

**MONROE COUNTY COUNCIL
REQUESTED AGENDA INFORMATION FOR COUNCIL MEETINGS**

TITLE OF ITEM THAT APPEARS ON THE COUNCIL AGENDA:

- Resolution 2007-20 Tax Abatement Compliance for 1663 Liberty Drive
- Resolution 2007-21 Tax Abatement Compliance for 1801 Liberty Drive
- Resolution 2007-22 Tax Abatement Compliance for Griner Engineering
- Resolution 2007-23 Tax Abatement Compliance for American Rental (formerly BTP 6)
- Resolution 2007-24 Tax Abatement Compliance for Sabin Corporation
- Resolution 2007-25 Tax Abatement Compliance for Crystal Pure
- Resolution 2007-26 Tax Abatement Compliance for Spectrum Press (Garrison, Thomas, & Thomas)
- Resolution 2007-27 Tax Abatement Compliance for Pliant (PP) & First Capital Investment (RE)
- Resolution 2007-28 Tax Abatement Compliance for CLF--Baxter's Columbia House Facility
- Resolution 2007-29 Tax Abatement Compliance for Baxter Pharmaceutical Solutions, LLC (927 South Curry)
- Resolution 2007-30 Tax Abatement Compliance for Beasley Produce
- Resolution 2007-31 Tax Abatement Compliance for BioConvergence LLC
- Resolution 2007-32 Tax Abatement Compliance for PTS Electronics
- Resolution 2007-33 Tax Abatement Compliance for TASUS
- Resolution 2007-34 Tax Abatement Compliance for Textillery Weavers
- Resolution 2007-35 Tax Abatement Compliance for Heitink Veneers, Inc.
- Resolution 2007-36 Tax Abatement Compliance for Cook Incorporated
- Resolution 2007-37 Tax Abatement Compliance for Circle-Proscio
- Resolution 2007-38 Tax Abatement Compliance for North Star Foodservice, formerly US Foodservice

DATE ITEM WILL APPEAR ON THE COUNCIL AGENDA:

June 12, 2007 at 4:30 p.m.

CONTACT PERSON: Edward J. Cockerill

PHONE NUMBER: 812-e349-2525

Presenter at Council Meeting if other than Contact Person: _____

OFFICE/DEPARTMENT: Legal

HAS YOUR DEPARTMENT LIAISON REVIEWED ITEM?

Yes No

EXECUTIVE SUMMARY: *(Please write information for the Monroe County Council in ten sentences or less, relating how this agenda item will be used in the community.)*

Signed

Date

5-30-07

**MONROE COUNTY
ECONOMIC DEVELOPMENT COMMISSION**

TAX ABATEMENT COMPLIANCE RECOMMENDATION

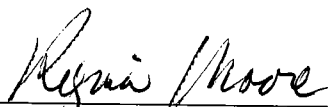
The Monroe County Economic Development Commission has reviewed the Compliance with Statement of Benefits submitted by **1663 Liberty Drive**. The Economic Development Commission has voted as follows and presents their recommendation to the Monroe County Council for consideration.

The Commission recommends the County Council approve the Compliance with Statement of Benefits for **1663 Liberty Drive**.

Dated this 30th day of May, 2007

MONROE COUNTY ECONOMIC DEVELOPMENT COMMISSION

YES VOTES



REGINA MOORE, President



GREG TRAVIS, Vice President

LYNN COYNE, Secretary

NO VOTES

REGINA MOORE, President

GREG TRAVIS, Vice President

LYNN COYNE, Secretary



**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R2 / 1-07)
Prescribed by the Department of Local Government Finance



20_06_PAY 20_07
FORM CF-1 / Real Property

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

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)
- Eligible vacant building (IC 6-1.1-12.1-4.8)

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))
2. Property owners must file this form with the County Auditor and the Designating Body for their review regarding the compliance of the project with the Statement of Benefits (SB-1 / Real Property).
3. This form must accompany the initial deduction application that is filed with the County Auditor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must file an updated form with the County Auditor and the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1)
5. The updated form must be filed annually by May 15, or by the due date for the real property owner's personal property return that is filed in the township where the project is located, whichever is later. (IC 6-1.1-12.1-5.1 (b))
6. With the approval of the Designating Body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1 / Real Property).

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer 1663 LIBERTY, LLC	
Address of taxpayer (number and street, city, state, and ZIP code) P.O. BOX 1961 BLOOMINGTON, IN 47402	
Name of contact person PETER DVORAK	Telephone number (812) 331-1600

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body MONROE COUNTY COUNCIL		Resolution number 99-15
Location of property 1663 LIBERTY DRIVE	County MONROE	DLGF taxing district number VAN BUREN
Description of real property improvements: 2-STORY PROFESSIONAL OFFICE BUILDING		Estimated starting date (month, day, year) 05/01/1999
		Estimated completion date (month, day, year) 04/01/2000

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	190	188
Salaries	8,592,742.00	7,034,304.22
Number of employees retained	190	188
Salaries	8,592,742.00	6,063,000.00
Number of additional employees	260	
Salaries	8,957,258.00	971,304.22

SECTION 4 COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	750,000.00	
Plus: Values of proposed project	3,421,000.00	
Less: Values of any property being replaced		
Net values upon completion of project	4,171,000.00	
ACTUAL	COST	ASSESSED VALUE
Values before project	750,000.00	
Plus: Values of proposed project	3,421,000.00	
Less: Values of any property being replaced		
Net values upon completion of project	4,171,000.00	4,636,100.00

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted	N/A	N/A
Amount of hazardous waste converted	N/A	N/A
Other benefits:	SEE-ATTACHMENT	

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of authorized representative 	Title MANAGING MEMBER	Date signed (month, day, year) 04/18/2007
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**Compliance with Statement of Benefits
Real Estate Improvements
2006-2007**

Other Benefits: 1663 Liberty Drive is a professional office building that houses AuthorHouse. The company founded in 1997 by an aspiring author who saw a need for a simple and effective self publishing process. AuthorHouse has grown into the world's largest self publishing company.

AuthorHouse currently employs 180 individuals. With an annual payroll of \$6,631,400.32, this is an average wage of \$ 36,800.00 per AuthorHouse employee which exceeds the average for the Bloomington population.

In addition, SIHO Insurance Services is also located at 1663 Liberty Drive. SIHO is comprehensive health care organization. SIHO, employees 8 residents with annual wages of \$402,904.00, for an average wage of \$50,363.00 per employee.

Bloomington benefits greatly by the employment of all these individuals who contribute significantly to the local economy.

1663 Liberty Drive

1663 Liberty Drive
Bloomington, IN 47403

Township: Van Buren

Tax Abatements Received (from SB-1)

Resolution Number: 1999-17

INVESTMENT

Equipment: \$0
Real Estate: \$3,200,000

JOB CREATION GOALS

Jobs to be Retained: 157 Average Wage: \$23.51
Jobs to be Added: 83 Benefits:

Total Employment Goal 240

2007 Compliance Information (from CF-1)

Total Local Employees - 2006	188	Total Local Payroll	\$7,024,304
Total Local Employees - 2005	188	Average Wage	\$17.69

Remarks

Wages have increased from last year.

RESOLUTION 2007 – 20

2007 TAX ABATEMENT COMPLIANCE FOR 1663 LIBERTY DRIVE

- The Monroe County Council finds that 1663 Liberty Drive is in substantial compliance with its Statement of Benefits for 2007 and authorizes the Council President to sign the Compliance with Statement of Benefits form for 1663 Liberty Drive.

- The Monroe County Council finds that there is reason to believe that 1663 Liberty Drive is not in substantial compliance with its Statement of Benefits for 2007 and that the failure to substantially comply was not caused by factors beyond the control of the property owner. The Monroe County Council shall notify 1663 Liberty Drive of the reasons for the determination and the date, time and place of the hearing to be conducted by the Monroe County Council, within 30 days of the notice date, pursuant to IC 6-1.1-12.1-5.9.

Dated this 12th Day of June, 2007

YES VOTES

NO VOTES

Michael Woods, President

Michael Woods, President

Vic Kelson, Vice President

Vic Kelson, Vice President

Marty Hawk

Marty Hawk

Warren Henegar

Warren Henegar

Jill Lesh

Jill Lesh

Charles Newmann

Charles Newmann

Sophia Travis

Sophia Travis

ATTEST:

Sandra M. Newmann, Auditor

**MONROE COUNTY
ECONOMIC DEVELOPMENT COMMISSION**

TAX ABATEMENT COMPLIANCE RECOMMENDATION


The Monroe County Economic Development Commission has reviewed the Compliance with Statement of Benefits submitted by **1801 Liberty Drive**. The Economic Development Commission has voted as follows and presents their recommendation to the Monroe County Council for consideration.

The Commission recommends the County Council approve the Compliance with Statement of Benefits for **1801 Liberty Drive**.

Dated this 30th day of May, 2007

MONROE COUNTY ECONOMIC DEVELOPMENT COMMISSION

YES VOTES



REGINA MOORE, President

GREG TRAVIS, Vice President

LYNN COYNE, Secretary

NO VOTES

REGINA MOORE, President



GREG TRAVIS, Vice President

LYNN COYNE, Secretary



**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

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20_06 PAY 20_07
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This statement is being completed for real property that qualifies under the following Indiana Code (IC) section:
 Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
 Eligible vacant building (IC 6-1.1-12.1-4.8)

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))
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4. Property owners whose Statement of Benefits was approved after June 30, 1991, must file an updated form with the County Auditor and the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1)
5. The updated form must be filed annually by May 15, or by the due date for the real property owner's personal property return that is filed in the township where the project is located, whichever is later. (IC 6-1.1-12.1-5.1 (b))
6. With the approval of the Designating Body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1 / Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer 1801 LIBERTY, LLC			
Address of taxpayer (number and street, city, state, and ZIP code) P.O. BOX 1961 BLOOMINGTON, IN 47402			
Name of contact person PETER DVORAK		Telephone number (812) 331-1600	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body MONROE COUNTY COUNCIL / BLOOMINGTON CITY COUNCIL		Resolution number 97-18	
Location of property 1801 LIBERTY DRIVE	County MONROE	DLGF taxing district number BLTN/VAN B	
Description of real property improvements: 2-STORY PROFESSIONAL OFFICE AND RETAIL BUILDING		Estimated starting date (month, day, year) 05/22/1998	
		Estimated completion date (month, day, year) 12/31/1998	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		54	60
Salaries		1,884,000.00	1,895,649.00
Number of employees retained		54	60
Salaries		1,884,000.00	1,895,649.00
Number of additional employees		186	
Salaries		10,500,000.00	
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project		1,000,000.00	
Plus: Values of proposed project		2,700,000.00	
Less: Values of any property being replaced			
Net values upon completion of project		3,700,000.00	
ACTUAL		COST	ASSESSED VALUE
Values before project		1,000,000.00	
Plus: Values of proposed project		2,700,000.00	
Less: Values of any property being replaced			
Net values upon completion of project		3,700,000.00	3,707,000.00
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		N/A	N/A
Amount of hazardous waste converted		N/A	N/A
Other benefits:		SEE-ATTACHMENT	
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title MANAGING MEMBER	Date signed (month, day, year) 05/01/2007

