

7-0 (Rosenbarger left at 10:40pm, Zulich absent)

RESOLUTION NO. 2026-19

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON,
MONROE COUNTY, INDIANA, APPROVING CERTAIN MATTERS IN CONNECTION WITH
THE FORMATION OF A CERTAIN ECONOMIC DEVELOPMENT AREA**

WHEREAS, the Redevelopment Commission of the City of Bloomington (the "Redevelopment Commission"), as the governing body for the City of Bloomington Redevelopment Department, pursuant to Indiana Code 36-7-14, as amended (the "Act"), adopted Resolution 26-18, Designating and Declaring a Certain Area as an Economic Development Area, (Hopewell South EDA) Approving an Economic Development Plan for Said Area, Establishing a Residential Housing Program in Said Area and Regarding Related Matters, on August 3, 2026, (the "Declaratory Resolution"), designating an area known as the Hopewell South Economic Development Area (the "Area") as an economic development area pursuant to Section 41 of the Act, designating all of such area as an allocation area (the "Allocation Area") pursuant to Sections 39 and 56 of the Act, approving an economic development plan for the Area (the "Plan"), and establishing, as a component of the Plan, a residential housing development program pursuant to Section 53 of the Act;

WHEREAS, on August 10, 2026, the City of Bloomington Advisory Plan Commission (the "Plan Commission") met and adopted and approved its resolution determining that the Declaratory Resolution and the Plan conform to the plan of development for the City of Bloomington, Indiana (the "City"), and designated such resolution as the written order of the Plan Commission approving the Declaratory Resolution and the Plan, as required by Section 16 of the Act (the "Plan Commission Order");

WHEREAS, pursuant to Section 16(b) and 41(c) of the Act, the Redevelopment Commission has submitted the Declaratory Resolution, the Plan and the Plan Commission Order to the Common Council of the City (the "Common Council").

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Bloomington, Indiana, as follows:

Section 1. Pursuant to Section 16(b) of the Act, this Common Council determines that the Declaratory Resolution and the Plan conform to the plan of development for the City, and hereby issues and approves the Declaratory Resolution, the Plan and the Plan Commission Order.

Section 2. The determination that the Area constitutes an "economic development area" under the Act is hereby approved pursuant to the Act and that the Allocation Area

is an allocation area pursuant to Sections 39 and 56 of the Act.

Section 3. This Resolution shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor as required by law.

Passed

Passed by the Common Council of the City of Bloomington, Monroe County, Indiana, upon the 16th day of September, 2026.



Isak Nti Asare, President
Bloomington Common Council

Attestation of Bloomington City Clerk:



Nicole Bolden, City Clerk
City of Bloomington

Presentation by Bloomington City Clerk:

PRESENTED by me to the Mayor of Bloomington, Monroe County, Indiana, upon this 18th day of September, 2026.



Nicole Bolden, Clerk
City of Bloomington

Approval by the Mayor:

SIGNED and APPROVED by me upon this 24 day of September, 2026.



Kerry Thomson, Mayor
City of Bloomington

Synopsis

This Resolution originated from the Bloomington Redevelopment Commission to establish the new Hopewell South Economic Development Area, the Hopewell South EDA, and designating all of such area as an allocation area, having a residential housing program. Assuming the statutory process is completed, this will establish what is commonly referred to as a Residential Tax Increment Financing (TIF) area for the Hopewell South allocation area.

