed (month/day/year) 9/8/16	
Printed name of authorized representative Nick Surak				Title VP of Development, The Woda Group, Inc.	

**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 8-1-1-12.1 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 \_\_\_\_\_.
- 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 8-1-12.1-17?  
 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.

Address (optional) and title of authorized member of designating body	Telephone number	Date signed (month/day/year)
Printed name of authorized member of designating body	Name of designating body	
Printed name of attorney	Printed name of attorney	

\* 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 8-1-12.1-17.

- A. For residentially distressed areas where the Form 58-1/Real Property was approved prior to July 1, 2013, the Deductions established in IC 8-1-1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form 58-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 8-1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form 58-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form 58-1/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 8-1-12.1-17 below.)

**IC 8-1-12.1-17**

**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. 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.

Exhibit C

ECONOMIC REVITALIZATION AREA

Standard 10-Year Real Property Tax Abatement Schedule  
City of Columbus, Indiana

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%
Year 11 and thereafter .....	0%



Community Development

**MEMORANDUM**

**TO: Members of the Common Council**  
**FROM: Robin S. Hilber, Community Development Programs Coordinator**  
**RE: Economic Revitalization Area (ERA) designation for RealAmerica, LLC**  
**DATE: September 26, 2016**

The following request for ERA designation will be presented to the Common Council at its Tuesday, October 4, 2016 meeting at 6:00 p.m.:

**RealAmerica Development, LLC** is requesting ERA designation on property as shown on "Exhibit A," said property to be used for future economic development. In addition, a resolution is being presented to adopt the 25<sup>th</sup> Street Corridor Neighborhood Revitalization Plan which includes this infill site for the purpose of providing additional affordable senior housing (55 and older).

The designation of the site as an economic revitalization area is included in the respective resolution. A copy of both the ERA and the Revitalization Plan resolutions and supporting documentation is attached.

Should you have any questions, please feel free to call me at (812) 376-2522.

Best Regards,

A handwritten signature in black ink, appearing to read 'Robin S. Hilber', written over a light blue horizontal line.

Robin S. Hilber

Attachments

cc: Alan Whitted, City Attorney  
Jason Hester, Economic Development Board

RESOLUTION NO. \_\_\_\_\_, 2016

A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON  
REALAMERICA DEVELOPMENT, LLC

Vacant Land - NW/4 SW/4 - 6.09 ACRES  
Parcel #03-96-17-320-006.000-005

*WHEREAS*, the City of Columbus, Indiana recognizes the need to stimulate growth and maintain a sound economy within its corporate limits; and

*WHEREAS*, the Columbus Common Council further recognizes that is in the best interest of the city of Columbus to provide incentives to stimulate investment within the community; and

*WHEREAS*, Indiana Code at 6-1.1-12.1 *et seq.* provides for a program of the real property tax abatement within "economic revitalization areas" and provides the adoption of such a program; and

*WHEREAS*, the Columbus Common Council desires to establish an additional "economic revitalization area" within the city of Columbus; and

*WHEREAS*, a certain area legally described and shown on Exhibit "A", which is attached hereto, in the City has become undesirable for, or impossible of, 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 which have impaired values or prevent a normal development of property or use of property; and

*WHEREAS*, RealAmerica Development, LLC will acquire 6.09 acres formally known as the Helton Garden Center but which is now vacant, underdeveloped real estate as shown on Exhibit "A", and intends to redevelop the said real estate as affordable senior housing and as the term is contemplated by I.C. 6-1.1-12.1-1(5) and requests said designation; and

*WHEREAS*, the said site is zoned as CC according to the official zoning map of the City of Columbus, State of Indiana, which allows the development of multi-family residential as a conditional use;

*WHEREAS*, in accordance with Indiana Code at 6-1.1-12.1-3 (e) (11) (A), the proposed facility would create 50 one-bedroom units and 20 two-bedroom units for a

total of 70 units of affordable housing and create two full-time equivalent employees. The proposed redevelopment would have an approximate total budget of \$7.725 million.

***NOW, THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL  
THAT:***

Section 1. The area legally described and shown on the attached Exhibit "A" is found to be an area within its jurisdiction and meets the statutory criteria of an economic revitalization area as set forth under Indiana Code 6-1.1-12.1 et seq.

Section 2. The Columbus Common Council hereby determines that it is in the best interests of the city to allow deductions under I.C. 6-1.1-12.1 et seq. within the said economic revitalization area.

Section 3. The Columbus Common Council hereby determines that the area legally described and shown on the attached Exhibit "A" is hereby declared an economic revitalization area as that phrase is used and intended under the provisions of Indiana code 6-1.1-12.1 et seq.

Section 4. The Columbus Common Council hereby further declares that any and all improvements placed on the real estate described in Exhibit "A" attached hereto, after the date of the adoption of this resolution by the Columbus Common Council shall, along with the said real estate, be eligible for property tax abatement pursuant to the provisions of 6-1.1-12.1 et seq.

Section 5. The Columbus Common Council hereby further declares the term of said property tax abatement amount of the deduction awarded shall be in accordance with I.C. 6-1.1-12.1-17 and negotiated at the time the Common Council approves the Statement of Benefits for said project.

Section 6. This resolution shall be effective immediately upon its passage, subject to the notice and hearing provisions of I.C. 6-1.1-12.1-2.5 and 5-3-1. The hearing contemplated by said statute shall be held at the time and place of the next regularly scheduled meeting for the Columbus Common Council, or at a reasonable time thereafter. At such meeting, the Columbus Common Council shall take final action determining whether the qualifications for the economic revitalization area (as to the real estate) have been met, and shall confirm, modify and confirm, or rescind the resolution. Such determination and final action by the Council shall be binding upon all affected parties, subject to the appeal procedures contemplated by I.C.6-1.1-12.1-1 et seq.

**ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA**, on this the \_\_\_\_\_ day of October 2016, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
James D. Lienhoop, Mayor  
Presiding Officer of the Common Council

ATTEST:

\_\_\_\_\_  
Luann Welmer  
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_\_ day of October 2016 at \_\_\_\_\_ o'clock \_\_\_\_\_ .M.

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer

Approved and signed by me this \_\_\_\_\_ day of October 2016, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M.

\_\_\_\_\_  
James D. Lienhoop  
Mayor of the City of Columbus, Indiana

Exhibit "A"

Formerly Helton's Garden Center but now Vacant Land  
2655 25<sup>th</sup> Street  
Columbus, IN 47201

Legal Description  
NW/4 SW/4 - 6.09 ACRES  
Parcel #03-96-17-320-006.000-005





10711 America Way  
Suite 200  
Fishers, IN 46038  
317.815.5929  
Fax 317.815.5930

September 23, 2016

City of Columbus  
Community Development  
123 Washington Street, Suite 8  
Columbus, Indiana 47201

RE: Tax Abatement for Real Property Only  
Haw Creek Preserve Senior Apartments, LP (future owner)  
Craig Fenneman (current owner)

RealAmerica Development, LLC is planning to construct a new apartment facility at the intersection of 25<sup>th</sup> and Midway Streets, if tax abatement is granted to Haw Creek Preserve Senior Apartments, L.P., the future owner of the property. Plans include the investment of an estimated \$7,725,000 in our new facility.

This would be a new location for Haw Creek Preserve Senior Apartments, LP. No one is employed at the site at the present time. As a result of this project, 2 jobs will be added by the owner and an estimated 25 new jobs will be created as a direct result of the apartments (based on the number of home healthcare workers and others working at a sister property, Willow Manor Senior Apartments, in Nashville, Indiana). The new apartments will also create additional employment in the surrounding community as our new residents use restaurants, shops, medical offices, etc. We also anticipate that our development will create 100 construction jobs.

We are requesting designation of our property located at intersection of 25<sup>th</sup> Street and Midway Street as an economic revitalization area, and we are requesting a ten-year abatement based on the City's standard abatement schedule on the building improvements.

Attached hereto are: Incentive Application, Statement of Benefits form (SB-1/Real Property), and an aerial of the property and surrounding area.

We request that you place this item on the Council Agenda at the earliest convenient date. We plan on submitting our application for rental housing tax credits on November 7, 2016, and it is important to have this abatement in place in order to bring affordable senior housing to Columbus. If you have any questions, please call Mike Lang or me at 317-815-5929.

Sincerely,



Ronda Weybright  
President

[www.RealAmericaLLC.com](http://www.RealAmericaLLC.com)

**FOR OFFICE USE ONLY**

- Economic Revitalization Area  
 Residentially Distressed Area  
 Economic Target Area     CTP     TIF

**SECTION A**

**APPLICANT INFORMATION**



This application MUST BE submitted along with all required attachments, including the appropriate "Statement of Benefits" Form(s) if requesting a tax phase-in ("tax abatement"). Please also submit a map and/or aerial of the property depicting where the project or investment will occur.

Company Name:	RealAmerica Development, LLC	Project Name (if applicable):	Haw Creek Preserve
Website:	www.realamericallc.com	NAICS 6-Digit Code:	531110
Proposed Site is/will be:	<input type="checkbox"/> HEADQUARTERS <input type="checkbox"/> SINGLE-LOCATION <input checked="" type="checkbox"/> BRANCH/SUBSIDIARY		
If subsidiary or branch, Parent Company & HQ Location:	10711 America Way, Suite 200 Fishers, IN 46038		
Has the company OR any principal owner or officer filed bankruptcy in the past 10 years? <sup>1</sup> If YES, please attach an explanation of the circumstances.	<input type="checkbox"/> YES <sup>1</sup> <input checked="" type="checkbox"/> NO		
Are all taxes current and paid with regard to the project property? <sup>2</sup> If NO, please attach an explanation of the circumstances.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <sup>2</sup>		
Has the company been awarded local abatement or other incentive support in the prior 12 years? <sup>3</sup> Which years? <input type="checkbox"/> 2004 <input type="checkbox"/> 2005 <input type="checkbox"/> 2006 <input type="checkbox"/> 2007 <input type="checkbox"/> 2008 <input type="checkbox"/> 2009 <input type="checkbox"/> 2010 <input type="checkbox"/> 2011 <input type="checkbox"/> 2012 <input type="checkbox"/> 2013 <input type="checkbox"/> 2014 <input type="checkbox"/> 2015	<input type="checkbox"/> YES <sup>3</sup> <input checked="" type="checkbox"/> NO		
Local Senior Official Name	Ronda Shrewsbury Weybright	Title:	President
Name of Contact Person (For application and/or compliance follow-up)	Michael Lang	Title:	Development Associate
Email:	mlang@realamericallc.com	Phone:	(317) 815-5929

**SECTION B**

**LOCATION AND STATUS OF PROPOSED PROJECT**

<b>Township (District)</b> <input type="checkbox"/> Columbus/Clay <input type="checkbox"/> Columbus/Clifford <input type="checkbox"/> Columbus/Columbus <input type="checkbox"/> Columbus/Flatrock <input type="checkbox"/> Columbus/Harrison <input type="checkbox"/> Columbus/Wayne <input type="checkbox"/> Clay <input type="checkbox"/> Clifty <input type="checkbox"/> Flatrock <input type="checkbox"/> German <input type="checkbox"/> Harrison <input type="checkbox"/> Edinburg <input type="checkbox"/> Elizabethtown <input type="checkbox"/> Flatrock <input type="checkbox"/> German <input type="checkbox"/> Hartsville <input type="checkbox"/> Hawcreek <input type="checkbox"/> Edinburg Annex/BCSC <input type="checkbox"/> Hope <input type="checkbox"/> Jackson <input type="checkbox"/> Jonesville <input type="checkbox"/> Ohio <input type="checkbox"/> Rockcreek <input type="checkbox"/> Sandcreek <input type="checkbox"/> Wayne	<b>What type of investment are you seeking support for?</b> <i>(Check all that apply)</i> <input type="checkbox"/> Manufacturing Equipment (SB-1/PP) <input type="checkbox"/> Research & Development Equipment (SB-1/PP) <input type="checkbox"/> Logistical Distribution Equipment (SB-1/PP) <input type="checkbox"/> Information Technology Equipment (SB-1/PP) <input checked="" type="checkbox"/> New Building Construction (SB-1/Real) <input type="checkbox"/> Existing Building Improvements/Rehabilitation (SB-1/Real) <input type="checkbox"/> Eligible Vacant Commercial Building (SB-1/VBD) <input type="checkbox"/> Residentially Distressed Area Improvements (SB-1/Real) <input type="checkbox"/> OTHER: Please describe in Section C
<b>Zoning (Current)</b> <input type="checkbox"/> CD <input type="checkbox"/> CN <input type="checkbox"/> CO <input type="checkbox"/> AV <input type="checkbox"/> AP <input type="checkbox"/> AG <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> I-3 <input checked="" type="checkbox"/> CC <input type="checkbox"/> CR <input type="checkbox"/> Other: _____	
Project Address:	2655 25 <sup>th</sup> Street, Columbus, Indiana 47201
Legal Description:	See Exhibit A, attached hereto (legal description is subject to final survey)
Name of Titled Landowner:	Craig E. Fenneman
Have improvements or construction begun? (Real Property)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable
Has any of the proposed equipment been installed? (Personal Property)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Have you applied for and/or received a State of Indiana offer of incentives?	<input type="checkbox"/> Approved <input checked="" type="checkbox"/> In Process <input type="checkbox"/> Not Applying <input type="checkbox"/> We would like more information about State of Indiana incentives
What factors of obsolescence or which hinder development will your proposed project/investment address? Check all that apply. For ERA requests, see <a href="#">IC 6-1.1-12.1-1</a>	<input type="checkbox"/> Lack of Development/Growth in Area <input type="checkbox"/> Technological Obsolescence <input checked="" type="checkbox"/> Deterioration of Improvements <input checked="" type="checkbox"/> Economical Obsolescence <input checked="" type="checkbox"/> Age and/or Character of Property <input type="checkbox"/> Energy Obsolescence <input checked="" type="checkbox"/> Substandard/Obsolete Building/Property <input type="checkbox"/> Residentially Distressed <input type="checkbox"/> Other (Please describe in Section C)

**SECTION C**

**PROJECT DESCRIPTION**

Please include any additional information that you think will be beneficial to the City's understanding of this project. If submitting with an appropriately completed Form SB-1, this section can be left blank.

See Exhibit B, attached hereto and made a part hereof.

**SECTION D ESTIMATE OF REAL PROPERTY/BUILDING EXPENSES BY YEAR (IF APPLICABLE)**

Current Land Value: \$300,000 Current Building Value: \$0.00

Calendar Year	Land/Building Purchase Price	Annual Lease Payment	Cost of New Construction or Improvements	Building Size (TOTAL SF)
THIS YEAR	\$0.00	\$0.00	\$0.00	
NEXT YEAR	\$300,000	\$0.00	\$2,200,000.00	81,072
YEAR THREE	\$0.00	\$0.00	\$5,525,000.00	81,072
<b>TOTAL</b>	<b>\$300,000</b>	<b>\$0.00</b>	<b>\$7,725,000.00</b>	<b>81,072</b>

**VACANT COMMERCIAL BUILDING STATUS (REQUIRED FOR FORM SB-1/VEB, IF APPLICABLE)**

Is the building zoned for either commercial or industrial purposes? <input type="checkbox"/> Yes <input type="checkbox"/> No	Has the building been vacant for at least one year? <input type="checkbox"/> Yes <input type="checkbox"/> No	Evidence Provided (Attach Copies): <input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Utility Receipts <input type="checkbox"/> Lease Agreements <input type="checkbox"/> Other
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**RESIDENTIALLY DISTRESSED AREA IMPROVEMENT (IF APPLICABLE)**

Has the area been designated a Residentially Distressed Area?  Yes  No

**SECTION E ESTIMATE OF PERSONAL PROPERTY / MACHINERY & EQUIPMENT BY YEAR (IF APPLICABLE)**

Calendar Year	Equipment Purchases Abatable*	Equipment Purchases Non-Abatable*	TOTAL	* <a href="#">IC 6-1.1-12.1-1</a> defines the types of equipment purchases that are "abatable" or not. Generally speaking, manufacturing, R&D, logistics, and I.T. equipment that is newly purchased by the applicant (whether new or used) and/or if already owned by the applicant in another state (but not within Indiana) can be considered "new" and therefore "abatable". Please consult a professional tax advisor for further guidance.
THIS YEAR	\$0.00	\$0.00	\$0.00	
NEXT YEAR	\$0.00	\$0.00	\$0.00	
YEAR THREE	\$0.00	\$0.00	\$0.00	
<b>TOTAL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**SECTION F ESTIMATE OF EMPLOYEES AND SALARIES**

**EMPLOYMENT & WAGES BY OCCUPATION TYPE**

Please provide the below requested detail for current and estimated new jobs and wages. For additional information, descriptions, and average wages for the below-listed occupations in Columbus/Bartholomew County, please visit Bureau of Labor Statistics, OES data at [http://www.bls.gov/oes/current/oes\\_18020.htm](http://www.bls.gov/oes/current/oes_18020.htm). For assistance determining "Blended" wages, please call 812-378-7300. **NOTE:** Applicant is NOT required to indicate salaries paid only to an individual person, so if only one job is to be employed under a certain occupation, the applicant may indicate "1" as that job number and mark "N.D." in the relevant wage column.

Occupation Code	Current / Existing # Local FTE Jobs	Average Hourly Wage (no fringe or O.T.)	Estimated # New Jobs	Average Hourly Wage (no fringe or O.T.)	Blended Average Hr. Wage (current + new)	Blended Average ANNUAL Wage	BLS Median Hourly May 2014
<u>11-0000</u> Management Occupations	0	N.D.	1	N.D.	N.D.	N.D.	\$49.84
<u>13-0000</u> Business and Financial	0	N/A	0	N/A	N/A	N/A	\$25.83
<u>15-0000</u> Computer and Math	0	N/A	0	N/A	N/A	N/A	\$31.33
<u>17-0000</u> Engineering Occupations	0	N/A	0	N/A	N/A	N/A	\$32.32
<u>41-0000</u> Sales and Related	0	N/A	0	N/A	N/A	N/A	\$11.52
<u>43-0000</u> Office and Administrative	0	N/A	0	N/A	N/A	N/A	\$14.53
<u>49-0000</u> Maintenance and Repair	0	N.D.	1	N.D.	N.D.	N.D.	\$19.90
<u>51-0000</u> Production/Manufacturing	0	N/A	0	N/A	N/A	N/A	\$14.61
<u>53-0000</u> Transport/Material Moving	0	N/A	0	N/A	N/A	N/A	\$14.73
All Other Jobs (Not Counted Above)	0	N/A	0	N/A	N/A	N/A	N.A.
<b>TOTALS &amp; BLENDED AVERAGES</b>		\$15.50	2	\$15.50	\$15.50	\$15.50	\$16.22

**ESTIMATED EMPLOYMENT BY YEAR, PAYROLL, & EDUCATION REQUIREMENT**

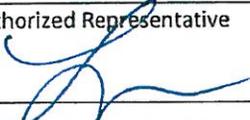
CALENDAR YEAR	STARTING # F.T.E. JOBS	PLUS NET NEW F.T.E JOBS	TOTAL F.T.E. JOBS	EST. % TEMP/ LEASE	TOTAL EST. PAYROLL	EST. % NEW JOBS TO REQUIRE 2-YR DEGREE	EST. % NEW JOBS TO REQUIRE 4-YR DEGREE
THIS YEAR	0	+0	=0	0%	\$0.00	0%	0%
NEXT YEAR	0	+	=0	0%	\$0.00	0%	0%
YEAR THREE	0	+2	=2	0%	\$64,780	0%	0%
YEAR FOUR	2	+0	=2	0%	\$67,704	0%	0%

**Benefits & Other**

<input checked="" type="checkbox"/> Health/Medical <input checked="" type="checkbox"/> Dental/Vision <input checked="" type="checkbox"/> Life Ins. <input checked="" type="checkbox"/> 401K/Retirement <input checked="" type="checkbox"/> Tuition Reimbursement <input checked="" type="checkbox"/> Paid Vacation/Sick/Personal <input checked="" type="checkbox"/> Other	Approximate Fringe Value (per hour)?	\$ 4.80/hr
What percent of your workforce resides (or will reside) within the county?		3%   79% AVG

**SECTION G APPLICANT CERTIFICATION**

I hereby affirm under the penalties of perjury that the representations in this application are true and complete.

Signature of Authorized Representative 	Title President	Date 9/22/2016
---	--------------------	-------------------



**DON'T FORGET YOUR ATTACHMENTS!**

- Form(s) SB-1
- Cover Letter
- Map or Aerial
- Bankruptcy Explanation (if applicable)
- Additional Information (if applicable or desired by applicant)

Exhibit A

THE REAL ESTATE IN BARTHOLOMEW COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 6 EAST, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 668 FEET EAST OF THE NORTHWEST CORNER OF SAID QUARTER; THENCE CONTINUING EAST ON SAID NORTH LINE 238 FEET; THENCE SOUTH 662.3 FEET TO A POINT, WHICH POINT IS 906 FEET EAST OF AND 1957.1 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER 802 FEET TO A POINT WHICH IS 104 FEET EAST OF THE WEST LINE OF SAID QUARTER; THENCE IN A NORTHERLY DIRECTION 342.3 FEET TO A POINT WHICH IS 160 FEET EAST OF THE WEST LINE OF SAID QUARTER, THENCE NORTHEASTERLY 602.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 10.1 ACRES, MORE OR LESS.

EXCEPT: A PART OF THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF MIDWAY STREET WITH THE NORTH LINE OF SAID QUARTER WHICH POINT IS LOCATED 906.11 FEET EAST OF THE NORTHWEST CORNER OF SAID QUARTER; THENCE SOUTH 03 DEGREES 14 MINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF PROPERTY CONVEYED TO FRANK DOWEN AND EMMA MARIE DOWEN, BY WARRANTY DEED RECORDED IN DEED RECORD 196, PAGE 651, AND THE CENTER LINE OF MIDWAY STREET, FOR A DISTANCE OF 352.30 FEET, WHICH SHALL BE THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIPTION; THENCE CONTINUING SOUTH 03 DEGREES 14 MINUTES 30 SECONDS EAST ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 310.00 FEET; THENCE SOUTH 86 DEGREES 32 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF PATTERSON DRIVE, AS PLATTED IN PATTERSON'S ADDITION, PLAT BOOK "D", PAGE 106, AND THE SOUTH LINE OF DOWEN'S PROPERTY, A DISTANCE OF 624.00 FEET; THENCE NORTH 31 DEGREES 34 MINUTES 02 SECONDS EAST A DISTANCE OF 374.90 FEET; THENCE NORTH 86 DEGREES 07 MINUTES 10 SECONDS EAST A DISTANCE OF 410.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.657 ACRES AND BEING SUBJECT TO A 25.00 FOOT RIGHT OF WAY FOR MIDWAY STREET ALONG THE ENTIRE EAST SIDE AND A 25.00 FOOT RIGHT OF WAY FOR 23RD STREET, PLATTED AS PATTERSON DRIVE ALONG THE ENTIRE SOUTH SIDE OF THE ABOVE DESCRIBED.

CONTAINING AFTER SAID EXCEPTION 6.443 ACRES, MORE OR LESS.

ALSO EXCEPTING: A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 6 EAST, BARTHOLOMEW COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 03 MINUTES 00 SECONDS EAST 668.00 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO A CORNER OF THE OWNERS' LAND; THENCE SOUTH 55 DEGREES 52 MINUTES 35 SECONDS WEST 114.91 FEET ALONG THE NORTHWESTERN LINE OF THE OWNERS' LAND TO THE SOUTH BOUNDARY OF S.R. 46 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88 DEGREES 03 MINUTES 00 SECONDS EAST 124.79 FEET ALONG THE SOUTH BOUNDARY OF SAID S.R. 46; THENCE SOUTH 38 DEGREES 31 MINUTES 31 SECONDS WEST 98.60 FEET; THENCE SOUTH 88 DEGREES 03 MINUTES 00 SECONDS WEST 180.00 FEET TO THE NORTHWESTERN LINE OF THE OWNERS' LAND; THENCE NORTH 55 DEGREES 52 MINUTES 35 SECONDS EAST 140.85 FEET ALONG SAID NORTHWESTERN LINE TO THE POINT OF BEGINNING AND CONTAINING 0.262 ACRES, MORE OR LESS.

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## Exhibit B

RealAmerica Development is very excited about its proposed Haw Creek Preserve Senior Apartments and providing high-quality affordable senior homes in Columbus! RealAmerica has been developing, constructing, designing, and building multi-family housing for over 20 years. While most of our work has been in northeast Indiana, we have seven properties within forty-five minutes from downtown Columbus in Brown County, Shelbyville and Bargersville. We're excited about the opportunity to bring much needed senior housing to Columbus!

The Haw Creek Preserve Senior Apartments will be a 70 unit, 4 story, senior (55+) multi-family community designed to allow those 55 and older to stay living in Columbus as they get to the point in their lives where they either can't or don't want to continue maintaining of their home or they are at a point where they want to downsize. At the same time, these apartment homes allow seniors to continue living in Columbus and be close to their family, friends, church, healthcare providers, and support network. Our project will be attractively designed and fit in well with the area near US 31 and 25<sup>th</sup> Street. However, what sets Haw Creek Preserve apart are the amenities that we will provide to our residents to help them stay sharp and active. Haw Creek Preserve will feature a fitness studio to help our residents stay physically fit, the Mind-Fit room to give our residents the tools to stay mentally active, and an arts and crafts room for our residents to bring out their creative side. We'll also provide a dog grooming station so the residents can keep their furry friends clean. The development will also feature a large community room with full kitchen so our residents can entertain their family and friends. The apartments will be serviced by an elevator and feature internal hallways.

The site at 2655 25th Street is ideal for senior living. We love this site because of its proximity to Lincoln Park, Fair Oaks Mall, and the shopping along US 31. Within walking distance our residents can quickly and conveniently get their groceries at Marsh, they can pick up their prescriptions at Walgreens or CVS, and they can enjoy the nearby restaurants and shopping. Also, with the upcoming completion of the People Trail and the installation of the former Newborn Bridge over Haw Creek, our residents will have pedestrian access to Lincoln Park and its ice rink, tennis courts, and grilling areas.

The site will allow the residents to be part of the vibrant and architecturally amazing downtown Columbus, which can be accessed with the ColumBUS stop that is just a short walk from our apartments. Easy access to downtown will allow the residents to enjoy independent restaurants and shop at several smaller specialty shops. Our location will allow residents to enjoy

the modern amenities located on 25th Street and US 31 and at the same time have the easy ability to enjoy life at a different pace downtown!

Aside from providing a way for more seniors to stay in Columbus and live an active and engaged life, the wins for the City of Columbus extend well beyond that great result. For starters, this site is an infill site located along Haw Creek. The current site has been undeveloped for over 10 years. Much of the site is undevelopable because it is located within the Haw Creek Floodway. The buildable area of the site is an odd shape and only a little bit more than an acre in size. Other uses that require more parking, more frontage on 25th Street, and more first floor space wouldn't work on the site. Senior apartments, which don't require as much parking or as much ground floor space, is a perfect use for this property. This site a great site for development and there's simply no reason for the city to continue to have this undeveloped hole in a well-developed area. We have the ability to develop a high quality community on this site that will add immeasurable value to the city.

Another win for Columbus is that our property will minimize our impact on the environment. We will construct the community to the Emerald National Green Building Standard, which means we will have energy efficient homes for the seniors to live in. We will also reduce our impact on the city's storm system by retaining a large amount of our rain water on site and using it for irrigation. Also, we plan to construct our project with a significant amount of new products made with recycled materials. We will install new landscaping in the floodway areas with native plants and flowers and other softscape materials, which will provide attractive views for the users of the People Trail instead of the grass field that is currently located there.

RealAmerica is a Women's Business Enterprise (WBE) entity formed over 20 years ago for the purpose of developing and constructing affordable housing. We have developed and maintain ownership and management of over 1,800 affordable and market rate units at 28 sites and provide consulting, development, construction and management services to non-profit entities with special needs populations. We currently have 109 units under construction and anticipate breaking ground on three additional projects by October. We have never sold a project that we developed and constructed for ourselves. Because we have skin in the game, we make sure we build high quality apartments that are built well and we lease and manage our communities so that we can be proud of them.

RealAmerica's owner, Ronda Shrewsbury Weybright, created RealAmerica Management and RealAmerica Design to oversee the day-to-day operations, compliance and management of

the properties and design the projects based on our years of experience in knowing what our residents like and desire. She has been fortunate to bring together a team of well-regarded individuals in the industry to earn awards and the highest accolades from IHCDA, investors, lenders, mayors and leaders in the communities where our properties are located. In many instances over the years, what started out as a NIMBY battle turned in to requests for multiple developments based on RealAmerica's commitment to doing what we say we will do and earning the support and trust of the community. In fact, two of our recent developments, in Nashville and Shelbyville, are a result of the mayor and town officials approaching us for second phases. Our portfolio enjoys a 97.1% occupancy rate, receives consistently high REAC scores from HUD (in the past 2 years we have had 8 REAC inspections, with seven receiving a score above 95 and only one at 89, which is a 15 year old property), has an excellent compliance tax record with the Indiana Housing and Community Development Authority and is the leader in the State of Indiana for perfect pre-8609 inspections. RealAmerica is a recipient of the 2016 Novogradac Developments of Distinction Award and of the Lt. Governor's Award for Excellence in the Rural Category for a 65-unit senior community that looks similar to what we plan for the Haw Creek Preserve Senior Apartments, among other awards.

We're very excited about the Haw Creek Preserve Senior Apartments and the opportunity to do build high quality senior housing in Columbus. This is a great opportunity to put an infill site to productive use and, more importantly, give Columbus seniors and opportunity to remain in Columbus as they age.



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)  
Prescribed by the Department of Local Government Finance

20\_\_ PAY 20\_\_

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:**

- 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.
- 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.
- 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 March 1 and May 10 of a subsequent year.
- 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)
- 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 RealAmerica Development, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 10711 America Way, Suite 200, Fishers, IN 46038					
Name of contact person Michael A. Lang, Development Associate			Telephone number ( 317 ) 815-5929		E-mail address mlang@realamericallc.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body City of Columbus					Resolution number
Location of property 2655 25th Street, Columbus, IN 47201			County Bartholomew		DLGF taxing district number 005/005
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) New construction of a 70-unit senior apartment building and related amenities.					Estimated start date (month, day, year) 08/01/2017
					Estimated completion date (month, day, year) 11/01/2018
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 2.00	Salaries \$64,480.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values			0.00	0.00	
Plus estimated values of proposed project			7,725,000.00		
Less values of any property being replaced			0.00	0.00	
Net estimated values upon completion of project			7,725,000.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) 0.00			Estimated hazardous waste converted (pounds) 0.00		
Other benefits None					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) September 22, 2016	
Printed name of authorized representative Ronda Shrewsbury Weybright			Title President		

**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 \_\_\_\_\_.
- 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:
 

<input type="checkbox"/> Year 1	<input type="checkbox"/> Year 2	<input type="checkbox"/> Year 3	<input type="checkbox"/> Year 4	<input type="checkbox"/> Year 5 (* see below)
<input type="checkbox"/> Year 6	<input type="checkbox"/> Year 7	<input type="checkbox"/> Year 8	<input type="checkbox"/> Year 9	<input type="checkbox"/> 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.

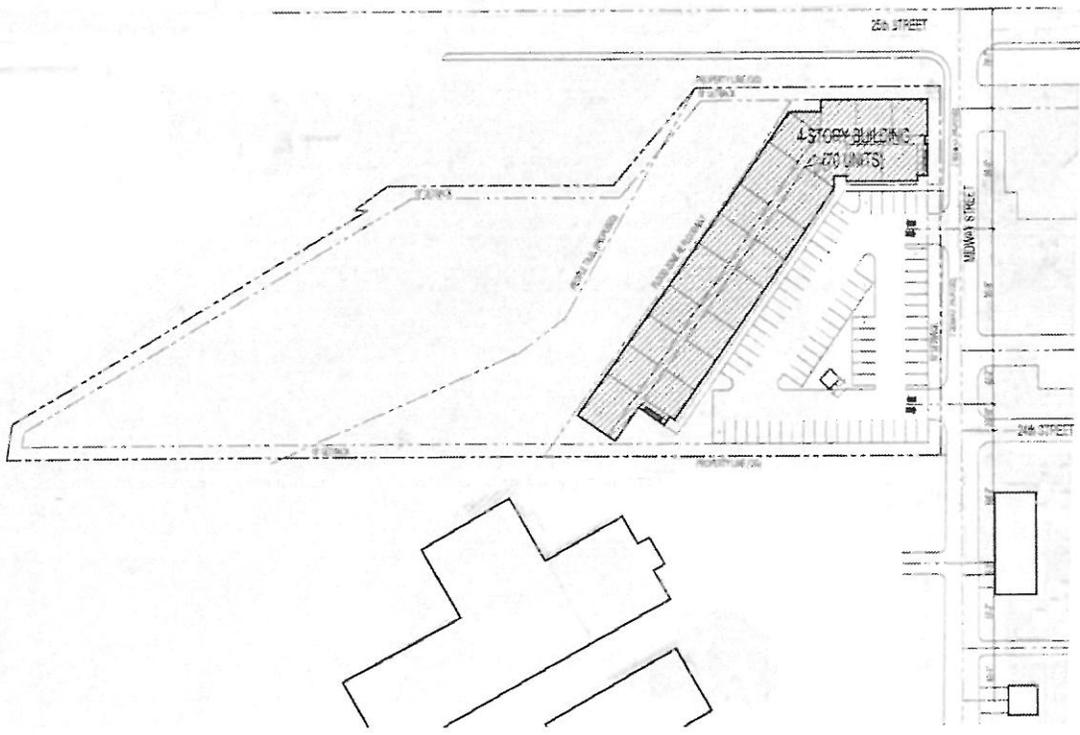
- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. 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**

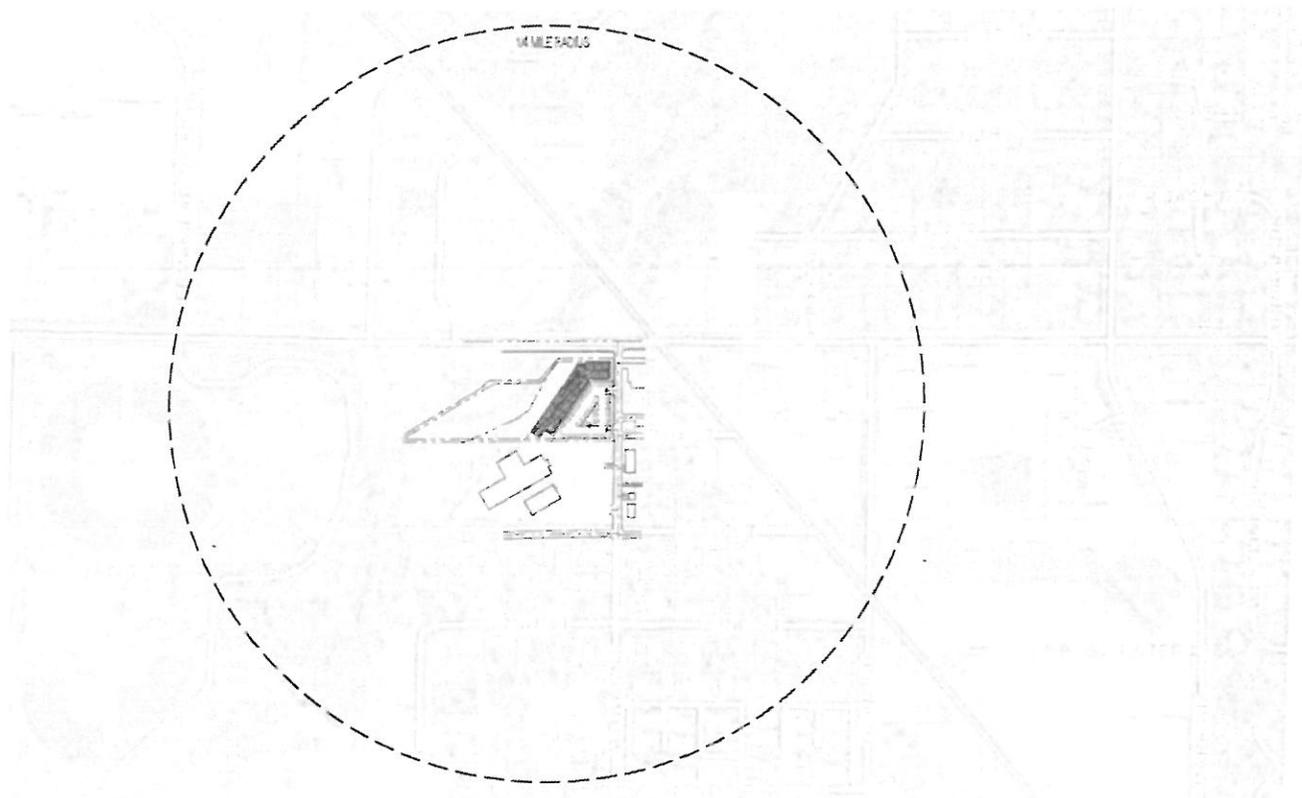
Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (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. 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.



APPEAL SUMMARY	
APR 10	PERMITS/STAFF 10
<b>COMMENTS</b> THE PROPOSED 4-4 UNIT PERMIT IS THE PROPOSED 4-4 PERMIT IS THE PROPOSED 4-4 PERMIT IS	

HAWCREEK PRESERVE SENIOR APARTMENTS



HAWCREEK PRESERVE SENIOR APARTMENTS



RESOLUTION NO. \_\_\_\_, 2016

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS  
ADOPTING THE 25<sup>TH</sup> STREET CORRIDOR NEIGHBORHOOD  
REVITALIZATION PLAN

*WHEREAS*, INDIANA CODE 36-1-3, *et seq.* permits any municipality in the State of Indiana to exercise any power or perform any function necessary to the public interest in the context of its municipal or internal affairs, which is not prohibited by the Constitution of the United States or by the State of Indiana, or denied or pre-empted by any other law, or is not expressly granted by any other law to another governmental entity; and

*WHEREAS*, the Common Council of the City of Columbus, Indiana, is the legislative body and is by law authorized to adopt ordinances and resolutions for the performance of functions for the City of Columbus, Indiana; and

*WHEREAS*, the 25<sup>th</sup> Street Corridor Neighborhood Revitalization Plan was prepared by RealAmerica in collaboration with the City of Columbus Community Development Department and the City of Columbus Planning Department; and

*WHEREAS*, the 25<sup>th</sup> Street Corridor Neighborhood Revitalization Plan establishes development policy for properties located within the boundaries stated in said plan; and

*WHEREAS*, the Common Council of the City of Columbus, Indiana, has reviewed and considered the 25<sup>th</sup> Street Corridor Neighborhood Revitalization Plan to address local redevelopment issues specifically pertaining to affordable housing; and

*WHEREAS*, the Common Council of the City of Columbus, Indiana has determined that the 25<sup>th</sup> Street Corridor Neighborhood Revitalization Plan complements the Central Avenue Corridor Plan and is consistent with the goals and policies of the City of Columbus Comprehensive Plan; and

*WHEREAS*, the Common Council of the City of Columbus, Indiana desires to adopt the 25<sup>th</sup> Street Corridor Neighborhood Revitalization Plan as provided in this Resolution;

*NOW, THEREFORE, BE IT RESOLVED*, by the Common Council of the City of Columbus, Indiana, that:

1. The 25<sup>th</sup> Street Corridor Neighborhood Revitalization Plan regarding Affordable Rental Housing attached hereto as Exhibit "A" is hereby approved and adopted; and
2. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to assist with the administration of the 25<sup>th</sup> Street Corridor Neighborhood Revitalization Plan in accordance with the Resolutions and Ordinances of the City of Columbus, Indiana, and applicable law.

*ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA*, on this \_\_\_\_ day of October 2016, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
James D. Lienhoop, Mayor  
Presiding Officer of the Common Council

ATTEST:

\_\_\_\_\_  
Luann Welmer  
Clerk of the Common Council

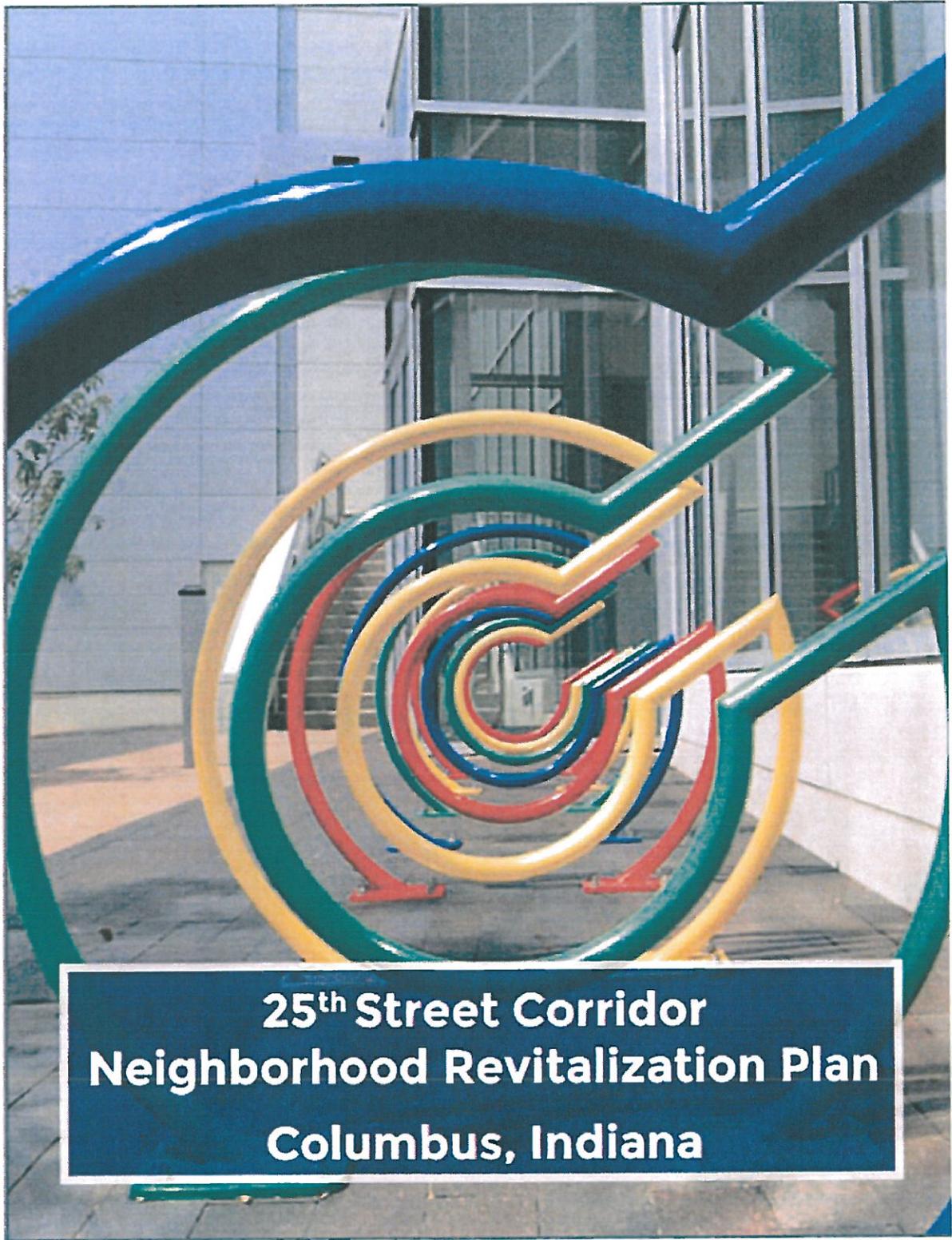
Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_ day of October 2016 at \_\_\_\_ o'clock \_\_\_\_M.

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer

Approved and signed by me this \_\_\_\_ day of October 2016, at \_\_\_\_ o'clock \_\_\_\_M.

\_\_\_\_\_  
James D. Lienhoop  
Mayor of the City of Columbus, Indiana

EXHIBIT A



**25<sup>th</sup> Street Corridor  
Neighborhood Revitalization Plan  
Columbus, Indiana**

## 25<sup>th</sup> Street Corridor Neighborhood Revitalization Plan

### SUMMARY

The City of Columbus has completed over the past several years seven elements that comprise its Comprehensive Plan. The planning process laid out in the Comprehensive Plan provides the framework and priorities that are in this Neighborhood Revitalization Plan. Since the elements of the Comprehensive Plan were adopted, it was determined that a specific revitalization plan was needed for the portion of 25<sup>th</sup> Street that was between the eastern boundary of the Central Avenue Corridor and National Road (US 31). The goals and priorities set forth in the Goals and Policies, Bicycle and Pedestrian Plan, and Central Avenue Corridor Plan elements of the Comprehensive Plan are incorporated into this Neighborhood Revitalization Plan and this Neighborhood Revitalization Plan supplements those plans. The purpose of this Neighborhood Revitalization Plan is to establish neighborhood-specific goals and to lay out a timeline of action items to accomplish those goals.

### DESCRIPTION OF NEIGHBORHOOD

The 25<sup>th</sup> Street Corridor Neighborhood extends from Columbus Signature Academy on the south side of 25<sup>th</sup> Street and from the east property line of the Fair Oaks Mall on the north side of 25<sup>th</sup> Street and ends at National Road (US 31) on the east end. The neighborhood also includes the residential area that runs from 25<sup>th</sup> Street on the north to 22<sup>nd</sup> Street on the south between Haw Creek and National Road. The neighborhood excludes properties fronting National Road.



## ASSESSMENT OF THE COMMUNITY

Types of Development. The neighborhood features varying types of uses. Along 25th Street, there are commercial uses that line the north side of the street, including an auto parts store, a grocery store and related lifestyle center, and an outlet restaurant. Lincoln Park abuts much of the south side of 25th Street and commercial uses line the remainder of the south side of the street, with the notable exceptions of a 6 acre vacant lot where Helton Garden Center used to be located and a former car lot adjacent to Haw Creek.

To the south of 25th Street lies a predominantly residential area. A church is adjacent to the former Helton Garden Center site and a Montessori school is to the south of the church. Single family homes predominate the remainder of the site. Many of the houses were built between the 1940's and the 1960's, although some were built before and after that time period.

Many of the properties are not developable given their location within the Haw Creek floodway or inundation areas. Some existing buildings are located in the floodway and would not be allowed to be rebuilt as presently constructed if a fire or casualty destroyed the structure. Some of these buildings suffered damage during the 2008 flooding. The size and shape of the floodway and inundation areas makes it difficult to construct new non-single family residential construction on these sites. Additionally, because structures cannot be built within the floodway except with a variance, there is an opportunity to beautify the floodway with landscaping. Currently much of the floodway above the creek banks is grassy fields or parking lots.

Vehicular, Bicycle and Pedestrian Movement. The primary streets providing movement through the neighborhood are 25th Street and Midway. To the south of 25th Street, 24th, 23rd, and 22nd streets provide access to residential homes as well as access to National Road. 22nd Street also provides access to Columbus Regional Health's property.

The number of streets and the connections to National Road and Midway reduce traffic in the area significantly. Also, Midway Street is served by ColumBUS Route 3 and connections to ColumBUS Routes 1 and 2 are nearby on National Road and 25th Street. These connections provide residents with easy access to public transit and connections to downtown Columbus and the retail on National Road.

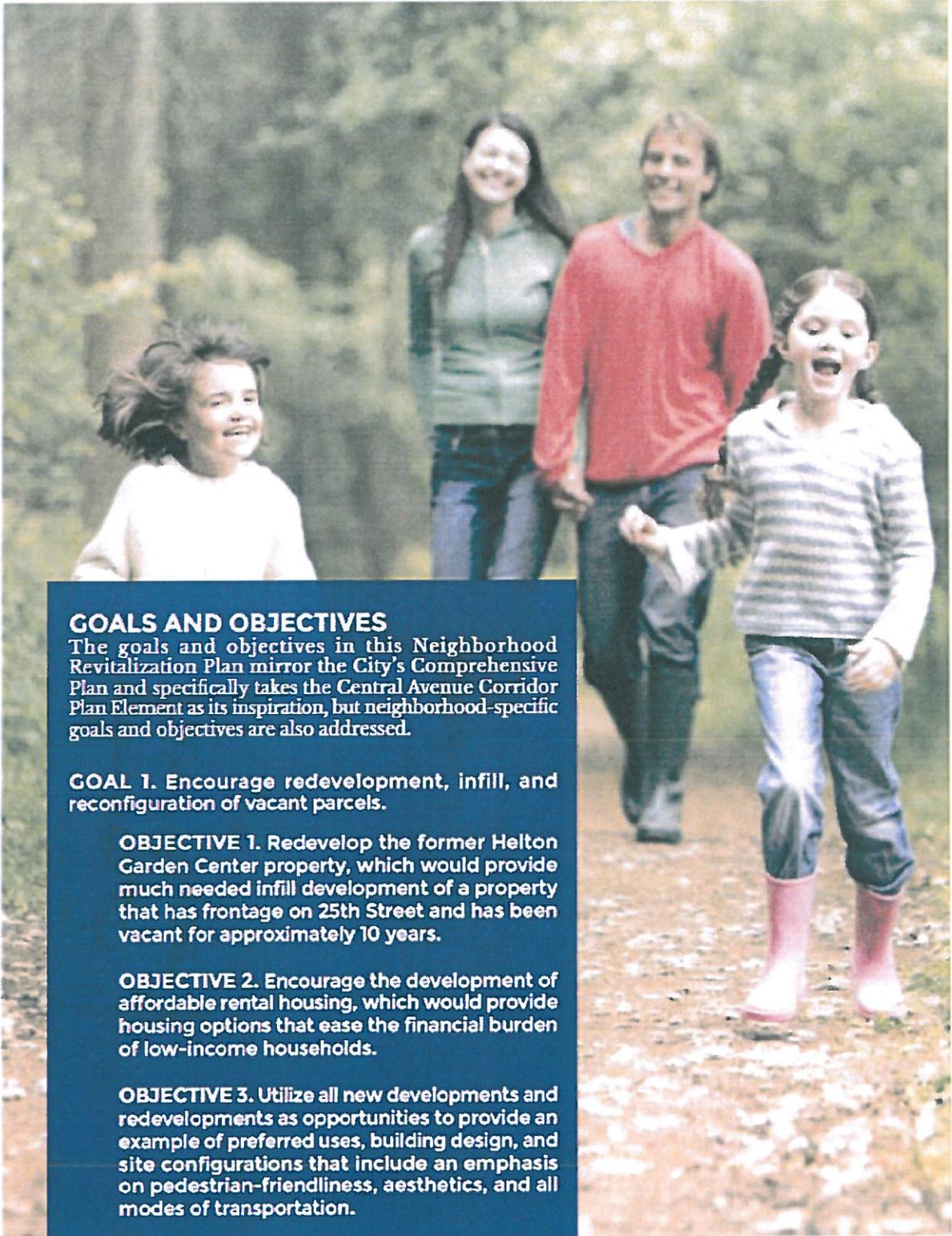




With the exceptions of the sidewalks along 25th Street and the People Trail that meanders through the northern parts of the neighborhood, the neighborhood generally lacks sidewalks or bike paths to facilitate pedestrian and bicycle movement. Because all sidewalks are near the boundaries of the neighborhood, the lack of sidewalks in the residential portions of the neighborhood encourage automobile trips to National Road, 25th Street, and other areas that would otherwise be accessible by foot or bike.

Housing. As mentioned previously, much of the housing in the area consists of older homes, nearly all of which is single family homes. These homes were generally built before modern design requirements that provide access and ease of living to the disabled and the elderly. Some of the homes are located within the Haw Creek flood inundation zone and have previously sustained damage from floods in the past. There is no multi-family housing in the area, and there is no housing that is apparently dedicated to producing affordable housing for families or seniors. The neighborhood would benefit from affordable multi-family housing that served as a buffer from the nearby commercial uses.

Available Infill Sites. There are a number of infill sites that are available in the neighborhood. The most significant is the former Helton Garden Center site, which has over an acre of buildable land in a lot that is approximately 6 acres in size. Across Midway Street from the Helton's site, there is a vacant lot that is approximately one third of an acre in size. There is also a former used car dealership site that has been vacant for several years next to Haw Creek on the south side of the street. Each of these sites represents an opportunity for infill development in the neighborhood. Eastbrook Plaza may be able to support limited outlot development. Each site, with the right development, could serve as a catalyst for other development in the neighborhood.



## **GOALS AND OBJECTIVES**

The goals and objectives in this Neighborhood Revitalization Plan mirror the City's Comprehensive Plan and specifically takes the Central Avenue Corridor Plan Element as its inspiration, but neighborhood-specific goals and objectives are also addressed.

**GOAL 1. Encourage redevelopment, infill, and reconfiguration of vacant parcels.**

**OBJECTIVE 1. Redevelop the former Helton Garden Center property, which would provide much needed infill development of a property that has frontage on 25th Street and has been vacant for approximately 10 years.**

**OBJECTIVE 2. Encourage the development of affordable rental housing, which would provide housing options that ease the financial burden of low-income households.**

**OBJECTIVE 3. Utilize all new developments and redevelopments as opportunities to provide an example of preferred uses, building design, and site configurations that include an emphasis on pedestrian-friendliness, aesthetics, and all modes of transportation.**



**GOAL 2.** Establish a higher standard of design for infill and redevelopment to enhance 25th Street's visual character.

**OBJECTIVE 1.** Encourage architectural design of new structures that is consistent with existing structures, neighborhood context, regulations, and design guidelines.

**OBJECTIVE 2.** Promote the creation of small, outdoor spaces as part of new infill development and redevelopment projects.

**OBJECTIVE 3.** Promote an attractive "street wall" in all new infill development and redevelopments by encouraging buildings to be located near the street with primary entries oriented both to the street and to parking at the sides or rear of the building.

**OBJECTIVE 4.** Review existing ordinances to ensure that they support the vision of the 25th Street corridor and application of the action steps through innovative techniques. Promote the public health benefits of designing the urban environment along 25th Street to be a friendlier place for persons of all ages and abilities to navigate by foot or bicycle.



**GOAL 3. Minimize congestion to provide a safer and more efficient vehicular transportation system.**

**OBJECTIVE 1. Allocate space for clearly labeled travel lanes for vehicles, bicycles, and pedestrians and buffer these spaces to reduce conflicts points between and among transportation modes.**

**OBJECTIVE 2. Reduce the number of vehicular access points on 25th Street. Consolidate driveways and encourage adjoining businesses to share site access to and from 25th Street and Midway Street and parking lots to reduce curb cuts and access conflicts.**

**OBJECTIVE 3. Connect neighboring properties with an internal sidewalk system to encourage multi-stop visits that do not require the use of an automobile or 25th Street.**

## ACTIVITIES

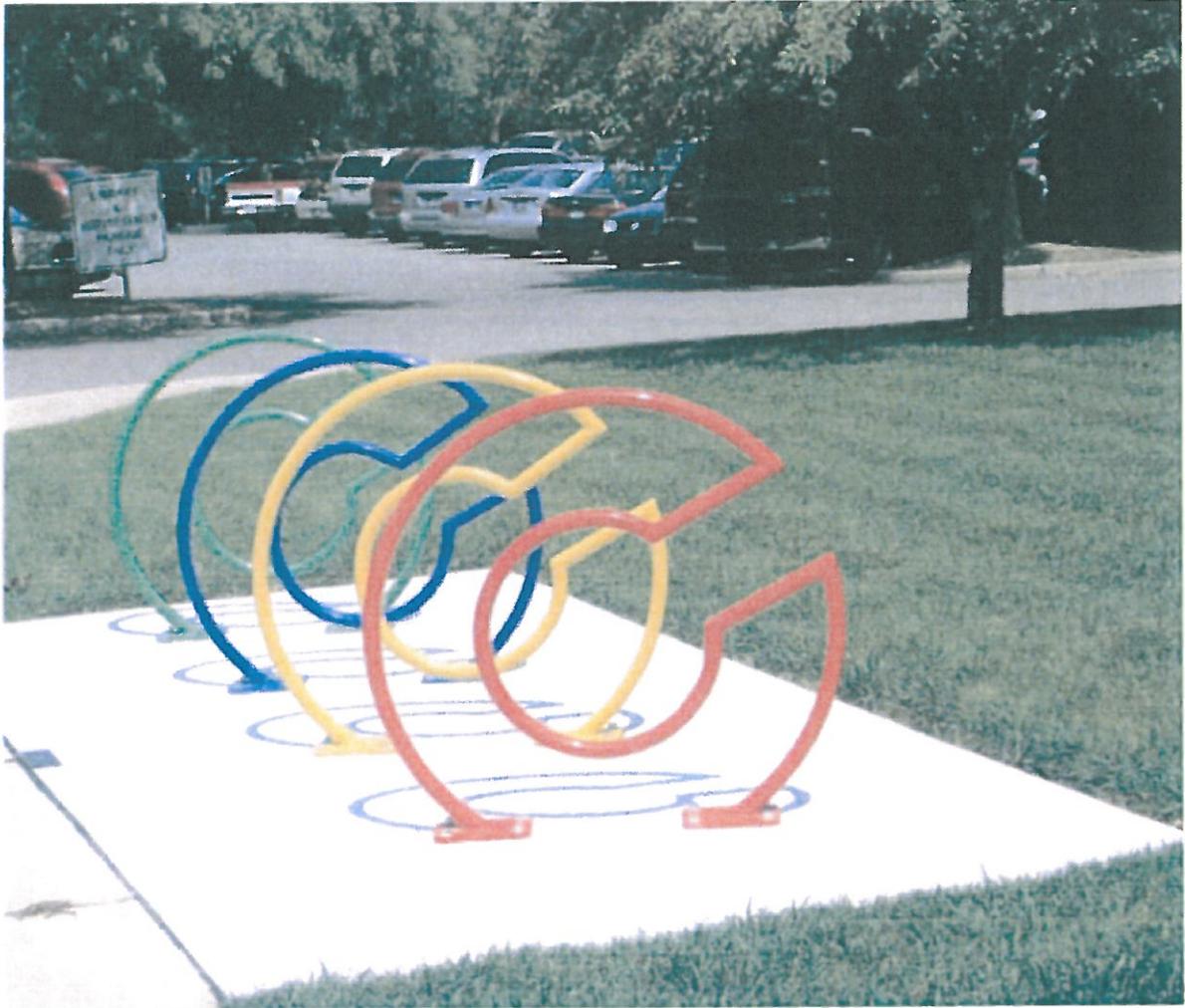
While the goals and objectives described above are ongoing in nature, we have identified several short term and long term projects that will increase the quality of life in the nearby area.

### PROJECT 1. PEOPLE TRAIL CONNECTIONS

Realtors numerically rank "walkability" as an asset. It has been shown that pedestrian and cycling trails connecting parks and neighborhoods increase property values and contribute to neighborhood stability. The City currently has plans to extend the People Trail through the former Helton Garden Center site, and to connect it to the People Trail in Lincoln Park and on the North Side of 25th Street. This People Trail extension would give neighborhood residents bicycle and pedestrian access to Lincoln Park, Fair Oaks Mall, Save A Lot, and several restaurants, thus reducing vehicular traffic. Additionally, the City plans to provide access for the neighborhood to this People Trail extension through an access easement over the Healing Waters Ministry property. Construction on this project is set to begin in 2017 and should be complete in 2018. Additionally, this People Trail extension would provide connectivity to downtown, which is an approximately three miles away.

In the long term, the City should explore further connections to the People Trail. Commercial and multi-family properties that abut the People Trail may be required to make connections to the People Trail in the City's discretion. Additionally, as funds are available, on an ongoing basis the City should install further connections to the People Trail.





#### **PROJECT 2. SIDEWALK IMPROVEMENTS**

Pedestrian sidewalk connectivity is an amenity that contributes to an area's quality of life, which is directly related to economic development. By adding sidewalks in the residential portions of the neighborhood, residents would be encouraged to walk to the nearby shopping on National Road and 25th Street. The City should require new commercial and multi-family properties to install sidewalks along street frontage and to connect their internal sidewalks to the street sidewalk. Additionally, as funds permit, the City should install sidewalks along Midway Street.

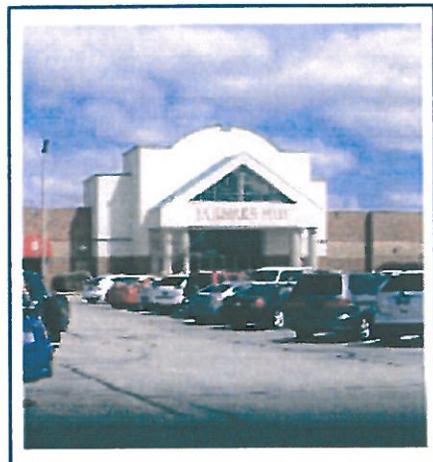
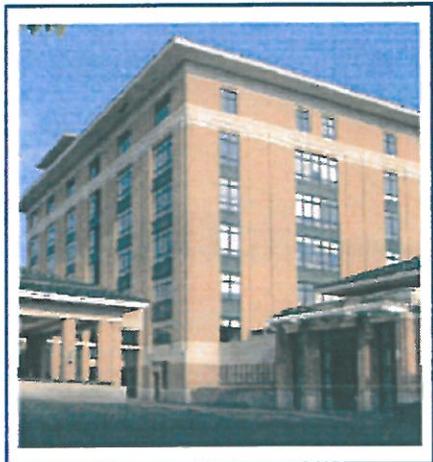
Additionally, over the next three years, the City should educate neighborhood residents regarding its existing Shared Cost Sidewalk and Curb program where the City pays \$4 per square foot of sidewalk and \$25 per lineal foot of curbing, with the resident paying the balance. This would allow the City to hopefully construct more sidewalks while not having to plan or let the work itself.

**PROJECT 3. REDEVELOPMENT OF HELTON GARDEN CENTER SITE WITH AFFORDABLE SENIOR RENTAL HOUSING**

There is currently no multi-family housing in the neighborhood. While there appears to be some single family residences for rent in the neighborhood, there is no rental housing that is professionally managed to a high standard, and none that is required to be affordable. Also, no housing in the neighborhood specifically targets seniors, even though some seniors do live in the area. The redevelopment of the Helton Garden Center would provide infill development to a long vacant tract of land that is overgrown with tall grass and weeds and at the same time provide high quality senior housing to those seniors who want to age in place, but cannot or do not want to take care of a detached residence. Additionally, locating affordable senior rental housing near 25th Street provides a nice transition and buffer between the commercial uses on 25th Street and single family homes in the southern portions of the neighborhood.

The redevelopment of the Helton Garden Center property can be used as an example for preferred designs for apartments in Columbus. The exterior of the apartments should feature a variety of materials and a variety of architectural elements to add interest to the building. Additionally, the building should be close to 25th Street in order to encourage future development on 25th Street to be closer to the road. Also, the site's current curb cut on 25th Street should be eliminated, reducing the points of conflict on 25th Street.

An application for rental housing tax credits could be submitted for this property in November 2016, and, if credits are awarded, building could begin in late summer 2017 and be complete in the fall of 2018.





#### **PROJECT 4. HAW CREEK FLOODWAY BEAUTIFICATION**

Haw Creek is an important natural feature that contributed to the identity of the City and runs through the neighborhood south of 25th Street. In much of the City, parks, a golf course, the People Trail, and other green space line Haw Creek. In 2008, Haw Creek flooded, causing well over \$125 million in damage. This prompted the City to further restrict development in the floodway, which has resulted in lots with irregularly shaped buildable lots. For example, at the former Helton Garden Center site, only approximately 1.2 acres of a little over 6 acres can be used for building. In the neighborhood, much of the land bordering Haw Creek consists either of scrub trees growing out of the creek banks or grassy areas. As development occurs on properties that are partially on the floodway, the City may require natural plantings and gravel or other natural material trails to be installed in order to beautify the land in the floodway and provide attractive greenspace in the community.

During the redevelopment of the Helton Garden Center site, the portions of the property within the floodway could be landscaped with natural plantings to complement the nearby People Trail. This work should be completed in late 2018. Additionally, in 2017 and 2018, the City plans to beautify a parcel it owns along Haw Creek with the extension of the People Trail and the installation of a historic bridge over Haw Creek.



## TIMELINE OF PRIORITIES

### CURRENT PRIORITIES

- Development of former Helton Garden Center with affordable rental housing
- Construction of People Trail along Haw Creek and connecting to Lincoln Park
- Beautification and landscaping of City-owned parcel in Haw Creek floodway

### INITIATE SOON (ONE TO FIVE YEARS)

- Explore future People Trail connections
- Educate neighbors about Shared Cost Sidewalk and Curb program
- Add additional sidewalk connections
- Review ordinances and ensure they support the vision for the 25th Street corridor and introduce ordinance changes as necessary

### ONGOING

- Require new developments to install People Trail Connections where appropriate
- Require sidewalk connections in new developments where appropriate
- Work with landowners to landscape and beautify areas in Haw Creek floodway and inundation areas
- Encourage infill development of sites on Midway and 25th Street
- Strictly enforce floodway zoning ordinances to prevent building in the floodway and promote beautification

### FUTURE CONSIDERATION (FIVE OR MORE YEARS)

- Additional affordable rental housing
- Consolidate and realign drive entrances and curb cuts on 25th Street and Midway.
- Adding covered bus stops to promote bus use
- Further promote pedestrian and bicycle connections to the surrounding areas