



# City of Bloomington Common Council

## Legislative Packet

Containing legislative materials related to:

Wednesday, 7 May 2025

Regular Session at 6:30pm



## MEMO FROM: CONTROLLER MCCLELLAN

**To: Bloomington Common Council, Mayor, and Redevelopment Commission**

**From: Controller McClellan**

**Date: 3/24/2025**

**Re: Annual Report of the Bloomington Redevelopment Commission for Fiscal Year Ending December 31<sup>st</sup>, 2024**

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### PURPOSE OF THE REPORT

Indiana Code 36-7-14-13 specifies the reporting requirements for redevelopment commissions and requires redevelopment commissions to submit copies of required reports to the City of Bloomington, Indiana (the "City") executive and fiscal body as well as file said documents and information with the Indiana Department of Local Government Finance (the "DLGF") in a form required by the DLGF.

Pursuant to IC 36-7-14-13(a), the City of Bloomington, Indiana Redevelopment Commission (the "Commission") not later than April 15 of each year shall file with the City's executive (the Mayor of the City) and the City's fiscal body (the City Council) a report setting out its activities during the preceding calendar year.

The annual report shall include, in accordance with IC 36-7-14-13(b) the following information:

- The names of the then qualified and acting commissioners;
- The names of the officers of the Commission;
- The number of regular employees and their fixed salaries or compensation;
- The amount of the expenditures made during the preceding year and their general purpose;
- An accounting of tax increment revenues expended by any entity receiving the tax increment revenues as a grant or loan from the Commission;
- The amount of funds on hand at the close of the calendar year; and
- Other information necessary to disclose the activities of the Commissioners and the results obtained.

In accordance with IC 36-7-14-13(d), a copy of the annual report will be submitted to the DLGF in an electronic format under IC 5-14-6 titled Electronic Transmission of Reports to the General Assembly, prior to the April 15 deadline.

In accordance with IC 36-7-14-13(e), required data in subsection (a) must also include the following information set forth for each tax increment financing district regarding the previous year:

- Revenues received;
- Expenses paid;
- Fund balances;
- The amount and maturity date for all outstanding obligations;
- The amount paid on outstanding obligations; and
- A list of all the parcels included in each tax increment financing district allocation area and the base assessed value and incremental assessed value for each parcel in the list.



The purpose Annual Report of the Bloomington Redevelopment Commission for Fiscal Year Ending December 31st, 2024, is to meet the statutory disclosure and filing requirements to the executive and fiscal body of the unit, being the Mayor and City Council, all in accordance with IC 36-7-14-13(e).

## INTRODUCTION

The Redevelopment Commission of the City of Bloomington, Indiana (the "RDC") is administered and managed by the Bloomington Housing and Neighborhood Development Department ("HAND"). The Commission was created by the City Council in 1986 to overcome and alleviate conditions contributing to blight or underdevelopment in designated areas of the City. Its mission is to promote new development, redevelopment, and rehabilitation activities aimed at enhancing the economic vitality and physical condition of the areas under its jurisdictions, known as the "Economic Development Area".

It is the duty of the Commission in accordance with IC 36-7-14-11 to:

- Investigate, study, and survey areas needing redevelopment within the Redevelopment District;
- Investigate, study, determine, and to the extent possible, combat the causes of areas needing redevelopment;
- Promote the uses of land in the manner that best serves the interests of the Redevelopment District and its inhabitants;
- Cooperate with the City, its departments and other governmental entities and agencies in the manner that best serves the purposes of this chapter;
- Make findings and reports on their activity under this chapter and to keep reports open to inspection by the public at offices of the Department and/or the Commission;
- Select and acquire the areas needing redevelopment to be redeveloped under this chapter; and
- Re-plan and dispose of areas needing redevelopment in the manner that best serves the social and economic interests of the Redevelopment District and its inhabitants.

The Commission is a separate, legal entity; however, the City's Council serves as the legislative body, approving actions of the Commission pursuant to this chapter.

City staff coordinates budget and reporting requirements, along with the preparation of the Commission minutes. The Commission retains professional consulting services to provide Commission reporting and project implementation services to supplement City staff, including but not limited to:

- Legal counsel to provide guidance and advice to the Commission as it relates to legal opinions, recommendations, and review of official documents and actions of the Commission;
- Municipal financial advisory services to provide guidance and advice to the Commission applicable to financial matters, financial reporting as it relates to tax increment in designated allocation areas of the Redevelopment District, and other redevelopment and economic development planning and strategic matters;



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- Engineering consulting services to assist with the planning, scheduling, design, survey, mapping and cost estimates for identified public capital investment projects of the Commission.

**2024 COMMISSIONERS AND PERSONNEL**

Qualifications to be a member of the Commission include, in accordance with IC 36-7-14-7(d):

- Members must be at least 18 years of age; and
- Members must be a resident of the City.

The Commission is comprised of five members of appointees by the appropriate appointing authorities in accordance with IC 36-7-14-6.1. The terms of office shall be in accordance with IC 36-7-14-7.

Furthermore, in accordance with IC 36-7-14-6.1(a) the municipal executive shall also appoint an individual to serve as a nonvoting advisor to the Commission. Pursuant to Section 6.1(d), the nonvoting member must also be a member of a school board of a school corporation that includes all or part the Redevelopment District, serving for a term of two (2) years or until a successor is appointed and at the pleasure of the appointing authority.

The following individuals were qualified, appointed as Commission members (“Commissioners”) during calendar year 2024.

		Start Date	End Date		Start Date	End Date
President	Deb Hutton	1/1/2024	6/18/2024	Deborah Myerson	9/16/2024	12/31/2024
Vice President	Deborah Myerson	1/1/2024	9/16/2024	Sue Sgambelluri	9/16/2024	12/31/2024
Secretary	Sue Sgambelluri	1/1/2024	9/16/2024	John West	9/16/2024	12/31/2024
Commissioner	Randy Cassady	1/1/2024	12/31/2024			
Commissioner	John West	1/1/2024	9/16/2024	Laurie McRobbie	10/3/2024	12/31/2024
MCCSC School Board Member	Sam Fleener	1/1/2024	12/31/2024			

The RDC received financial, legal, engineering, planning and project managements services from City employees including Anna Killion-Hanson (HAND Director), Larry Allen (2024 City Attorney), Margie Rice (Corporation Counsel), Jessica McClellan (City Controller), Jane Kupersmith (Economic & Sustainable Development Director), Christina Finley (2024 HAND Financial Director) and Roy Aten (Engineering Senior Project Manager) at no cost to the RDC.

**FINANCIAL SUMMARY OF REVENUES AND EXPENDITURES**

<b>2024 Revenues:</b>	<b>Total</b>
Kinsler Prow Property Taxes	\$ 86,336.34



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Kinser Prow Interest	\$ 32,182.43	\$ 118,518.77
Consolidated TIF Property Taxes	\$ 17,997,741.77	
Consolidated TIF Interest	\$ 1,096,986.06	
2024 Refunding Bonds Proceeds	\$ 203,013.13	
Consolidated TIF Federal Grants	\$ 540,122.89	
Consolidated TIF Reimbursements	\$ 286,619.01	\$ 20,124,482.86

**2024 Expenditures:**

		<b>Total</b>
Kinser Prow Other Services and Charges	\$ 158,166.00	\$ 158,166.00
Consolidated TIF Principal	\$ 5,673,382.57	
Consolidated TIF Interest	\$ 1,395,308.23	
Consolidated TIF Other Services and Charges	\$ 23,161,502.37	
Consolidated TIF Bank Charges	\$ 350.00	\$ 30,230,543.17

**FUND BALANCES AS OF 12/31/2024**

Fund	Fund Name	Beginning Balance	Total Debits	Total Credits	Ending Balance
4445	Consolidated TIF	\$ 27,305,254.95	\$ 20,627,261.00	\$ 30,733,321.31	\$ 17,199,194.64
4451	TIF - Prow	\$ 688,538.87	\$ 118,518.77	\$ 158,166.00	\$ 648,891.64
4455	Bloomington Meridiam TIF	\$ -	\$ -	\$ -	\$ -

**DEBT SERVICE OBLIGATIONS OF THE RDC**

Project	Bond Name
Certified Technology Park	2011 Downtown TIF Bonds Refunded 2017
Switchyard Park/ Animal Shelter	2015 TIF Bonds Refunded 2024
Solar Project Lease	2017 Solar Project Lease Refunded 2021*
4th Street Garage	2019 TIF Bonds, Series A-1 Tax Exempt
4th Street Garage	2019 TIF Bonds, Series A-2 Taxable
Trades Garage	2019 TIF Bonds, Series B
Morton Street Garage	Mercury Garage Lease
Walnut Street Garage	7th & Walnut Lease

Retired Bonds	Bond Name
Certified Technology Park	2011 Downtown TIF Bond
Switchyard Park/ Animal Shelter	2015 TIF Bonds
Solar Panel Project	2017 Solar Lease Agreement

\*TIF is committed to 15.06% of the total debt service.



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**DEBT SERVICE OBLIGATIONS AND TERMS**

<b>Bond Name</b>	<b>Proceeds/Par Amount</b>	<b>Outstanding Par Amount</b>	<b>Issue Date</b>	<b>Bond Maturity</b>
2011 Downtown TIF Bonds Refunded 2017	\$ 11,085,000.00	\$ 6,055,000.00	6/27/2017	2/1/2032
2015 TIF Bonds Refunded 2024	\$ 27,450,000.00	\$ 27,450,000.00	11/7/2024	2/1/2040
2017 Solar Project Lease Refunded 2021	\$ 10,770,000.00	\$ 9,130,000.00	12/21/2021	1/1/2038
2019 TIF Bonds, Series A-1 Tax Exempt	\$ 12,845,000.00	\$ 12,800,000.00	11/14/2019	2/1/2040
2019 TIF Bonds, Series A-2 Taxable	\$ 5,625,000.00	\$ -	11/14/2019	8/1/2024
2019 TIF Bonds, Series B	\$ 10,615,000.00	\$ 10,580,000.00	11/14/2019	2/1/2040
Mercury Garage Lease	Lease	\$ 4,034,073.00	1/31/2003	12/10/2033
7th & Walnut Lease	Lease	\$ 174,592.00	2/9/2000	8/31/2039

<b>Retired Bonds</b>	<b>Proceeds/Par Amount</b>	<b>Amount Redeemed</b>	<b>Issue Date</b>	<b>Original Maturity</b>
2011 Downtown TIF Bond	\$ 13,670,000.00	\$ 11,260,000.00	7/27/2011	2/1/2032
2015 TIF Bonds	\$ 41,435,000.00	\$ 29,745,000.00	6/19/2015	2/1/2040
2017 Solar Lease Agreement	Lease	\$ 11,336,824.00	11/30/2017	10/30/2037

**DEBT SERVICE PAYMENTS MADE IN 2024**

<b>Bond Name</b>	<b>Principal and Interest due in 2024</b>	<b>Total Outstanding Principal and Interest as of 12/31/2024</b>
2011 Downtown TIF Bonds Refunded 2017	\$ 903,546.00	\$ 6,102,681.00
2015 TIF Bonds Refunded 2024	\$ 2,170,907.50	\$ 37,201,500.00
2017 Solar Project Lease Refunded 2021	\$ 128,258.49	\$ 1,734,735.05
2019 TIF Bonds, Series A-1 Tax Exempt	\$ 684,524.00	\$ 18,172,122.00
2019 TIF Bonds, Series A-2 Taxable	\$ 1,104,080.00	\$ -
2019 TIF Bonds, Series B	\$ 571,824.00	\$ 15,168,229.00
Mercury Garage Lease	\$ 436,113.72	\$ 3,961,364.00
7th & Walnut Lease	\$ 233,808.00	\$ 1,437,319.00

**PARCEL LIST ON FOLLOWING PAGES**

**City of Bloomington, Indiana**  
**Bloomington Redevelopment Commission**

Annual Report of the Bloomington Redevelopment Commission for Fiscal Year Ending December 31, 2024

List of all individual components in each allocation area.

**Consolidated TIF**

Year	County	Parcel Number	Property Type Code	Taxpayer Name	Gross AV	Net AV	Base AV	Incremental AV
2025	53	53-00-71-651-500.000-011	Real	Rosales, Roxanne Carmichael & Hill, Todd	\$ 2,200.00	\$ 2,200.00	-	\$ 2,200.00
2025	53	53-00-71-710-101.000-011	Real	V.A. Enterprises LLC	222,100.00	222,100.00	90,682.00	131,418.00
2025	53	53-00-71-710-102.000-011	Real	ELREM PROPERTIES LLC	178,100.00	178,100.00	68,925.00	109,175.00
2025	53	53-00-71-710-103.000-011	Real	Shaw, Robert V	19,800.00	19,800.00	19,800.00	-
2025	53	53-00-71-710-104.000-011	Real	Shaw, Robert V	20,200.00	20,200.00	20,018.00	182.00
2025	53	53-00-72-070-500.000-011	Real	Indiana Rail Road Company, The	-	-	-	-
2025	53	53-00-72-195-500.000-011	Real	Mobley, Leslie & Annabelle	20,700.00	20,700.00	9,074.00	11,626.00
2025	53	53-00-72-815-015.000-011	Real	Proveli LLC	2,374,100.00	2,374,100.00	616,666.00	1,757,434.00
2025	53	53-00-72-815-015.001-011	Real	Proveli LLC	-	-	-	-
2025	53	53-00-72-815-021.000-011	Real	YMCA of Monroe County Inc	191,500.00	-	-	-
2025	53	53-00-72-815-024.000-011	Real	Davis, Ronald D	58,800.00	58,800.00	17,429.00	41,371.00
2025	53	53-00-72-815-024.001-011	Real	Davis, Ronald D	-	-	-	-
2025	53	53-00-80-005-009.000-012	Real	City Of Bloomington Re- Development Comm	-	-	-	-
2025	53	53-01-20-256-000.000-004	Real	Indiana University Health Bloomington In	53,900.00	53,900.00	-	53,900.00
2025	53	53-01-20-346-000.000-004	Real	Brummett, Chadd A	229,700.00	109,980.00	107,580.00	2,400.00
2025	53	53-01-21-260-000.000-004	Real	Monroe County Board of Commissioners	11,600.00	11,600.00	-	11,600.00
2025	53	53-01-23-221-000.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-01-23-325-500.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-01-27-890-100.000-004	Real	Csx Transportation Inc	3,800.00	3,800.00	-	3,800.00
2025	53	53-01-27-890-101.000-004	Real	Csx Transportation Inc	11,400.00	11,400.00	-	11,400.00
2025	53	53-01-30-058-000.000-005	Real	Macs Convenience Stores LLC	893,300.00	893,300.00	-	893,300.00
2025	53	53-01-30-328-501.000-005	Real	Three Guys Funding LLC	857,900.00	857,900.00	-	857,900.00
2025	53	53-01-30-415-000.000-005	Real	STMLH Properties LLC	105,400.00	105,400.00	15,603.00	89,797.00
2025	53	53-01-30-601-000.000-005	Real	Hardees Food Systems Inc	359,100.00	359,100.00	-	359,100.00
2025	53	53-01-31-031-000.000-005	Real	Hoffman, Steven J	685,000.00	685,000.00	-	685,000.00
2025	53	53-01-31-077-000.000-005	Real	Liberty Eclectic LLC	525,200.00	525,200.00	213,685.00	311,515.00
2025	53	53-01-31-395-000.000-005	Real	Magnolia LLC as exchange accommodation t	470,500.00	470,500.00	-	470,500.00
2025	53	53-01-31-435-000.000-005	Real	Fell Company LLP, The	15,200.00	15,200.00	-	15,200.00
2025	53	53-01-31-638-000.000-005	Real	Garrett, Nancy	370,000.00	264,960.00	85,560.00	179,400.00
2025	53	53-01-31-819-000.000-005	Real	Johnson, Robert Lowell & Phyllis Ann	278,000.00	278,000.00	-	278,000.00
2025	53	53-01-31-930-000.000-005	Real	Duffy, Karen M	177,800.00	177,800.00	-	177,800.00
2025	53	53-01-31-930-001.000-005	Real	Craig, Kenneth R Revocable Trust	121,700.00	121,700.00	-	121,700.00
2025	53	53-01-31-930-002.000-005	Real	Trio Holding LLC	215,000.00	215,000.00	-	215,000.00
2025	53	53-01-31-930-003.000-005	Real	Lowry, Ian F	362,300.00	362,300.00	-	362,300.00
2025	53	53-01-31-930-005.000-005	Real	Saeedi, Gul M & Zakira	256,200.00	256,200.00	194,970.00	61,230.00
2025	53	53-01-31-930-006.000-005	Real	Craig, Kenneth R Revocable Trust	133,600.00	133,600.00	-	133,600.00
2025	53	53-01-31-930-007.000-005	Real	Saeedi, Gul M & Zakira	129,300.00	129,300.00	-	129,300.00
2025	53	53-01-31-930-008.000-005	Real	Craig, Kenneth R Revocable Trust	51,600.00	51,600.00	-	51,600.00
2025	53	53-01-31-930-009.000-005	Real	Saeedi, Gul M & Zakira	159,000.00	159,000.00	-	159,000.00
2025	53	53-01-31-930-010.000-005	Real	Saeedi, Gul M & Zakira	69,900.00	69,900.00	-	69,900.00
2025	53	53-01-31-930-011.000-005	Real	Saeedi, Gul M & Zakira & Saeedi, Sayeed	117,800.00	41,880.00	41,880.00	-
2025	53	53-01-31-931-001.000-005	Real	Indiana University Foundation	160,300.00	160,300.00	-	160,300.00
2025	53	53-01-32-140-000.000-005	Real	College Avenue LLC	-	-	-	-
2025	53	53-01-32-140-001.000-005	Real	College Avenue LLC	109,000.00	109,000.00	-	109,000.00
2025	53	53-01-32-140-002.000-005	Real	College Avenue LLC	135,200.00	135,200.00	-	135,200.00
2025	53	53-01-32-140-003.000-005	Real	College Avenue LLC	108,700.00	108,700.00	-	108,700.00
2025	53	53-01-32-140-004.000-005	Real	College Avenue LLC	107,300.00	107,300.00	-	107,300.00
2025	53	53-01-32-140-005.000-005	Real	College Avenue LLC	107,700.00	107,700.00	-	107,700.00
2025	53	53-01-32-140-006.000-005	Real	College Avenue LLC	106,700.00	106,700.00	-	106,700.00
2025	53	53-01-32-140-021.000-005	Real	College Avenue LLC	284,500.00	284,500.00	-	284,500.00
2025	53	53-01-32-342-001.000-005	Real	Slinkard, Jim & Kathy	380,500.00	380,500.00	380,500.00	-
2025	53	53-01-32-362-002.000-005	Real	C & S Inc	712,400.00	712,400.00	712,400.00	-
2025	53	53-01-32-379-000.000-005	Real	400 W 7th LLC	2,228,000.00	2,228,000.00	-	2,228,000.00
2025	53	53-01-32-428-001.000-005	Real	Cedar Grove LLC	141,900.00	141,900.00	117,515.00	24,385.00
2025	53	53-01-32-578-000.000-005	Real	CJ Satellite LLC	575,300.00	575,300.00	-	575,300.00
2025	53	53-01-33-071-000.000-005	Real	Stardust Development LLC	507,600.00	507,600.00	-	507,600.00
2025	53	53-01-33-395-000.000-005	Real	4630 Partners LLC	721,000.00	721,000.00	-	721,000.00
2025	53	53-01-34-051-000.000-005	Real	CJ Satellite LLC	402,100.00	402,100.00	-	402,100.00
2025	53	53-01-34-297-000.000-005	Real	Robert Stillions Legacy LLC	50,800.00	50,800.00	-	50,800.00
2025	53	53-01-34-695-010.000-005	Real	Realco, II	329,600.00	329,600.00	-	329,600.00
2025	53	53-01-34-919-509.000-005	Real	SGM Irrevocable Trust	97,700.00	97,700.00	-	97,700.00
2025	53	53-01-34-942-000.000-005	Real	Swander, Charles E & Paula L & Steck, Li	652,300.00	652,300.00	-	652,300.00
2025	53	53-01-34-995-000.000-005	Real	105 College LLC	977,700.00	977,700.00	-	977,700.00
2025	53	53-01-35-149-010.000-005	Real	Indiana University Foundation Inc	3,070,800.00	-	-	-
2025	53	53-01-35-155-000.000-005	Real	Bloomington Columbian Home Association I	284,000.00	188,200.00	-	188,200.00
2025	53	53-01-35-319-000.000-005	Real	Gal LLC	834,200.00	834,200.00	691,979.00	142,221.00
2025	53	53-01-36-283-000.000-005	Real	Indiana University, Trustees Of	-	-	-	-
2025	53	53-01-36-349-004.000-005	Real	City Of Bloomington	-	-	-	-
2025	53	53-01-36-415-500.000-005	Real	7th & Walnut, LLC	4,105,400.00	4,105,400.00	-	4,105,400.00
2025	53	53-01-50-166-000.000-009	Real	Morton & Eleventh LLC	365,700.00	365,700.00	-	365,700.00
2025	53	53-01-50-398-000.000-009	Real	Monroe Co Convention Center	-	-	-	-





2025	53	53-01-53-194-106.000-009	Real	Ad Lunam LLC	108,800.00	108,800.00	-	108,800.00
2025	53	53-01-53-194-107.000-009	Real	Ad Lunam LLC	108,200.00	108,200.00	-	108,200.00
2025	53	53-01-53-194-108.000-009	Real	Wu Investment 99 LLC	106,700.00	106,700.00	-	106,700.00
2025	53	53-01-53-194-109.000-009	Real	Wu Investment 99 LLC	106,700.00	106,700.00	-	106,700.00
2025	53	53-01-53-194-110.000-009	Real	Ad Lunam LLC	106,700.00	106,700.00	-	106,700.00
2025	53	53-01-53-194-111.000-009	Real	Ad Lunam LLC	106,700.00	106,700.00	-	106,700.00
2025	53	53-01-53-194-112.000-009	Real	Ad Lunam LLC	106,700.00	106,700.00	-	106,700.00
2025	53	53-01-53-194-113.000-009	Real	Ad Lunam LLC	108,200.00	108,200.00	-	108,200.00
2025	53	53-01-53-194-114.000-009	Real	VI Homes LLC	110,900.00	110,900.00	-	110,900.00
2025	53	53-01-53-194-115.000-009	Real	VI Homes LLC	110,900.00	110,900.00	-	110,900.00
2025	53	53-01-53-194-116.000-009	Real	VI Homes LLC	110,900.00	110,900.00	-	110,900.00
2025	53	53-01-53-194-117.000-009	Real	VI Homes LLC	110,900.00	110,900.00	-	110,900.00
2025	53	53-01-53-194-118.000-009	Real	Ad Lunam LLC	110,900.00	110,900.00	-	110,900.00
2025	53	53-01-53-194-119.000-009	Real	Cruz, Amy; Cruz, Elmer; Cruz, Betty	110,900.00	37,740.00	37,740.00	-
2025	53	53-01-53-194-120.000-009	Real	Ad Lunam LLC	110,900.00	110,900.00	-	110,900.00
2025	53	53-01-53-194-121.000-009	Real	Ad Lunam LLC	110,900.00	110,900.00	-	110,900.00
2025	53	53-01-53-194-122.000-009	Real	Ad Lunam LLC	108,200.00	108,200.00	-	108,200.00
2025	53	53-01-53-194-123.000-009	Real	Ad Lunam LLC	106,700.00	106,700.00	-	106,700.00
2025	53	53-01-53-194-124.000-009	Real	Ad Lunam LLC	106,700.00	106,700.00	-	106,700.00
2025	53	53-01-53-194-125.000-009	Real	Ad Lunam LLC	106,700.00	106,700.00	-	106,700.00
2025	53	53-01-53-194-126.000-009	Real	Ad Lunam LLC	106,700.00	106,700.00	-	106,700.00
2025	53	53-01-53-194-127.000-009	Real	Ad Lunam LLC	106,700.00	106,700.00	-	106,700.00
2025	53	53-01-53-194-128.000-009	Real	Ad Lunam LLC	108,200.00	108,200.00	-	108,200.00
2025	53	53-01-53-194-129.000-009	Real	Ad Lunam LLC	108,200.00	108,200.00	-	108,200.00
2025	53	53-01-53-194-130.000-009	Real	Ad Lunam LLC	106,700.00	106,700.00	-	106,700.00
2025	53	53-01-53-194-131.000-009	Real	Ad Lunam LLC	106,700.00	106,700.00	-	106,700.00
2025	53	53-01-53-194-132.000-009	Real	Ad Lunam LLC	106,700.00	106,700.00	-	106,700.00
2025	53	53-01-53-194-133.000-009	Real	Adam, Joseph Edward; Adam, Joseph Alexan	106,700.00	35,220.00	35,220.00	-
2025	53	53-01-53-194-134.000-009	Real	Ad Lunam LLC	106,700.00	106,700.00	-	106,700.00
2025	53	53-01-53-194-135.000-009	Real	Ad Lunam LLC	108,200.00	108,200.00	-	108,200.00
2025	53	53-01-53-245-000.000-009	Real	Baumgarten, Emmett; Levy, Elaine	141,000.00	55,800.00	55,800.00	-
2025	53	53-01-53-291-005.000-009	Real	Pekin, Debra J	300,800.00	151,680.00	151,680.00	-
2025	53	53-01-53-291-006.000-009	Real	Pekin, Edward R & Debra J	315,400.00	160,440.00	160,440.00	-
2025	53	53-01-53-291-011.000-009	Real	Apple and Ferguson Family Revocable Trus	358,300.00	186,180.00	186,180.00	-
2025	53	53-01-53-291-012.000-009	Real	Nowling, Janalyn	326,000.00	166,800.00	166,800.00	-
2025	53	53-01-53-291-015.000-009	Real	McKenna, Joseph & Lisa Gallagher	355,000.00	184,200.00	184,200.00	-
2025	53	53-01-53-291-016.000-009	Real	McCracken, Laura A & Rick R	356,500.00	185,100.00	185,100.00	-
2025	53	53-01-53-291-019.000-009	Real	Eudaly, Jill	234,700.00	112,020.00	112,020.00	-
2025	53	53-01-53-291-020.000-009	Real	Terhune Marital Trust	254,000.00	123,600.00	123,600.00	-
2025	53	53-01-53-291-025.000-009	Real	Shelton, Robert F & Bonnie R	333,500.00	171,300.00	171,300.00	-
2025	53	53-01-53-291-026.000-009	Real	Ferguson, Tom A & Patricia A	288,400.00	144,240.00	144,240.00	-
2025	53	53-01-53-291-027.000-009	Real	Vogel, Andrew J	234,400.00	111,840.00	111,840.00	-
2025	53	53-01-53-291-028.000-009	Real	Arthur, Pamela	266,700.00	131,220.00	131,220.00	-
2025	53	53-01-53-291-029.000-009	Real	Christman, Leland I & Elizabeth A	254,800.00	110,080.00	110,080.00	-
2025	53	53-01-53-291-030.000-009	Real	Parke, Susan E	280,200.00	139,320.00	135,741.00	3,579.00
2025	53	53-01-53-291-037.000-009	Real	Ray, Joan	259,700.00	127,020.00	127,020.00	-
2025	53	53-01-53-291-038.000-009	Real	White, April C	238,300.00	114,180.00	114,180.00	-
2025	53	53-01-53-291-039.000-009	Real	Smith, Jo Ann	234,700.00	112,020.00	112,020.00	-
2025	53	53-01-53-291-040.000-009	Real	Chambers, Lyril; Johnson, John M; Johnso	223,400.00	105,240.00	103,464.00	1,776.00
2025	53	53-01-53-291-041.000-009	Real	Vance, Verna Joyce	250,800.00	121,680.00	121,680.00	-
2025	53	53-01-53-291-042.000-009	Real	Cross, Tina Rene; Shapiro, Teresa Jill &	254,700.00	110,020.00	106,449.00	3,571.00
2025	53	53-01-53-291-043.000-009	Real	Hallal, Patricia	257,800.00	111,880.00	111,880.00	-
2025	53	53-01-53-291-044.000-009	Real	Malamatos, George T & Lorraine S	236,700.00	113,220.00	113,220.00	-
2025	53	53-01-53-291-045.000-009	Real	Maryfield, Kimberly Sue	234,700.00	112,020.00	112,020.00	-
2025	53	53-01-53-291-046.000-009	Real	Mullins, Carol S	234,700.00	112,020.00	112,020.00	-
2025	53	53-01-53-291-047.000-009	Real	Dovenmuehle, Susan B	233,500.00	111,300.00	111,143.00	157.00
2025	53	53-01-53-291-048.000-009	Real	Williams, Melvin L & Linda R	223,400.00	105,240.00	103,464.00	1,776.00
2025	53	53-01-53-291-049.000-009	Real	Badger, Joseph E & Linda C	252,600.00	122,760.00	122,760.00	-
2025	53	53-01-53-291-050.000-009	Real	Hsiao, Wei-Cheng & Chen, Yu-Chi	246,000.00	118,800.00	118,800.00	-
2025	53	53-01-53-807-101.000-009	Real	Hoosier Energy Rural Electric Cooperativ	106,700.00	106,700.00	273.00	106,427.00
2025	53	53-01-53-807-102.000-009	Real	WM Parks LLC	83,600.00	83,600.00	215.00	83,385.00
2025	53	53-01-53-807-103.000-009	Real	Green Garage LLC	908,600.00	881,900.00	2,297.00	879,603.00
2025	53	53-01-53-807-104.000-009	Real	Green Garage LLC	49,700.00	49,700.00	127.00	49,573.00
2025	53	53-01-53-807-105.000-009	Real	Public Investment Corporation	78,400.00	78,400.00	8.00	78,392.00
2025	53	53-01-53-807-106.000-009	Real	Hoosier Energy Rural Electric Cooperativ	107,100.00	107,100.00	274.00	106,826.00
2025	53	53-01-53-807-108.000-009	Real	Hoosier Energy Rural Electric Cooperativ	173,200.00	173,200.00	444.00	172,756.00
2025	53	53-01-53-807-109.000-009	Real	Bloomington Community Park & Recreationa	-	-	-	-
2025	53	53-01-53-807-110.000-009	Real	Hoosier Energy Rural Electric Cooperativ	9,537,600.00	9,082,630.00	79,020.00	9,003,610.00
2025	53	53-01-53-900-001.000-009	Real	NASE Properties LLC	18,000.00	18,000.00	-	18,000.00
2025	53	53-01-54-151-000.000-009	Real	Stuebe, Matthew W	95,800.00	95,800.00	-	95,800.00
2025	53	53-01-54-152-000.000-009	Real	Keese, Brian W & Woodhouse-	88,800.00	88,800.00	-	88,800.00
2025	53	53-01-54-359-000.000-009	Real	New Hope Family Shelter Inc	1,767,600.00	-	-	-
2025	53	53-01-54-407-001.000-009	Real	City Of Bloomington	-	-	-	-
2025	53	53-01-54-640-001.000-009	Real	Bloomington Municipal	-	-	-	-
2025	53	53-01-54-661-005.000-009	Real	Eudaly Investments Llc	1,001,200.00	1,001,200.00	-	1,001,200.00
2025	53	53-01-54-661-006.000-009	Real	Eudaly Investments Llc	2,643,000.00	2,643,000.00	-	2,643,000.00
2025	53	53-01-54-726-000.000-009	Real	Brothers Three LLC	957,900.00	957,900.00	99,546.00	858,354.00
2025	53	53-01-55-240-000.000-009	Real	Forbes, J Thomas; Shedd, Martha Louise	304,400.00	304,400.00	124,303.00	180,097.00
2025	53	53-01-55-241-000.000-009	Real	Forbes, J Thomas; Shedd, Martha Louise	57,400.00	57,400.00	-	57,400.00
2025	53	53-01-55-251-000.000-009	Real	City of Bloomington, Indiana	-	-	-	-
2025	53	53-01-55-617-001.000-009	Real	328 South Walnut Property LLC	158,400.00	158,400.00	-	158,400.00
2025	53	53-01-55-617-002.000-009	Real	328 South Walnut Property LLC	162,000.00	162,000.00	-	162,000.00
2025	53	53-01-55-617-003.000-009	Real	328 South Walnut Property LLC	156,000.00	156,000.00	-	156,000.00
2025	53	53-01-55-617-004.000-009	Real	328 South Walnut Property LLC	159,800.00	159,800.00	-	159,800.00
2025	53	53-01-55-617-005.000-009	Real	328 South Walnut Property LLC	151,200.00	151,200.00	-	151,200.00
2025	53	53-01-55-617-007.000-009	Real	328 South Walnut Property LLC	77,400.00	77,400.00	-	77,400.00
2025	53	53-01-55-617-008.000-009	Real	328 South Walnut Property LLC	112,100.00	112,100.00	-	112,100.00
2025	53	53-01-55-684-000.000-009	Real	Payton, Ryan; Mullin, Sarah	118,000.00	118,000.00	-	118,000.00



2025	53	53-04-25-300-011.000-011	Real	Grubb, Robert David	2,000.00	2,000.00	-	2,000.00
2025	53	53-04-25-300-016.000-011	Real	Grubb, Robert David	3,800.00	3,800.00	-	3,800.00
2025	53	53-04-25-300-018.000-011	Real	Mobley, Leslie & Annabelle	367,300.00	268,140.00	198,288.00	69,852.00
2025	53	53-04-25-300-021.000-011	Real	Acacia Investments LLC & Texin LLC	124,000.00	124,000.00	36,932.00	87,068.00
2025	53	53-04-25-300-024.000-011	Real	Grubb, Robert David	27,200.00	27,200.00	20,791.00	6,409.00
2025	53	53-04-25-300-025.000-011	Real	Acacia Investments LLC; Texin LLC; TF Wa	2,673,900.00	2,673,900.00	686,001.00	1,987,899.00
2025	53	53-04-25-301-001.000-011	Real	JRBDA Holding Co LLC	483,600.00	483,600.00	15,962.00	467,638.00
2025	53	53-04-25-400-001.000-011	Real	Acacia Investments LLC & Texin LLC	2,232,000.00	2,232,000.00	1,511,508.00	720,492.00
2025	53	53-04-25-400-005.000-011	Real	Acacia Investments LLC & Texin LLC	58,500.00	58,500.00	-	58,500.00
2025	53	53-04-25-400-008.000-011	Real	Acacia Investments LLC & Texin LLC	997,000.00	997,000.00	452,367.00	544,633.00
2025	53	53-04-25-400-014.000-011	Real	Acacia Investments LLC & Texin LLC	2,054,900.00	2,054,900.00	650,950.00	1,403,950.00
2025	53	53-04-25-400-019.000-011	Real	Acacia Investments LLC & Texin LLC	1,800.00	1,800.00	-	1,800.00
2025	53	53-04-25-400-020.000-011	Real	Acacia Investments LLC & Texin LLC	183,300.00	183,300.00	40,790.00	142,510.00
2025	53	53-04-25-400-022.000-011	Real	Monroe County Board of Commissioners	-	-	-	-
2025	53	53-04-25-400-023.000-011	Real	Acacia Investments LLC & Texin LLC	4,316,400.00	4,316,400.00	1,884,811.00	2,431,589.00
2025	53	53-04-26-100-001.000-011	Real	Shaw, Robert V	322,800.00	322,800.00	322,800.00	-
2025	53	53-04-26-100-004.000-011	Real	Mobley, Leslie E. & Annabelle	252,900.00	252,900.00	146,149.00	106,751.00
2025	53	53-04-26-100-005.000-011	Real	Shaw, Robert V	1,100.00	1,100.00	-	1,100.00
2025	53	53-04-26-100-007.000-011	Real	ZA Properties LLC	222,000.00	222,000.00	140,194.00	81,806.00
2025	53	53-04-26-100-008.000-011	Real	RSSJ Rentals, LLC	305,700.00	305,700.00	70,697.00	235,003.00
2025	53	53-04-26-100-008.002-011	Real	Woodland Land Holdings LLC	113,200.00	113,200.00	-	113,200.00
2025	53	53-04-26-100-008.003-011	Real	Judd Investments LLC	68,000.00	68,000.00	-	68,000.00
2025	53	53-04-26-100-008.004-011	Real	Judd Investments LLC	616,700.00	616,700.00	20,319.00	596,381.00
2025	53	53-04-26-200-063.000-011	Real	BWS Real Estate LLC	189,100.00	189,100.00	125,553.00	63,547.00
2025	53	53-04-26-200-063.002-011	Real	Vernal Pike Investments LLC	16,028,400.00	16,028,400.00	2,952,944.00	13,075,456.00
2025	53	53-04-26-401-002.000-011	Real	Factora Property Management LLC	92,000.00	92,000.00	39,053.00	52,947.00
2025	53	53-04-26-401-004.000-011	Real	Commercial Service Properties LLC	1,659,900.00	1,659,900.00	338,645.00	1,321,255.00
2025	53	53-04-26-401-005.000-011	Real	Davis, Ronald D	51,600.00	51,600.00	15,092.00	36,508.00
2025	53	53-04-26-401-006.000-011	Real	Northwest Park LLC	191,100.00	191,100.00	67,773.00	123,327.00
2025	53	53-04-26-401-006.088-011	Real	JRBDA Holding Co LLC	-	-	-	-
2025	53	53-04-26-401-008.000-011	Real	Davis, Ronald D	706,900.00	706,900.00	199,996.00	506,904.00
2025	53	53-04-26-401-009.000-011	Real	Factora Property Management LLC	599,700.00	599,700.00	32,673.00	567,027.00
2025	53	53-04-26-401-010.000-011	Real	Double Hunt Properties LLC	730,800.00	730,800.00	212,025.00	518,775.00
2025	53	53-04-26-401-011.000-011	Real	Agni Charcuterie LLC	3,889,500.00	3,889,500.00	613,008.00	3,276,492.00
2025	53	53-04-26-401-012.000-011	Real	Hanna Properties LLC	1,018,300.00	1,018,300.00	195,669.00	822,631.00
2025	53	53-04-26-401-013.000-011	Real	Hanna Properties LLC	11,200.00	11,200.00	-	11,200.00
2025	53	53-04-26-401-014.000-011	Real	United States Postal Service	-	-	-	-
2025	53	53-04-26-401-016.000-011	Real	Ben Tire Distributors Ltd	2,572,300.00	2,572,300.00	585,804.00	1,986,496.00
2025	53	53-04-26-401-017.000-011	Real	The Better Way Storage LLC	673,000.00	673,000.00	205,680.00	467,320.00
2025	53	53-04-26-401-019.000-011	Real	Board Of Commissioners Monroe County Red	-	-	-	-
2025	53	53-04-35-100-002.000-011	Real	Great Oak Tree LLC	3,871,100.00	3,871,100.00	1,179,845.00	2,691,255.00
2025	53	53-04-35-100-003.000-011	Real	Cook Inc	42,428,900.00	42,428,900.00	9,376,649.00	33,052,251.00
2025	53	53-04-35-101-001.000-011	Real	CGI Real Estate Holdings LLC	53,200.00	53,200.00	15,768.00	37,432.00
2025	53	53-04-35-101-007.000-011	Real	Emily, William K & Emily, W Shane	334,400.00	334,400.00	94,827.00	239,573.00
2025	53	53-04-35-101-008.000-011	Real	Proveli LLC	32,500.00	32,500.00	-	32,500.00
2025	53	53-04-35-101-010.000-011	Real	YMCA of Monroe County Inc	5,559,600.00	-	-	-
2025	53	53-04-35-200-016.000-011	Real	Keller Dev Group LLC	147,400.00	147,400.00	22,260.00	125,140.00
2025	53	53-04-35-200-017.000-011	Real	CGI Real Estate Holdings LLC	149,300.00	149,300.00	24,907.00	124,393.00
2025	53	53-04-35-400-005.000-011	Real	Ivy Tech State College	-	-	-	-
2025	53	53-04-35-400-009.000-011	Real	Cook Inc	2,489,000.00	2,489,000.00	749,087.00	1,739,913.00
2025	53	53-04-35-400-015.000-011	Real	Holmes, Joyce E Trust	278,600.00	278,600.00	152,588.00	126,012.00
2025	53	53-04-35-400-016.000-011	Real	Ivy Tech State College	-	-	-	-
2025	53	53-04-35-401-001.000-011	Real	Monroe County Redevelopment Commission,	-	-	-	-
2025	53	53-04-35-401-002.000-011	Real	Storage Express Holdings III	1,241,600.00	1,241,600.00	406,268.00	835,332.00
2025	53	53-04-35-401-003.000-011	Real	Tasus Corp	3,358,600.00	3,358,600.00	1,096,668.00	2,261,932.00
2025	53	53-04-35-401-005.000-011	Real	EHJ14 Property LLC	5,588,400.00	5,588,400.00	2,646,681.00	2,941,719.00
2025	53	53-04-35-401-006.000-011	Real	Legacy Bloomington LLC	11,475,400.00	11,475,400.00	2,599,047.00	8,876,353.00
2025	53	53-04-35-401-008.000-011	Real	Cook Inc	347,200.00	347,200.00	102,916.00	244,284.00
2025	53	53-04-36-100-003.000-011	Real	Acacia Investments LLC & Texin LLC	800.00	800.00	-	800.00
2025	53	53-04-36-100-011.000-011	Real	Board Of Commissioners Monroe County, Th	-	-	-	-
2025	53	53-04-36-100-016.000-011	Real	Central Supply Company Inc	1,619,600.00	1,619,600.00	368,908.00	1,250,692.00
2025	53	53-04-36-100-018.000-011	Real	Rose Properties LLC	1,293,100.00	1,293,100.00	155,892.00	1,137,208.00
2025	53	53-04-36-100-024.000-011	Real	Commercial Service Properties LLC	460,500.00	460,500.00	348,260.00	112,240.00
2025	53	53-04-36-100-031.000-011	Real	Town Of Ellettsville Board Of Trustees	-	-	-	-
2025	53	53-04-36-100-033.000-011	Real	MDV Spartannash LLC	2,639,700.00	2,639,700.00	2,383,852.00	255,848.00
2025	53	53-04-36-100-034.000-011	Real	Board Of Commissioners Of Monroe Co	-	-	-	-
2025	53	53-04-36-100-042.000-011	Real	Heitink Properties LLC	2,038,000.00	2,038,000.00	2,038,000.00	-
2025	53	53-04-36-100-042.001-011	Real	Monroe County Board of Commissioners	-	-	-	-
2025	53	53-04-36-100-054.000-011	Real	Abb Inc	127,900.00	127,900.00	127,900.00	-
2025	53	53-04-36-100-054.002-011	Real	BB Profile LLC	167,400.00	167,400.00	5,514.00	161,886.00
2025	53	53-04-36-100-054.003-011	Real	BB Profile LLC	55,600.00	55,600.00	-	55,600.00
2025	53	53-04-36-100-054.004-011	Real	BB Profile LLC	254,100.00	254,100.00	8,370.00	245,730.00
2025	53	53-04-36-100-054.005-011	Real	BB Profile LLC	346,800.00	346,800.00	11,423.00	335,377.00
2025	53	53-04-36-100-054.006-011	Real	BB Profile LLC	334,700.00	334,700.00	11,025.00	323,675.00
2025	53	53-04-36-100-054.007-011	Real	BB Profile LLC	194,900.00	194,900.00	6,420.00	188,480.00
2025	53	53-04-36-100-054.008-011	Real	Tarbert Properties, LLC	99,200.00	99,200.00	-	99,200.00
2025	53	53-04-36-100-054.009-011	Real	Tarbert Properties, LLC	191,100.00	191,100.00	6,295.00	184,805.00
2025	53	53-04-36-100-054.010-011	Real	Tarbert Properties, LLC	158,800.00	158,800.00	507.00	158,293.00
2025	53	53-04-36-100-054.011-011	Real	Tarbert Properties, LLC	175,400.00	175,400.00	5,778.00	169,622.00
2025	53	53-04-36-100-054.012-011	Real	BB Profile LLC	128,500.00	128,500.00	-	128,500.00
2025	53	53-04-36-100-054.013-011	Real	BB Profile LLC	19,000.00	19,000.00	-	19,000.00
2025	53	53-04-36-100-054.014-011	Real	Curry Pike Owners Association LLC	-	-	-	-
2025	53	53-04-36-100-054.015-011	Real	Curry Pike Owners Association LLC	-	-	-	-
2025	53	53-04-36-100-054.016-011	Real	Tarbert Properties, LLC	55,300.00	55,300.00	-	55,300.00
2025	53	53-04-36-100-054.910-011	Real	BB Profile LLC	-	-	-	-
2025	53	53-04-36-100-054.912-011	Real	BB Profile LLC	-	-	-	-
2025	53	53-04-36-100-054.992-011	Real	BB Profile LLC	-	-	-	-
2025	53	53-04-36-100-054.993-011	Real	BB Profile LLC	-	-	-	-



2025	53	53-05-20-300-009.008-004	Real	Westbury Properties LLC	-	-	-	-
2025	53	53-05-20-300-011.000-004	Real	Westbury Village LLC	53,600.00	53,600.00	-	53,600.00
2025	53	53-05-20-300-013.000-004	Real	JL Properties LLC	160,400.00	160,400.00	106,504.00	53,896.00
2025	53	53-05-20-300-015.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-20-300-023.000-004	Real	Westbury Village LLC	109,200.00	109,200.00	11,778.00	97,422.00
2025	53	53-05-20-300-025.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-20-300-026.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-20-300-027.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-20-300-029.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-20-300-030.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-20-300-031.000-004	Real	High Rock Church Incorporated	1,005,300.00	-	-	-
2025	53	53-05-20-300-034.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-20-300-035.000-004	Real	Brummett, Chadd A	142,900.00	142,900.00	-	142,900.00
2025	53	53-05-20-300-039.000-004	Real	Westbury Properties LLC	635,200.00	635,200.00	344,283.00	290,917.00
2025	53	53-05-20-300-039.001-004	Real	Westbury Properties LLC	593,200.00	593,200.00	198,768.00	394,432.00
2025	53	53-05-20-300-039.002-004	Real	M & A Spectrum Holdings LLC	93,600.00	93,600.00	-	93,600.00
2025	53	53-05-20-300-039.003-004	Real	Canterbury Ct LLC	333,200.00	333,200.00	204,652.00	128,548.00
2025	53	53-05-20-300-039.004-004	Real	High Rock Church Incorporated	150,000.00	-	-	-
2025	53	53-05-20-300-039.005-004	Real	MLB Holdings LLC	566,300.00	566,300.00	-	566,300.00
2025	53	53-05-20-300-039.006-004	Real	Westbury Village Property Owners Associa	-	-	-	-
2025	53	53-05-20-300-040.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-28-300-006.000-005	Real	State Of Indiana	-	-	-	-
2025	53	53-05-28-300-012.000-005	Real	P & D Riggins LLC	293,200.00	293,200.00	293,200.00	-
2025	53	53-05-28-300-027.000-005	Real	DLC Hotel II LLC	6,530,600.00	6,530,600.00	6,530,600.00	-
2025	53	53-05-28-300-030.000-005	Real	Core SVA Bloomington Plato 1 LLC	14,230,700.00	14,230,700.00	684,217.00	13,546,483.00
2025	53	53-05-28-300-038.000-005	Real	Atlantis Properties IV LLC	252,200.00	252,200.00	226,446.00	25,754.00
2025	53	53-05-28-300-050.000-005	Real	Freeman, Mark & Yvonne	400,300.00	400,300.00	400,300.00	-
2025	53	53-05-28-300-054.000-005	Real	Anderson, Bonnie Trust	1,456,600.00	1,456,600.00	1,456,600.00	-
2025	53	53-05-28-300-061.000-005	Real	Drossos, Christ Jr	445,900.00	445,900.00	445,900.00	-
2025	53	53-05-28-300-062.000-005	Real	Ankre LLC	1,266,900.00	1,266,900.00	1,266,900.00	-
2025	53	53-05-28-300-063.000-005	Real	Yang, Zhenyu	400,000.00	400,000.00	400,000.00	-
2025	53	53-05-28-300-070.000-005	Real	TMJS Properties LLC	1,262,000.00	1,262,000.00	1,262,000.00	-
2025	53	53-05-28-300-081.000-005	Real	Leon, Socrates Montano	540,800.00	540,800.00	540,800.00	-
2025	53	53-05-28-300-094.000-005	Real	Kinser Group LLC	2,868,800.00	2,868,800.00	2,868,800.00	-
2025	53	53-05-28-300-096.000-005	Real	State Of Indiana Dept Of National Resour	-	-	-	-
2025	53	53-05-28-300-103.000-005	Real	KNN Properties LLC	453,700.00	453,700.00	314,942.00	138,758.00
2025	53	53-05-28-300-130.000-005	Real	Bloomington IN Properties I LLC	50,909,400.00	50,909,400.00	4,079,232.00	46,830,168.00
2025	53	53-05-28-300-136.000-005	Real	Steak N Shake Operations Inc	379,500.00	379,500.00	379,500.00	-
2025	53	53-05-28-300-139.000-005	Real	Integrated Partners LLC	1,732,400.00	1,732,400.00	1,732,400.00	-
2025	53	53-05-28-300-140.000-005	Real	Bryan Rental Inc	420,000.00	420,000.00	420,000.00	-
2025	53	53-05-28-300-143.000-005	Real	Vivo Apartments Bloomington LLC	6,299,700.00	6,299,700.00	1,144,886.00	5,154,814.00
2025	53	53-05-28-300-144.000-005	Real	Campbell, Roy J & Barbara L	254,800.00	254,800.00	254,800.00	-
2025	53	53-05-28-300-152.000-005	Real	Motels of Bloomington, LLC	5,100,400.00	5,100,400.00	801,429.00	4,298,971.00
2025	53	53-05-28-300-167.000-005	Real	Core Bloomington Walnut LLC	841,600.00	841,600.00	841,600.00	-
2025	53	53-05-28-300-177.000-005	Real	University Properties VI LLC	3,937,400.00	3,937,400.00	2,139,802.00	1,797,598.00
2025	53	53-05-28-300-198.000-005	Real	Rezvan, Jane & Nader	320,600.00	320,600.00	234,794.00	85,806.00
2025	53	53-05-28-312-004.000-005	Real	Hart, John W	202,800.00	202,800.00	166,616.00	36,184.00
2025	53	53-05-28-312-008.000-005	Real	P & D Riggins LLC	85,700.00	85,700.00	85,700.00	-
2025	53	53-05-28-312-009.000-005	Real	Ellettsville Real Estate Acquisitions II	1,199,200.00	1,199,200.00	513,389.00	685,811.00
2025	53	53-05-28-312-010.000-005	Real	Waters, Matthew W & Alicia I	212,900.00	212,900.00	90,651.00	122,249.00
2025	53	53-05-28-312-012.000-005	Real	Arbutus Properties LLC	174,300.00	174,300.00	149,117.00	25,183.00
2025	53	53-05-28-312-018.000-005	Real	Ellettsville Real Estate Acquisitions In	361,300.00	361,300.00	361,300.00	-
2025	53	53-05-28-312-019.000-005	Real	Railing, John W & Mary P	141,600.00	56,560.00	55,560.00	1,000.00
2025	53	53-05-28-312-035.000-005	Real	North College Partnership Bassett, Eberl	781,500.00	781,500.00	781,500.00	-
2025	53	53-05-28-312-037.000-005	Real	Dutch Door Properties LLC	224,200.00	224,200.00	224,200.00	-
2025	53	53-05-29-200-004.000-004	Real	Monroe County Board of Commissioners	-	-	-	-
2025	53	53-05-29-300-005.000-005	Real	JMT Properties LLC	92,000.00	92,000.00	92,000.00	-
2025	53	53-05-29-300-009.000-005	Real	Ayers, Mark L & Yula Dawn	246,500.00	125,260.00	109,860.00	15,400.00
2025	53	53-05-29-300-010.000-005	Real	Bauer, Jean E	149,600.00	60,960.00	60,960.00	-
2025	53	53-05-29-300-013.000-005	Real	Temple Family Properties LLC	139,000.00	139,000.00	105,251.00	33,749.00
2025	53	53-05-29-300-014.000-005	Real	Treacy, Kevin J & Rosemary J	127,400.00	127,400.00	96,891.00	30,509.00
2025	53	53-05-29-300-015.000-005	Real	1800 West Seventeenth St, LLC	670,500.00	670,500.00	660,017.00	10,483.00
2025	53	53-05-29-300-026.000-005	Real	Siebert, Andrew C & Patricia	180,900.00	79,740.00	79,740.00	-
2025	53	53-05-29-300-031.000-005	Real	Adams Crossing LLC	66,500.00	66,500.00	-	66,500.00
2025	53	53-05-29-300-032.000-005	Real	First American Properties LLC	71,500.00	71,500.00	-	71,500.00
2025	53	53-05-29-300-034.000-005	Real	Stone, Matthew R	136,600.00	53,360.00	52,860.00	500.00
2025	53	53-05-29-300-045.000-005	Real	IN-IUB 17 Holdings LLC	16,300,100.00	16,300,100.00	808,382.00	15,491,718.00
2025	53	53-05-29-300-045.005-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.006-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.007-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.008-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.009-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.010-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.011-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.012-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.013-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.014-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.015-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.016-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.017-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.018-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.019-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.020-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.021-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.022-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.023-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.024-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.025-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-

2025	53	53-05-29-300-045.026-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.027-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.028-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.029-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.030-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.031-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.032-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.033-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.034-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.035-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.036-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.037-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.038-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.039-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.040-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.041-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.042-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.043-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.044-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.045-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.046-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.047-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.048-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.049-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-045.050-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-056.000-005	Real	IN-IUB 17 Holdings LLC	33,471,500.00	33,471,500.00	1,635,494.00	31,836,006.00
2025	53	53-05-29-300-056.002-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-300-056.003-005	Real	IN-IUB 17 Holdings LLC	-	-	-	-
2025	53	53-05-29-305-002.000-005	Real	Glick Arlington Park LLC	3,674,900.00	-	-	-
2025	53	53-05-29-307-001.000-005	Real	Foxlow, Evan D & Leslie A	174,000.00	174,000.00	105,458.00	68,542.00
2025	53	53-05-29-307-002.000-005	Real	Winkel, Carrie G & Marion R	302,300.00	155,580.00	148,080.00	7,500.00
2025	53	53-05-29-400-002.000-005	Real	CSS Bloomington LLC	1,136,500.00	1,136,500.00	395,154.00	741,346.00
2025	53	53-05-29-400-003.000-005	Real	Keyman Properties LLC	178,900.00	178,900.00	178,900.00	-
2025	53	53-05-29-400-004.000-005	Real	Dry Creek Inc	948,500.00	948,500.00	616,999.00	331,501.00
2025	53	53-05-29-400-007.000-005	Real	606 Building Company LLC	120,100.00	120,100.00	67,356.00	52,744.00
2025	53	53-05-29-400-008.000-005	Real	WWHB LLC	900,100.00	900,100.00	690,980.00	209,120.00
2025	53	53-05-29-400-013.000-005	Real	Goody, & Sons	174,100.00	174,100.00	84,091.00	90,009.00
2025	53	53-05-29-400-020.000-005	Real	WPW, LLC	332,600.00	332,600.00	332,600.00	-
2025	53	53-05-29-400-022.000-005	Real	James & Nancy Owens LLC	226,600.00	226,600.00	196,550.00	30,050.00
2025	53	53-05-29-400-043.000-005	Real	Bloomington Roller Rink LLC	319,300.00	319,300.00	319,300.00	-
2025	53	53-05-29-400-050.000-005	Real	Kelley, William Henry & Anne Elizabeth	213,100.00	213,100.00	126,440.00	86,660.00
2025	53	53-05-29-400-054.000-005	Real	Haggerty, Thomas J & Cathy Lynn	164,500.00	164,500.00	164,500.00	-
2025	53	53-05-29-400-058.000-005	Real	Hanna Properties LLC	659,200.00	659,200.00	659,200.00	-
2025	53	53-05-29-400-066.000-005	Real	Nile Property LLC	5,767,900.00	5,767,900.00	317,215.00	5,450,685.00
2025	53	53-05-29-400-093.000-005	Real	Indiana Bell Telephone Co Inc Sbc Commun	555,700.00	555,700.00	455,990.00	99,710.00
2025	53	53-05-29-400-105.000-005	Real	Jacobs, Mary A & Jacobs, Gloria E	157,500.00	157,500.00	115,734.00	41,766.00
2025	53	53-05-29-400-106.000-005	Real	JJCham LLC	792,600.00	792,600.00	747,271.00	45,329.00
2025	53	53-05-29-404-001.000-005	Real	Morrow, Gregory Charles & Craig Foster P	403,000.00	403,000.00	403,000.00	-
2025	53	53-05-29-404-002.000-005	Real	Pine Grove 20, LLC	1,610,800.00	1,610,800.00	1,550,910.00	59,890.00
2025	53	53-05-30-100-001.000-004	Real	Monroe County Board of Commissioners	11,100.00	11,100.00	-	11,100.00
2025	53	53-05-30-100-002.000-004	Real	Monroe County Board of Commissioners	-	-	-	-
2025	53	53-05-30-100-003.000-004	Real	Vest, Timothy L & Susan A	103,800.00	103,800.00	98,630.00	5,170.00
2025	53	53-05-30-100-004.000-004	Real	Monroe County Board of Commissioners	-	-	-	-
2025	53	53-05-30-100-005.000-004	Real	Hoadley, B G Inc	4,800.00	4,800.00	-	4,800.00
2025	53	53-05-30-100-006.000-004	Real	Logan Land Development LLC	20,100.00	20,100.00	-	20,100.00
2025	53	53-05-30-100-006.006-004	Real	Logan Land Development LLC	1,324,000.00	1,324,000.00	-	1,324,000.00
2025	53	53-05-30-100-006.008-004	Real	Logan Land Development LLC	53,400.00	53,400.00	-	53,400.00
2025	53	53-05-30-100-006.009-004	Real	Logan Land Development LLC	2,200.00	2,200.00	-	2,200.00
2025	53	53-05-30-100-007.000-004	Real	Monroe County Board of Commissioners	-	-	-	-
2025	53	53-05-30-100-009.000-004	Real	Monroe County Board of Commissioners	-	-	-	-
2025	53	53-05-30-100-010.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-30-100-011.000-004	Real	Logan Land Development LLC	7,200.00	7,200.00	-	7,200.00
2025	53	53-05-30-100-012.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-30-200-001.000-004	Real	Morrow, Eric J & Kathryn R Dubec	203,800.00	94,000.00	92,700.00	1,300.00
2025	53	53-05-30-200-002.000-004	Real	Harding, Kelly	164,100.00	164,100.00	-	164,100.00
2025	53	53-05-30-200-003.000-004	Real	Lenning, Ronessa E	221,400.00	104,040.00	104,040.00	-
2025	53	53-05-30-200-004.000-004	Real	N.J.S. Enterprises, LLC	412,700.00	412,700.00	330,165.00	82,535.00
2025	53	53-05-30-200-005.000-004	Real	Jackson, Linda	4,400.00	4,400.00	-	4,400.00
2025	53	53-05-30-200-006.000-004	Real	Jackson, Linda	57,900.00	57,900.00	-	57,900.00
2025	53	53-05-30-200-007.000-004	Real	Chumley, LLC; Gregory & William Fell; Ma	21,800.00	21,800.00	-	21,800.00
2025	53	53-05-30-200-008.000-004	Real	Houser, Mark A	183,300.00	90,620.00	90,620.00	-
2025	53	53-05-30-200-009.000-004	Real	Indiana University Health Bloomington In	33,400.00	33,400.00	-	33,400.00
2025	53	53-05-30-200-010.000-004	Real	Gehres, Varvara V; Gehres, Tetyana L	202,900.00	202,900.00	-	202,900.00
2025	53	53-05-30-200-011.000-004	Real	Corwin, Julia Michelle	153,200.00	63,120.00	63,120.00	-
2025	53	53-05-30-200-012.000-004	Real	Kniess, Tyler & Anastasia	153,600.00	63,760.00	62,760.00	1,000.00
2025	53	53-05-30-200-013.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-30-200-014.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-30-200-014.002-004	Real	GLC Bloomington Health LLC	273,700.00	273,700.00	-	273,700.00
2025	53	53-05-30-200-014.430-004	Real	North Park GW, LLC	22,000.00	22,000.00	-	22,000.00
2025	53	53-05-30-200-015.000-004	Real	State Of Indiana Dept Of National Resour	-	-	-	-
2025	53	53-05-30-200-016.000-004	Real	Indiana University Health Bloomington In	27,200.00	27,200.00	-	27,200.00
2025	53	53-05-30-200-016.007-004	Real	Indiana University Health Bloomington In	7,200.00	-	-	-
2025	53	53-05-30-200-016.008-004	Real	Indiana University Health Bloomington In	15,500.00	15,500.00	-	15,500.00
2025	53	53-05-30-300-001.000-004	Real	Teccanecat, Christian; Martinez, Mireya	125,900.00	48,980.00	43,380.00	5,600.00
2025	53	53-05-30-300-002.000-004	Real	Brummett-Powell, Shelly & William David	123,200.00	123,200.00	97,017.00	26,183.00
2025	53	53-05-30-300-003.000-004	Real	Bruce, Roy L & Bruce, Sarah L	111,400.00	24,040.00	24,040.00	-
2025	53	53-05-30-300-004.000-004	Real	Griffith, Michael D & Judith A	142,700.00	58,500.00	54,300.00	4,200.00
2025	53	53-05-30-300-005.000-004	Real	DeMoss, Caleb	180,800.00	80,120.00	79,020.00	1,100.00

2025	53	53-05-30-300-006.000-004	Real	Bush, Donald K. & Barbara J.	154,200.00	53,000.00	53,000.00	-
2025	53	53-05-30-300-007.000-004	Real	Willibey, David M	198,900.00	95,260.00	86,116.00	9,144.00
2025	53	53-05-30-300-008.000-004	Real	Schmidt, Vanessa B	164,400.00	69,840.00	69,840.00	-
2025	53	53-05-30-300-009.000-004	Real	Dodson, Donald D Jr & Margaret V	191,200.00	191,200.00	144,345.00	46,855.00
2025	53	53-05-30-300-010.000-004	Real	Simanton, David E & Patricia L	118,800.00	118,800.00	84,866.00	33,934.00
2025	53	53-05-30-300-011.000-004	Real	Deckard, Ruby J	174,200.00	76,560.00	74,460.00	2,100.00
2025	53	53-05-30-300-012.000-004	Real	Walcott, Frank J & Charlotte T	101,600.00	101,600.00	85,184.00	16,416.00
2025	53	53-05-30-300-013.000-004	Real	Barnes, Dwight & Mabel	166,600.00	60,080.00	60,080.00	-
2025	53	53-05-30-300-015.000-004	Real	Bartlett, Steven R	244,200.00	172,160.00	36,060.00	136,100.00
2025	53	53-05-30-300-016.000-004	Real	Montgomery, Michael W. & Karen-Rose M.	212,800.00	212,800.00	169,873.00	42,927.00
2025	53	53-05-30-300-017.000-004	Real	Burton, Jerica K	1,900.00	1,900.00	-	1,900.00
2025	53	53-05-30-300-018.000-004	Real	Sieverding, Andrew	247,600.00	119,960.00	119,460.00	500.00
2025	53	53-05-30-300-019.000-004	Real	Ortiz, Felipe; Ortiz, Felipe Jr; Ortiz,	167,700.00	74,540.00	67,740.00	6,800.00
2025	53	53-05-30-300-020.000-004	Real	Houser, Mark A	62,900.00	62,900.00	-	62,900.00
2025	53	53-05-30-300-021.000-004	Real	Conway, Wesley P	136,700.00	53,220.00	53,220.00	-
2025	53	53-05-30-300-022.000-004	Real	H2R LLC	412,800.00	412,800.00	279,868.00	132,932.00
2025	53	53-05-30-300-023.000-004	Real	Wagner, Robert B	177,900.00	81,020.00	73,320.00	7,700.00
2025	53	53-05-30-300-024.000-004	Real	LaGarde, Robert G	26,800.00	26,800.00	-	26,800.00
2025	53	53-05-30-300-025.000-004	Real	Cox, Pamela E	129,200.00	129,200.00	103,773.00	25,427.00
2025	53	53-05-30-300-026.000-004	Real	Jones, Paul III	178,500.00	78,300.00	78,300.00	-
2025	53	53-05-30-300-027.000-004	Real	Clark, Leon Darnell	132,100.00	50,460.00	50,460.00	-
2025	53	53-05-30-300-028.000-004	Real	Axson, Brian K	148,800.00	66,080.00	52,080.00	14,000.00
2025	53	53-05-30-300-029.000-004	Real	Bunch, Terry J & Glenda S	132,200.00	50,520.00	50,520.00	-
2025	53	53-05-30-300-030.000-004	Real	Hovis, Sherree Kim	152,100.00	62,460.00	62,460.00	-
2025	53	53-05-30-300-031.000-004	Real	Thomas, Stephen & Amanda	150,900.00	62,180.00	61,080.00	1,100.00
2025	53	53-05-30-300-032.000-004	Real	Walker, Phillip & Irene	36,400.00	36,400.00	-	36,400.00
2025	53	53-05-30-300-033.000-004	Real	Burton, Jerica K	131,900.00	50,660.00	49,860.00	800.00
2025	53	53-05-30-300-034.000-004	Real	Walker, Phillip M & Irene Living Trust	648,700.00	370,700.00	345,000.00	25,700.00
2025	53	53-05-30-300-035.000-004	Real	Schultz, Mark G	134,500.00	63,900.00	33,900.00	30,000.00
2025	53	53-05-30-300-036.000-004	Real	Don Cowden Foundation, Inc	49,900.00	49,900.00	-	49,900.00
2025	53	53-05-30-300-036.002-004	Real	C-Ray Properties LLC	792,100.00	792,100.00	-	792,100.00
2025	53	53-05-30-300-037.000-004	Real	Board Of Commissioners Monroe County, Th	-	-	-	-
2025	53	53-05-30-300-038.000-004	Real	Tomaso, Matthew A	153,400.00	153,400.00	115,924.00	37,476.00
2025	53	53-05-30-300-039.000-004	Real	Walcott, Frank J & Charlotte T	160,800.00	160,800.00	115,279.00	45,521.00
2025	53	53-05-30-300-040.000-004	Real	Seeber, John	46,400.00	46,400.00	-	46,400.00
2025	53	53-05-30-300-041.000-004	Real	H2R LLC	4,700.00	4,700.00	-	4,700.00
2025	53	53-05-30-400-002.000-004	Real	Cassady, Randy	2,400.00	2,400.00	-	2,400.00
2025	53	53-05-30-400-003.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-30-400-004.000-004	Real	PTP LLC	71,300.00	71,300.00	-	71,300.00
2025	53	53-05-30-400-006.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-30-400-007.000-004	Real	Milestone Contractors LP	44,300.00	44,300.00	-	44,300.00
2025	53	53-05-30-400-008.000-004	Real	Hanna Properties LLC	265,600.00	265,600.00	141,316.00	124,284.00
2025	53	53-05-30-400-010.000-004	Real	State Of Indiana, Department of Administ	-	-	-	-
2025	53	53-05-30-400-011.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-30-400-012.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-30-400-013.000-004	Real	Bloomington Asset Management LLC	282,200.00	282,200.00	265,017.00	17,183.00
2025	53	53-05-30-400-013.010-004	Real	Crown Castle	10,700.00	10,700.00	-	10,700.00
2025	53	53-05-30-400-014.000-004	Real	Packing House Road LLC	706,300.00	706,300.00	322,123.00	384,177.00
2025	53	53-05-30-400-014.002-004	Real	Monroe County Board of Commissioners	221,700.00	221,700.00	-	221,700.00
2025	53	53-05-30-400-014.011-004	Real	CBS Corporation	58,000.00	58,000.00	-	58,000.00
2025	53	53-05-31-100-001.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-100-002.000-004	Real	Maidi, Ben & Ali Maidi & Chabane Maidi &	300.00	300.00	-	300.00
2025	53	53-05-31-100-003.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-100-005.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-100-038.000-005	Real	Sexton, Jerry L & Sharon	26,900.00	26,900.00	-	26,900.00
2025	53	53-05-31-100-042.000-004	Real	Seeber, John	9,700.00	9,700.00	-	9,700.00
2025	53	53-05-31-100-052.000-004	Real	Cassady, Randy	700.00	700.00	-	700.00
2025	53	53-05-31-101-001.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-002.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-003.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-005.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-006.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-007.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-008.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-009.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-010.000-004	Real	Shields, Charles R II & Janna L	91,700.00	91,700.00	80,655.00	11,045.00
2025	53	53-05-31-101-011.000-004	Real	Seeber, John	10,400.00	10,400.00	-	10,400.00
2025	53	53-05-31-101-012.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-015.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-016.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-017.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-018.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-019.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-020.000-004	Real	Beetz, Randy C & Gigi A	88,600.00	88,600.00	-	88,600.00
2025	53	53-05-31-101-021.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-023.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-024.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-025.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-026.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-027.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-028.000-004	Real	Sturgis G. S., Inc.	27,000.00	27,000.00	-	27,000.00
2025	53	53-05-31-101-029.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-033.000-004	Real	2622 West Vernal Pike Land Trust	7,500.00	7,500.00	-	7,500.00
2025	53	53-05-31-101-036.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-037.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-038.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-039.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-101-040.000-004	Real	Sturgis G. S., Inc.	26,500.00	26,500.00	-	26,500.00

2025	53	53-05-31-101-041.000-004	Real	Beetz, Branden M & Gigi A	49,600.00	49,600.00	-	49,600.00
2025	53	53-05-31-101-042.000-004	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-203-018.000-004	Real	E & B Paving Inc	789,100.00	789,100.00	491,526.00	297,574.00
2025	53	53-05-31-203-026.000-004	Real	Hanna Properties LLC	1,319,200.00	1,319,200.00	812,850.00	506,350.00
2025	53	53-05-31-300-001.000-005	Real	United / Savage LLC	2,247,300.00	2,247,300.00	-	2,247,300.00
2025	53	53-05-31-300-003.000-005	Real	United / Savage LLC	37,000.00	37,000.00	-	37,000.00
2025	53	53-05-31-300-006.000-005	Real	McDonalds Real Estate Company	1,566,600.00	1,566,600.00	-	1,566,600.00
2025	53	53-05-31-300-007.000-005	Real	Salazar, Jose D	1,093,400.00	1,093,400.00	-	1,093,400.00
2025	53	53-05-31-300-010.000-005	Real	Bryan Rental Inc	493,200.00	493,200.00	-	493,200.00
2025	53	53-05-31-301-004.000-005	Real	Gupta, Daniel	137,700.00	137,700.00	88,053.00	49,647.00
2025	53	53-05-31-301-005.000-005	Real	Carplex Bloomington LLC	70,400.00	70,400.00	61,634.00	8,766.00
2025	53	53-05-31-301-006.000-005	Real	Finley, Marsha Elaine , L / E Iris Pansy	35,000.00	35,000.00	32,879.00	2,121.00
2025	53	53-05-31-301-007.000-005	Real	KNN Properties LLC	226,500.00	226,500.00	193,208.00	33,292.00
2025	53	53-05-31-301-008.000-005	Real	Cowden, Rowena Revocable Living Trust	412,200.00	412,200.00	351,908.00	60,292.00
2025	53	53-05-31-301-013.000-005	Real	Gupta, Daniel	96,100.00	96,100.00	80,401.00	15,699.00
2025	53	53-05-31-301-023.000-005	Real	JSA Investments LLC	362,900.00	362,900.00	329,681.00	33,219.00
2025	53	53-05-31-301-041.000-005	Real	Kivland, Tyler & Alanna	141,500.00	141,500.00	75,853.00	65,647.00
2025	53	53-05-31-301-050.000-005	Real	KN Enterprises, LLC	368,000.00	368,000.00	326,972.00	41,028.00
2025	53	53-05-31-301-052.000-005	Real	City Of Bloomington Dept Of Public Works	-	-	-	-
2025	53	53-05-31-301-053.000-005	Real	KNN Properties, LLC	50,000.00	50,000.00	1,527.00	48,473.00
2025	53	53-05-31-301-056.000-005	Real	Marshall Security LLC	104,000.00	104,000.00	91,050.00	12,950.00
2025	53	53-05-31-301-073.000-005	Real	RWP LLC	141,500.00	141,500.00	78,398.00	63,102.00
2025	53	53-05-31-301-090.000-005	Real	Sexton Rentals LLC	413,800.00	413,800.00	361,010.00	52,790.00
2025	53	53-05-31-301-097.000-005	Real	Gupta, Daniel	760,000.00	760,000.00	20,457.00	739,543.00
2025	53	53-05-31-301-106.000-005	Real	RWP LLC	141,500.00	141,500.00	78,398.00	63,102.00
2025	53	53-05-31-301-167.000-005	Real	C & D Properties Of In LLC	382,600.00	382,600.00	335,929.00	46,671.00
2025	53	53-05-31-301-188.000-005	Real	Indiana Detox Holdings, LLC	3,407,300.00	3,407,300.00	1,268,503.00	2,138,797.00
2025	53	53-05-31-301-191.000-005	Real	Monarch Creek Holdings I LLC	510,500.00	510,500.00	287,066.00	223,434.00
2025	53	53-05-31-302-001.000-005	Real	Whitehall Crossing D LLC	1,261,000.00	1,261,000.00	-	1,261,000.00
2025	53	53-05-31-302-002.000-005	Real	FCPT Restaurant Properties LLC	2,215,700.00	2,215,700.00	-	2,215,700.00
2025	53	53-05-31-302-003.000-005	Real	Realty Income Properties 27 LLC	-	-	-	-
2025	53	53-05-31-302-004.000-005	Real	Blue Tree Properties LLC	2,061,800.00	2,061,800.00	-	2,061,800.00
2025	53	53-05-31-302-005.000-005	Real	Bank One Na	1,312,100.00	1,312,100.00	90,657.00	1,221,443.00
2025	53	53-05-31-302-006.000-005	Real	State Of Indiana	-	-	-	-
2025	53	53-05-31-302-007.000-005	Real	Kohls, Indiana Lp	3,945,100.00	3,945,100.00	-	3,945,100.00
2025	53	53-05-31-302-008.000-005	Real	City Of Bloomington Redevelopment Commis	-	-	-	-
2025	53	53-05-31-302-009.000-005	Real	Merit Property Partners Aspen Dental LLC	1,075,600.00	1,075,600.00	-	1,075,600.00
2025	53	53-05-31-302-010.000-005	Real	Whitehall Crossing D LLC	2,786,300.00	2,786,300.00	-	2,786,300.00
2025	53	53-05-31-302-011.000-005	Real	Whitehall Crossing LLC	10,000.00	10,000.00	-	10,000.00
2025	53	53-05-31-302-012.000-005	Real	CB Whitehall Crossing LLC CB Real Estate	1,915,100.00	1,915,100.00	-	1,915,100.00
2025	53	53-05-31-303-001.000-005	Real	Franklin Business Park LLC	900.00	900.00	-	900.00
2025	53	53-05-31-303-002.000-005	Real	Texas Roadhouse Holdings LLC	1,775,700.00	1,775,700.00	-	1,775,700.00
2025	53	53-05-31-303-003.000-005	Real	FH-Hotel South Franklin LP	3,772,800.00	3,772,800.00	-	3,772,800.00
2025	53	53-05-31-303-004.000-005	Real	Peace Land Real Estate Bloomington LLC	800,600.00	800,600.00	144.00	800,456.00
2025	53	53-05-31-303-005.000-005	Real	KN Enterprises LLC	3,574,900.00	3,574,900.00	-	3,574,900.00
2025	53	53-05-31-303-006.000-005	Real	Bryan Rental Inc	1,286,400.00	1,286,400.00	-	1,286,400.00
2025	53	53-05-31-304-001.000-005	Real	FH-Hotel Bloomington LP	5,270,200.00	5,270,200.00	-	5,270,200.00
2025	53	53-05-31-304-003.000-005	Real	Kinser Group II LLC	6,776,200.00	6,776,200.00	-	6,776,200.00
2025	53	53-05-31-400-001.000-005	Real	Gallien, John F & Jill U	39,800.00	39,800.00	1,306.00	38,494.00
2025	53	53-05-31-400-004.000-005	Real	Hang Tight, LLC	336,700.00	336,700.00	305,855.00	30,845.00
2025	53	53-05-31-400-005.000-005	Real	K&J Investments LLC	157,100.00	157,100.00	4,229.00	152,871.00
2025	53	53-05-31-400-007.000-005	Real	K&J Investments VI LLC	1,256,700.00	1,256,700.00	79,562.00	1,177,138.00
2025	53	53-05-31-400-008.000-005	Real	Gallien, John F. & Jill U.	279,600.00	279,600.00	267,757.00	11,843.00
2025	53	53-05-31-400-010.000-005	Real	City of Bloomington Department of Public	-	-	-	-
2025	53	53-05-31-400-011.000-005	Real	Hang Tight, LLC	223,400.00	223,400.00	185,657.00	37,743.00
2025	53	53-05-31-400-013.000-005	Real	Indiana Railroad Co	-	-	-	-
2025	53	53-05-31-400-016.000-005	Real	Burton Woolery Post No 18, The American	2,287,400.00	-	-	-
2025	53	53-05-31-400-019.000-005	Real	Heri Thirteen Inc	405,300.00	405,300.00	269,116.00	136,184.00
2025	53	53-05-31-400-020.000-005	Real	Indiana Recovery Alliance Inc	361,700.00	361,700.00	346,604.00	15,096.00
2025	53	53-05-32-100-006.000-005	Real	Fell Iron & Metal Inc.	598,000.00	598,000.00	-	598,000.00
2025	53	53-05-32-100-008.000-005	Real	Murphy, Matthew R	84,900.00	84,900.00	-	84,900.00
2025	53	53-05-32-100-010.000-005	Real	Murphy, Matthew R	25,000.00	25,000.00	-	25,000.00
2025	53	53-05-32-100-018.000-005	Real	Pedcor Investments-2015-CXLIX, LP	826,300.00	826,300.00	-	826,300.00
2025	53	53-05-32-100-031.000-005	Real	Watts, Susan K	153,500.00	153,500.00	-	153,500.00
2025	53	53-05-32-100-032.000-005	Real	Krinninger Services, INC	177,700.00	177,700.00	177,700.00	-
2025	53	53-05-32-100-033.000-005	Real	Watts, Susan K	158,600.00	66,360.00	66,360.00	-
2025	53	53-05-32-100-035.000-005	Real	City of Bloomington Redevelopment Commis	-	-	-	-
2025	53	53-05-32-100-035.001-005	Real	City of Bloomington Redevelopment Commis	-	-	-	-
2025	53	53-05-32-100-035.002-005	Real	City of Bloomington Redevelopment Commis	-	-	-	-
2025	53	53-05-32-100-035.012-005	Real	City of Bloomington Redevelopment Commis	-	-	-	-
2025	53	53-05-32-100-036.000-005	Real	City of Bloomington Redevelopment Commis	-	-	-	-
2025	53	53-05-32-101-018.000-005	Real	Heri Four Inc	371,800.00	371,800.00	300,165.00	71,635.00
2025	53	53-05-32-103-010.000-005	Real	Hall's Properties Inc	188,300.00	188,300.00	169,881.00	18,419.00
2025	53	53-05-32-103-014.000-005	Real	RVD and MLD LLC	284,600.00	284,600.00	220,623.00	63,977.00
2025	53	53-05-32-103-018.000-005	Real	Gupta, Dan	492,600.00	492,600.00	269,631.00	222,969.00
2025	53	53-05-32-103-019.000-005	Real	Parker, Thomas D Jr & Carol J	237,900.00	237,900.00	207,310.00	30,590.00
2025	53	53-05-32-103-021.000-005	Real	INU2910BN Lp	315,600.00	315,600.00	315,600.00	-
2025	53	53-05-32-106-016.000-005	Real	Regester, James C; Regester, Jennifer C	174,600.00	75,960.00	75,960.00	-
2025	53	53-05-32-106-032.000-005	Real	City Of Bloomington	-	-	-	-
2025	53	53-05-32-106-043.000-005	Real	Muncie Associates LLC	593,300.00	593,300.00	593,300.00	-
2025	53	53-05-32-106-046.000-005	Real	INU2910BN Lp	235,400.00	235,400.00	235,400.00	-
2025	53	53-05-32-112-004.000-005	Real	City Of Bloomington	-	-	-	-
2025	53	53-05-32-112-022.000-005	Real	City of Bloomington Redevelopment Commis	-	-	-	-
2025	53	53-05-32-112-028.000-005	Real	Duke Energy Indiana LLC	257,000.00	257,000.00	-	257,000.00
2025	53	53-05-32-112-034.000-005	Real	Middlecourt Real Estate I LLC	1,430,500.00	1,430,500.00	-	1,430,500.00
2025	53	53-05-32-112-037.000-005	Real	Indiana Rail Road Company, The	800.00	800.00	-	800.00
2025	53	53-05-32-112-046.000-005	Real	Indiana Rail Road Company	-	-	-	-
2025	53	53-05-32-112-063.000-005	Real	Eleventh & Rogers LLC	345,900.00	345,900.00	-	345,900.00



2025	53	53-05-32-112-068.000-005	Real	Indiana Rail Road Company	-	-	-	-
2025	53	53-05-32-112-069.000-005	Real	Indiana Rail Road Company	-	-	-	-
2025	53	53-05-32-112-073.000-005	Real	City Of Bloomington Department Of Redeve	-	-	-	-
2025	53	53-05-32-112-084.000-005	Real	Moravec Realty LLC	13,500.00	13,500.00	-	13,500.00
2025	53	53-05-32-112-087.000-005	Real	Bender Enterprises LLC	580,300.00	580,300.00	-	580,300.00
2025	53	53-05-32-112-088.000-005	Real	City of Bloomington Redevelopment Commis	-	-	-	-
2025	53	53-05-32-113-053.000-005	Real	Bender, John W & Paul E	49,300.00	49,300.00	-	49,300.00
2025	53	53-05-32-200-044.000-005	Real	Jerico Management LLC	537,900.00	537,900.00	518,071.00	19,829.00
2025	53	53-05-32-200-049.000-005	Real	Cherrywood LLC	789,000.00	789,000.00	631,769.00	157,231.00
2025	53	53-05-32-201-060.006-005	Real	Lou, Sizhong	8,500.00	8,500.00	-	8,500.00
2025	53	53-05-32-201-071.000-005	Real	Ayers, Austin L & Mary C	118,000.00	28,400.00	28,400.00	-
2025	53	53-05-32-201-074.005-005	Real	Drews, Willem Anthony Peterson	133,400.00	51,480.00	50,880.00	600.00
2025	53	53-05-32-201-089.000-005	Real	Roualet, Timothy W & Sharon M	196,900.00	111,500.00	111,500.00	-
2025	53	53-05-32-201-091.020-005	Real	Crescent Pointe Housing Partners LP	-	-	-	-
2025	53	53-05-32-201-097.013-005	Real	Smith, Leonard D	92,500.00	27,500.00	25,500.00	2,000.00
2025	53	53-05-32-201-098.018-005	Real	Crestline Investments LLC	8,500.00	8,500.00	-	8,500.00
2025	53	53-05-32-201-099.011-005	Real	Hannum, Randy L.	95,800.00	28,680.00	28,680.00	-
2025	53	53-05-32-201-101.000-005	Real	Roualet, Timothy W & Sharon M	102,100.00	102,100.00	-	102,100.00
2025	53	53-05-32-201-131.015-005	Real	Stewart, Mary Susannah	112,900.00	38,940.00	38,940.00	-
2025	53	53-05-32-300-002.000-005	Real	Bloomington Muni Facil Corp	-	-	-	-
2025	53	53-05-32-300-002.001-005	Real	1618 West Third, LLC	682,700.00	682,700.00	527,794.00	154,906.00
2025	53	53-05-32-300-007.001-005	Real	HRB Partners LLP	564,400.00	564,400.00	472,358.00	92,042.00
2025	53	53-05-32-300-008.000-005	Real	Lejeune, Jean A	771,200.00	771,200.00	683,352.00	87,848.00
2025	53	53-05-32-300-042.000-005	Real	North Fork Holdings LLC	770,800.00	770,800.00	569,225.00	201,575.00
2025	53	53-05-32-310-001.000-005	Real	JLW Properties LLC	454,600.00	454,600.00	310,248.00	144,352.00
2025	53	53-05-32-310-002.000-005	Real	Bob Bland Enterprise LLC	376,600.00	376,600.00	260,433.00	116,167.00
2025	53	53-05-32-310-003.000-005	Real	Churchyard LLC	307,300.00	307,300.00	209,383.00	97,917.00
2025	53	53-05-32-310-004.000-005	Real	Sccmhc Housing, Inc.	875,000.00	-	-	-
2025	53	53-05-32-310-005.000-005	Real	Wheeler Mission Ministries, Inc	418,300.00	-	-	-
2025	53	53-05-32-310-006.000-005	Real	Wheeler Mission Ministries Inc	181,800.00	-	-	-
2025	53	53-05-32-310-007.000-005	Real	Wheeler Mission Ministries Inc	538,600.00	-	-	-
2025	53	53-05-32-310-009.000-005	Real	Strauser Group LLC	120,900.00	120,900.00	4,749.00	116,151.00
2025	53	53-05-32-310-010.000-005	Real	Berg, Georg P & Shanta K	1,600.00	1,600.00	61.00	1,539.00
2025	53	53-05-32-310-011.000-005	Real	328 South Walnut Property LLC	462,300.00	462,300.00	233,920.00	228,380.00
2025	53	53-05-32-311-001.000-005	Real	Dental Care Action Inc	197,800.00	197,800.00	107,132.00	90,668.00
2025	53	53-05-32-316-001.000-005	Real	Kleindorfer, David	554,600.00	554,600.00	485,547.00	69,053.00
2025	53	53-05-32-316-003.000-005	Real	Bloomington Municipal Facilities Corp	-	-	-	-
2025	53	53-05-32-400-002.000-005	Real	Cook, Group Incorporated	660,300.00	660,300.00	-	660,300.00
2025	53	53-05-32-400-003.000-005	Real	CFC Inc	96,300.00	96,300.00	-	96,300.00
2025	53	53-05-32-400-004.000-005	Real	City of Bloomington Redevelopment Commis	-	-	-	-
2025	53	53-05-32-404-013.000-005	Real	Gardner, Sara A & Lowe, Heather	276,000.00	276,000.00	-	276,000.00
2025	53	53-05-32-413-001.000-005	Real	Bloomington Thrift Shop In	146,600.00	-	-	-
2025	53	53-05-32-413-002.000-005	Real	Schwitzer, Phyllis Carlson Trust	37,000.00	37,000.00	-	37,000.00
2025	53	53-05-32-413-010.000-005	Real	Fell Company LLP, The	197,000.00	197,000.00	-	197,000.00
2025	53	53-05-32-413-013.000-005	Real	Cassmal LLC	291,000.00	291,000.00	-	291,000.00
2025	53	53-05-32-413-014.000-005	Real	Myers, Joe David	177,300.00	77,580.00	77,580.00	-
2025	53	53-05-32-413-023.000-005	Real	WWHB LLC	408,500.00	408,500.00	-	408,500.00
2025	53	53-05-32-413-031.000-005	Real	Idee Maison LLC	364,400.00	364,400.00	-	364,400.00
2025	53	53-05-32-413-034.000-005	Real	FOUR WEST LLC	235,600.00	235,600.00	-	235,600.00
2025	53	53-05-32-413-036.000-005	Real	412 West 4th Street LLC	338,600.00	338,600.00	-	338,600.00
2025	53	53-05-32-413-037.000-005	Real	WWHB LLC	280,400.00	280,400.00	-	280,400.00
2025	53	53-05-32-413-041.000-005	Real	Fell Company LLP, The	237,900.00	237,900.00	-	237,900.00
2025	53	53-05-32-413-045.000-005	Real	Robert Stillions Legacy LLC	51,600.00	51,600.00	-	51,600.00
2025	53	53-05-32-413-053.000-005	Real	Latelier Inc	306,400.00	306,400.00	-	306,400.00
2025	53	53-05-32-413-055.000-005	Real	Carpenter, Marie	220,100.00	220,100.00	-	220,100.00
2025	53	53-05-32-413-056.000-005	Real	Carpenter, William L	190,100.00	190,100.00	-	190,100.00
2025	53	53-05-32-413-058.000-005	Real	CJ Satellite LLC	75,100.00	75,100.00	-	75,100.00
2025	53	53-05-32-413-063.000-005	Real	Cook Group Incorporated Cfc Inc	1,579,500.00	1,579,500.00	-	1,579,500.00
2025	53	53-05-32-413-066.000-005	Real	Giorgio Losi LLC	387,900.00	-	-	-
2025	53	53-05-32-413-070.000-005	Real	Lotus Education and Arts Foundation Inc	219,000.00	-	-	-
2025	53	53-05-32-413-071.000-005	Real	Davis, Adrienne N; Legler, Theodore R II	409,300.00	217,540.00	215,640.00	1,900.00
2025	53	53-05-32-413-072.000-005	Real	416 W 4th Street LLC	463,600.00	463,600.00	-	463,600.00
2025	53	53-05-32-413-075.000-005	Real	WWHB LLC	601,100.00	601,100.00	-	601,100.00
2025	53	53-05-32-413-081.000-005	Real	CSF Bloomington LLC	3,552,900.00	3,552,900.00	367,618.00	3,185,282.00
2025	53	53-05-32-413-088.000-005	Real	Burris, Barbara D Trust	417,700.00	417,700.00	-	417,700.00
2025	53	53-05-32-413-089.000-005	Real	Ira Essling LLC	182,800.00	182,800.00	-	182,800.00
2025	53	53-05-32-413-090.000-005	Real	Chickering Rentals LLC	413,000.00	413,000.00	-	413,000.00
2025	53	53-05-32-413-091.000-005	Real	Bellwether Properties LLC	1,251,800.00	1,251,800.00	-	1,251,800.00
2025	53	53-05-32-413-092.000-005	Real	R & G Enterprises of Bloomington LLC	309,900.00	309,900.00	-	309,900.00
2025	53	53-05-32-413-097.000-005	Real	Monroe County Board of Commissioners	-	-	-	-
2025	53	53-05-32-413-098.000-005	Real	R & G Enterprises of Bloomington LLC	341,400.00	341,400.00	-	341,400.00
2025	53	53-05-32-413-099.000-005	Real	Bethel A M E Church	507,700.00	126,900.00	-	126,900.00
2025	53	53-05-32-419-008.000-005	Real	Gratitude Trust	290,600.00	290,600.00	-	290,600.00
2025	53	53-05-33-200-001.000-005	Real	Telko Inc	974,200.00	974,200.00	974,200.00	-
2025	53	53-05-33-200-009.000-005	Real	City of Bloomington Redevelopment Commis	-	-	-	-
2025	53	53-05-33-200-010.000-005	Real	Middlecourt Real Estate I LLC	798,600.00	798,600.00	-	798,600.00
2025	53	53-05-33-200-012.000-005	Real	Morton Street Properties LLC	433,800.00	433,800.00	-	433,800.00
2025	53	53-05-33-200-012.003-005	Real	City of Bloomington Redevelopment Commis	-	-	-	-
2025	53	53-05-33-200-012.004-005	Real	City of Bloomington Department of Redeve	-	-	-	-
2025	53	53-05-33-200-012.006-005	Real	City of Bloomington Department of Redeve	-	-	-	-
2025	53	53-05-33-200-012.007-005	Real	KILN Collective, LLC	-	-	-	-
2025	53	53-05-33-200-013.002-005	Real	City of Bloomington Redevelopment Commis	-	-	-	-
2025	53	53-05-33-200-013.012-005	Real	City of Bloomington Redevelopment Commis	-	-	-	-
2025	53	53-05-33-200-014.000-005	Real	Harding Enterprises (908 N Walnut Street	1,066,000.00	1,066,000.00	614,410.00	451,590.00
2025	53	53-05-33-200-015.000-005	Real	Station 11 LLC	967,000.00	967,000.00	794,135.00	172,865.00
2025	53	53-05-33-200-020.005-005	Real	CJ Satellite, LLC	708,900.00	708,900.00	563,400.00	145,500.00
2025	53	53-05-33-200-020.006-005	Real	N College 1200 LLC	670,900.00	670,900.00	243,928.00	426,972.00
2025	53	53-05-33-200-022.000-005	Real	Indiana Rail Road Company, The	-	-	-	-

2025	53	53-05-33-200-022.003-005	Real	Stasny & Horn	4,800.00	4,800.00	-	4,800.00
2025	53	53-05-33-200-022.004-005	Real	Stasny & Horn	1,400.00	1,400.00	-	1,400.00
2025	53	53-05-33-200-023.000-005	Real	THP Park on Morton LLC	25,543,900.00	25,543,900.00	18,437,344.00	7,106,556.00
2025	53	53-05-33-200-023.001-005	Real	Waterstone Bloomington Land LLC	333,200.00	333,200.00	-	333,200.00
2025	53	53-05-33-200-023.002-005	Real	Waterstone Bloomington Land LLC	562,800.00	562,800.00	-	562,800.00
2025	53	53-05-33-200-023.004-005	Real	THP Park on Morton LLC	8,793,700.00	8,793,700.00	4,924,561.00	3,869,139.00
2025	53	53-05-33-200-023.005-005	Real	THP Park on Morton LLC	-	-	-	-
2025	53	53-05-33-200-023.006-005	Real	Arany, Michael	-	-	-	-
2025	53	53-05-33-200-023.007-005	Real	THP Park on Morton LLC	-	-	-	-
2025	53	53-05-33-200-025.000-005	Real	Bloomington Muffler Real Estate LLC	180,700.00	180,700.00	180,700.00	-
2025	53	53-05-33-200-026.000-005	Real	ERL Combo12 LLC	7,173,900.00	885,300.00	793,369.00	91,931.00
2025	53	53-05-33-200-027.000-005	Real	ERL-3 LLC	252,500.00	252,500.00	203,056.00	49,444.00
2025	53	53-05-33-200-030.000-005	Real	ANT Hill Properties, LLC	572,500.00	572,500.00	572,500.00	-
2025	53	53-05-33-200-034.000-005	Real	Hybrid Enterprises LLC	472,600.00	472,600.00	472,600.00	-
2025	53	53-05-33-200-035.000-005	Real	PJ&R Partnership	75,300.00	75,300.00	75,300.00	-
2025	53	53-05-33-200-036.000-005	Real	City Of Bloomington Bd Of Public Works	-	-	-	-
2025	53	53-05-33-202-002.000-005	Real	Hays Building LLC	948,500.00	227,300.00	174,596.00	52,704.00
2025	53	53-05-33-202-031.000-005	Real	B & B Partnership LLC	253,400.00	253,400.00	164,200.00	89,200.00
2025	53	53-05-33-202-053.000-005	Real	Groves, Square Flp	1,103,900.00	1,103,900.00	899,498.00	204,402.00
2025	53	53-05-33-202-054.000-005	Real	Latitude 39 North Properties LLC	1,263,900.00	1,263,900.00	693,293.00	570,607.00
2025	53	53-05-33-202-058.000-005	Real	Dotson, Julia	242,200.00	116,520.00	116,520.00	-
2025	53	53-05-33-202-061.000-005	Real	Scholars Rock LLC	1,852,800.00	1,852,800.00	1,497,818.00	354,982.00
2025	53	53-05-33-202-063.000-005	Real	Vision Holdings LLC	707,200.00	707,200.00	251,423.00	455,777.00
2025	53	53-05-33-204-005.000-005	Real	Hunter Railway Manor Properties LLC	1,644,600.00	1,644,600.00	669,005.00	975,595.00
2025	53	53-05-33-204-012.000-005	Real	Hunter 3 Square Properties LLC	2,651,400.00	2,651,400.00	595,758.00	2,055,642.00
2025	53	53-05-33-204-013.000-005	Real	NKS Development, LLC	204,600.00	204,600.00	204,600.00	-
2025	53	53-05-33-204-022.000-005	Real	Hunter 3 Square Properties LLC	1,464,000.00	1,464,000.00	299,046.00	1,164,954.00
2025	53	53-05-33-204-025.000-005	Real	Andersen, Greg & Lori Revocable Trust	223,600.00	223,600.00	223,600.00	-
2025	53	53-05-33-204-030.000-005	Real	Webb, Leslie Dale & Elsie Marie Revocabl	228,500.00	228,500.00	225,834.00	2,666.00
2025	53	53-05-33-204-037.000-005	Real	Donaghue, Peter F & Donaghue, Helen M	897,300.00	897,300.00	221,830.00	675,470.00
2025	53	53-05-33-204-040.000-005	Real	1013 North College LLC	610,000.00	610,000.00	371,205.00	238,795.00
2025	53	53-05-33-204-044.000-005	Real	Olaf Lava 933, LLC	1,561,900.00	540,500.00	415,029.00	125,471.00
2025	53	53-05-33-204-045.000-005	Real	McCallister, Deanna M	392,200.00	392,200.00	382,979.00	9,221.00
2025	53	53-05-33-204-047.000-005	Real	Huang, Qiangsheng & Ying Jia	182,800.00	182,800.00	182,800.00	-
2025	53	53-05-33-204-051.000-005	Real	Jones, Jeff	238,900.00	238,900.00	238,900.00	-
2025	53	53-05-33-204-055.000-005	Real	SCP Lofts LLC	2,500,000.00	2,500,000.00	2,462,330.00	37,670.00
2025	53	53-05-33-204-056.000-005	Real	39 North Properties LLC	140,100.00	140,100.00	-	140,100.00
2025	53	53-05-33-204-057.000-005	Real	Crisis Pregnancy Center Of Bloomington	263,200.00	-	-	-
2025	53	53-05-33-204-060.000-005	Real	Arthur, Stephen R Revocable Trust (50% i	112,200.00	112,200.00	61,857.00	50,343.00
2025	53	53-05-33-204-062.000-005	Real	Safayan, Ali & Safayan Living Trust & &	129,600.00	129,600.00	-	129,600.00
2025	53	53-05-33-204-066.000-005	Real	Butler, James L. & Susan D.	222,100.00	222,100.00	222,100.00	-
2025	53	53-05-33-204-067.000-005	Real	Indiana Rail Road Company The	-	-	-	-
2025	53	53-05-33-204-072.000-005	Real	Baugh, Brenda	141,600.00	141,600.00	141,600.00	-
2025	53	53-05-33-204-075.000-005	Real	Ramahi, Sadika; Ramahi, Amani; Ramahi, M	251,000.00	203,424.00	203,424.00	-
2025	53	53-05-33-204-077.000-005	Real	Latitude 39 North Properties LLC	79,600.00	79,600.00	79,600.00	-
2025	53	53-05-33-204-080.000-005	Real	Elia LLC	54,800.00	54,800.00	-	54,800.00
2025	53	53-05-33-204-089.000-005	Real	Montano, Socrates	184,000.00	184,000.00	136,722.00	47,278.00
2025	53	53-05-33-204-101.000-005	Real	17th Street Plaza Inc	98,600.00	98,600.00	74,423.00	24,177.00
2025	53	53-05-33-204-103.000-005	Real	BRL Holdings LLC	1,098,000.00	1,098,000.00	419,551.00	678,449.00
2025	53	53-05-33-204-104.000-005	Real	SCP Lofts LLC	3,246,400.00	3,246,400.00	1,130,596.00	2,115,804.00
2025	53	53-05-33-204-108.000-005	Real	Hunter 3 Square Properties LLC	1,381,900.00	1,381,900.00	145,283.00	1,236,617.00
2025	53	53-05-33-204-109.000-005	Real	Braunlin, Linda L Revocable Trust	352,300.00	352,300.00	313,908.00	38,392.00
2025	53	53-05-33-204-111.000-005	Real	English, Terry L. & Carla L.	190,900.00	190,900.00	190,900.00	-
2025	53	53-05-33-204-120.000-005	Real	North College Partners, LLC	104,500.00	104,500.00	58,434.00	46,066.00
2025	53	53-05-33-204-121.000-005	Real	Shelby Bloomington LLC	265,600.00	265,600.00	265,600.00	-
2025	53	53-05-33-204-128.000-005	Real	Feigenbaum, Lyle A & Kerry L	530,100.00	530,100.00	477,846.00	52,254.00
2025	53	53-05-33-204-131.000-005	Real	THP Park on Morton LLC	17,800.00	17,800.00	-	17,800.00
2025	53	53-05-33-204-132.000-005	Real	11th and Walnut Newco LLC	3,437,200.00	3,437,200.00	813,598.00	2,623,602.00
2025	53	53-05-33-204-137.000-005	Real	Resolve LLC	251,000.00	251,000.00	193,286.00	57,714.00
2025	53	53-05-33-204-139.000-005	Real	Indiana Rail Road Co Att Mark Csx	-	-	-	-
2025	53	53-05-33-204-141.000-005	Real	My Btown Properties LLC	164,100.00	164,100.00	164,100.00	-
2025	53	53-05-33-204-142.000-005	Real	BMI Properties LLC	515,800.00	515,800.00	392,612.00	123,188.00
2025	53	53-05-33-204-144.000-005	Real	Everest Properties LLC	426,500.00	426,500.00	426,500.00	-
2025	53	53-05-33-204-145.000-005	Real	SCP 2007-C26-002 LLC	2,809,000.00	2,809,000.00	2,809,000.00	-
2025	53	53-05-33-204-149.000-005	Real	B Venturas LLC	741,600.00	741,600.00	741,600.00	-
2025	53	53-05-33-205-004.000-005	Real	Fox, Jerry M (50% interest); Fox, Justin	609,200.00	609,200.00	288,834.00	320,366.00
2025	53	53-05-33-205-010.000-005	Real	Wen Qing Investments LLC	484,500.00	484,500.00	277,570.00	206,930.00
2025	53	53-05-33-205-011.000-005	Real	Fox, Jerry M (50% interest); Fox, Justin	2,086,900.00	2,086,900.00	395,471.00	1,691,429.00
2025	53	53-05-33-205-012.000-005	Real	Mattick, Joseph M	465,100.00	465,100.00	416,951.00	48,149.00
2025	53	53-05-33-206-002.000-005	Real	Van Hoy Properties LLC	515,500.00	515,500.00	355,912.00	159,588.00
2025	53	53-05-33-206-003.000-005	Real	City of Bloomington Redevelopment Commis	-	-	-	-
2025	53	53-05-33-206-004.000-005	Real	TCVC LLC	7,763,700.00	7,763,700.00	840,188.00	6,923,512.00
2025	53	53-05-33-206-005.000-005	Real	Saeedi, Gul & Zakira	355,600.00	184,560.00	184,560.00	-
2025	53	53-05-33-206-006.000-005	Real	Chickering Rentals LLC	627,300.00	627,300.00	461,646.00	165,654.00
2025	53	53-05-33-206-007.000-005	Real	TCVC LLC	4,198,400.00	4,198,400.00	616,901.00	3,581,499.00
2025	53	53-05-33-206-008.000-005	Real	TCVC LLC	1,755,700.00	454,800.00	337,075.00	117,725.00
2025	53	53-05-33-206-009.000-005	Real	Redevelopment Comission of the City of B	-	-	-	-
2025	53	53-05-33-206-011.000-005	Real	Beard Rentals LLC	158,500.00	158,500.00	158,500.00	-
2025	53	53-05-33-206-012.000-005	Real	GMS Enterprises LLC	1,494,400.00	1,494,400.00	413,413.00	1,080,987.00
2025	53	53-05-33-206-013.000-005	Real	Holdman, David & Diana	359,200.00	359,200.00	305,701.00	53,499.00
2025	53	53-05-33-206-014.000-005	Real	Bishop, Gary D.	350,300.00	350,300.00	350,300.00	-
2025	53	53-05-33-206-015.000-005	Real	TCVC LLC	8,574,000.00	8,574,000.00	8,574,000.00	-
2025	53	53-05-33-206-016.000-005	Real	Christine, Joseph LLC	443,100.00	443,100.00	394,914.00	48,186.00
2025	53	53-05-33-206-017.000-005	Real	Holden Rentals III LLC	398,400.00	398,400.00	374,739.00	23,661.00
2025	53	53-05-33-206-018.000-005	Real	Paiva, Carol J.	177,300.00	99,180.00	24,180.00	75,000.00
2025	53	53-05-33-206-019.000-005	Real	Eurton Qualified Opportunity Fund, LLC	621,600.00	621,600.00	-	621,600.00
2025	53	53-05-33-206-020.000-005	Real	Lloyd Law Investments LLC	396,500.00	396,500.00	356,304.00	40,196.00
2025	53	53-05-33-206-021.000-005	Real	AJL-703 LLC	1,451,000.00	854,700.00	475,532.00	379,168.00

2025	53	53-05-33-206-023.000-005	Real	SCP Lofts LLC	1,907,500.00	1,907,500.00	555,036.00	1,352,464.00
2025	53	53-05-33-206-024.000-005	Real	ERL Combo12 LLC	1,651,400.00	1,651,400.00	-	1,651,400.00
2025	53	53-05-33-206-025.000-005	Real	631 N College Ave LLC	624,700.00	624,700.00	624,700.00	-
2025	53	53-05-33-206-029.000-005	Real	BIGO Properties LLC	2,139,000.00	2,139,000.00	1,976,900.00	162,100.00
2025	53	53-05-33-206-030.000-005	Real	Bailey 8 LLC	4,728,100.00	4,728,100.00	849,942.00	3,878,158.00
2025	53	53-05-33-206-035.000-005	Real	Yukon Properties LLC	517,800.00	517,800.00	-	517,800.00
2025	53	53-05-33-206-039.000-005	Real	Realco	624,300.00	187,300.00	187,300.00	-
2025	53	53-05-33-207-001.000-005	Real	Higgins, Aaron	254,900.00	254,900.00	177,555.00	77,345.00
2025	53	53-05-33-207-006.000-005	Real	The JBP Revocable Trust	292,600.00	292,600.00	237,770.00	54,830.00
2025	53	53-05-33-207-010.000-005	Real	IBALL LEFT LLC	214,900.00	214,900.00	208,313.00	6,587.00
2025	53	53-05-33-207-011.000-005	Real	McKamey, Erin D; McKamey, Cheryl D & Den	238,600.00	114,360.00	114,360.00	-
2025	53	53-05-33-207-016.000-005	Real	High Point Bloomington Apartments LLC	300,400.00	300,400.00	261,931.00	38,469.00
2025	53	53-05-33-207-027.000-005	Real	CJ Satellite LLC	187,300.00	187,300.00	174,304.00	12,996.00
2025	53	53-05-33-207-029.000-005	Real	Toos LLC	340,000.00	340,000.00	291,073.00	48,927.00
2025	53	53-05-33-210-073.000-005	Real	Stasny & Horn	326,500.00	326,500.00	-	326,500.00
2025	53	53-05-33-210-081.000-005	Real	Stasny & Horn	162,200.00	162,200.00	-	162,200.00
2025	53	53-05-33-300-002.000-005	Real	Bloomington Plus LLC	790,100.00	790,100.00	31,317.00	758,783.00
2025	53	53-05-33-300-006.001-005	Real	Monroe County Convention Center Building	-	-	-	-
2025	53	53-05-33-300-008.000-005	Real	Monroe Co Convention Center Bldg Corp	-	-	-	-
2025	53	53-05-33-300-009.000-005	Real	Shaw Hoosier Heights LLC	334,800.00	334,800.00	-	334,800.00
2025	53	53-05-33-300-010.000-005	Real	Monroe County Board of Commissioners	-	-	-	-
2025	53	53-05-33-300-012.000-005	Real	Za Properties LLC	128,800.00	128,800.00	96,090.00	32,710.00
2025	53	53-05-33-300-014.000-005	Real	BMI Properties LLC	1,312,100.00	1,312,100.00	808,317.00	503,783.00
2025	53	53-05-33-300-016.000-005	Real	Walls, Fred J & Shirlee E	127,900.00	127,900.00	-	127,900.00
2025	53	53-05-33-300-016.001-005	Real	GMS Enterprises LLC	1,515,700.00	1,515,700.00	278,145.00	1,237,555.00
2025	53	53-05-33-300-017.000-005	Real	Omega Visions LLC	439,200.00	439,200.00	-	439,200.00
2025	53	53-05-33-300-017.001-005	Real	Bloomington Public Transportation Corpor	-	-	-	-
2025	53	53-05-33-300-017.002-005	Real	Board of Public Works of the City of Blo	-	-	-	-
2025	53	53-05-33-300-022.001-005	Real	Monroe County Convention Center Building	-	-	-	-
2025	53	53-05-33-300-023.000-005	Real	Burnham Place Apartments LLC	2,698,700.00	2,698,700.00	1,999,504.00	699,196.00
2025	53	53-05-33-300-024.001-005	Real	Monroe Co Convention Center Bldg Corp	-	-	-	-
2025	53	53-05-33-300-025.000-005	Real	Lemon, Charles Buck; Cook, Claudia Lemon	320,000.00	320,000.00	-	320,000.00
2025	53	53-05-33-300-025.001-005	Real	Shivam Properties LLC	1,108,900.00	1,108,900.00	774,985.00	333,915.00
2025	53	53-05-33-300-029.000-005	Real	Rarey, Daniel R Revocable Trust	476,500.00	476,500.00	-	476,500.00
2025	53	53-05-33-300-031.000-005	Real	Morton Street Properties LLC	3,252,200.00	3,252,200.00	-	3,252,200.00
2025	53	53-05-33-300-034.000-005	Real	BRL Holdings 418 North College LLC	2,032,100.00	2,032,100.00	-	2,032,100.00
2025	53	53-05-33-300-035.000-005	Real	10 North Newco LLC	8,477,900.00	8,477,900.00	3,707,824.00	4,770,076.00
2025	53	53-05-33-300-036.000-005	Real	SCP 9 North College LLC	7,707,800.00	5,642,400.00	2,873,810.00	2,768,590.00
2025	53	53-05-33-300-037.000-005	Real	Bloomington Cooperative Living Inc	353,500.00	-	-	-
2025	53	53-05-33-300-045.000-005	Real	JAV 419 LLC	757,400.00	757,400.00	-	757,400.00
2025	53	53-05-33-300-045.002-005	Real	Constellation Stage & Screen Inc	510,600.00	510,600.00	-	510,600.00
2025	53	53-05-33-300-046.001-005	Real	MandR Real Estate LLC	714,200.00	714,200.00	-	714,200.00
2025	53	53-05-33-300-046.002-005	Real	Smallwood Plaza Propco LLC	33,445,200.00	33,445,200.00	29,138,403.00	4,306,797.00
2025	53	53-05-33-300-050.000-005	Real	Cook, Claudia Lemon	307,300.00	307,300.00	-	307,300.00
2025	53	53-05-33-300-051.000-005	Real	Drummond Management LLC	1,022,700.00	420,900.00	-	420,900.00
2025	53	53-05-33-300-052.000-005	Real	Epic Ride LLC	1,031,400.00	1,031,400.00	-	1,031,400.00
2025	53	53-05-33-300-058.000-005	Real	BMI Properties LLC	1,032,600.00	1,032,600.00	-	1,032,600.00
2025	53	53-05-33-306-002.000-005	Real	BMI 2020 LLC	877,200.00	877,200.00	-	877,200.00
2025	53	53-05-33-306-003.000-005	Real	Blgtn Lodge 446 Benevolant Protective Or	808,500.00	-	-	-
2025	53	53-05-33-306-004.000-005	Real	Van Hoy Properties LLC	464,500.00	464,500.00	-	464,500.00
2025	53	53-05-33-306-007.000-005	Real	Fierst Rentals LLC	601,800.00	601,800.00	-	601,800.00
2025	53	53-05-33-306-008.000-005	Real	BIGO Properties LLC	787,300.00	787,300.00	-	787,300.00
2025	53	53-05-33-306-009.000-005	Real	Amerson Joint Revocable Trust	575,000.00	316,200.00	316,200.00	-
2025	53	53-05-33-306-010.000-005	Real	Maxwell, John W	402,500.00	212,700.00	212,700.00	-
2025	53	53-05-33-306-011.000-005	Real	Grigoris, Fotis; Lee, Sarah Kay Youny	402,500.00	212,700.00	212,700.00	-
2025	53	53-05-33-306-012.000-005	Real	Riggilo, Nicholas J; Irene B; Riggilo, M	316,200.00	160,920.00	160,920.00	-
2025	53	53-05-33-306-015.000-005	Real	Skirvin, Theodore A II & Elizabeth S	488,700.00	488,700.00	-	488,700.00
2025	53	53-05-33-306-016.000-005	Real	Gawne, Timothy & Jennifer	316,200.00	316,200.00	-	316,200.00
2025	53	53-05-33-306-017.000-005	Real	Lopez-Morillas, Consuelo; Merino, Enriqu	477,200.00	257,520.00	257,520.00	-
2025	53	53-05-33-306-018.000-005	Real	Guyer, Marc	402,500.00	212,700.00	212,700.00	-
2025	53	53-05-33-306-019.000-005	Real	Zhang, Gerrie	385,200.00	385,200.00	-	385,200.00
2025	53	53-05-33-306-020.000-005	Real	Dorulla, Raymond J & Georgia K	316,200.00	316,200.00	-	316,200.00
2025	53	53-05-33-306-025.000-005	Real	Chickering Rentals LLC	517,500.00	517,500.00	-	517,500.00
2025	53	53-05-33-306-027.000-005	Real	Small Town Properties LLC	341,700.00	341,700.00	-	341,700.00
2025	53	53-05-33-306-029.000-005	Real	Shields, S Machele & Stephen L	920,000.00	920,000.00	-	920,000.00
2025	53	53-05-33-306-030.000-005	Real	AFT Bloomington LLC	402,500.00	402,500.00	-	402,500.00
2025	53	53-05-33-306-032.000-005	Real	Devoe, James F Jr & Michelle E & Devoe,	316,200.00	316,200.00	-	316,200.00
2025	53	53-05-33-306-033.000-005	Real	Knight, Stanton & Laura	477,200.00	477,200.00	213,578.00	263,622.00
2025	53	53-05-33-306-036.000-005	Real	BIGO Properties LLC	766,500.00	766,500.00	-	766,500.00
2025	53	53-05-33-306-037.000-005	Real	Fierst Rentals LLC	828,900.00	828,900.00	-	828,900.00
2025	53	53-05-33-306-038.000-005	Real	Matthews, Byron H; Zerbe, Jennifer A	402,500.00	402,500.00	-	402,500.00
2025	53	53-05-33-306-039.000-005	Real	Chickering Rentals LLC	667,800.00	667,800.00	-	667,800.00
2025	53	53-05-33-306-040.000-005	Real	BIGO Properties LLC	726,000.00	726,000.00	-	726,000.00
2025	53	53-05-33-306-041.000-005	Real	Bigo Properties LLC	533,100.00	533,100.00	-	533,100.00
2025	53	53-05-33-306-042.000-005	Real	Ibrahim, Barbara L	385,200.00	385,200.00	-	385,200.00
2025	53	53-05-33-306-043.000-005	Real	Crescent Woods LLC	477,200.00	477,200.00	-	477,200.00
2025	53	53-05-33-306-044.000-005	Real	BMI Properties LLC	632,000.00	632,000.00	-	632,000.00
2025	53	53-05-33-306-045.000-005	Real	BFG LLC	835,100.00	835,100.00	-	835,100.00
2025	53	53-05-33-306-048.000-005	Real	ERL-2 LLC	649,900.00	649,900.00	-	649,900.00
2025	53	53-05-33-308-003.000-005	Real	Farmer House Museum Inc, The	436,400.00	-	-	-
2025	53	53-05-33-308-005.000-005	Real	Indiana University, Trustees Of	-	-	-	-
2025	53	53-05-33-308-006.000-005	Real	TCVC LLC	2,858,200.00	2,858,200.00	-	2,858,200.00
2025	53	53-05-33-308-010.000-005	Real	TCVC LLC	3,488,200.00	3,488,200.00	-	3,488,200.00
2025	53	53-05-33-308-011.000-005	Real	Pretium Bloomington Suites LLC	14,604,500.00	14,604,500.00	-	14,604,500.00
2025	53	53-05-33-308-012.000-005	Real	Indiana University, Trustees Of	-	-	-	-
2025	53	53-05-33-308-013.000-005	Real	Indiana University, Trustees Of	-	-	-	-
2025	53	53-05-33-308-014.000-005	Real	Moonburn, LLC	3,440,000.00	3,440,000.00	-	3,440,000.00
2025	53	53-05-33-309-003.000-005	Real	City of Bloomington Redevelopment Commis	3,496,400.00	3,496,400.00	-	3,496,400.00

2025	53	53-05-33-310-002.000-005	Real	BFS Retail & Commerical Operations LLC	373,900.00	373,900.00	-	373,900.00
2025	53	53-05-33-310-006.000-005	Real	Cityside 123, LLC	6,142,000.00	6,142,000.00	-	6,142,000.00
2025	53	53-05-33-310-007.000-005	Real	Bryan Rental Inc	275,000.00	275,000.00	-	275,000.00
2025	53	53-05-33-310-009.000-005	Real	Barrister Holdings LLC	1,309,500.00	1,309,500.00	-	1,309,500.00
2025	53	53-05-33-310-010.000-005	Real	Storm, Bruce R & Shannon K Revocable Liv	183,100.00	183,100.00	-	183,100.00
2025	53	53-05-33-310-011.000-005	Real	Richon LLC	463,500.00	463,500.00	-	463,500.00
2025	53	53-05-33-310-012.000-005	Real	BLOOMINGTONTHAIONWHEELS, LLC	234,900.00	234,900.00	-	234,900.00
2025	53	53-05-33-310-017.000-005	Real	Busted Block LLC	2,780,800.00	2,780,800.00	396,032.00	2,384,768.00
2025	53	53-05-33-310-019.000-005	Real	Monroe County Public Library	-	-	-	-
2025	53	53-05-33-310-021.000-005	Real	Red Truck Bloomington LLC	410,700.00	410,700.00	-	410,700.00
2025	53	53-05-33-310-022.000-005	Real	Peoples State Bank, The	1,543,200.00	1,543,200.00	-	1,543,200.00
2025	53	53-05-33-310-023.000-005	Real	North Walnut Street Properties LLC	552,300.00	552,300.00	-	552,300.00
2025	53	53-05-33-310-026.000-005	Real	GP-GMS Bloomington LLC	333,400.00	333,400.00	-	333,400.00
2025	53	53-05-33-310-027.000-005	Real	Stardust Development LLC	1,117,000.00	1,117,000.00	-	1,117,000.00
2025	53	53-05-33-310-028.000-005	Real	Hat Rentals LLC	1,023,700.00	1,023,700.00	-	1,023,700.00
2025	53	53-05-33-310-035.000-005	Real	Bryan Rental Inc	2,467,700.00	2,467,700.00	-	2,467,700.00
2025	53	53-05-33-310-036.000-005	Real	ERL-5 LLC	1,355,000.00	1,355,000.00	206,274.00	1,148,726.00
2025	53	53-05-33-310-037.000-005	Real	Bryan Rental Inc	268,300.00	268,300.00	-	268,300.00
2025	53	53-05-33-310-038.000-005	Real	City Of Bloomington In	-	-	-	-
2025	53	53-05-33-310-039.000-005	Real	Fox Capital 1031 LLC	308,900.00	308,900.00	-	308,900.00
2025	53	53-05-33-310-041.000-005	Real	222 W Kirkwood LLC	739,800.00	739,800.00	-	739,800.00
2025	53	53-05-33-310-043.000-005	Real	Hoosier Acres IN LLC	1,189,800.00	1,189,800.00	216,897.00	972,903.00
2025	53	53-05-33-310-044.000-005	Real	North Walnut Street Properties LLC	408,300.00	408,300.00	-	408,300.00
2025	53	53-05-33-310-045.000-005	Real	City Of Bloomington	-	-	-	-
2025	53	53-05-33-310-047.000-005	Real	BMI Properties LLC	466,000.00	466,000.00	-	466,000.00
2025	53	53-05-33-310-048.000-005	Real	Stardust Development LLC & Seeber T M &	701,300.00	701,300.00	-	701,300.00
2025	53	53-05-33-310-054.000-005	Real	Omega Master Bond LLC	366,300.00	366,300.00	-	366,300.00
2025	53	53-05-33-310-055.116-005	Real	GP-GMS Bloomington LLC	3,202,400.00	3,202,400.00	-	3,202,400.00
2025	53	53-05-33-310-056.000-005	Real	OEI Bloomington LLC	954,900.00	954,900.00	-	954,900.00
2025	53	53-05-33-310-058.000-005	Real	Busted Block LLC	578,000.00	578,000.00	-	578,000.00
2025	53	53-05-33-310-061.000-005	Real	421 E Kirkwood LLC	678,000.00	678,000.00	-	678,000.00
2025	53	53-05-33-310-062.000-005	Real	Cutters Kirkwood 123, LLC	740,800.00	740,800.00	714,451.00	26,349.00
2025	53	53-05-33-310-062.001-005	Real	275 Blecker Corp	2,993,800.00	2,993,800.00	-	2,993,800.00
2025	53	53-05-33-310-062.002-005	Real	Meitus-Newcomer Properties LLC	359,300.00	359,300.00	-	359,300.00
2025	53	53-05-33-310-062.022-005	Real	Cutters Kirkwood 121 LLC	122,800.00	122,800.00	-	122,800.00
2025	53	53-05-33-310-062.032-005	Real	Cutters Kirkwood 121 LLC	124,700.00	124,700.00	-	124,700.00
2025	53	53-05-33-310-062.042-005	Real	Cutters Kirkwood 121 LLC	103,900.00	103,900.00	-	103,900.00
2025	53	53-05-33-310-063.000-005	Real	Bloomington Bagel Company LLC	2,194,800.00	2,194,800.00	-	2,194,800.00
2025	53	53-05-33-310-065.000-005	Real	JMS Rentals LLC	593,100.00	593,100.00	-	593,100.00
2025	53	53-05-33-310-069.000-005	Real	Annex of Bloomington LLC	-	-	-	-
2025	53	53-05-33-310-070.000-005	Real	College Rentals Inc	365,800.00	365,800.00	-	365,800.00
2025	53	53-05-33-310-071.000-005	Real	Storm, Bruce R & Shannon K Revocable Liv	300,800.00	300,800.00	-	300,800.00
2025	53	53-05-33-310-073.000-005	Real	Annex of Bloomington LLC	3,681,700.00	3,681,700.00	-	3,681,700.00
2025	53	53-05-33-310-076.000-005	Real	Fox, Boyd A & Norma Jean	162,400.00	162,400.00	-	162,400.00
2025	53	53-05-33-310-077.000-005	Real	McCrea, Edward F & Vickie L	241,800.00	241,800.00	-	241,800.00
2025	53	53-05-33-310-078.000-005	Real	U S Assets LLC	337,900.00	337,900.00	-	337,900.00
2025	53	53-05-33-310-081.000-005	Real	Stardust Development LLC	502,100.00	502,100.00	-	502,100.00
2025	53	53-05-33-310-082.000-005	Real	Bryan Rental Inc	54,500.00	54,500.00	-	54,500.00
2025	53	53-05-33-310-083.000-005	Real	Colman, David J & Michelle Martin	332,500.00	332,500.00	-	332,500.00
2025	53	53-05-33-310-084.000-005	Real	Uptown FC LLC	177,500.00	177,500.00	-	177,500.00
2025	53	53-05-33-310-085.000-005	Real	Wonderlab: Museum Of Science, Health & T	1,374,400.00	-	-	-
2025	53	53-05-33-310-086.000-005	Real	422 Kirkwood LLC	3,684,400.00	3,684,400.00	599,975.00	3,084,425.00
2025	53	53-05-33-310-087.000-005	Real	118 Kirkwood LLC	919,900.00	919,900.00	-	919,900.00
2025	53	53-05-33-310-088.000-005	Real	Jupiter Investments Inc	767,300.00	767,300.00	-	767,300.00
2025	53	53-05-33-310-089.000-005	Real	TDDM LLC	766,100.00	766,100.00	-	766,100.00
2025	53	53-05-33-310-090.000-005	Real	Stardust Development LLC	656,700.00	656,700.00	-	656,700.00
2025	53	53-05-33-310-091.000-005	Real	Augenbergs, Uldis E & Susan K	163,900.00	163,900.00	-	163,900.00
2025	53	53-05-33-310-091.999-005	Real	Augenbergs, Uldis E & Susan K	-	-	-	-
2025	53	53-05-33-310-092.000-005	Real	Khan, Tariq; Underwood, Cheryl L	765,800.00	765,800.00	-	765,800.00
2025	53	53-05-33-310-093.000-005	Real	College Avenue LLC	468,800.00	468,800.00	-	468,800.00
2025	53	53-05-33-310-095.000-005	Real	DG&D Properties LLC	1,113,400.00	1,113,400.00	-	1,113,400.00
2025	53	53-05-33-310-097.000-005	Real	Omega Master LLC	1,266,900.00	1,266,900.00	-	1,266,900.00
2025	53	53-05-33-310-098.000-005	Real	Saeedi, Gul M & Zakira	729,800.00	729,800.00	63,144.00	666,656.00
2025	53	53-05-33-310-099.000-005	Real	Fox, Boyd A. & Norma J.	51,500.00	51,500.00	-	51,500.00
2025	53	53-05-33-310-100.000-005	Real	Jones, Robert Delano	796,200.00	796,200.00	-	796,200.00
2025	53	53-05-33-310-103.000-005	Real	City Of Bloomington	-	-	-	-
2025	53	53-05-33-310-104.000-005	Real	City of Bloomington	-	-	-	-
2025	53	53-05-33-310-105.000-005	Real	Bryan Rental Inc	315,100.00	315,100.00	-	315,100.00
2025	53	53-05-33-310-106.000-005	Real	DYFN LLC	612,400.00	612,400.00	-	612,400.00
2025	53	53-05-33-310-107.000-005	Real	Rectors, Wardens & Vestrymen, Trinity Ep	2,852,100.00	-	-	-
2025	53	53-05-33-310-110.000-005	Real	Omega Center and Lofts 103 LLC	1,508,900.00	1,508,900.00	348,572.00	1,160,328.00
2025	53	53-05-33-310-111.000-005	Real	107 North College Avenue LLC	1,068,700.00	1,068,700.00	-	1,068,700.00
2025	53	53-05-33-310-112.000-005	Real	The Foundry at 304 LLC (67.72%) & Foundr	-	-	-	-
2025	53	53-05-33-310-112.100-005	Real	Foundry WPR Elmore LLC (50%) & Foundry W	1,100,000.00	880,000.00	-	880,000.00
2025	53	53-05-33-310-112.101-005	Real	Foundry WPR Elmore LLC (50%) & Foundry W	1,700,000.00	1,360,000.00	-	1,360,000.00
2025	53	53-05-33-310-112.201-005	Real	Zietlow, Charlotte T	537,400.00	186,160.00	186,160.00	-
2025	53	53-05-33-310-112.202-005	Real	SGL Properties LLC	545,400.00	436,320.00	-	436,320.00
2025	53	53-05-33-310-112.203-005	Real	Javidi, Hannah S	314,750.00	97,100.00	97,100.00	-
2025	53	53-05-33-310-112.204-005	Real	Goris, Lori Koetting; Goris, Amy Nicole	617,550.00	218,220.00	218,220.00	-
2025	53	53-05-33-310-112.205-005	Real	Nassim, Bahman & Cynthia; Nassim, Adria	526,700.00	181,880.00	181,880.00	-
2025	53	53-05-33-310-112.206-005	Real	Mencias, Ronald G	584,500.00	467,600.00	-	467,600.00
2025	53	53-05-33-310-112.207-005	Real	Fasih, Anum	523,200.00	180,480.00	180,480.00	-
2025	53	53-05-33-310-112.208-005	Real	Boren, Wilber C & Kristi K	508,300.00	406,640.00	-	406,640.00
2025	53	53-05-33-310-112.209-005	Real	Schwarz, Jeffrey A & Jill H	422,000.00	337,600.00	-	337,600.00
2025	53	53-05-33-310-112.210-005	Real	Bozgan Properties LLC	750,300.00	600,240.00	-	600,240.00
2025	53	53-05-33-310-112.211-005	Real	Weiler, Donald G Revocable Trust Agreeeme	1,000,500.00	406,650.00	406,650.00	-
2025	53	53-05-33-310-112.212-005	Real	P6 LLC; Parrillo, Olivia Christina	656,000.00	234,400.00	234,400.00	-
2025	53	53-05-33-310-112.213-005	Real	Lorch, Basil & Vivian	319,900.00	255,920.00	-	255,920.00

2025	53	53-05-33-310-112.301-005	Real	Pratt, James H & Kathryn A	533,100.00	184,440.00	184,440.00	-
2025	53	53-05-33-310-112.302-005	Real	Kreft, Steven F & Elham Mafi-Kreft	544,300.00	188,920.00	188,920.00	-
2025	53	53-05-33-310-112.303-005	Real	Fullerton, Leigh-Ann	364,000.00	116,800.00	116,800.00	-
2025	53	53-05-33-310-112.304-005	Real	Rusche, Michael Branen & Jennifer Lynn;	614,900.00	217,160.00	217,160.00	-
2025	53	53-05-33-310-112.305-005	Real	BKSL Trust, The	575,000.00	460,000.00	-	460,000.00
2025	53	53-05-33-310-112.306-005	Real	Kirkwood 306 LLC	581,600.00	465,280.00	-	465,280.00
2025	53	53-05-33-310-112.307-005	Real	Shah, Rajesh & Kathleen	575,000.00	460,000.00	-	460,000.00
2025	53	53-05-33-310-112.308-005	Real	304 West Kirkwood #308 LLC	505,900.00	404,720.00	-	404,720.00
2025	53	53-05-33-310-112.309-005	Real	Murray, Kevin T & Monica M; Murray, Megh	333,500.00	104,600.00	104,600.00	-
2025	53	53-05-33-310-112.310-005	Real	Blackburn, James W	723,800.00	579,040.00	-	579,040.00
2025	53	53-05-33-310-112.311-005	Real	Thomas, George	824,400.00	659,520.00	-	659,520.00
2025	53	53-05-33-310-112.312-005	Real	Elwood, John A Declaration of Trust	661,200.00	237,000.00	237,000.00	-
2025	53	53-05-33-310-112.313-005	Real	Cornerstone Information Systems Inc	318,000.00	254,400.00	-	254,400.00
2025	53	53-05-33-310-112.400-005	Real	Elmore, David G Jr & Virginia H	1,840,000.00	1,194,400.00	1,194,400.00	-
2025	53	53-05-33-310-112.401-005	Real	Orrego, Juan M; Colin, Beverly A	1,265,000.00	1,265,000.00	-	1,265,000.00
2025	53	53-05-33-310-113.000-005	Real	Stardust Development LLC & Seeber, Thoma	1,049,100.00	1,049,100.00	256,949.00	792,151.00
2025	53	53-05-33-310-114.000-005	Real	HHI Sullivans LLC	2,028,400.00	2,028,400.00	-	2,028,400.00
2025	53	53-05-33-310-115.000-005	Real	Red Truck Bloomington LLC	326,800.00	326,800.00	-	326,800.00
2025	53	53-05-33-310-116.000-005	Real	Red Truck Bloomington LLC	332,500.00	332,500.00	-	332,500.00
2025	53	53-05-33-310-117.000-005	Real	DYFN LLC	202,700.00	202,700.00	-	202,700.00
2025	53	53-05-33-310-118.000-005	Real	Board Of Commissioners Monroe County, Th	-	-	-	-
2025	53	53-05-33-310-119.000-005	Real	College Rentals Inc	574,900.00	574,900.00	-	574,900.00
2025	53	53-05-33-310-121.000-005	Real	JMS Rentals LLC	153,600.00	153,600.00	-	153,600.00
2025	53	53-05-33-310-125.000-005	Real	Naderpoor, Anwar & Mary	958,200.00	958,200.00	-	958,200.00
2025	53	53-05-33-310-128.000-005	Real	Ellis Company LP, The	999,400.00	999,400.00	-	999,400.00
2025	53	53-05-33-310-129.000-005	Real	Chip Bloom LLC	932,800.00	932,800.00	-	932,800.00
2025	53	53-05-33-310-133.000-005	Real	Spannuth Enterprises Inc	655,200.00	655,200.00	-	655,200.00
2025	53	53-05-33-310-134.000-005	Real	1928 Beaux Arts Bldg LLC	-	-	-	-
2025	53	53-05-33-310-136.000-005	Real	Bryan Rental Inc	224,600.00	224,600.00	-	224,600.00
2025	53	53-05-33-310-137.000-005	Real	BMI Properties, LLC	2,379,300.00	2,379,300.00	202,315.00	2,176,985.00
2025	53	53-05-33-310-138.000-005	Real	DYFN LLC	497,300.00	497,300.00	-	497,300.00
2025	53	53-05-33-310-141.000-005	Real	Fiore, Patrick & Marina	464,500.00	429,160.00	11,160.00	418,000.00
2025	53	53-05-33-310-144.000-005	Real	Thatcher, Avery III	240,800.00	240,800.00	-	240,800.00
2025	53	53-05-33-310-145.000-005	Real	6th Street North LLC	1,613,800.00	1,613,800.00	-	1,613,800.00
2025	53	53-05-33-310-156.000-005	Real	Omega Master Bond LLC	2,977,700.00	2,977,700.00	308,530.00	2,669,170.00
2025	53	53-05-33-310-169.000-005	Real	Fenneman & Brown Properties LLC	269,100.00	269,100.00	-	269,100.00
2025	53	53-05-33-310-170.000-005	Real	Monroe County Board of Commissioners	-	-	-	-
2025	53	53-05-33-310-173.000-005	Real	222 Hats LLC	481,900.00	481,900.00	-	481,900.00
2025	53	53-05-33-310-174.000-005	Real	Cityside 123 LLC	1,314,400.00	1,314,400.00	-	1,314,400.00
2025	53	53-05-33-310-175.000-005	Real	207 S College LLC	1,456,700.00	1,456,700.00	-	1,456,700.00
2025	53	53-05-33-310-176.000-005	Real	City of Bloomington Redevelopment Commis	-	-	-	-
2025	53	53-05-33-310-177.000-005	Real	Khan Brothers LLC	2,761,300.00	2,761,300.00	-	2,761,300.00
2025	53	53-05-33-310-178.000-005	Real	Harstad Realty Group LLC	509,600.00	509,600.00	-	509,600.00
2025	53	53-05-33-310-179.000-005	Real	Saratoga Properties LLC	889,800.00	889,800.00	-	889,800.00
2025	53	53-05-33-310-180.000-005	Real	City Of Bloomington	-	-	-	-
2025	53	53-05-33-310-187.000-005	Real	Fenneman & Brown Properties LLC	261,400.00	261,400.00	-	261,400.00
2025	53	53-05-33-310-196.000-005	Real	Hoffman, Steven J	549,700.00	549,700.00	-	549,700.00
2025	53	53-05-33-310-199.000-005	Real	ERL-1 LLC	589,600.00	589,600.00	-	589,600.00
2025	53	53-05-33-310-200.000-005	Real	MEC Property LLC	1,628,000.00	1,628,000.00	-	1,628,000.00
2025	53	53-05-33-310-201.000-005	Real	The Glabman Partnership LP	3,012,800.00	3,012,800.00	-	3,012,800.00
2025	53	53-05-33-310-202.000-005	Real	Hoffman, Steven J	537,400.00	537,400.00	-	537,400.00
2025	53	53-05-33-310-207.000-005	Real	Van Hoy Properties LLC	819,800.00	819,800.00	-	819,800.00
2025	53	53-05-33-310-208.000-005	Real	Hrisomalos, Athena A	754,200.00	754,200.00	-	754,200.00
2025	53	53-05-33-310-212.000-005	Real	Little Zagreb Property LLC	683,400.00	683,400.00	-	683,400.00
2025	53	53-05-33-310-214.000-005	Real	Omega Master Bond LLC	933,100.00	933,100.00	273,133.00	659,967.00
2025	53	53-05-33-310-227.000-005	Real	Bailey 8 LLC	968,600.00	968,600.00	-	968,600.00
2025	53	53-05-33-310-228.000-005	Real	CFC Inc	725,400.00	725,400.00	-	725,400.00
2025	53	53-05-33-310-229.000-005	Real	Graduate Bloomington Owner LLC	14,004,500.00	14,004,500.00	-	14,004,500.00
2025	53	53-05-33-310-230.000-005	Real	Connaught Properties LLC	57,500.00	57,500.00	-	57,500.00
2025	53	53-05-33-310-231.000-005	Real	First United Methodist Church of Bloomin	2,229,900.00	-	-	-
2025	53	53-05-33-310-232.000-005	Real	CFC Inc	1,921,200.00	1,921,200.00	-	1,921,200.00
2025	53	53-05-33-310-235.000-005	Real	Bluebird Properties LLC	720,000.00	720,000.00	-	720,000.00
2025	53	53-05-33-310-236.000-005	Real	CFC Inc	2,352,100.00	2,352,100.00	-	2,352,100.00
2025	53	53-05-33-310-237.000-005	Real	CFC Inc	3,763,200.00	3,763,200.00	-	3,763,200.00
2025	53	53-05-33-310-239.000-005	Real	First United Methodist Church of Bloomin	2,493,100.00	-	-	-
2025	53	53-05-33-310-240.000-005	Real	Bloomington Redevelopment Commission	-	-	-	-
2025	53	53-05-33-310-241.000-005	Real	Annex of Bloomington LLC	-	-	-	-
2025	53	53-05-33-310-242.000-005	Real	Fox, Boyd A & Norma J	77,700.00	77,700.00	-	77,700.00
2025	53	53-05-33-310-243.000-005	Real	City of Bloomington Redevelopment Commis	339,300.00	339,300.00	-	339,300.00
2025	53	53-05-33-310-244.000-005	Real	College Rentals Inc	89,300.00	89,300.00	-	89,300.00
2025	53	53-05-33-310-245.000-005	Real	Colstone LLC	2,023,400.00	2,023,400.00	-	2,023,400.00
2025	53	53-05-33-310-248.000-005	Real	Bryan Rentals Inc	243,000.00	243,000.00	-	243,000.00
2025	53	53-05-33-310-250.000-005	Real	Kirkwood & Madison LLC	7,701,600.00	7,701,600.00	6,591,127.00	1,110,473.00
2025	53	53-05-33-310-251.000-005	Real	Ellis Company LP, The	1,024,500.00	1,024,500.00	-	1,024,500.00
2025	53	53-05-33-310-253.000-005	Real	L & D Webb LLC	1,254,500.00	1,254,500.00	-	1,254,500.00
2025	53	53-05-33-310-254.000-005	Real	Costello, Bob & Kari LLC	894,100.00	894,100.00	-	894,100.00
2025	53	53-05-33-310-255.000-005	Real	Stardust Development LLC	295,900.00	295,900.00	-	295,900.00
2025	53	53-05-33-310-256.000-005	Real	Connaught Properties LLC	541,300.00	541,300.00	-	541,300.00
2025	53	53-05-33-310-257.000-005	Real	Crazy Horse Properties LLC	685,400.00	685,400.00	-	685,400.00
2025	53	53-05-33-310-258.000-005	Real	Brawley Group LLC, The	75,600.00	75,600.00	-	75,600.00
2025	53	53-05-33-310-259.000-005	Real	Augenbergs, Uldis E & Susan K	356,400.00	356,400.00	-	356,400.00
2025	53	53-05-33-310-261.000-005	Real	O'Neill, Matthew & O'Neill, Regen	285,700.00	285,700.00	-	285,700.00
2025	53	53-05-33-310-262.000-005	Real	BMI Properties LLC	1,007,800.00	1,007,800.00	-	1,007,800.00
2025	53	53-05-33-310-263.000-005	Real	Smith & Hays Properties LLC	2,098,700.00	2,098,700.00	-	2,098,700.00
2025	53	53-05-33-310-266.000-005	Real	6th Street North LLC	2,001,900.00	2,001,900.00	-	2,001,900.00
2025	53	53-05-33-310-267.000-005	Real	Stardust Development LLC & Sweeney, Amy	600,200.00	600,200.00	-	600,200.00
2025	53	53-05-33-310-270.000-005	Real	Board Of Commissioners	-	-	-	-
2025	53	53-05-33-310-273.000-005	Real	City Of Bloomington	-	-	-	-

2025	53	53-05-33-310-275.000-005	Real	Board Of Commissioners Of Monroe County	-	-	-	-
2025	53	53-05-33-310-281.000-005	Real	City Of Bloomington	-	-	-	-
2025	53	53-05-33-310-281.297-005	Real	Pence Group LLC	136,000.00	136,000.00	-	136,000.00
2025	53	53-05-33-310-282.000-005	Real	CFC Inc	1,106,700.00	1,106,700.00	-	1,106,700.00
2025	53	53-05-33-310-283.000-005	Real	Redevelopment Commission Of The City Of	-	-	-	-
2025	53	53-05-33-310-284.000-005	Real	CGI Real Estate Holdings LLC	4,030,400.00	4,030,400.00	-	4,030,400.00
2025	53	53-05-33-310-285.000-005	Real	ER Turk LLC	399,500.00	399,500.00	-	399,500.00
2025	53	53-05-33-310-286.000-005	Real	One Pair Of Deuces LLC	477,800.00	477,800.00	-	477,800.00
2025	53	53-05-33-310-287.000-005	Real	BMI Properties, LLC	1,806,600.00	1,806,600.00	487,251.00	1,319,349.00
2025	53	53-05-33-310-288.000-005	Real	Storm, Bruce R & Shannon K Revocable Liv	423,700.00	423,700.00	-	423,700.00
2025	53	53-05-33-310-289.000-005	Real	Storm, Bruce R & Shannon K Revocable Liv	372,300.00	372,300.00	-	372,300.00
2025	53	53-05-33-310-290.000-005	Real	First United Methodist Church Of Bloomin	1,757,400.00	-	-	-
2025	53	53-05-33-310-291.000-005	Real	GP-GMS Bloomington LLC	456,500.00	456,500.00	-	456,500.00
2025	53	53-05-33-310-292.000-005	Real	Monroe County Historical Society, Inc	-	-	-	-
2025	53	53-05-33-310-293.000-005	Real	Allen Bldg LLC	2,478,500.00	2,478,500.00	476,991.00	2,001,509.00
2025	53	53-05-33-310-294.000-005	Real	City Of Bloomington In Board Of Park Com	957,400.00	95,700.00	-	95,700.00
2025	53	53-05-33-310-298.000-005	Real	BMI Properties LLC	1,170,600.00	1,170,600.00	-	1,170,600.00
2025	53	53-05-33-310-299.000-005	Real	First Christian Church Trustees Of (kirk	3,216,500.00	-	-	-
2025	53	53-05-33-310-300.000-005	Real	Zac Th LLC (41.82% interest); Zac Vr LLC	16,962,600.00	16,962,600.00	-	16,962,600.00
2025	53	53-05-33-310-301.000-005	Real	City Of Bloomington	-	-	-	-
2025	53	53-05-33-310-310.000-005	Real	Storm, Bruce R & Shannon K Revocable Liv	346,400.00	346,400.00	-	346,400.00
2025	53	53-05-33-310-311.000-005	Real	Sunny Day Property, INC	683,400.00	683,400.00	-	683,400.00
2025	53	53-05-33-310-312.000-005	Real	Anyestang Properties LLC	263,200.00	263,200.00	-	263,200.00
2025	53	53-05-33-310-313.000-005	Real	City Of Bloomington	-	-	-	-
2025	53	53-05-33-310-314.000-005	Real	CFC Inc	305,100.00	305,100.00	-	305,100.00
2025	53	53-05-33-310-315.000-005	Real	Johnson, Robert Lowell & Phyllis Ann	49,200.00	49,200.00	-	49,200.00
2025	53	53-05-33-310-317.000-005	Real	TDDM LLC	518,300.00	518,300.00	-	518,300.00
2025	53	53-05-33-310-320.000-005	Real	Stardust Development LLC & Seeber, John	665,800.00	665,800.00	-	665,800.00
2025	53	53-05-33-310-321.000-005	Real	Indiana Gas Company, Inc. Plant Accounti	1,589,600.00	1,589,600.00	-	1,589,600.00
2025	53	53-05-33-310-324.000-005	Real	Cityside 123 LLC	7,907,300.00	7,907,300.00	-	7,907,300.00
2025	53	53-05-33-310-325.000-005	Real	4th Street Properties LLC	670,800.00	670,800.00	-	670,800.00
2025	53	53-05-33-310-327.000-005	Real	Storm, Bruce R & Shannon K Revocable Liv	326,600.00	326,600.00	-	326,600.00
2025	53	53-05-33-310-329.000-005	Real	Timel LLC	1,415,600.00	1,415,600.00	-	1,415,600.00
2025	53	53-05-33-310-331.000-005	Real	HHI Yellow Cab LLC	4,315,300.00	4,315,300.00	-	4,315,300.00
2025	53	53-05-33-310-333.000-005	Real	Annex of Bloomington LLC	-	-	-	-
2025	53	53-05-33-310-336.000-005	Real	Annex of Bloomington LLC	1,435,600.00	1,435,600.00	-	1,435,600.00
2025	53	53-05-33-310-337.000-005	Real	ERL Combo12 LLC	1,059,300.00	1,059,300.00	-	1,059,300.00
2025	53	53-05-33-310-338.000-005	Real	210 North Madison LLC	190,300.00	190,300.00	-	190,300.00
2025	53	53-05-33-310-339.000-005	Real	Omega Master LLC	1,513,200.00	1,513,200.00	-	1,513,200.00
2025	53	53-05-33-310-341.000-005	Real	CF Washington Crossing LLC	623,200.00	623,200.00	-	623,200.00
2025	53	53-05-33-310-344.000-005	Real	Monroe County Board of Commissioners	-	-	-	-
2025	53	53-05-33-310-346.000-005	Real	McDaniel Rentals LLC	1,587,300.00	1,587,300.00	-	1,587,300.00
2025	53	53-05-33-310-348.000-005	Real	Board Of Commissioners Of Monroe Co	-	-	-	-
2025	53	53-05-33-310-349.000-005	Real	AT&T Communications of Indiana Inc	2,117,100.00	2,117,100.00	-	2,117,100.00
2025	53	53-05-33-310-352.000-005	Real	CFC Inc	1,357,900.00	1,357,900.00	-	1,357,900.00
2025	53	53-05-33-310-354.000-005	Real	Nala Investments LLC	454,200.00	454,200.00	-	454,200.00
2025	53	53-05-33-310-357.000-005	Real	Storm, Bruce R & Shannon K Revocable Liv	447,700.00	447,700.00	-	447,700.00
2025	53	53-05-33-310-361.000-005	Real	Annex of Bloomington LLC	-	-	-	-
2025	53	53-05-33-310-363.000-005	Real	Washington LLC	651,800.00	651,800.00	-	651,800.00
2025	53	53-05-33-310-364.000-005	Real	Engel, Stephen & Ronald Stanhouse	139,400.00	139,400.00	-	139,400.00
2025	53	53-05-33-310-368.000-005	Real	Omega Visions LLC	2,788,100.00	2,788,100.00	-	2,788,100.00
2025	53	53-05-33-310-372.000-005	Real	Pence Group LLC	949,800.00	949,800.00	-	949,800.00
2025	53	53-05-33-310-375.000-005	Real	Pence Group LLC	564,900.00	564,900.00	-	564,900.00
2025	53	53-05-33-310-375.301-005	Real	Bloomington Municipal Facilities Corpora	-	-	-	-
2025	53	53-05-33-405-001.000-005	Real	Indiana University Trustees Of C/o lu Re	-	-	-	-
2025	53	53-05-33-405-002.000-005	Real	Indiana University Trustees Of C/o lu Re	-	-	-	-
2025	53	53-05-33-405-003.000-005	Real	Indiana University Foundation	5,058,000.00	5,058,000.00	-	5,058,000.00
2025	53	53-05-33-405-005.000-005	Real	Indiana University	-	-	-	-
2025	53	53-05-33-405-007.000-005	Real	Reed, George III; Crawford, Sally R; Sp	324,300.00	-	-	-
2025	53	53-05-33-405-011.000-005	Real	Indiana University, Trustees Of	-	-	-	-
2025	53	53-05-33-405-017.000-005	Real	Indiana University Foundation	1,508,800.00	-	-	-
2025	53	53-05-33-405-020.000-005	Real	Indiana University Trustees Of C/o lu Re	-	-	-	-
2025	53	53-05-33-405-021.000-005	Real	Indiana University Foundation	626,500.00	626,500.00	-	626,500.00
2025	53	53-05-33-405-022.000-005	Real	Indiana University Foundation, Inc	533,300.00	533,300.00	-	533,300.00
2025	53	53-05-33-405-023.000-005	Real	City Of Bloomington	-	-	-	-
2025	53	53-05-33-405-024.000-005	Real	Indiana University, Trustees Of	-	-	-	-
2025	53	53-05-33-405-025.000-005	Real	City Of Bloomington	-	-	-	-
2025	53	53-05-33-405-026.000-005	Real	City Of Bloomington	-	-	-	-
2025	53	53-05-33-405-029.000-005	Real	Busted Block LLC	806,700.00	806,700.00	-	806,700.00
2025	53	53-05-33-405-030.000-005	Real	ERL Combo12 LLC	2,115,800.00	2,115,800.00	-	2,115,800.00
2025	53	53-05-33-405-031.000-005	Real	Holahan, Robert L.	387,600.00	387,600.00	-	387,600.00
2025	53	53-05-33-405-032.000-005	Real	DLS Hoosier LLC; JDS Hoosier LLC	3,731,600.00	3,731,600.00	-	3,731,600.00
2025	53	53-05-33-405-034.000-005	Real	Indiana University Foundation, Inc	1,369,600.00	1,369,600.00	-	1,369,600.00
2025	53	53-05-33-405-035.000-005	Real	City Of Bloomington	-	-	-	-
2025	53	53-05-33-405-040.000-005	Real	Indiana University Foundation, Inc	190,500.00	190,500.00	-	190,500.00
2025	53	53-05-33-405-041.000-005	Real	Indiana University, Trustees Of	-	-	-	-
2025	53	53-05-33-405-068.000-005	Real	Indiana University Foundation, Inc	401,300.00	401,300.00	-	401,300.00
2025	53	53-05-33-405-069.000-005	Real	Indiana University, Trustees Of	-	-	-	-
2025	53	53-05-33-405-074.000-005	Real	Indiana University Foundation	980,600.00	980,600.00	-	980,600.00
2025	53	53-05-33-405-075.000-005	Real	Bryan Rental Inc	197,800.00	197,800.00	-	197,800.00
2025	53	53-05-33-405-076.000-005	Real	Bryan Rental, Inc.,	193,600.00	193,600.00	-	193,600.00
2025	53	53-08-04-200-002.000-009	Real	Oskouie, Reza; Oskouie, Ron & Zayani, Ah	121,300.00	121,300.00	89,400.00	31,900.00
2025	53	53-08-04-200-003.000-009	Real	First and Walnut LLC	168,900.00	168,900.00	57,769.00	111,131.00
2025	53	53-08-04-200-011.000-009	Real	First and Walnut LLC	170,200.00	170,200.00	126,468.00	43,732.00
2025	53	53-08-04-200-012.000-009	Real	Omega Visions LLC	475,700.00	475,700.00	-	475,700.00
2025	53	53-08-04-200-013.000-009	Real	Omega Visions, LLC	1,657,800.00	1,657,800.00	-	1,657,800.00
2025	53	53-08-04-200-016.000-009	Real	Hoosier Property Solutions LLC	106,300.00	106,300.00	-	106,300.00
2025	53	53-08-04-200-017.000-009	Real	City Of Bloomington	-	-	-	-

2025	53	53-08-04-200-019.000-009	Real	Jacobson, Alfred F & Jain , Norma K	33,200.00	33,200.00	-	33,200.00
2025	53	53-08-04-200-022.000-009	Real	Mary Cross Tippmann Foundation Charitabl	828,000.00	390,500.00	-	390,500.00
2025	53	53-08-04-200-023.000-009	Real	Oskouie, Reza	106,700.00	106,700.00	72,151.00	34,549.00
2025	53	53-08-04-200-025.000-009	Real	Josefowski, Edward III	272,000.00	272,000.00	56,563.00	215,437.00
2025	53	53-08-04-200-026.000-009	Real	Oskouie, Ron	135,100.00	135,100.00	99,341.00	35,759.00
2025	53	53-08-04-200-028.000-009	Real	Jacobson, Alfred F & Jain,	142,900.00	142,900.00	114,547.00	28,353.00
2025	53	53-08-04-200-037.000-009	Real	Urban Station LLC	17,078,700.00	17,078,700.00	1,090,711.00	15,987,989.00
2025	53	53-08-04-200-062.000-009	Real	Tddm Llc	651,900.00	-	-	-
2025	53	53-08-04-200-063.000-009	Real	Jones, Jeffrey S	184,300.00	184,300.00	-	184,300.00
2025	53	53-08-04-200-066.000-009	Real	Tddm Llc	288,900.00	288,900.00	-	288,900.00
2025	53	53-08-04-200-067.000-009	Real	Tddm Llc	655,900.00	203,000.00	-	203,000.00
2025	53	53-08-04-200-068.000-009	Real	Mellencamp, John J Trust	304,200.00	304,200.00	-	304,200.00
2025	53	53-08-04-200-069.000-009	Real	2008 O'Brien Family Trust	476,000.00	256,800.00	256,800.00	-
2025	53	53-08-04-200-074.000-009	Real	Bloomington Properties LLC	595,300.00	595,300.00	505,564.00	89,736.00
2025	53	53-08-04-200-077.000-009	Real	Lawrence, James B	960,300.00	960,300.00	657,568.00	302,732.00
2025	53	53-08-04-200-079.000-009	Real	Monroe County Convention Center Building	821,200.00	821,200.00	150,475.00	670,725.00
2025	53	53-08-04-200-082.000-009	Real	424 Walnut LLC	193,800.00	193,800.00	-	193,800.00
2025	53	53-08-04-200-089.000-009	Real	Salazar, Jose D & Leticia	977,100.00	977,100.00	432,620.00	544,480.00
2025	53	53-08-04-200-090.000-009	Real	City Of Bloomington	-	-	-	-
2025	53	53-08-04-200-092.000-009	Real	Monroe County Convention Center Building	-	-	-	-
2025	53	53-08-04-200-093.000-009	Real	Monroe County Board of Commissioners	-	-	-	-
2025	53	53-08-04-200-097.000-009	Real	Vlasman, Alan C & Cindy J	238,600.00	238,600.00	-	238,600.00
2025	53	53-08-04-200-099.000-009	Real	Monroe County Convention Center Building	1,104,300.00	1,104,300.00	-	1,104,300.00
2025	53	53-08-04-200-102.000-009	Real	Bigo Properties LLC	1,716,700.00	479,500.00	-	479,500.00
2025	53	53-08-04-200-112.000-009	Real	Brownfields IV LLC	462,100.00	462,100.00	338,832.00	123,268.00
2025	53	53-08-04-200-116.000-009	Real	Monroe Co Community School Corp	-	-	-	-
2025	53	53-08-04-200-125.000-009	Real	Board Of Commissioners Of	-	-	-	-
2025	53	53-08-04-200-136.000-009	Real	City of Bloomington, Indiana	-	-	-	-
2025	53	53-08-04-200-138.000-009	Real	Bartlett, C Raymond Jr Trust &	145,600.00	145,600.00	110,816.00	34,784.00
2025	53	53-08-04-200-139.000-009	Real	Bland Properties LLC	295,700.00	295,700.00	85,631.00	210,069.00
2025	53	53-08-04-200-140.000-009	Real	TDDM, LLC	260,200.00	260,200.00	-	260,200.00
2025	53	53-08-04-200-161.000-009	Real	Ferguson, Elizabeth S	108,300.00	108,300.00	95,018.00	13,282.00
2025	53	53-08-04-200-163.000-009	Real	Monroe Co Convention Center Bldg Corp	-	-	-	-
2025	53	53-08-04-200-166.000-009	Real	Monroe County Convention Center	-	-	-	-
2025	53	53-08-04-200-167.000-009	Real	Fox Capital 422 LLC	1,969,900.00	281,600.00	69,693.00	211,907.00
2025	53	53-08-04-200-168.000-009	Real	SUSTAINABLE LIVING LLC	1,369,400.00	1,369,400.00	755,565.00	613,835.00
2025	53	53-08-04-200-169.000-009	Real	Beard Rentals LLC	288,300.00	288,300.00	-	288,300.00
2025	53	53-08-04-200-170.000-009	Real	Monroe County Convention Center Building	658,700.00	238,300.00	-	238,300.00
2025	53	53-08-04-200-171.000-009	Real	Bloomington Municipal	-	-	-	-
2025	53	53-08-04-200-172.000-009	Real	Burnham, John S, Myra, John P,	491,100.00	491,100.00	294,827.00	196,273.00
2025	53	53-08-04-200-176.000-009	Real	Hoosier Property Solutions LLC	958,400.00	958,400.00	-	958,400.00
2025	53	53-08-04-200-178.000-009	Real	City Of Blgtn Dept Of Pks & Rec	-	-	-	-
2025	53	53-08-04-200-181.000-009	Real	Haralovich Properties Llc	286,200.00	286,200.00	-	286,200.00
2025	53	53-08-04-200-182.000-009	Real	City of Bloomington, Indiana	-	-	-	-
2025	53	53-08-04-200-187.000-009	Real	H. P. Land Partnership	1,333,000.00	1,333,000.00	19,661.00	1,313,339.00
2025	53	53-08-04-200-190.000-009	Real	Shalom Community Center, Inc	353,400.00	-	-	-
2025	53	53-08-04-200-198.000-009	Real	Tddm Llc	499,000.00	-	-	-
2025	53	53-08-04-200-199.000-009	Real	Prewitt, Dwight & Esther E Trust	331,000.00	331,000.00	284,950.00	46,050.00
2025	53	53-08-04-200-200.000-009	Real	Ferguson, Elizabeth S	210,600.00	210,600.00	210,600.00	-
2025	53	53-08-04-200-201.000-009	Real	Monroe County Convention Center Building	395,000.00	395,000.00	-	395,000.00
2025	53	53-08-04-200-206.000-009	Real	Hunter Midtown Lofts LLC	5,032,500.00	5,032,500.00	1,982,311.00	3,050,189.00
2025	53	53-08-04-200-209.000-009	Real	Burnham Rentals Llc	4,407,100.00	4,407,100.00	3,270,242.00	1,136,858.00
2025	53	53-08-04-200-210.000-009	Real	Monroe County Convention Center Building	-	-	-	-
2025	53	53-08-04-200-216.000-009	Real	328 South Walnut Property LLC	109,000.00	109,000.00	-	109,000.00
2025	53	53-08-04-200-225.000-009	Real	Saint Real Estate LLC	-	-	-	-
2025	53	53-08-04-203-001.000-009	Real	Haralovich, Peter P	397,400.00	209,640.00	209,640.00	-
2025	53	53-08-04-203-017.000-009	Real	Za Properties LLC	173,000.00	173,000.00	128,429.00	44,571.00
2025	53	53-08-04-203-019.000-009	Real	Kaur, Rupinderdeep; Sekhon, Tajinder Kau	55,800.00	55,800.00	41,892.00	13,908.00
2025	53	53-08-04-203-020.000-009	Real	Centerstone of Indiana Inc	449,200.00	-	-	-
2025	53	53-08-04-203-024.000-009	Real	Shivam Properties LLC	133,000.00	133,000.00	99,879.00	33,121.00
2025	53	53-08-04-203-025.000-009	Real	Mara Jade Holdings Llc	628,700.00	628,700.00	326,132.00	302,568.00
2025	53	53-08-04-203-029.000-009	Real	Grant 10 LLC	509,300.00	509,300.00	273,302.00	235,998.00
2025	53	53-08-04-203-033.000-009	Real	JDPHD Investment Group LLC	457,600.00	457,600.00	125,934.00	331,666.00
2025	53	53-08-04-203-034.000-009	Real	Cadjon Development Llc	534,900.00	534,900.00	208,470.00	326,430.00
2025	53	53-08-04-203-035.000-009	Real	Cb Llc	296,800.00	296,800.00	222,922.00	73,878.00
2025	53	53-08-04-203-038.000-009	Real	Boys and Girls Club of Bloomington Inc	1,486,800.00	-	-	-
2025	53	53-08-04-203-040.000-009	Real	Hoover, Daniel K & Jessica M	486,300.00	486,300.00	141,529.00	344,771.00
2025	53	53-08-04-206-001.000-009	Real	Bloomington Municipal Facilities Corp	-	-	-	-
2025	53	53-08-04-206-008.000-009	Real	Middle Way House Inc	869,200.00	-	-	-
2025	53	53-08-04-206-009.000-009	Real	BH Urban Station LLC	16,989,500.00	16,989,500.00	764,606.00	16,224,894.00
2025	53	53-08-04-206-010.000-009	Real	Bloomington Public Transportation	-	-	-	-
2025	53	53-08-04-207-001.000-009	Real	City Of Bloomington	-	-	-	-
2025	53	53-08-04-208-001.000-009	Real	Ashford, Bloomington Lp	1,011,600.00	1,011,600.00	-	1,011,600.00
2025	53	53-08-04-208-002.000-009	Real	Bloomington Municipal Facilities Corp	-	-	-	-
2025	53	53-08-04-208-003.000-009	Real	Monroe Co Convention Center Bldg Corp	-	-	-	-
2025	53	53-08-04-208-004.000-009	Real	Ashford Bloomington Lp	8,692,100.00	8,692,100.00	-	8,692,100.00
2025	53	53-08-04-212-002.000-009	Real	416 S Washington LLC	162,400.00	-	-	-
2025	53	53-08-04-214-003.000-009	Real	Crotona 1967 Corp	609,500.00	609,500.00	379,269.00	230,231.00
2025	53	53-08-04-214-005.000-009	Real	T.c.b. Partners	199,900.00	199,900.00	108,624.00	91,276.00
2025	53	53-08-04-214-007.000-009	Real	Precise Capital LLC	202,700.00	202,700.00	101,233.00	101,467.00
2025	53	53-08-04-214-010.000-009	Real	Board Of Commissioners Of Monroe Co	-	-	-	-
2025	53	53-08-04-214-012.000-009	Real	Stahl Properties LLC	131,200.00	131,200.00	98,525.00	32,675.00
2025	53	53-08-04-214-014.000-009	Real	Bob Bland Enterprise LLC	156,500.00	156,500.00	117,480.00	39,020.00
2025	53	53-08-04-214-027.000-009	Real	Bob Bland Enterprises Llc	224,000.00	224,000.00	178,837.00	45,163.00
2025	53	53-08-04-214-031.000-009	Real	Crotona 1967 Corp	168,900.00	168,900.00	85,078.00	83,822.00
2025	53	53-08-04-214-032.000-009	Real	Cameron, Jon B	241,700.00	116,220.00	116,220.00	-
2025	53	53-08-04-215-004.000-009	Real	Mar-jel Corp	301,100.00	301,100.00	235,580.00	65,520.00
2025	53	53-08-04-215-005.000-009	Real	Seminary Square Llc	3,237,900.00	3,237,900.00	3,208,615.00	29,285.00

2025	53	53-08-04-215-006.000-009	Real	Falcons Properties LLC	409,500.00	409,500.00	308,265.00	101,235.00
2025	53	53-08-04-215-007.000-009	Real	Bobbys Development Lic	1,172,100.00	1,172,100.00	891,507.00	280,593.00
2025	53	53-08-04-215-009.000-009	Real	542 LLC	879,300.00	879,300.00	575,456.00	303,844.00
2025	53	53-08-04-216-001.000-009	Real	Scofield, Jeffrey R Revocable Trust & Du	160,100.00	160,100.00	110,982.00	49,118.00
2025	53	53-08-04-216-002.000-009	Real	H. P. Land Partnership	141,800.00	141,800.00	141,800.00	-
2025	53	53-08-04-216-003.000-009	Real	Bland Properties LLC	198,300.00	198,300.00	156,222.00	42,078.00
2025	53	53-08-04-216-004.000-009	Real	South College Investments Llc	1,340,700.00	1,340,700.00	962,201.00	378,499.00
2025	53	53-08-04-216-005.000-009	Real	South College Investments, LLC	439,900.00	439,900.00	197,877.00	242,023.00
2025	53	53-08-04-216-006.002-009	Real	South College Investments LLC	187,500.00	187,500.00	141,012.00	46,488.00
2025	53	53-08-04-217-003.000-009	Real	Woo, Kyunghee	103,400.00	103,400.00	77,326.00	26,074.00
2025	53	53-08-04-217-005.000-009	Real	Doyle, Alex & Gabriella M	218,500.00	102,300.00	102,300.00	-
2025	53	53-08-04-217-010.000-009	Real	Scroggins, Curt & Penny	125,100.00	125,100.00	99,635.00	25,465.00
2025	53	53-08-04-217-012.000-009	Real	ALF LLC	183,500.00	183,500.00	134,278.00	49,222.00
2025	53	53-08-04-217-015.000-009	Real	Oskouie, Reza	326,700.00	326,700.00	146,494.00	180,206.00
2025	53	53-08-04-217-022.000-009	Real	Baldwin, Timothy T & Lillis, Thomas E	235,400.00	235,400.00	101,792.00	133,608.00
2025	53	53-08-04-217-023.000-009	Real	Walsh, Liam Patrick (20% interest), Wals	236,500.00	113,100.00	113,100.00	-
2025	53	53-08-04-217-035.000-009	Real	Big B Properties LLC	152,800.00	152,800.00	51,420.00	101,380.00
2025	53	53-08-04-217-039.000-009	Real	Bloomington Realty Inc	151,700.00	151,700.00	103,496.00	48,204.00
2025	53	53-08-04-217-040.000-009	Real	First Choice Real Estate Lc	163,500.00	163,500.00	68,246.00	95,254.00
2025	53	53-08-04-300-001.000-009	Real	Auto Heaven Llc	148,000.00	148,000.00	-	148,000.00
2025	53	53-08-04-300-010.000-009	Real	ALF LLC	78,000.00	78,000.00	-	78,000.00
2025	53	53-08-04-300-011.000-009	Real	ALF LLC	167,000.00	167,000.00	-	167,000.00
2025	53	53-08-04-300-014.000-009	Real	Night Properties LLC	1,390,000.00	1,390,000.00	555,579.00	834,421.00
2025	53	53-08-04-300-015.000-009	Real	Realco	379,000.00	379,000.00	-	379,000.00
2025	53	53-08-04-300-017.000-009	Real	ALF LLC	176,400.00	176,400.00	-	176,400.00
2025	53	53-08-04-300-021.000-009	Real	OHM Automotive LLC	372,600.00	372,600.00	-	372,600.00
2025	53	53-08-04-300-024.000-009	Real	Auto Heaven LLC	62,100.00	62,100.00	-	62,100.00
2025	53	53-08-04-300-026.000-009	Real	Perry Twp Trustee	-	-	-	-
2025	53	53-08-04-300-034.000-009	Real	Auto Heaven LLC	34,500.00	34,500.00	-	34,500.00
2025	53	53-08-04-300-036.000-009	Real	ALF, LLC	222,000.00	222,000.00	-	222,000.00
2025	53	53-08-04-300-044.000-009	Real	ALF LLC	48,200.00	48,200.00	-	48,200.00
2025	53	53-08-04-300-045.000-009	Real	Goode Group Llc	1,213,400.00	1,213,400.00	-	1,213,400.00
2025	53	53-08-04-300-051.001-009	Real	WIN Properties LLC (25%) & TEXIN LLC (25	5,700.00	5,700.00	-	5,700.00
2025	53	53-08-04-300-053.000-009	Real	WIN Properties LLC (25%) & TEXIN LLC (25	111,900.00	111,900.00	-	111,900.00
2025	53	53-08-04-300-057.000-009	Real	Indiana University,	-	-	-	-
2025	53	53-08-04-300-095.000-009	Real	Bloomington Indiana Board Of Park Commis	-	-	-	-
2025	53	53-08-04-300-096.000-009	Real	ALF LLC	66,400.00	66,400.00	-	66,400.00
2025	53	53-08-04-300-103.000-009	Real	Auto Heaven LLC	24,700.00	24,700.00	-	24,700.00
2025	53	53-08-04-300-104.000-009	Real	BRAWLEY INVESTMENT GROUP LLC	188,600.00	188,600.00	-	188,600.00
2025	53	53-08-04-300-114.000-009	Real	Auto Heaven LLC	82,800.00	82,800.00	-	82,800.00
2025	53	53-08-04-300-121.000-009	Real	Auto Heaven LLC	151,500.00	151,500.00	-	151,500.00
2025	53	53-08-04-302-009.000-009	Real	Bigfoot Food Stores Llc	161,400.00	161,400.00	-	161,400.00
2025	53	53-08-04-302-012.000-009	Real	Elg Properties Llc	207,600.00	207,600.00	132,052.00	75,548.00
2025	53	53-08-04-302-017.000-009	Real	Elg Properties Llc	227,400.00	227,400.00	-	227,400.00
2025	53	53-08-04-302-023.000-009	Real	City Of Bloomington	-	-	-	-
2025	53	53-08-04-302-052.000-009	Real	Mac's Convenience Stores LLC	528,200.00	528,200.00	-	528,200.00
2025	53	53-08-04-304-001.000-009	Real	Susan Elkins Goldsworthy LLC	287,400.00	287,400.00	177,217.00	110,183.00
2025	53	53-08-04-304-005.000-009	Real	Maple Hills Property LLC	138,700.00	138,700.00	-	138,700.00
2025	53	53-08-04-304-013.000-009	Real	Forney, Charles P & Marla	157,900.00	157,900.00	-	157,900.00
2025	53	53-08-04-304-016.000-009	Real	Forney, Charles P & Marla	47,600.00	47,600.00	-	47,600.00
2025	53	53-08-04-304-017.000-009	Real	Manson, Andrew & Sheila	119,000.00	119,000.00	-	119,000.00
2025	53	53-08-04-304-019.000-009	Real	Maple Hills Property, LLC	253,300.00	253,300.00	-	253,300.00
2025	53	53-08-04-304-026.000-009	Real	Jones, Robert M & Angalene	147,400.00	147,400.00	-	147,400.00
2025	53	53-08-04-304-033.000-009	Real	Warner, Glen A	206,000.00	206,000.00	-	206,000.00
2025	53	53-08-04-304-035.000-009	Real	Forney, Charles P & Marla	125,600.00	125,600.00	-	125,600.00
2025	53	53-08-04-305-002.000-009	Real	Storage Express Holdings LLC	773,500.00	773,500.00	-	773,500.00
2025	53	53-08-04-305-003.000-009	Real	Triple Crown Ventures Llc	152,800.00	152,800.00	-	152,800.00
2025	53	53-08-04-305-004.000-009	Real	Bland Properties LLC	341,000.00	341,000.00	-	341,000.00
2025	53	53-08-04-305-006.000-009	Real	Storage Express Holdings Llc	646,300.00	646,300.00	-	646,300.00
2025	53	53-08-04-305-007.000-009	Real	Storage Express Holdings Llc	446,400.00	446,400.00	-	446,400.00
2025	53	53-08-04-305-008.000-009	Real	Bitzer, Timothy Brooke & Marla Tanya	422,500.00	199,740.00	199,740.00	-
2025	53	53-08-04-305-008.002-009	Real	Hurt, F Michael & Stephanie D	397,600.00	397,600.00	155,805.00	241,795.00
2025	53	53-08-04-305-008.003-009	Real	Steinberg, Jessica	324,800.00	324,800.00	131,759.00	193,041.00
2025	53	53-08-04-305-008.004-009	Real	White, Susan A	281,100.00	140,060.00	139,560.00	500.00
2025	53	53-08-04-305-008.005-009	Real	Allendorf, Keera Emily Eris	365,900.00	190,740.00	190,740.00	-
2025	53	53-08-04-305-008.006-009	Real	Lubarsky, Tina Marie	356,800.00	185,480.00	184,980.00	500.00
2025	53	53-08-04-305-008.007-009	Real	Caporael, Linnda R	338,300.00	174,380.00	173,880.00	500.00
2025	53	53-08-04-305-008.008-009	Real	Erickson, Morris H	484,100.00	484,100.00	148,133.00	335,967.00
2025	53	53-08-04-305-008.009-009	Real	Grossberg, Michael C & Manuel, Bettina R	408,100.00	216,060.00	216,060.00	-
2025	53	53-08-04-305-008.010-009	Real	Downey, Robert & Suzanne Revocable Trust	352,300.00	182,580.00	182,580.00	-
2025	53	53-08-04-305-008.011-009	Real	Torrrens, Gustavo Federico & Ferradal, Si	463,300.00	463,300.00	139,942.00	323,358.00
2025	53	53-08-04-305-008.012-009	Real	Adkins, Donald Jr	363,200.00	363,200.00	109,959.00	253,241.00
2025	53	53-08-04-305-008.013-009	Real	Reichert, Elliot J; Reichert, Douglas Al	222,000.00	104,400.00	104,400.00	-
2025	53	53-08-04-305-008.014-009	Real	Neighborhood Solutions LLC	879,700.00	879,700.00	297,721.00	581,979.00
2025	53	53-08-04-305-008.015-009	Real	Neighborhood Solutions LLC	370,200.00	370,200.00	131,447.00	238,753.00
2025	53	53-08-04-305-008.213-009	Real	Homeowner Resolution Trust LLC	183,300.00	183,300.00	-	183,300.00
2025	53	53-08-04-305-008.313-009	Real	Poole, Danielle	210,400.00	210,400.00	120,194.00	90,206.00
2025	53	53-08-04-305-008.413-009	Real	Spica, Michael	183,300.00	81,180.00	81,180.00	-
2025	53	53-08-04-305-008.513-009	Real	Ploshay, Adam S	227,000.00	107,400.00	107,400.00	-
2025	53	53-08-04-305-008.613-009	Real	Neighborhood Solutions LLC	-	-	-	-
2025	53	53-08-04-305-012.000-009	Real	SW Holdings LLC	636,500.00	636,500.00	-	636,500.00
2025	53	53-08-04-305-014.000-009	Real	Auto Heaven LLC	254,500.00	254,500.00	-	254,500.00
2025	53	53-08-04-305-015.000-009	Real	Storage Express Holdings Llc	95,200.00	95,200.00	-	95,200.00
2025	53	53-08-04-305-016.000-009	Real	City Of Bloomington	-	-	-	-
2025	53	53-08-04-305-017.000-009	Real	SW Holdings LLC	372,300.00	372,300.00	-	372,300.00
2025	53	53-08-04-308-003.000-009	Real	BRAWLEY INVESTMENT GROUP LLC	403,800.00	403,800.00	-	403,800.00
2025	53	53-08-04-309-001.000-009	Real	Murphy, Matthew R & Lesley E Davis	217,600.00	217,600.00	122,229.00	95,371.00
2025	53	53-08-04-309-004.000-009	Real	Cream & Crimson Management LLC	164,500.00	164,500.00	164,500.00	-



2025	53	53-08-04-309-005.000-009	Real	Cream & Crimson Management LLC	162,300.00	162,300.00	146,806.00	15,494.00
2025	53	53-08-04-309-007.000-009	Real	Quishman Properties LLC	109,900.00	109,900.00	81,673.00	28,227.00
2025	53	53-08-04-309-009.000-009	Real	Quishman Properties LLC	323,100.00	323,100.00	-	323,100.00
2025	53	53-08-04-309-018.000-009	Real	Mainway Shopping Center Blgtn	132,300.00	132,300.00	-	132,300.00
2025	53	53-08-04-309-022.000-009	Real	Cream & Crimson Managemnet LLC	161,500.00	161,500.00	-	161,500.00
2025	53	53-08-04-309-023.000-009	Real	Cream & Crimson Management LLC	162,800.00	162,800.00	129,875.00	32,925.00
2025	53	53-08-04-309-026.000-009	Real	Mainway Shopping Center Blgtn	169,100.00	169,100.00	-	169,100.00
2025	53	53-08-04-310-003.000-009	Real	Maidi, Ali; Maidi, Chabane; Rachid, Maid	151,700.00	151,700.00	90,034.00	61,666.00
2025	53	53-08-04-310-013.000-009	Real	ALF LLC	134,100.00	134,100.00	98,521.00	35,579.00
2025	53	53-08-04-310-015.000-009	Real	Holtscaw, Charles S & Cooper, Erwin	213,300.00	213,300.00	128,059.00	85,241.00
2025	53	53-08-04-310-026.000-009	Real	Gupta, Dan	191,600.00	191,600.00	114,536.00	77,064.00
2025	53	53-08-04-310-030.000-009	Real	Albrecht, John Andrew	233,800.00	111,480.00	111,480.00	-
2025	53	53-08-04-310-035.000-009	Real	Stanton, John P & Judy	172,500.00	74,900.00	74,400.00	500.00
2025	53	53-08-04-310-040.000-009	Real	2K Properties LLC	165,600.00	165,600.00	-	165,600.00
2025	53	53-08-04-310-041.000-009	Real	Howell, Brett	162,500.00	68,700.00	68,700.00	-
2025	53	53-08-04-310-042.000-009	Real	Maidi, Ali; Maidi, Chabane; Rachid, Maid	172,300.00	172,300.00	98,055.00	74,245.00
2025	53	53-08-04-310-044.000-009	Real	Greene, Sarah C	144,100.00	144,100.00	82,150.00	61,950.00
2025	53	53-08-04-310-065.000-009	Real	Aif LLC	287,200.00	287,200.00	156,007.00	131,193.00
2025	53	53-08-04-310-072.000-009	Real	Gupta, Daniel	197,900.00	197,900.00	122,328.00	75,572.00
2025	53	53-08-04-310-077.000-009	Real	ALF LLC	123,200.00	123,200.00	78,204.00	44,996.00
2025	53	53-08-04-310-083.000-009	Real	Aif LLC	21,800.00	21,800.00	-	21,800.00
2025	53	53-08-04-310-085.000-009	Real	Aif LLC	20,600.00	20,600.00	-	20,600.00
2025	53	53-08-04-310-090.000-009	Real	ALF LLC	108,100.00	108,100.00	86,412.00	21,688.00
2025	53	53-08-04-310-107.000-009	Real	Yanson, Carolina L	188,700.00	84,420.00	84,420.00	-
2025	53	53-08-04-310-114.000-009	Real	Aif LLC	192,000.00	192,000.00	152,403.00	39,597.00
2025	53	53-08-04-310-125.000-009	Real	Cornwell, John Franklin & Wilma Jean Tru	141,800.00	141,800.00	-	141,800.00
2025	53	53-08-04-310-129.000-009	Real	Brothers Three LLC	420,000.00	420,000.00	247,716.00	172,284.00
2025	53	53-08-04-310-155.000-009	Real	Aif LLC	149,400.00	149,400.00	-	149,400.00
2025	53	53-08-04-310-172.000-009	Real	606 Building Company Llc	168,600.00	168,600.00	-	168,600.00
2025	53	53-08-04-310-175.000-009	Real	606 Building Company Llc	136,100.00	136,100.00	77,495.00	58,605.00
2025	53	53-08-04-310-176.000-009	Real	Aif LLC	202,700.00	202,700.00	189,901.00	12,799.00
2025	53	53-08-04-311-001.000-009	Real	Deckard, Jeffrey	125,000.00	125,000.00	-	125,000.00
2025	53	53-08-04-311-002.000-009	Real	Monon Rentals LLC	135,400.00	135,400.00	76,795.00	58,605.00
2025	53	53-08-04-311-003.000-009	Real	Payton, Ryan J	118,100.00	42,180.00	41,880.00	300.00
2025	53	53-08-04-311-004.000-009	Real	1416 S Monon Drive LLC	121,600.00	121,600.00	-	121,600.00
2025	53	53-08-04-311-005.000-009	Real	Craig, Kenneth R Revocable Trust	152,900.00	152,900.00	82,532.00	70,368.00
2025	53	53-08-04-311-006.000-009	Real	Blizard, Misha	101,100.00	31,860.00	31,860.00	-
2025	53	53-08-04-311-007.000-009	Real	Spicer Rentals LLC	120,800.00	120,800.00	-	120,800.00
2025	53	53-08-04-311-008.000-009	Real	Mackey, John C & Chris P	136,800.00	136,800.00	70,778.00	66,022.00
2025	53	53-08-04-311-009.000-009	Real	Monon Rentals LLC	247,800.00	247,800.00	-	247,800.00
2025	53	53-08-04-311-010.000-009	Real	Monon Rentals LLC	10,900.00	10,900.00	-	10,900.00
2025	53	53-08-04-311-011.000-009	Real	Henderson, Jane A & Randall Hammond	124,800.00	124,800.00	-	124,800.00
2025	53	53-08-04-311-013.000-009	Real	Deckard, Jeffrey A	144,000.00	144,000.00	77,351.00	66,649.00
2025	53	53-08-04-311-014.000-009	Real	Monon Rentals LLC	148,800.00	148,800.00	85,049.00	63,751.00
2025	53	53-08-04-311-016.000-009	Real	Monon Rentals LLC	125,300.00	125,300.00	-	125,300.00
2025	53	53-08-04-311-017.000-009	Real	Monon Rentals LLC	189,100.00	189,100.00	98,468.00	90,632.00
2025	53	53-08-04-311-018.000-009	Real	Campbell, Priscilla R	132,800.00	50,880.00	50,880.00	-
2025	53	53-08-04-311-020.000-009	Real	Atkinson, Benjamin J	176,200.00	76,920.00	76,920.00	-
2025	53	53-08-04-311-021.000-009	Real	Baumgarten, Emmett; Levy, Elaina	58,500.00	58,500.00	-	58,500.00
2025	53	53-08-04-311-022.000-009	Real	Harden, Bobbi Jean	183,300.00	117,820.00	26,220.00	91,600.00
2025	53	53-08-04-311-023.000-009	Real	Jones, Richard V & Shirley A	79,000.00	79,000.00	-	79,000.00
2025	53	53-08-04-311-024.000-009	Real	BevEd, LLC	45,500.00	45,500.00	-	45,500.00
2025	53	53-08-04-311-027.000-009	Real	Monon Rentals LLC	111,100.00	111,100.00	84,994.00	26,106.00
2025	53	53-08-04-311-028.000-009	Real	Dugan, Brendan Joseph	165,600.00	70,560.00	70,560.00	-
2025	53	53-08-04-311-029.000-009	Real	ALF LLC	156,000.00	156,000.00	-	156,000.00
2025	53	53-08-04-311-030.000-009	Real	ALF LLC	266,600.00	266,600.00	-	266,600.00
2025	53	53-08-04-311-031.000-009	Real	Perfetti, Sheree; Perfetti, Sarah	238,600.00	238,600.00	87,397.00	238,600.00
2025	53	53-08-04-311-032.000-009	Real	Monon Rentals LLC	64,600.00	64,600.00	-	64,600.00
2025	53	53-08-04-311-033.000-009	Real	Craig, Kenneth R Revocable Trust	42,600.00	42,600.00	-	42,600.00
2025	53	53-08-05-100-004.000-009	Real	Rink, Eleanor J Revocable Trust; Second	991,500.00	991,500.00	991,500.00	-
2025	53	53-08-05-100-005.000-009	Real	Lone Oak Holdings, LLC	561,400.00	561,400.00	561,400.00	-
2025	53	53-08-05-100-008.000-009	Real	409 West 1st Street, LLC	24,400.00	24,400.00	-	24,400.00
2025	53	53-08-05-100-009.000-009	Real	409 West 1st Street, LLC	823,600.00	823,600.00	823,600.00	-
2025	53	53-08-05-100-011.000-009	Real	TJ Morton LLC	64,500.00	64,500.00	64,500.00	-
2025	53	53-08-05-100-014.000-009	Real	City of Bloomington	-	-	-	-
2025	53	53-08-05-100-015.000-009	Real	1005 West 1st Street LLC	51,800.00	51,800.00	32,831.00	18,969.00
2025	53	53-08-05-100-016.000-009	Real	SCV1 LLC	166,200.00	166,200.00	57,866.00	108,334.00
2025	53	53-08-05-100-017.000-009	Real	Centerstone Of Indiana Inc	43,100.00	-	-	-
2025	53	53-08-05-100-018.000-009	Real	TJ Morton LLC	44,200.00	44,200.00	24,860.00	19,340.00
2025	53	53-08-05-100-021.000-009	Real	1000 W 1st Street LLC	70,500.00	70,500.00	70,500.00	-
2025	53	53-08-05-100-022.000-009	Real	1000 W 1st Street LLC	920,600.00	920,600.00	753,648.00	166,952.00
2025	53	53-08-05-100-023.000-009	Real	409 West 1st Street, LLC	94,900.00	94,900.00	94,900.00	-
2025	53	53-08-05-100-025.000-009	Real	SCV1 LLC	-	-	-	-
2025	53	53-08-05-100-026.000-009	Real	McCoy, Douglas M	56,000.00	56,000.00	19,498.00	36,502.00
2025	53	53-08-05-100-027.000-009	Real	409 West 1st Street, LLC	36,200.00	36,200.00	12,604.00	23,596.00
2025	53	53-08-05-100-028.000-009	Real	City of Bloomington	-	-	-	-
2025	53	53-08-05-100-029.000-009	Real	1005 West 1st Street LLC	51,800.00	51,800.00	51,800.00	-
2025	53	53-08-05-100-030.000-009	Real	SCV1 LLC	-	-	-	-
2025	53	53-08-05-100-033.000-009	Real	1008 West First Street LLC	72,900.00	72,900.00	72,900.00	-
2025	53	53-08-05-100-034.000-009	Real	Centerstone Of Indiana Inc	489,700.00	-	-	-
2025	53	53-08-05-100-036.000-009	Real	1008 West First Street LLC	72,900.00	72,900.00	72,900.00	-
2025	53	53-08-05-100-042.000-009	Real	Gramercy Park Llc & Bales/moore Lic	464,800.00	464,800.00	464,800.00	-
2025	53	53-08-05-100-043.000-009	Real	BWL LLC	353,700.00	353,700.00	325,483.00	28,217.00
2025	53	53-08-05-100-047.000-009	Real	City of Bloomington, Indiana	-	-	-	-
2025	53	53-08-05-100-048.000-009	Real	City of Bloomington	-	-	-	-
2025	53	53-08-05-100-050.000-009	Real	Cgi Real Estate Holdings Llc	633,400.00	633,400.00	220,531.00	412,869.00
2025	53	53-08-05-100-052.000-009	Real	City of Bloomington	-	-	-	-
2025	53	53-08-05-100-053.000-009	Real	City of Bloomington	-	-	-	-

2025	53	53-08-05-100-054.000-009	Real	Saint Agatha LLC	261,300.00	261,300.00	241,373.00	19,927.00
2025	53	53-08-05-100-055.000-009	Real	Todd Carpenter Property Management LLC	1,188,900.00	1,188,900.00	984,872.00	204,028.00
2025	53	53-08-05-100-056.000-009	Real	City of Bloomington	-	-	-	-
2025	53	53-08-05-100-057.000-009	Real	Indiana University Health Bloomington In	69,800.00	-	-	-
2025	53	53-08-05-100-058.000-009	Real	Indiana University Health Bloomington In	6,792,100.00	-	-	-
2025	53	53-08-05-100-059.000-009	Real	Indiana University Health Bloomington In	314,200.00	-	-	-
2025	53	53-08-05-100-060.000-009	Real	Monroe Co Community School Corp	-	-	-	-
2025	53	53-08-05-100-061.000-009	Real	Chestnut Beacon Hill Apartments LLC	332,500.00	332,500.00	261,637.00	70,863.00
2025	53	53-08-05-100-063.000-009	Real	City of Bloomington	-	-	-	-
2025	53	53-08-05-100-064.000-009	Real	Amethyst House Inc	198,800.00	-	-	-
2025	53	53-08-05-100-065.000-009	Real	1000 W 1st Street LLC	148,900.00	148,900.00	148,900.00	-
2025	53	53-08-05-100-067.000-009	Real	Johnway Corp	876,600.00	876,600.00	649,800.00	226,800.00
2025	53	53-08-05-100-068.000-009	Real	Second Street Partners LLC	40,500.00	40,500.00	22,433.00	18,067.00
2025	53	53-08-05-100-069.000-009	Real	City of Bloomington	-	-	-	-
2025	53	53-08-05-100-072.000-009	Real	CTB Investments, LLC	165,300.00	165,300.00	-	165,300.00
2025	53	53-08-05-100-074.000-009	Real	BWL LLC	60,500.00	60,500.00	46,515.00	13,985.00
2025	53	53-08-05-100-076.000-009	Real	Second Street Partners Llc	292,300.00	292,300.00	248,062.00	44,238.00
2025	53	53-08-05-100-079.000-009	Real	Chestnut Beacon Hill Apartments LLC	523,300.00	523,300.00	523,300.00	-
2025	53	53-08-05-100-081.000-009	Real	City of Bloomington, Indiana	-	-	-	-
2025	53	53-08-05-100-082.000-009	Real	Redevelopment Commission of the City of	152,300.00	152,300.00	152,300.00	-
2025	53	53-08-05-100-083.000-009	Real	Shahbahrami, Marilyn Revocable Trust	193,000.00	193,000.00	131,557.00	61,443.00
2025	53	53-08-05-100-088.000-009	Real	Christine, Joseph LLC	280,900.00	280,900.00	120,215.00	160,685.00
2025	53	53-08-05-100-089.000-009	Real	Brawley Rentals 2022-761 LLC	1,189,200.00	1,189,200.00	877,718.00	311,482.00
2025	53	53-08-05-100-090.000-009	Real	903 West 1st Street LLC	382,800.00	382,800.00	273,133.00	109,667.00
2025	53	53-08-05-100-094.000-009	Real	City of Bloomington	-	-	-	-
2025	53	53-08-05-100-095.000-009	Real	Indiana University Health Inc	545,300.00	-	-	-
2025	53	53-08-05-100-096.000-009	Real	1008 West First Street LLC	96,200.00	96,200.00	63,296.00	32,904.00
2025	53	53-08-05-100-100.000-009	Real	409 West 1st Street, LLC	36,000.00	36,000.00	6,731.00	29,269.00
2025	53	53-08-05-100-101.000-009	Real	Monroe Co Community School Corp	-	-	-	-
2025	53	53-08-05-100-105.000-009	Real	901 West 1st Street LLC	261,300.00	261,300.00	261,300.00	-
2025	53	53-08-05-100-109.000-009	Real	Saint Real Estate LLC	143,800.00	143,800.00	101,881.00	41,919.00
2025	53	53-08-05-100-110.000-009	Real	1008 West First Street LLC	87,800.00	87,800.00	87,800.00	-
2025	53	53-08-05-100-113.000-009	Real	City of Bloomington	-	-	-	-
2025	53	53-08-05-100-115.000-009	Real	Board Of Commissioners	-	-	-	-
2025	53	53-08-05-100-116.000-009	Real	1000 W 1st Street LLC	85,300.00	85,300.00	85,300.00	-
2025	53	53-08-05-100-118.000-009	Real	City of Bloomington, Indiana	-	-	-	-
2025	53	53-08-05-100-119.000-009	Real	Indiana University Health Bloomington In	108,900.00	-	-	-
2025	53	53-08-05-100-120.000-009	Real	Somers, Kathryn Living Trust; & Stone Ho	302,600.00	302,600.00	92,916.00	209,684.00
2025	53	53-08-05-100-121.000-009	Real	Church Of Christ,	146,200.00	-	-	-
2025	53	53-08-05-100-125.000-009	Real	Horton, D Gary & Danny L Hogg	231,400.00	110,040.00	110,040.00	-
2025	53	53-08-05-100-127.000-009	Real	Monroe Co Community School	-	-	-	-
2025	53	53-08-05-100-128.000-009	Real	City of Bloomington	-	-	-	-
2025	53	53-08-05-100-129.000-009	Real	Redevelopment Commission of the City of	-	-	-	-
2025	53	53-08-05-100-130.000-009	Real	City of Bloomington	-	-	-	-
2025	53	53-08-05-100-131.000-009	Real	Devane, Gene S & Gladys F & Yeager, Arle	204,000.00	204,000.00	130,601.00	73,399.00
2025	53	53-08-05-100-132.000-009	Real	Indiana University Health Bloomington In	69,800.00	-	-	-
2025	53	53-08-05-100-133.000-009	Real	DOC-Indiana 7 MOB LLC, a Wisconsin LLC	4,385,700.00	4,385,700.00	4,385,700.00	-
2025	53	53-08-05-100-135.000-009	Real	Kaffash, Mohammad Taghi Moussalrezaei	338,900.00	338,900.00	240,940.00	97,960.00
2025	53	53-08-05-100-139.000-009	Real	Walls Fred J & Shirlee E	198,500.00	198,500.00	-	198,500.00
2025	53	53-08-05-100-140.000-009	Real	Walls, Fred J & Shirlee E	96,300.00	96,300.00	-	96,300.00
2025	53	53-08-05-100-142.000-009	Real	Bloomington Medical Arts Llc	583,000.00	-	583,000.00	-
2025	53	53-08-05-100-146.000-009	Real	ICFR Residence LLC	1,710,100.00	1,710,100.00	1,080,180.00	629,920.00
2025	53	53-08-05-100-147.000-009	Real	901 West 1st Street LLC	51,800.00	51,800.00	51,800.00	-
2025	53	53-08-05-100-148.000-009	Real	1005 West 1st Street LLC	51,800.00	51,800.00	38,308.00	13,492.00
2025	53	53-08-05-100-149.000-009	Real	1008 West First Street LLC	373,300.00	373,300.00	160,866.00	212,434.00
2025	53	53-08-05-100-153.000-009	Real	Gramercy Park Llc & Bales/moore Llc	470,500.00	470,500.00	470,500.00	-
2025	53	53-08-05-100-155.000-009	Real	City of Bloomington	-	-	-	-
2025	53	53-08-05-100-156.000-009	Real	Saint Agatha LLC	139,400.00	139,400.00	134,198.00	5,202.00
2025	53	53-08-05-100-157.000-009	Real	Ferguson, Elizabeth S	154,300.00	154,300.00	128,702.00	25,598.00
2025	53	53-08-05-100-162.000-009	Real	Church Of Christ,	993,100.00	-	-	-
2025	53	53-08-05-100-172.000-009	Real	Saint Real Estate LLC	362,500.00	362,500.00	345,365.00	17,135.00
2025	53	53-08-05-104-013.000-009	Real	Full Scale LLC	407,300.00	407,300.00	218,395.00	188,905.00
2025	53	53-08-05-104-018.000-009	Real	Second Street Partners LLC	71,900.00	71,900.00	71,900.00	-
2025	53	53-08-05-105-001.000-009	Real	Cedar Lodge Group LLC	264,500.00	264,500.00	141,166.00	123,334.00
2025	53	53-08-05-111-001.000-009	Real	Sipw Properties Llc	565,500.00	565,500.00	456,110.00	109,390.00
2025	53	53-08-05-111-026.000-009	Real	Four Walls Llc	679,100.00	679,100.00	679,100.00	-
2025	53	53-08-05-112-003.000-009	Real	G & B Properties LLC	144,200.00	144,200.00	144,200.00	-
2025	53	53-08-05-112-011.000-009	Real	Catozzi, Anthony R Revocable Trust	104,300.00	104,300.00	104,300.00	-
2025	53	53-08-05-114-001.000-009	Real	West 1st Street Assemblage, LLC	844,000.00	844,000.00	844,000.00	-
2025	53	53-08-05-114-002.000-009	Real	SCV1 LLC	2,481,300.00	2,481,300.00	2,481,300.00	-
2025	53	53-08-05-115-012.000-009	Real	Indiana University Health Bloomington In	3,332,000.00	-	-	-
2025	53	53-08-05-200-006.000-009	Real	Monroe County Board of Commissioners	-	-	-	-
2025	53	53-08-05-200-009.000-009	Real	EHC LLC	110,200.00	110,200.00	-	110,200.00
2025	53	53-08-05-200-010.000-009	Real	City Of Bloomington	-	-	-	-
2025	53	53-08-05-200-013.000-009	Real	Five Points Llc	964,400.00	964,400.00	-	964,400.00
2025	53	53-08-05-200-014.000-009	Real	City Of Bloomington	-	-	-	-
2025	53	53-08-05-200-015.000-009	Real	King, Brad Christopher & Cara Lavon	226,100.00	226,100.00	58,997.00	167,103.00
2025	53	53-08-05-200-016.000-009	Real	EHC LLC	7,900.00	7,900.00	7,205.00	695.00
2025	53	53-08-05-200-017.000-009	Real	EHC LLC	41,400.00	41,400.00	37,304.00	4,096.00
2025	53	53-08-05-200-018.000-009	Real	City Of Bloomington	-	-	-	-
2025	53	53-08-05-200-019.000-009	Real	City Of Bloomington, Indiana	-	-	-	-
2025	53	53-08-05-200-020.000-009	Real	Awesi Investments LLC	407,700.00	407,700.00	392,111.00	15,589.00
2025	53	53-08-05-200-021.000-009	Real	King, Brad Christopher & Cara Lavon	317,000.00	317,000.00	-	317,000.00
2025	53	53-08-05-200-023.000-009	Real	Stone Belt Arc Inc.	417,800.00	-	-	-
2025	53	53-08-05-200-025.000-009	Real	General Dev Group LLC	1,008,900.00	1,008,900.00	-	1,008,900.00
2025	53	53-08-05-200-026.000-009	Real	Schottgus Holdings LLC	899,800.00	899,800.00	-	899,800.00
2025	53	53-08-05-200-034.000-009	Real	DCNK Properties LLC	379,500.00	379,500.00	-	379,500.00
2025	53	53-08-05-200-035.000-009	Real	Lotus Care Properties LLC	135,000.00	135,000.00	-	135,000.00

2025	53	53-08-05-200-037.000-009	Real	Ad Lunam LLC	3,291,700.00	3,291,700.00	51,611.00	3,240,089.00
2025	53	53-08-05-200-040.000-009	Real	Public Service Co Of Ind Inc	1,383,500.00	1,383,500.00	-	1,383,500.00
2025	53	53-08-05-200-042.000-009	Real	Bloomington Municipal	-	-	-	-
2025	53	53-08-05-200-043.000-009	Real	525 Patterson Dr (IN) Owner LLC	14,136,300.00	14,136,300.00	5,502,087.00	8,634,213.00
2025	53	53-08-05-200-044.000-009	Real	Southern Knoll LP	888,500.00	333,232.00	147.00	333,085.00
2025	53	53-08-05-200-045.000-009	Real	Landmark Shops I LLC	1,329,100.00	1,329,100.00	-	1,329,100.00
2025	53	53-08-05-200-046.000-009	Real	Adams Crossing LLC	1,642,300.00	1,642,300.00	-	1,642,300.00
2025	53	53-08-05-200-047.000-009	Real	Adams Crossing LLC	1,056,200.00	1,056,200.00	-	1,056,200.00
2025	53	53-08-05-200-047.015-009	Real	Adams Crossing LLC	946,900.00	946,900.00	-	946,900.00
2025	53	53-08-05-200-047.016-009	Real	Arch Haven I LLC	1,232,400.00	1,232,400.00	76,011.00	1,156,389.00
2025	53	53-08-05-200-047.017-009	Real	Arch Haven II LLC	1,104,700.00	1,104,700.00	70,769.00	1,033,931.00
2025	53	53-08-05-200-048.000-009	Real	525 Patterson Dr (IN) Owner LLC	11,110,900.00	11,110,900.00	621,919.00	10,488,981.00
2025	53	53-08-05-200-048.003-009	Real	Student Housing SPE - Patterson LLC	-	-	-	-
2025	53	53-08-05-200-050.000-009	Real	525 Patterson Dr (IN) Owner LLC	6,676,000.00	6,676,000.00	908,281.00	5,767,719.00
2025	53	53-08-05-200-050.004-009	Real	Student Housing SPE - Patterson LLC	-	-	-	-
2025	53	53-08-05-200-053.000-009	Real	K & F Ventures LLC	1,334,500.00	1,334,500.00	20,922.00	1,313,578.00
2025	53	53-08-05-200-054.000-009	Real	DCNK Properties LLC	450,000.00	450,000.00	91,194.00	358,806.00
2025	53	53-08-05-200-055.000-009	Real	Adams Crossing LLC	356,000.00	356,000.00	-	356,000.00
2025	53	53-08-05-200-058.000-009	Real	Brawley Rentals 2022-761 LLC	1,191,400.00	1,191,400.00	1,191,400.00	-
2025	53	53-08-05-200-059.000-009	Real	Hoosier Fitness Properties LLC	631,900.00	631,900.00	-	631,900.00
2025	53	53-08-05-201-001.000-009	Real	Weddle Bros Const Co Inc	648,600.00	648,600.00	-	648,600.00
2025	53	53-08-05-201-002.000-009	Real	JNW Gatsby LLC	3,577,000.00	3,577,000.00	-	3,577,000.00
2025	53	53-08-05-202-000.016-009	Real	OReilly Automotive Inc	794,000.00	794,000.00	-	794,000.00
2025	53	53-08-05-202-000.017-009	Real	Adams Crossing LLC	229,400.00	229,400.00	209,234.00	20,166.00
2025	53	53-08-05-202-001.000-009	Real	Bloomington, Municipal	-	-	-	-
2025	53	53-08-05-202-004.000-009	Real	Bloomington, Municipal	-	-	-	-
2025	53	53-08-05-202-009.000-009	Real	Bloomington, Municipal	-	-	-	-
2025	53	53-08-05-202-010.000-009	Real	Hill, Kevin B & Tawni A; Vance, Brett; V	126,300.00	126,300.00	-	126,300.00
2025	53	53-08-05-202-015.000-009	Real	Bloomington Municipal Facilities Corp	-	-	-	-
2025	53	53-08-05-202-018.002-009	Real	Tailwind Bloomington LLC	-	-	-	-
2025	53	53-08-05-202-018.003-009	Real	Tailwind Bloomington LLC	-	-	-	-
2025	53	53-08-05-202-018.004-009	Real	Patterson Pointe Senior Residence Llc	1,448,700.00	1,448,700.00	1,234,430.00	214,270.00
2025	53	53-08-05-202-018.005-009	Real	Monroe County Community School Corporati	-	-	-	-
2025	53	53-08-05-202-018.099-009	Real	Tailwind Bloomington LLC	-	-	-	-
2025	53	53-08-05-202-018.103-009	Real	Tailwind Bloomington LLC	-	-	-	-
2025	53	53-08-05-202-018.113-009	Real	BT Bloomington Sturdent Housing Dst	20,462,900.00	20,462,900.00	2,391.00	20,460,509.00
2025	53	53-08-05-202-018.212-009	Real	Tailwind Bloomington LLC	683,000.00	683,000.00	-	683,000.00
2025	53	53-08-05-202-018.222-009	Real	BT Bloomington Student Housing Dst	7,954,700.00	7,954,700.00	-	7,954,700.00
2025	53	53-08-05-202-018.302-009	Real	Tailwind Bloomington LLC	-	-	-	-
2025	53	53-08-05-202-018.307-009	Real	Tailwind Bloomington LLC	69,000.00	69,000.00	-	69,000.00
2025	53	53-08-05-202-018.312-009	Real	Tailwind Bloomington LLC	894,000.00	894,000.00	-	894,000.00
2025	53	53-08-05-202-018.322-009	Real	BT Bloomington Student Housing Dst	5,161,000.00	5,161,000.00	-	5,161,000.00
2025	53	53-08-05-202-018.402-009	Real	Tailwind Bloomington LLC	-	-	-	-
2025	53	53-08-05-202-018.412-009	Real	Tailwind Bloomington LLC	539,000.00	539,000.00	-	539,000.00
2025	53	53-08-05-202-018.422-009	Real	BT Bloomington Student Housing Dst	4,648,700.00	4,648,700.00	-	4,648,700.00
2025	53	53-08-05-202-018.512-009	Real	BT Bloomington Student Housing Dst	2,134,500.00	2,134,500.00	-	2,134,500.00
2025	53	53-08-05-202-018.522-009	Real	BT Bloomington Student Housing Dst	4,297,000.00	4,297,000.00	-	4,297,000.00
2025	53	53-08-05-203-001.000-009	Real	Eudaly Investments Llc	1,952,100.00	1,952,100.00	-	1,952,100.00
2025	53	53-08-05-203-003.000-009	Real	Eudaly Investments Llc	2,902,300.00	2,902,300.00	-	2,902,300.00
2025	53	53-08-05-204-001.000-009	Real	Adams Crossing LLC	634,900.00	634,900.00	-	634,900.00
2025	53	53-08-05-204-002.000-009	Real	Adams Crossing LLC	1,330,200.00	1,330,200.00	-	1,330,200.00
2025	53	53-08-05-205-001.000-009	Real	Doc-Premier Landmark MOB's LLC	1,516,700.00	1,516,700.00	-	1,516,700.00
2025	53	53-08-05-205-003.000-009	Real	Doc-Premier Landmark MOB's LLC	10,402,100.00	10,402,100.00	-	10,402,100.00
2025	53	53-08-05-300-003.000-009	Real	Haben LLC	6,595,700.00	6,595,700.00	-	6,595,700.00
2025	53	53-08-05-300-004.000-009	Real	1201 West Allen LLC	1,574,300.00	1,574,300.00	1,304,229.00	270,071.00
2025	53	53-08-05-300-005.000-009	Real	Gardens Bloomington LLC The	51,800.00	51,800.00	-	51,800.00
2025	53	53-08-05-300-006.000-009	Real	Hilltop Court, LLC	984,900.00	984,900.00	87,367.00	897,533.00
2025	53	53-08-05-300-018.000-009	Real	Gardens Bloomington LLC The	483,000.00	483,000.00	316,556.00	166,444.00
2025	53	53-08-05-300-019.000-009	Real	Hilltop Court, LLC	2,830,600.00	2,830,600.00	1,603,967.00	1,226,633.00
2025	53	53-08-05-300-031.000-009	Real	Ad Lunam LLC	108,800.00	108,800.00	-	108,800.00
2025	53	53-08-05-400-010.000-009	Real	1020 W Allen LLC	706,200.00	706,200.00	-	706,200.00
2025	53	53-08-05-400-011.000-009	Real	Afr Partners LLC	240,400.00	240,400.00	-	240,400.00
2025	53	53-08-05-400-012.000-009	Real	Brey, Lisa B	187,800.00	84,080.00	83,580.00	500.00
2025	53	53-08-05-400-019.000-009	Real	Long, Katrina L Revocable Trust	165,400.00	165,400.00	-	165,400.00
2025	53	53-08-05-400-026.000-009	Real	IEC VENTURES LLC & TRAVIS LLC & SOUTHGREG	498,000.00	498,000.00	-	498,000.00
2025	53	53-08-05-400-026.004-009	Real	South Rogers Medical Office Facility LLC	1,934,700.00	1,934,700.00	891,602.00	1,043,098.00
2025	53	53-08-05-400-027.000-009	Real	Ropat Llc	2,246,100.00	2,246,100.00	-	2,246,100.00
2025	53	53-08-05-400-028.000-009	Real	Bloomington Pr Llc	1,353,300.00	1,353,300.00	-	1,353,300.00
2025	53	53-08-05-400-030.000-009	Real	Mother Hubbard's Cupboard Inc	256,400.00	-	-	-
2025	53	53-08-05-400-032.000-009	Real	Cook Pharmica LLC	74,485,900.00	25,207,020.00	4,409,912.00	20,797,108.00
2025	53	53-08-05-400-033.000-009	Real	Catalent Indiana LLC	2,778,500.00	2,778,500.00	-	2,778,500.00
2025	53	53-08-05-400-034.000-009	Real	Breedon Properties LLC	247,000.00	247,000.00	-	247,000.00
2025	53	53-08-05-400-036.000-009	Real	Bloomington Great Harvest Ministry Cente	400.00	-	-	-
2025	53	53-08-05-400-038.000-009	Real	In Land Biz LLC	1,948,500.00	1,948,500.00	-	1,948,500.00
2025	53	53-08-05-401-007.000-009	Real	Layman, John Edward	161,200.00	161,200.00	86,144.00	75,056.00
2025	53	53-08-05-401-010.000-009	Real	Cherry Bomb LLC	26,100.00	26,100.00	-	26,100.00
2025	53	53-08-05-401-018.000-009	Real	Cherry Bomb LLC	23,000.00	23,000.00	-	23,000.00
2025	53	53-08-05-401-021.000-009	Real	Jankovic, Stephen	228,200.00	108,120.00	108,120.00	-
2025	53	53-08-05-401-042.000-009	Real	Murphy, Matthew R & Davis, Lesley E	252,300.00	252,300.00	151,511.00	100,789.00
2025	53	53-08-05-401-063.000-009	Real	Jerden Properties LLC	68,400.00	68,400.00	-	68,400.00
2025	53	53-08-05-401-064.000-009	Real	Jerden Properties LLC	52,000.00	52,000.00	-	52,000.00
2025	53	53-08-05-401-065.000-009	Real	Jerden Properties LLC	127,800.00	127,800.00	-	127,800.00
2025	53	53-08-05-401-066.000-009	Real	Jerden Properties LLC	91,400.00	91,400.00	-	91,400.00
2025	53	53-08-05-401-078.000-009	Real	The Mullet, LLC	334,800.00	334,800.00	-	334,800.00
2025	53	53-08-05-401-079.000-009	Real	Poolle, Wayne Gilbert & Danielle Lee	389,500.00	219,060.00	183,660.00	35,400.00
2025	53	53-08-05-401-079.024-009	Real	Poolle, Wayne Gilbert & Danielle Lee	57,400.00	57,400.00	-	57,400.00
2025	53	53-08-05-402-061.000-009	Real	Centerstone Of Indiana Inc	377,400.00	-	-	-
2025	53	53-08-05-402-064.000-009	Real	McKee, William D & Rosetta	188,800.00	188,800.00	136,479.00	52,321.00



2025	53	53-08-06-202-007.000-009	Real	Whaley, Richard Clinton (99% interest);	189,000.00	71,160.00	71,160.00	-
2025	53	53-08-06-202-008.000-009	Real	Coffey, Jimmie Dean & Phyllis Jean	155,900.00	155,900.00	-	155,900.00
2025	53	53-08-06-202-009.000-009	Real	Swartz, Ari B	199,900.00	95,100.00	85,200.00	9,900.00
2025	53	53-08-06-202-010.000-009	Real	Trisler, Wayne Jr & Suzanne	248,300.00	120,620.00	119,520.00	1,100.00
2025	53	53-08-06-202-011.000-009	Real	Alice & Elnora LLC	281,300.00	140,140.00	139,740.00	400.00
2025	53	53-08-06-202-012.000-009	Real	Carter, Rosemarie	185,900.00	68,740.00	68,740.00	-
2025	53	53-08-06-202-013.000-009	Real	Jackson, Phil Wayne	174,300.00	75,780.00	75,780.00	-
2025	53	53-08-06-202-014.000-009	Real	Otto, Chad E & Ballard, Alexandria G	207,000.00	95,400.00	95,400.00	-
2025	53	53-08-06-202-015.000-009	Real	State Of Indiana Dept Of National Resour	-	-	-	-
2025	53	53-08-06-202-016.000-009	Real	Schultz, Thomas R & Marjorie A	193,700.00	193,700.00	-	193,700.00
2025	53	53-08-06-202-017.000-009	Real	McKamey, Aniatia A & Nicholas C	220,000.00	103,200.00	103,200.00	-
2025	53	53-08-06-202-018.000-009	Real	Foos, James R & Janice S Revocable Trust	173,500.00	75,300.00	75,300.00	-
2025	53	53-08-06-202-019.000-009	Real	Edwards, Eric N	175,600.00	76,760.00	76,260.00	500.00
2025	53	53-08-06-202-020.000-009	Real	Black, Jeremy M; Black, Chelsea M	226,100.00	226,100.00	-	226,100.00
2025	53	53-08-06-202-021.000-009	Real	Stipp, Donna S; Stipp, Todd E; Mullis, D	160,700.00	67,620.00	67,620.00	-
2025	53	53-08-06-202-022.000-009	Real	Mann, James	210,300.00	97,380.00	97,380.00	-
2025	53	53-08-06-202-023.000-009	Real	City of Bloomington, Department of Publi	-	-	-	-
2025	53	53-08-06-203-001.000-009	Real	Realty Income Corp	700.00	700.00	-	700.00
2025	53	53-08-06-203-002.000-009	Real	Bounds, Don L Trust	128,000.00	128,000.00	-	128,000.00
2025	53	53-08-07-100-001.001-009	Real	Ceci LLC	44,600.00	44,600.00	37,748.00	6,852.00
2025	53	53-08-07-100-001.003-009	Real	Henry Heeter Sports LLC	1,129,800.00	1,129,800.00	1,129,800.00	-
2025	53	53-08-07-100-001.008-009	Real	Sudbury, Harvey Crain & Mary Carolyn	133,300.00	133,300.00	-	133,300.00
2025	53	53-08-07-101-006.004-009	Real	Sudbury Development Partners, LLC	134,100.00	134,100.00	-	134,100.00
2025	53	53-08-07-101-007.000-009	Real	Hunter Bloomington Properties LLC	21,500.00	21,500.00	-	21,500.00
2025	53	53-08-07-101-009.000-009	Real	Arbor Ridge Homeowners' Association Inc	-	-	-	-
2025	53	53-08-07-101-009.003-009	Real	Allshouse, Terry L & Deborah J	245,500.00	118,500.00	118,500.00	-
2025	53	53-08-07-101-009.004-009	Real	Naum, Byron Albert Living Trust	250,800.00	121,680.00	121,680.00	-
2025	53	53-08-07-101-009.007-009	Real	Ley, Betty Joan & Headley, Judy A	343,400.00	177,240.00	177,240.00	-
2025	53	53-08-07-101-009.008-009	Real	Drake, Dennis D; Lee, Phyllis A	347,800.00	179,880.00	179,880.00	-
2025	53	53-08-07-101-009.009-009	Real	Dalton, Bonnie	323,100.00	165,060.00	165,060.00	-
2025	53	53-08-07-101-009.010-009	Real	Harlow, Diana M Revocable Living Trust	360,400.00	187,440.00	187,440.00	-
2025	53	53-08-07-101-009.013-009	Real	Lewis, Linda	286,600.00	143,160.00	138,908.00	4,252.00
2025	53	53-08-07-101-009.014-009	Real	Galimore, Michael O & Kathryn C	287,700.00	143,820.00	143,820.00	-
2025	53	53-08-07-101-009.017-009	Real	Finley, George G & Jacqueline J	334,700.00	172,020.00	172,020.00	-
2025	53	53-08-07-101-009.018-009	Real	Scott, John A Revocable Trust of 2017	313,200.00	159,120.00	146,936.00	12,184.00
2025	53	53-08-07-101-009.021-009	Real	Grayson, John D & Shirley A	258,000.00	126,000.00	126,000.00	-
2025	53	53-08-07-101-009.022-009	Real	Parkes, Derek & Lauren R	257,600.00	257,600.00	-	257,600.00
2025	53	53-08-07-101-009.023-009	Real	Brummett, Helen J	238,700.00	100,420.00	98,765.00	1,655.00
2025	53	53-08-07-101-009.024-009	Real	Fulk F Don & Edith M Revocable Living Tr	269,300.00	132,780.00	132,780.00	-
2025	53	53-08-07-101-009.031-009	Real	Jones, Tracy	277,500.00	277,500.00	-	277,500.00
2025	53	53-08-07-101-009.032-009	Real	Morgan, Gene P & Evelyn J	241,600.00	116,160.00	116,160.00	-
2025	53	53-08-07-101-009.033-009	Real	Vela, Leslie A Revocable Living Trust	242,500.00	116,700.00	116,700.00	-
2025	53	53-08-07-101-009.034-009	Real	Scott, John A Revocable Trust	242,400.00	116,640.00	116,640.00	-
2025	53	53-08-07-101-009.035-009	Real	Shear, Stuart & Marsha Turner	246,700.00	119,220.00	119,220.00	-
2025	53	53-08-07-101-009.036-009	Real	Wesley, Kelli L	227,100.00	107,460.00	106,140.00	1,320.00
2025	53	53-08-07-200-003.000-009	Real	Crider & Crider Excavating & Paving Comp	69,300.00	69,300.00	-	69,300.00
2025	53	53-08-07-200-009.000-009	Real	Oakdale Apartments LLC	9,764,300.00	9,764,300.00	9,213,490.00	550,810.00
2025	53	53-08-07-200-010.000-009	Real	Gibbs, Lauren K & Samuel H	207,500.00	97,380.00	93,180.00	4,200.00
2025	53	53-08-07-200-014.000-009	Real	State Of Indiana Department Of Highways	-	-	-	-
2025	53	53-08-07-200-038.000-009	Real	Marjel Corp	146,500.00	146,500.00	-	146,500.00
2025	53	53-08-07-200-039.000-009	Real	Brown, Bill C Trustee	29,000.00	29,000.00	-	29,000.00
2025	53	53-08-07-200-048.000-009	Real	State Of Indiana Dept Of National Resour	-	-	-	-
2025	53	53-08-07-200-058.000-009	Real	Ashh LLC	6,388,100.00	6,388,100.00	6,361,610.00	26,490.00
2025	53	53-08-07-300-002.000-009	Real	City Of Bloomington	-	-	-	-
2025	53	53-08-07-300-006.000-009	Real	Public Investment Corporation	266,200.00	266,200.00	167,938.00	98,262.00
2025	53	53-08-07-300-006.002-009	Real	Green Garage LLC	32,400.00	32,400.00	2.00	32,398.00
2025	53	53-08-07-300-006.014-009	Real	Public Investment Corporation	43,300.00	43,300.00	-	43,300.00
2025	53	53-08-07-300-006.015-009	Real	Public Investment Corporation	38,700.00	38,700.00	-	38,700.00
2025	53	53-08-07-300-006.016-009	Real	Public Investment Corporation	39,500.00	39,500.00	-	39,500.00
2025	53	53-08-07-300-006.017-009	Real	Public Investment Corporation	38,100.00	38,100.00	-	38,100.00
2025	53	53-08-07-300-006.018-009	Real	Public Investment Corporation	34,700.00	34,700.00	-	34,700.00
2025	53	53-08-07-300-006.019-009	Real	Public Investment Corporation	33,900.00	33,900.00	-	33,900.00
2025	53	53-08-07-300-006.020-009	Real	Public Investment Corporation	37,000.00	37,000.00	-	37,000.00
2025	53	53-08-07-300-006.021-009	Real	Public Investment Corporation	41,000.00	41,000.00	-	41,000.00
2025	53	53-08-07-300-006.022-009	Real	Public Investment Corporation	-	-	-	-
2025	53	53-08-07-300-006.023-009	Real	Public Investment Corporation	38,300.00	38,300.00	-	38,300.00
2025	53	53-08-07-300-006.024-009	Real	Public Investment Corporation	39,000.00	39,000.00	-	39,000.00
2025	53	53-08-07-300-006.025-009	Real	Public Investment Corporation	41,200.00	41,200.00	-	41,200.00
2025	53	53-08-07-300-006.026-009	Real	Public Investment Corporation	43,000.00	43,000.00	-	43,000.00
2025	53	53-08-07-300-006.027-009	Real	Public Investment Corporation	41,200.00	41,200.00	-	41,200.00
2025	53	53-08-07-300-006.028-009	Real	Public Investment Corporation	41,300.00	41,300.00	-	41,300.00
2025	53	53-08-07-300-006.029-009	Real	Public Investment Corporation	-	-	-	-
2025	53	53-08-07-300-006.030-009	Real	Public Investment Corporation	-	-	-	-
2025	53	53-08-07-300-116.022-009	Real	Public Investment Corporation	-	-	-	-
2025	53	53-08-07-400-007.000-009	Real	Woolery Mill Ventures LLC	2,704,600.00	1,456,925.00	2,341.00	1,454,584.00
2025	53	53-08-07-400-008.000-009	Real	Regency Consolidated Residential LLC	-	-	-	-
2025	53	53-08-07-400-008.001-009	Real	Lopatin, Nikita	220,200.00	220,200.00	-	220,200.00
2025	53	53-08-07-400-008.002-009	Real	Lopatin, Nikita	216,700.00	216,700.00	-	216,700.00
2025	53	53-08-07-400-008.003-009	Real	Nash, Lindsay J & Eric Dlutkowski	216,800.00	101,280.00	3,740.00	97,540.00
2025	53	53-08-07-400-008.004-009	Real	Wilcox, Mark & Georgeanne & Diana M Wilc	219,800.00	103,080.00	3,806.00	99,274.00
2025	53	53-08-07-400-008.005-009	Real	Qurashi, Maroof H; Qurashi Sara H	234,100.00	111,660.00	4,123.00	107,537.00
2025	53	53-08-07-400-008.006-009	Real	Tran, Hoa V & Linh H Le	222,000.00	222,000.00	-	222,000.00
2025	53	53-08-07-400-008.007-009	Real	Ricks, Ranson J & Kris M	218,500.00	193,540.00	-	193,540.00
2025	53	53-08-07-400-008.008-009	Real	Kuriyama Group LLC	222,000.00	222,000.00	-	222,000.00
2025	53	53-08-07-400-008.009-009	Real	Kuriyama Group LLC	218,500.00	218,500.00	-	218,500.00
2025	53	53-08-07-400-008.010-009	Real	Walker, James F	256,500.00	125,100.00	4,619.00	120,481.00
2025	53	53-08-07-400-008.011-009	Real	Yang, Bin Shubin	263,600.00	263,600.00	-	263,600.00
2025	53	53-08-07-400-008.012-009	Real	Ma, Haozhen	254,000.00	254,000.00	-	254,000.00

2025	53	53-08-07-400-008.013-009	Real	Purcell, John & Robin Vidimos; Purcell,	263,600.00	129,360.00	4,777.00	124,583.00
2025	53	53-08-07-400-008.014-009	Real	Flasher, Nicholas A	256,500.00	125,100.00	4,619.00	120,481.00
2025	53	53-08-07-400-008.015-009	Real	Bow, Bryce Evan & Tabitha Lynnette	263,600.00	129,360.00	4,777.00	124,583.00
2025	53	53-08-07-400-008.016-009	Real	Kercher, Kyle & Vanessa	261,400.00	128,040.00	63,149.00	64,891.00
2025	53	53-08-07-400-008.017-009	Real	Kutza, Scott	254,300.00	123,780.00	60,401.00	63,379.00
2025	53	53-08-07-400-008.018-009	Real	Stone, Charles W	263,600.00	129,360.00	4,777.00	124,583.00
2025	53	53-08-07-400-008.019-009	Real	Qurashi, Maroof H	253,000.00	253,000.00	-	253,000.00
2025	53	53-08-07-400-008.020-009	Real	Donaldson, Devan Ray	267,900.00	131,940.00	30,931.00	101,009.00
2025	53	53-08-07-400-008.098-009	Real	Joe Kemp Construction LLC	-	-	-	-
2025	53	53-08-07-400-008.099-009	Real	J&E Development, LLC	-	-	-	-
2025	53	53-08-07-400-008.201-009	Real	Michael, Scott & Rhonda	545,200.00	298,320.00	298,320.00	-
2025	53	53-08-07-400-008.202-009	Real	Joe Kemp Construction LLC	1,900.00	1,900.00	-	1,900.00
2025	53	53-08-07-400-008.203-009	Real	Sipes, Anne Katherine; Wolter, Timothy C	573,000.00	315,000.00	315,000.00	-
2025	53	53-08-07-400-008.204-009	Real	Joe Kemp Construction LLC	68,000.00	68,000.00	-	68,000.00
2025	53	53-08-07-400-008.205-009	Real	Joe Kemp Construction LLC	68,000.00	68,000.00	-	68,000.00
2025	53	53-08-07-400-008.206-009	Real	Joe Kemp Construction LLC	68,000.00	68,000.00	-	68,000.00
2025	53	53-08-07-400-008.207-009	Real	Joe Kemp Construction LLC	68,000.00	68,000.00	-	68,000.00
2025	53	53-08-07-400-008.208-009	Real	Joe Kemp Construction LLC	68,000.00	68,000.00	-	68,000.00
2025	53	53-08-07-400-008.209-009	Real	Joe Kemp Construction LLC	68,000.00	68,000.00	-	68,000.00
2025	53	53-08-07-400-008.210-009	Real	Joe Kemp Construction LLC	68,000.00	68,000.00	-	68,000.00
2025	53	53-08-07-400-008.211-009	Real	Joe Kemp Construction LLC	68,000.00	68,000.00	-	68,000.00
2025	53	53-08-07-400-008.212-009	Real	Joe Kemp Construction LLC	68,000.00	68,000.00	-	68,000.00
2025	53	53-08-07-400-008.213-009	Real	Furr, Luke S & Nicole A	365,300.00	190,380.00	190,380.00	-
2025	53	53-08-07-400-008.214-009	Real	Britt, Derek & Jordan	672,600.00	672,600.00	-	672,600.00
2025	53	53-08-07-400-008.215-009	Real	Hiestler, John D & Amy M Miller	536,700.00	293,220.00	293,220.00	-
2025	53	53-08-07-400-008.216-009	Real	Snapp, Ryan M	467,600.00	251,760.00	251,760.00	-
2025	53	53-08-07-400-008.217-009	Real	Kuriyama Group LLC	68,000.00	68,000.00	-	68,000.00
2025	53	53-08-07-400-008.218-009	Real	Joe Kemp Construction LLC	-	-	-	-
2025	53	53-08-07-400-008.219-009	Real	Joe Kemp Construction LLC	-	-	-	-
2025	53	53-08-07-400-008.221-009	Real	Hines, George M Jr	267,400.00	131,640.00	4,861.00	126,779.00
2025	53	53-08-07-400-008.222-009	Real	Sheese, Maren C	260,300.00	127,380.00	4,704.00	122,676.00
2025	53	53-08-07-400-008.223-009	Real	Nava, Zachary A	267,400.00	131,640.00	4,861.00	126,779.00
2025	53	53-08-07-400-008.224-009	Real	Sharp, David S & Charlene T	260,300.00	260,300.00	-	260,300.00
2025	53	53-08-07-400-008.225-009	Real	Fowler, Douglas C & Lorraine M (50%); St	265,700.00	265,700.00	-	265,700.00
2025	53	53-08-07-400-008.226-009	Real	Wang, Zhaohui; Lefevre, Gregory	260,300.00	260,300.00	-	260,300.00
2025	53	53-08-07-400-008.227-009	Real	Kuriyama Group LLC	265,700.00	265,700.00	-	265,700.00
2025	53	53-08-07-400-008.228-009	Real	Kuriyama Group LLC	260,300.00	260,300.00	-	260,300.00
2025	53	53-08-07-400-008.229-009	Real	Kuriyama Group LLC	265,900.00	265,900.00	-	265,900.00
2025	53	53-08-07-400-008.230-009	Real	Kuriyama Group LLC	258,700.00	258,700.00	-	258,700.00
2025	53	53-08-07-400-008.231-009	Real	Holmes, Logan; Tokash, Clarissa	265,900.00	130,740.00	4,828.00	125,912.00
2025	53	53-08-07-400-008.232-009	Real	Wang, Xt & Ying S	258,700.00	126,420.00	4,668.00	121,752.00
2025	53	53-08-07-400-008.233-009	Real	Speight, Quentin & Rachel	265,900.00	130,740.00	4,828.00	125,912.00
2025	53	53-08-07-400-008.234-009	Real	Quick-Cook, Jennifer & Cook, Bryan	258,700.00	126,420.00	4,668.00	121,752.00
2025	53	53-08-07-400-008.235-009	Real	Bonner, Joshua Edward	265,900.00	130,740.00	4,828.00	125,912.00
2025	53	53-08-07-400-008.236-009	Real	Dinh, Paul	265,200.00	130,320.00	4,812.00	125,508.00
2025	53	53-08-07-400-008.237-009	Real	Moore, Stephen & Julia	265,900.00	265,900.00	-	265,900.00
2025	53	53-08-07-400-008.238-009	Real	Gould, Robert Todd	258,700.00	126,420.00	4,668.00	121,752.00
2025	53	53-08-07-400-008.239-009	Real	Toohill, Luke Daniel	263,200.00	129,120.00	4,768.00	124,352.00
2025	53	53-08-07-400-008.240-009	Real	Mora, Edgar Josue Vargas; Azofeifa, Able	258,700.00	126,420.00	4,668.00	121,752.00
2025	53	53-08-07-400-008.241-009	Real	Villalobos, Oscar Esteban Vasquez	265,900.00	130,740.00	4,828.00	125,912.00
2025	53	53-08-07-400-008.242-009	Real	Fleetwood, Cynthia S	256,500.00	125,100.00	4,619.00	120,481.00
2025	53	53-08-07-400-008.271-009	Real	Michael, Scott & Rhonda	-	-	-	-
2025	53	53-08-07-400-008.272-009	Real	Joe Kemp Construction LLC	-	-	-	-
2025	53	53-08-07-400-008.273-009	Real	Sipes, Anne Katherine; Wolter, Timothy C	-	-	-	-
2025	53	53-08-07-400-008.294-009	Real	Joe Kemp Construction LLC	-	-	-	-
2025	53	53-08-07-400-008.295-009	Real	Joe Kemp Construction LLC	-	-	-	-
2025	53	53-08-07-400-008.296-009	Real	Joe Kemp Construction LLC	-	-	-	-
2025	53	53-08-07-400-008.297-009	Real	Joe Kemp Construction LLC	-	-	-	-
2025	53	53-08-07-400-008.321-009	Real	Regency Consolidated Residential LLC	-	-	-	-
2025	53	53-08-07-400-008.322-009	Real	Regency Consolidated Residential LLC	-	-	-	-
2025	53	53-08-07-400-008.324-009	Real	Regency Consolidated Residential LLC	11,248,200.00	11,248,200.00	-	11,248,200.00
2025	53	53-08-07-400-008.325-009	Real	City of Bloomington, Boad of Park Commis	-	-	-	-
2025	53	53-08-07-400-008.380-009	Real	Furr, Luke S & Nicole A	-	-	-	-
2025	53	53-08-07-400-008.384-009	Real	Britt, Derek & Jordan	-	-	-	-
2025	53	53-08-07-400-008.486-009	Real	Hiestler, John D & Amy M Miller	-	-	-	-
2025	53	53-08-07-400-008.716-009	Real	Snapp, Ryan M	-	-	-	-
2025	53	53-08-07-400-008.717-009	Real	Kuriyama Group LLC	-	-	-	-
2025	53	53-08-07-400-008.719-009	Real	Joe Kemp Construction LLC	-	-	-	-
2025	53	53-08-07-400-008.721-009	Real	Hines, George M Jr	-	-	-	-
2025	53	53-08-07-400-008.722-009	Real	Sheese, Maren C	-	-	-	-
2025	53	53-08-07-400-008.723-009	Real	Nava, Zachary A	-	-	-	-
2025	53	53-08-07-400-008.724-009	Real	Sharp, David S & Charlene T	-	-	-	-
2025	53	53-08-07-400-008.794-009	Real	Joe Kemp Construction LLC	-	-	-	-
2025	53	53-08-07-400-008.814-009	Real	Flasher, Nicholas A	-	-	-	-
2025	53	53-08-07-400-008.815-009	Real	Bow, Bryce Evan & Tabitha Lynnette	-	-	-	-
2025	53	53-08-07-400-008.816-009	Real	Kercher, Kyle & Vanessa	-	-	-	-
2025	53	53-08-07-400-008.817-009	Real	Kutza, Scott	-	-	-	-
2025	53	53-08-07-400-008.818-009	Real	Stone, Charles W	-	-	-	-
2025	53	53-08-07-400-008.819-009	Real	Qurashi, Maroof H	-	-	-	-
2025	53	53-08-07-400-008.879-009	Real	J&E Development, LLC	-	-	-	-
2025	53	53-08-07-400-008.882-009	Real	Donaldson, Devan Ray	-	-	-	-
2025	53	53-08-07-400-008.883-009	Real	Purcell, John & Robin Vidimos; Purcell,	-	-	-	-
2025	53	53-08-07-400-008.888-009	Real	Kuriyama Group LLC	-	-	-	-
2025	53	53-08-07-400-008.889-009	Real	Kuriyama Group LLC	-	-	-	-
2025	53	53-08-07-400-008.898-009	Real	Joe Kemp Construction LLC	-	-	-	-
2025	53	53-08-07-400-008.910-009	Real	Walker, James F	-	-	-	-
2025	53	53-08-07-400-008.911-009	Real	Yang, Bin Shubin	-	-	-	-
2025	53	53-08-07-400-008.912-009	Real	Ma, Haozhen	-	-	-	-

2025	53	53-08-07-400-008.991-009	Real	Lopatin, Nikita	-	-	-	-
2025	53	53-08-07-400-008.992-009	Real	Lopatin, Nikita	-	-	-	-
2025	53	53-08-07-400-008.993-009	Real	Nash, Lindsay J & Eric Dlutkowski	-	-	-	-
2025	53	53-08-07-400-008.994-009	Real	Wilcox, Mark & Georgeanne & Diana M Wilc	-	-	-	-
2025	53	53-08-07-400-008.995-009	Real	Qurashi, Maroof H; Qurashi Sara H	-	-	-	-
2025	53	53-08-07-400-008.996-009	Real	Tran, Hoa V & Linh H Le	-	-	-	-
2025	53	53-08-07-400-008.997-009	Real	Ricks, Ranson J & Kris M	-	-	-	-
2025	53	53-08-07-400-009.000-009	Real	Ceci LLC	58,200.00	58,200.00	149.00	58,051.00
2025	53	53-08-07-400-011.000-009	Real	Wooley Lot Owners Association Inc	-	-	-	-
2025	53	53-08-07-402-003.000-009	Real	Regency Adams Village LLC	14,008,600.00	14,008,600.00	14,008,600.00	-
2025	53	53-08-07-403-002.000-009	Real	Ackerman, Jeremy B & Andrea F	127,000.00	47,400.00	47,400.00	-
2025	53	53-08-07-405-002.000-009	Real	Regency Adams Village LLC	11,233,300.00	11,233,300.00	539,011.00	10,694,289.00
2025	53	53-08-08-100-009.000-009	Real	Catalent Indiana LLC	1,500.00	1,500.00	-	1,500.00
2025	53	53-08-08-100-010.000-009	Real	Community Kitchen of Monroe County Inc	201,100.00	-	-	-
2025	53	53-08-08-100-011.001-009	Real	Hays, Terry	127,200.00	127,200.00	-	127,200.00
2025	53	53-08-08-100-012.000-009	Real	Bloomington Indiana Board of Park Commis	-	-	-	-
2025	53	53-08-08-100-013.000-009	Real	Cassady, Randy	83,900.00	21,540.00	21,540.00	-
2025	53	53-08-08-100-014.000-009	Real	Bloomington, Indiana, Board of Park Comm	-	-	-	-
2025	53	53-08-08-100-014.010-009	Real	South Central Community Action Program	-	-	-	-
2025	53	53-08-08-100-043.000-009	Real	Catalent Indiana LLC	101,200.00	101,200.00	-	101,200.00
2025	53	53-08-08-100-052.000-009	Real	Public Service Company Of Indiana, Inc.	494,600.00	494,600.00	-	494,600.00
2025	53	53-08-08-100-059.000-009	Real	Swalling, Christian; Larsen, Erik Dean	176,100.00	77,060.00	76,560.00	500.00
2025	53	53-08-08-100-064.000-009	Real	Ladd, Norman A & Pamela J	109,000.00	109,000.00	-	109,000.00
2025	53	53-08-08-100-069.000-009	Real	Hays, Terry	218,100.00	218,100.00	-	218,100.00
2025	53	53-08-08-100-069.012-009	Real	Duke Energy Indiana LLC	2,600.00	2,600.00	-	2,600.00
2025	53	53-08-08-100-074.000-009	Real	Vanlandingham, Frank L	132,300.00	132,300.00	71,981.00	60,319.00
2025	53	53-08-08-100-075.000-009	Real	Lancaster, Susan D	116,900.00	116,900.00	-	116,900.00
2025	53	53-08-08-100-102.000-009	Real	Realife Media Inc	1,894,300.00	-	-	-
2025	53	53-08-08-100-105.000-009	Real	Catalent Indiana LLC	645,700.00	645,700.00	-	645,700.00
2025	53	53-08-08-100-115.000-009	Real	Habitat for Humanity of Monroe County In	56,700.00	-	-	-
2025	53	53-08-08-100-115.001-009	Real	Vallee, Casey	191,100.00	85,860.00	85,860.00	-
2025	53	53-08-08-100-115.002-009	Real	Tecatli-Xicali, Aldo Zempoal; Diaz, Damar	207,000.00	95,400.00	95,400.00	-
2025	53	53-08-08-100-115.003-009	Real	Linares-Arizmendi, Javier; Marquez-Tecpa	251,200.00	121,920.00	121,920.00	-
2025	53	53-08-08-100-115.004-009	Real	Wright, Cornelius & Jolene	55,000.00	-	-	-
2025	53	53-08-08-100-115.005-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.006-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.007-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.008-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.009-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.010-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.011-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.012-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.013-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.014-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.015-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.016-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.017-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.018-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.019-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.020-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.021-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.022-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.023-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.024-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.025-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.026-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.027-009	Real	Habitat for Humanity of Monroe County In	55,000.00	-	-	-
2025	53	53-08-08-100-115.028-009	Real	Gallegos-Franco, Laura Fabiola	55,000.00	-	-	-
2025	53	53-08-08-100-115.029-009	Real	Magno-Perez, Maria DeLourdes	172,100.00	-	-	-
2025	53	53-08-08-100-115.030-009	Real	Cortezl-Casique, Crispin; Torrez-Grancia	190,800.00	-	-	-
2025	53	53-08-08-100-115.031-009	Real	Habitat for Humanity of Monroe County In	-	-	-	-
2025	53	53-08-08-100-115.075-009	Real	Habitat for Humanity of Monroe County In	-	-	-	-
2025	53	53-08-08-100-115.076-009	Real	Habitat for Humanity of Monroe County In	-	-	-	-
2025	53	53-08-08-100-119.000-009	Real	AFR Partners LLC	163,300.00	163,300.00	2,206.00	161,094.00
2025	53	53-08-08-100-125.000-009	Real	PSI Energy Inc.	196,700.00	196,700.00	-	196,700.00
2025	53	53-08-08-100-127.000-009	Real	AFR Partners LLC	508,300.00	508,300.00	-	508,300.00
2025	53	53-08-08-100-130.000-009	Real	South Construction Co Inc	37,200.00	37,200.00	-	37,200.00
2025	53	53-08-08-100-131.000-009	Real	Cook Pharmica LLC	532,900.00	532,900.00	-	532,900.00
2025	53	53-08-08-101-001.000-009	Real	Bellwether Properties LLC	90,200.00	90,200.00	-	90,200.00
2025	53	53-08-08-101-002.000-009	Real	Gupta, Daniel	170,300.00	170,300.00	7,575.00	162,725.00
2025	53	53-08-08-101-003.000-009	Real	Gupta, Daniel	179,300.00	179,300.00	70,502.00	108,798.00
2025	53	53-08-08-200-001.000-009	Real	Board of Commissioners of Monroe County	-	-	-	-
2025	53	53-08-08-200-002.000-009	Real	Haben LLC	423,300.00	423,300.00	-	423,300.00
2025	53	53-08-08-200-004.000-009	Real	Sudbury Development Partners, LLC	9,900.00	9,900.00	-	9,900.00
2025	53	53-08-08-200-005.000-009	Real	Sudbury Development Partners, LLC	46,100.00	46,100.00	-	46,100.00
2025	53	53-08-08-201-001.000-009	Real	City Of Bloomington Dept Of Pks & Rec	-	-	-	-
2025	53	53-08-08-201-003.000-009	Real	City Of Bloomington Ind. Dept. Of Parks	-	-	-	-
2025	53	53-08-08-201-004.000-009	Real	City of Bloomington, Indiana, Board of P	-	-	-	-
2025	53	53-08-08-304-001.000-009	Real	Todd, Joseph James & Samantha	292,300.00	121,780.00	121,780.00	-
2025	53	53-08-08-403-262.000-009	Real	Baker, Timothy A	209,800.00	97,080.00	97,080.00	-
2025	53	53-08-09-200-015.000-009	Real	Honeycutt, Lyander D & Tamela S	68,000.00	68,000.00	-	68,000.00
2025	53	53-08-09-200-018.000-009	Real	Eurton Properties LLC	266,700.00	266,700.00	-	266,700.00
2025	53	53-08-09-200-028.000-009	Real	Peterson, William J	207,000.00	207,000.00	-	207,000.00
2025	53	53-08-09-200-031.000-009	Real	Monroe County Community School Corporati	1,438,900.00	1,438,900.00	1,438,900.00	-
2025	53	53-08-09-200-035.000-009	Real	Nav Tnas LLC	455,400.00	455,400.00	349,374.00	106,026.00
2025	53	53-08-09-200-039.000-009	Real	Weston, Michael & Cindy	408,600.00	408,600.00	-	408,600.00
2025	53	53-08-09-200-040.000-009	Real	Webb, Mark & Linda	242,400.00	242,400.00	110,366.00	132,034.00
2025	53	53-08-09-200-045.000-009	Real	Redevelopment Commission of the City of	-	-	-	-





2025	53	53-08-16-203-004.000-009	Real	Miller, Robert R & Mackenzie J	194,000.00	87,600.00	87,600.00	-
2025	53	53-08-16-203-006.000-009	Real	Gniady, Cassandre	199,000.00	90,600.00	90,600.00	-
2025	53	53-08-16-203-007.000-009	Real	Lettelleir, Bradley A	164,400.00	69,840.00	69,840.00	-
2025	53	53-08-16-203-008.000-009	Real	Carr, Erik J & Kimberly J	168,400.00	72,240.00	72,240.00	-
2025	53	53-08-16-203-009.000-009	Real	Arsenault, Beverly Sue & Verteramo, Shar	188,900.00	84,540.00	84,540.00	-
2025	53	53-08-16-203-010.000-009	Real	Wallace, Daniel P; Grubb, Elizabeth K	198,900.00	90,740.00	90,240.00	500.00
2025	53	53-08-16-203-011.000-009	Real	Rowe, Robert M	168,200.00	72,120.00	72,120.00	-
2025	53	53-08-16-203-012.000-009	Real	Moulden, Norman D & Sue	186,400.00	69,360.00	69,360.00	-
2025	53	53-08-16-203-013.000-009	Real	Simanton, David E & Patricia L	232,900.00	232,900.00	186,932.00	45,968.00
2025	53	53-08-16-203-014.000-009	Real	Osajima, Amy N	186,300.00	82,980.00	82,980.00	-
2025	53	53-08-16-203-016.000-009	Real	Cooper, Kailee J	158,500.00	66,300.00	66,300.00	-
2025	53	53-08-16-203-017.000-009	Real	Claybrook, Karen	180,100.00	79,460.00	78,960.00	500.00
2025	53	53-08-16-203-018.000-009	Real	Woods, Wendell A	186,300.00	82,980.00	82,980.00	-
2025	53	53-08-16-203-019.000-009	Real	Horne, John	208,600.00	96,360.00	96,360.00	-
2025	53	53-08-16-203-020.000-009	Real	Barrow, William D & Peggy	155,000.00	64,200.00	64,200.00	-
2025	53	53-08-16-203-021.000-009	Real	Gillis, Lauren E & Michael M	152,000.00	62,400.00	62,400.00	-
2025	53	53-08-16-203-022.000-009	Real	Duffin, Terry M	170,100.00	73,260.00	73,260.00	-
2025	53	53-08-16-203-023.000-009	Real	Del Rio, Michelle; Lucaro, Arturo Alfred	155,900.00	64,740.00	64,740.00	-
2025	53	53-08-16-203-024.000-009	Real	Hancock, Randall L	183,100.00	81,060.00	81,060.00	-
2025	53	53-08-16-203-025.000-009	Real	Thrasher, David K & Holly J	186,200.00	82,920.00	82,920.00	-
2025	53	53-08-16-203-026.000-009	Real	Bogan, Chase; Sellers, Will	173,100.00	75,420.00	74,520.00	900.00
2025	53	53-08-16-203-027.000-009	Real	Mandell, Ryan David; Claffey, Elizabeth	174,700.00	174,700.00	-	174,700.00
2025	53	53-08-16-204-008.000-009	Real	Clark, Paulette S	180,700.00	80,340.00	78,540.00	1,800.00
2025	53	53-08-16-204-010.000-009	Real	Wilbur, Mary Frances,	183,700.00	183,700.00	-	183,700.00
2025	53	53-08-16-204-024.000-009	Real	McClanahan, Colin A & Allison D	182,400.00	80,640.00	80,640.00	-
2025	53	53-08-16-204-030.000-009	Real	Hopkins, James & Mary L	216,100.00	100,860.00	100,860.00	-
2025	53	53-08-16-204-032.000-009	Real	Abraham, Nancy N & Troy G	225,900.00	225,900.00	150,781.00	75,119.00
2025	53	53-08-16-204-033.000-009	Real	Dixon, Marvin Ray & Jolene Annette Revoc	190,400.00	190,400.00	-	190,400.00
2025	53	53-08-16-204-038.000-009	Real	Highlife LLC	228,700.00	228,700.00	103,886.00	124,814.00
2025	53	53-08-16-204-041.000-009	Real	Chandler, Joyce A	210,900.00	97,740.00	97,740.00	-
2025	53	53-08-16-204-045.000-009	Real	Purcell, Debra Ann	180,700.00	79,620.00	79,620.00	-
2025	53	53-08-16-204-050.000-009	Real	Neal, Diana	239,100.00	114,660.00	114,660.00	-
2025	53	53-08-16-205-001.000-009	Real	Gornall Eubanks 3001LLC	774,500.00	774,500.00	774,500.00	-
2025	53	53-08-16-205-002.000-009	Real	Storage Unlimited LLC	405,500.00	405,500.00	405,500.00	-
2025	53	53-08-16-206-002.000-009	Real	CRMR 2 LLC	-	-	-	-
2025	53	53-08-16-206-003.000-009	Real	CRMR 2 LLC	1,114,100.00	1,114,100.00	582,036.00	532,064.00
2025	53	53-08-16-300-014.000-009	Real	Solid Waste Managment Dist Monroe County	-	-	-	-
2025	53	53-08-16-300-032.000-009	Real	3409 South Walnut LLC	294,500.00	294,500.00	294,500.00	-
2025	53	53-08-16-300-035.000-009	Real	Allen-scherschel, Lisa	447,100.00	447,100.00	447,100.00	-
2025	53	53-08-16-300-036.001-009	Real	State Of Indiana	-	-	-	-
2025	53	53-08-16-300-041.000-009	Real	Royal Realty Co,	1,175,800.00	1,175,800.00	1,175,800.00	-
2025	53	53-08-16-300-045.000-009	Real	Royal Realty Co	671,900.00	671,900.00	671,900.00	-
2025	53	53-08-16-300-046.000-009	Real	Utilities Services Board of the City of	-	-	-	-
2025	53	53-08-16-300-046.001-009	Real	City of Bloomington, Board of Public Wor	-	-	-	-
2025	53	53-08-16-302-001.000-009	Real	Cupcake Realty LLC	267,500.00	267,500.00	267,500.00	-
2025	53	53-08-16-302-002.000-009	Real	Autovest LLC	896,600.00	896,600.00	896,600.00	-
2025	53	53-08-16-304-010.001-009	Real	MacNolan LLC	290,000.00	290,000.00	290,000.00	-
2025	53	53-08-16-304-010.002-009	Real	Maddie LLC	145,000.00	145,000.00	-	145,000.00
2025	53	53-08-16-304-010.003-009	Real	Maddie LLC	290,000.00	290,000.00	290,000.00	-
2025	53	53-08-18-200-002.000-009	Real	Southern Indiana Medical Park	2,600.00	2,600.00	6.00	2,594.00
2025	53	53-08-18-200-003.000-009	Real	FRC Bloomington LLC	1,121,000.00	1,121,000.00	2,835.00	1,118,165.00
2025	53	53-08-18-200-004.000-009	Real	Southern Indiana Medical Park	300.00	300.00	1.00	299.00
2025	53	53-08-18-200-007.000-009	Real	Southern Indiana Medical Park	81,500.00	81,500.00	207.00	81,293.00
2025	53	53-08-18-200-008.000-009	Real	Busted Block LLC	64,400.00	64,400.00	64,399.00	1.00
2025	53	53-08-18-200-009.000-009	Real	Southern Indiana Surgery Center Partners	4,300,400.00	4,300,400.00	6,057.00	4,294,343.00
2025	53	53-08-18-200-010.000-009	Real	Indiana University Health Bloomington In	3,550,900.00	-	-	-
2025	53	53-08-18-200-011.000-009	Real	Busted Block LLC	1,500.00	1,500.00	4.00	1,496.00
2025	53	53-08-18-201-001.000-009	Real	Childrens Organ Transplant Association A	61,300.00	-	-	-
2025	53	53-08-18-201-002.000-009	Real	Southern Indiana Medical Park	221,600.00	221,600.00	568.00	221,032.00
2025	53	53-08-18-201-003.000-009	Real	GA HC REIT II Bloomington MOB LLC	5,281,500.00	5,281,500.00	15,125.00	5,266,375.00
2025	53	53-08-18-201-004.000-009	Real	BMPK Real Estate LLC	708,200.00	708,200.00	1,733.00	706,467.00
2025	53	53-08-18-201-005.000-009	Real	BWS Real Estate LLC	1,241,600.00	496,600.00	1,062.00	495,538.00
2025	53	53-08-18-201-006.000-009	Real	State of Indiana	-	-	-	-
2025	53	53-08-18-201-007.000-009	Real	Doc-Summit Bloomington MOB LLC	2,025,300.00	2,025,300.00	5,184.00	2,020,116.00
2025	53	53-08-18-300-001.000-009	Real	Brown, Bill C Revocable Trust	83,600.00	83,600.00	83,600.00	-
2025	53	53-08-19-200-027.000-008	Real	Brown, Bill C Revocable Trust	16,800.00	16,800.00	15,148.00	1,652.00
2025	53	53-08-19-200-031.000-008	Real	Suozzi, Margaret; Harris, Betty; Cadwell	236,400.00	153,520.00	73,591.00	79,929.00
2025	53	53-08-19-200-049.000-008	Real	Fullerton LLC	13,300.00	13,300.00	3,254.00	10,046.00
2025	53	53-08-19-200-058.000-008	Real	Monroe Medical Park Association, Inc	-	-	-	-
2025	53	53-08-19-200-059.000-008	Real	Prime Healthcare Services-Monroe LLC	14,812,500.00	14,812,500.00	1,815,359.00	12,997,141.00
2025	53	53-08-19-200-060.000-008	Real	Indiana University Health Inc	-	-	-	-
2025	53	53-08-19-200-061.000-008	Real	State of Indiana	-	-	-	-
2025	53	53-08-19-200-063.000-008	Real	Indiana University Health Inc	-	-	-	-
2025	53	53-08-19-200-063.004-008	Real	Duke Energy Indiana Inc	631,800.00	631,800.00	85,735.00	546,065.00
2025	53	53-08-19-200-064.000-008	Real	AKB Development, LLC	598,900.00	598,900.00	598,900.00	-
2025	53	53-09-01-100-004.000-016	Real	PWM Bloomington LLC	406,200.00	406,200.00	356,528.00	49,672.00
2025	53	53-09-01-100-006.000-016	Real	K & P LLC	623,900.00	623,900.00	585,849.00	38,051.00
2025	53	53-09-01-100-010.000-016	Real	Bryan Rental Inc/ Crane LLC	1,596,000.00	1,596,000.00	1,253,453.00	342,547.00
2025	53	53-09-01-100-013.000-016	Real	Parr Real Estate Holdings, LLC	705,200.00	705,200.00	705,200.00	-
2025	53	53-09-01-100-014.000-016	Real	State Of Indiana Dept Of Highways	-	-	-	-
2025	53	53-09-01-100-016.000-016	Real	City Of Bloomington	-	-	-	-
2025	53	53-09-01-100-017.000-016	Real	Emro Marketing Company	614,300.00	614,300.00	523,888.00	90,412.00
2025	53	53-09-01-100-024.000-016	Real	City Of Bloomington Redevelopment Commis	-	-	-	-
2025	53	53-09-01-100-026.000-016	Real	Speedway Superamerica LLC	244,700.00	244,700.00	214,076.00	30,624.00
2025	53	53-09-01-100-029.000-016	Real	COT BOB 44 HOLDCO LLC	1,061,100.00	1,061,100.00	701,925.00	359,175.00
2025	53	53-09-01-100-030.000-016	Real	Board Of Commissioners Monroe County, Th	-	-	-	-
2025	53	53-09-01-100-031.000-016	Real	Farmers, & Mechanics Federal Savings & L	873,200.00	873,200.00	710,913.00	162,287.00
2025	53	53-09-01-100-033.000-016	Real	Board Of Commissioners Monroe Co	-	-	-	-

2025	53	53-09-01-100-037.000-016	Real	State Of Indiana	-	-	-	-
2025	53	53-09-01-100-039.000-016	Real	Newquist Properties	477,400.00	477,400.00	448,912.00	28,488.00
2025	53	53-09-01-100-042.000-016	Real	Wh Plaza LLC (89.47% interest); Wh Plaza	11,430,900.00	11,430,900.00	6,541,626.00	4,889,274.00
2025	53	53-09-01-100-042.022-016	Real	Wh Plaza LLC (89.47% interest); Wh Plaza	925,900.00	925,900.00	2,284.00	923,616.00
2025	53	53-09-01-100-042.023-016	Real	Aditi Real Estate 58 LLC	138,800.00	138,800.00	342.00	138,458.00
2025	53	53-09-01-100-045.000-016	Real	Wh Plaza LLC (89.47% interest); Wh Plaza	8,786,000.00	8,786,000.00	5,758,633.00	3,027,367.00
2025	53	53-09-12-100-001.001-016	Real	Sam's Real Estate Business Trust	5,398,400.00	5,398,400.00	5,398,400.00	-
2025	53	53-09-12-100-001.002-016	Real	GWM Real Estate LLC; BDS Holdings LLC; A	2,555,000.00	2,555,000.00	2,335,668.00	219,332.00
2025	53	53-09-12-100-024.000-016	Real	State Of Indiana	-	-	-	-
2025	53	53-09-12-100-027.000-016	Real	Park 37 Owners Association	3,600.00	3,600.00	713.00	2,887.00
2025	53	53-09-12-101-001.000-016	Real	Bryan Rental Inc	862,000.00	862,000.00	170,610.00	691,390.00

**Kinser Prow TIF**

Year	County	Parcel Number	Property Type Code	Taxpayer Name	Gross AV	Net AV	Base AV	Incremental AV
2025								
2025	53	53-05-17-200-001.000-005	R	Hill, Nathaniel U IV & Patricia J	1,400	1,400	0	1,400
2025	53	53-05-17-200-002.000-005	R	Combs, Angela Elizabeth & Combs, Alexis	59,500	59,500	0	59,500
2025	53	53-05-17-200-010.000-005	R	Hill, Nathaniel U IV & Patricia J	10,000	10,000	0	10,000
2025	53	53-05-17-200-011.000-005	R	Oliver, William M Joint Revocable Living	187,900	187,900	0	187,900
2025	53	53-05-17-200-018.000-005	R	Myers, Vicky J	1,500	1,500	0	1,500
2025	53	53-05-17-200-019.000-005	R	Hill, Nathaniel U IV & Patricia J	175,800	175,800	0	175,800
2025	53	53-05-17-200-027.000-005	R	Hill, Nathaniel U IV & Patricia J	2,500	2,500	0	2,500
2025	53	53-05-17-200-028.000-005	R	Myers, Vicky J	230,900	110,780	108,180	2,600
2025	53	53-05-17-300-001.000-005	R	Pittman, Jack E & Rebecca J	303,200	159,120	144,120	15,000
2025	53	53-05-17-300-002.000-005	R	Sampson, Rex M and Barbara J and Stancik	204,000	94,280	92,580	1,700
2025	53	53-05-17-300-003.000-005	R	Edwards, Michael L & Mary L	288,400	157,240	124,740	32,500
2025	53	53-05-17-300-004.000-005	R	Fleming, Thomas A & Martha B	279,900	140,820	136,620	4,200
2025	53	53-05-17-300-006.000-005	R	Hill, Nathaniel U IV & Patricia J	448,900	282,220	252,186	30,034
2025	53	53-05-17-300-007.000-005	R	Trueblood, Keith	257,000	257,000	147,833	109,167
2025	53	53-05-17-300-010.000-005	R	Grano, Thomas A & Sanderson, Amanda L	297,000	151,720	145,920	5,800
2025	53	53-05-17-300-011.000-005	R	Liggett, Jimmy H Jr & Jacquelyn A	217,100	101,460	101,460	0
2025	53	53-05-17-300-012.000-005	R	Parker, Erik S & Chelsie M	249,800	121,160	120,960	200
2025	53	53-05-17-300-013.000-005	R	Lambert, Jackie L & Nancy E	195,900	93,980	80,880	13,100
2025	53	53-05-17-300-014.000-005	R	Slaven, Christopher S & Emily J	198,900	90,540	90,540	0
2025	53	53-05-17-300-015.000-005	R	Thompson, Todd Alan & Linda Dianne Pride	272,300	140,020	126,420	13,600
2025	53	53-05-17-300-016.000-005	R	Centennial Park LLC	80,200	80,200	0	80,200
2025	53	53-05-17-300-019.000-005	R	Giles, Kenneth L & Connie Sue	292,900	122,180	122,180	0
2025	53	53-05-20-200-021.000-005	R	Bloomington Meadows L P	3,110,400	3,110,400	2,755,442	354,958
2025	53	53-05-20-202-001.000-005	R	CFC Inc	4,748,500	4,748,500	1,089,848	3,658,652
2025	53	53-05-20-202-002.000-005	R	CFC Inc	25,800	25,800	0	25,800
2025								

**Meridian TIF**

Year	County	Parcel Number	Property Type Code	Taxpayer Name	Gross AV	Net AV	Base AV	Incremental AV
2025	53	53-105-23003-01	P	Hoosier Networks Llc	0	0	0	0



**CLERK NICOLE BOLDEN**

**CITY OF BLOOMINGTON**

401 N Morton St, Ste. 110  
Bloomington, IN 47404

**OFFICE OF THE CITY CLERK**

812.349.3408  
clerk@bloomington.in.gov

**To:** Members of the Common Council

**From:** Clerk Nicole Bolden

**Date:** 30 April 25

**Re:** Interview Committee Recommendations for Board and Commissions

---

The council interview committees have made the following recommendations for appointment to the following boards and commissions:

**Interview Committee Team A Recommendations:**

- For the Bloomington/Monroe County Human Rights Commission - to appoint Kathleen Bensberg to C-2.

**Interview Committee Team B Recommendations:**

- For the Commission on the Status of Women - to appoint Cee-Cee Swalling to C-1.

**Interview Committee Team C Recommendations:**

- For the Commission on the Status of Hispanic and Latiné Affairs - to appoint Jose Fuentes to C-4.

**Contact**

Clerk Nicole Bolden, 812-349-3408, [clerk@bloomington.in.gov](mailto:clerk@bloomington.in.gov)

Jennifer Crossley, Deputy Clerk of Communications and Outreach, 812-349-3403, [jennifer.crossley@bloomington.in.gov](mailto:jennifer.crossley@bloomington.in.gov)





**MEMO FROM COUNCIL OFFICE:**

**To:** Members of the Common Council

**From:** Ash Kulak, Deputy Administrator / Deputy Attorney

**Date:** April 21, 2025

**Re:** Ordinance 2024-11 through Ordinance 2024-14 – Four proposals certified to the Council by the Plan Commission to amend the text of Title 20 of the Bloomington Municipal Code (BMC) entitled “Unified Development Ordinance” (UDO)

**Background**

On March 10, 2025, the Plan Commission considered four proposals brought forward by city planning staff to make various changes to the UDO. The proposals were all certified on March 19, 2025. The following table lists the four proposals and relevant information for each:

Council Ordinance #	Plan Com. Case #	Plan Com. Vote	Date certified to Council	90 days from certification
Ordinance 2025-11 - Technical Corrections	ZO-06-25	6-0-0	March 19, 2025	June 17, 2025
Ordinance 2025-12 – Table of Contents Chapter 2: Zoning Districts Chapter 4: Development Standards & Incentives	ZO-07-25	6-0-0	March 19, 2025	June 17, 2025
Ordinance 2025-13 – Chapter 3: Use Regulations	ZO-08-25	6-0-0	March 19, 2025	June 17, 2025
Ordinance 2025-14 – Chapter 5: Subdivision Standards Chapter 6: Administration & Procedures Chapter 7: Definitions	ZO-09-25	6-0-0	March 19, 2025	June 17, 2025

This memo addresses relevant procedures and considerations applicable to these four ordinances. Planning staff have prepared individual memos that explain the proposals, along with red-line amendments that show the proposed changes to the UDO in context.

**Relevant Materials**

- Ordinance 2024-11 through Ordinance 2024-14
- Certification forms from Plan Commission for each ordinance
- Attachment A & staff memo, including redline amendments showing changes proposed by each ordinance
- Tables summarizing changes for each ordinance



## Contact

Jacqueline Scanlan, Development Services Manager, Planning & Transportation, 812-349-3423, [scanlanj@bloomington.in.gov](mailto:scanlanj@bloomington.in.gov)

## Summary

The administration is proposing text amendments to the city's Unified Development Ordinance ("UDO") as part of an effort to bring regular maintenance updates forward. These proposed changes follow an overhaul of the UDO that began several years ago. General information about the UDO, including the complete text of the current UDO, can be found at the following link: <https://bloomington.in.gov/planning/udo>. For information about the Council's 2019 repeal and replacement of the UDO, please visit the following site: <https://bloomington.in.gov/council/plan-schedule>. Finally, councilmembers and the public can find the city's Comprehensive Plan online at the following link: <https://bloomington.in.gov/planning/comprehensive-plan>.

A summary of the changes that each ordinance proposes is as follows:

- Ordinance 2025-11 makes administrative, technical corrections to the UDO.
- Ordinance 2025-12 includes changes to Chapter 2 of the UDO related to zoning districts, as well as Chapter 4 regarding design standards and setbacks. City staff notes that many of the changes were necessary to make existing code and practice clearer.
- Ordinance 2025-13 addresses changes to Chapter 3 of the UDO, regarding use regulations. City staff notes that most of the changes clarify standards for particular uses.
- Ordinance 2025-14 makes a variety of changes to Chapters 5, 6, and 7 of the UDO regarding subdivision standards, administration and procedures, and definitions. The changes identified were made to clarify existing processes.

For more information on the specific details regarding the proposed changes, please consult the staff memoranda (with tables of the proposed changes) for each ordinance.

Proposals to amend the text of the UDO are governed by state law under [Indiana Code \(IC\) 36-7-4 in the "600 Series – Zoning Ordinance."](#) As a threshold matter, state law ([IC 36-7-4-201](#)) provides that the purpose of the local planning and zoning laws are "to encourage units to improve the health, safety, convenience, and welfare of their citizens and to plan for the future development of their communities to the end:

1. that highway systems be carefully planned;
2. that new communities grow only with adequate public way, utility, health, educational, and recreational facilities;
3. that the needs of agriculture, forestry, industry, and business be recognized in future growth;
4. that residential areas provide healthful surroundings for family life; and
5. that the growth of the community is commensurate with and promotive of the efficient and economical use of public funds."



Further, in considering UDO text amendments, both state code ([IC 36-7-4-603](#)) and local code (BMC [20.06.070\(d\)\(4\)](#)) require the legislative body to pay reasonable regard to:

1. the Comprehensive Plan;
2. current conditions and the character of current structures and uses in each district;
3. the most desirable use for which the land in each district is adapted;
4. the conservation of sensitive environmental features (a local criteria);
5. the conservation of property values throughout the jurisdiction; and
6. responsible development and growth.

Importantly, these are factors that a legislative body must *consider* when deliberating on zoning ordinance proposals. However, nothing in statute requires that the Council find absolute conformity with each of the factors outlined above. Instead, the Council is to take into consideration the entire constellation of the criteria, balancing the statutory factors. Notably, Indiana courts have found that comprehensive plans are guides to community development, rather than instruments of land-use control. A municipality must consider all factors and make a balanced determination. *Borsuk v. Town of St. John*, 820 N.E.2d 118 (Ind. 2005) (interpreting [IC 36-7-4-603](#)).

[IC 36-7-4-607](#) provides the following procedure that applies to a proposal to amend or partially repeal the text of the UDO:

- After the Plan Commission determines its recommendation on a proposal, it certifies the proposal to the Council with either a favorable recommendation, an unfavorable recommendation, or no recommendation. All four proposals sent to the Council received a favorable recommendation by the Plan Commission (votes listed above). The Council must consider these Commission recommendations before acting on the proposal.
- At the first regular meeting of the Council after the proposal is certified (or at any subsequent meeting within 90 days after the proposal is certified), the Council may adopt, reject, or amend the proposal. The Council must post and give notice at least 48 hours in advance of its intention to consider the proposal at a meeting.
- If the Council fails to act on a proposal that received a positive recommendation within 90 days after certification (deadlines listed above), the proposal would take effect as if it had been adopted (as certified) 90 days after certification.
- Assuming the Council does act within the 90 days after a proposal is certified to it, the Council can adopt, reject, or amend the proposal. If the Council amends or rejects a proposal, the Council must return that proposal to the Plan Commission along with a written statement of the reasons for the amendment or rejection. Doing so would start a 45-day period for the Plan Commission to consider the Council's amendment or rejection.



**City of Bloomington Indiana**

City Hall | 401 N. Morton St. | Post Office Box 100 | Bloomington, Indiana 47402

Office of the Common Council | (812) 349-3409 | Fax: (812) 349-3570 | email: [council@bloomington.in.gov](mailto:council@bloomington.in.gov)

- If the Plan Commission approves of the Council's amendment or fails to act within 45 days, the ordinance would stand as passed by the Council. If the Plan Commission disapproves of the amendment or rejection, the Council's action on the original amendment or rejection stands only if confirmed by another vote of the Council within forty-five (45) days after the Plan Commission certifies its disapproval.

These detailed procedures may seem cumbersome, but are designed to ensure that there is a dialogue between the Plan Commission and the Council.

**ORDINANCE 2025-11**  
**TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)**  
**OF THE BLOOMINGTON MUNICIPAL CODE –**  
**Re: Technical Corrections Set Forth in BMC 20**

WHEREAS, the Common Council, by its Resolution 18-01, approved a new Comprehensive Plan for the City of Bloomington, which took effect on March 21, 2018; and

WHEREAS, thereafter the Plan Commission initiated and prepared a proposal to repeal and replace Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance” (“UDO”); and

WHEREAS, on December 18, 2019 the Common Council passed Ordinance 19-24, to repeal and replace the UDO; and

WHEREAS, on January 14, 2020 the Mayor signed and approved Ordinance 19-24; and

WHEREAS, on April 15, 2020, the Common Council passed Ordinance 20-06 and Ordinance 20-07; and

WHEREAS, on April 18, 2020, the Unified Development Ordinance became effective; and

WHEREAS, on March 10, 2025, the Plan Commission voted to favorably recommend this amendment proposal to the Common Council, after providing notice and holding public hearings on the proposal as required by law; and

WHEREAS, the Plan Commission certified this amendment proposal to the Common Council on March 19, 2025; and

WHEREAS, in preparing and considering this proposal, the Plan Commission and Common Council have paid reasonable regard to:

- 1) the Comprehensive Plan;
- 2) current conditions and character of current structures and uses in each district;
- 3) the most desirable use for which land in each district is adapted;
- 4) the conservation of property values throughout the jurisdiction; and
- 5) responsible development and growth;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Title 20, entitled “Unified Development Ordinance”, is amended.

SECTION II. An amended Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance”, including other materials that are incorporated therein by reference, is hereby adopted. Said replacement ordinance consists of the following documents which are attached hereto and incorporated herein:

1. The Proposal forwarded to the Common Council by the Plan Commission with a favorable recommendation, consisting of:
  - (A) ZO-06-25 (hereinafter “Attachment A”)
  - (B) Any Council amendment thereto (“Attachment B”)

SECTION III. The Clerk of the City is hereby authorized and directed to oversee the process of consolidating all of the documents referenced in Section II into a single text document for codification.

SECTION IV. Severability. If any section, sentence, or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.



SECTION V. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

SECTION VI. The Clerk of the City is directed to enter the effective date of the ordinance wherever it appears in the body of the ordinance.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
HOPI STOSBERG, President  
Bloomington Common Council

ATTEST:

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED AND APPROVED by me upon this \_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
KERRY THOMSON, Mayor  
City of Bloomington

#### SYNOPSIS

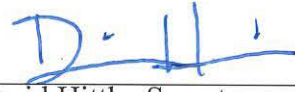
This petition contains corrections or clarifications in the UDO, including reference corrections, removal of unnecessary wording, and syncing references across the UDO. There are 7 amendments identified, some appearing multiple times in the code.

# ATTACHMENT “A”

\*\*\*\*ORDINANCE CERTIFICATION\*\*\*\*

In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 2025-11 is a true and complete copy of Plan Commission Case Number ZO-06-25 which was given a recommendation of approval by a vote of 6 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on March 10, 2025.

Date: March 19, 2025



David Hittle, Secretary  
Plan Commission

Received by the Common Council Office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Nicole Bolden, City Clerk

Appropriation Ordinance # _____	Fiscal Impact Statement Ordinance # _____	Resolution # _____
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Type of Legislation:

Appropriation Budget Transfer Salary Change	End of Program New Program Bonding	Penal Ordinance Grant Approval Administrative Change
Zoning Change New Fees	Investments Annexation	Short-Term Borrowing Other

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure _____	Emergency _____
Unforeseen Need _____	Other _____

Funds Affected by Request:

Fund(s) Affected _____		
Fund Balance as of January 1	\$ _____	\$ _____
Revenue to Date	\$ _____	\$ _____
Revenue Expected for Rest of year	\$ _____	\$ _____
Appropriations to Date	\$ _____	\$ _____
Unappropriated Balance	\$ _____	\$ _____
Effect of Proposed Legislation (+/- )	\$ _____	\$ _____
Projected Balance	\$ _____	\$ _____

Signature of Controller

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

Yes \_\_\_\_\_ No \_\_\_\_\_ XX \_\_\_\_\_

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

Approval of case ZO-06-25 amends the Unified Development Ordinance (UDO), with technical corrections for scrivener's errors, punctuation, references, and/or citations, by the Bloomington Plan Commission. This ordinance is in accordance with Indiana Code 36-7-4-600.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)

## Case # ZO-06-25 Memo

**To:** Bloomington Common Council  
**From:** Jackie Scanlan, AICP Assistant Director  
**Date:** March 19, 2025  
**Re:** Text Amendments to Unified Development Ordinance

---

The Plan Commission heard case ZO-06-25 on March 10, 2025 and voted to send the petition to the Common Council with a positive recommendation with a vote of 6-0.

The Planning and Transportation Department proposes its annual update and amendment to the Unified Development Ordinance (UDO), Title 20 of the Bloomington Municipal Code. The last annual UDO Update process was completed in April 2024. This update is part of our regular maintenance of the code. Staff utilizes the UDO every day in our interactions with the public and other Departments, and has identified portions of the code that contain errors or that may benefit from amendment. No changes to proposed uses or zoning districts are included in this update.

The proposal is divided into four (4) petitions. One petition is discussed below and is this Ordinance 2025-11:

1. ZO-06-25 | Technical Corrections

### ZO-06-25 | Technical Corrections

This petition contains corrections or clarifications to the UDO. These range from missing phrasing to misspelled words. There are 7 amendments identified. These amendments are needed to provide accurate and clear language for use of the code, as well as to sync the code with itself.

**Table 04-10: Maximum Vehicle Parking Allowance**

DU = dwelling unit sq. ft. = square feet

Use	Maximum Vehicle Parking Allowance
<b>Food, Beverage, and Lodging</b>	
Bar or Dance club	4 spaces per 1,000 sq. ft. GFA
Bed and breakfast	1 space per guest bedroom
Brewpub, distillery, or winery	Indoor tasting/seating area: 10 spaces per 1,000 sq. ft. GFA; Outdoor tasting/seating area: 5 spaces per 1,000 sq. ft. of <a href="#">outdoor seating area</a>
Hotel or motel	1 space per guest room
Restaurant	Indoor seating area: 10 spaces per 1,000 sq. ft. GFA; Outdoor seating area: 5 spaces per 1,000 sq. ft. of <a href="#">outdoor seating area</a>
<b>Office, Business, and Professional Services</b>	
Artist studio or workshop	1 space per 1,000 sq. ft. GFA
Check cashing	4 spaces per 1,000 sq. ft. GFA
Financial institution	4 spaces per 1,000 sq. ft. GFA
Fitness center, small	4 spaces per 1,000 sq. ft. GFA
Fitness center, large	4 spaces per 1,000 sq. ft. GFA
Office	3.3 spaces per 1,000 sq. ft. GFA
Personal service, small	3.3 spaces per 1,000 sq. ft. GFA
Personal service, large	3.3 spaces per 1,000 sq. ft. GFA
Tattoo or piercing parlor	3.3 spaces per 1,000 sq. ft. GFA
<b>Retail Sales</b>	
Building supply store	2 spaces per 1,000 sq. ft. GFA
Grocery or supermarket	5 spaces per 1,000 sq. ft. GFA
Liquor or tobacco sales	3.3 spaces per 1,000 sq. ft. GFA
Pawn shop	3.3 spaces per 1,000 sq. ft. GFA
Retail sales, small	4 spaces per 1,000 sq. ft. GFA
Retail sales, medium	4 spaces per 1,000 sq. ft. GFA
Retail sales, large	3.3 spaces per 1,000 sq. ft. GFA
Retail sales, big box	3.3 spaces per 1,000 sq. ft. GFA
<b>Vehicles and Equipment</b>	
Equipment sales or rental	2.85 spaces per 1,000 sq. ft. GFA of indoor sales/leasing/ office area; plus 1 space per service bay
Transportation terminal	1.25 spaces per 0.5 acres
Vehicle fleet operations, small	1.25 spaces per 0.5 acres plus 3.3 spaces per 1,000 sq. ft. GFA
Vehicle fleet operations, large	1.25 spaces per 0.5 acres plus 3.3 spaces per 1,000 sq. ft. GFA
Vehicle fuel station	5 spaces per 1,000 sq. ft. GFA
Vehicle impound storage	1.25 spaces per 0.5 acres
Vehicle repair, major	2.85 spaces per 1,000 sq. ft. of indoor sales/leasing/ office area; plus 1 space per service bay
Vehicle repair, minor	plus 1 space per service bay

2. A minimum of one-quarter of the total required bicycle parking spaces as long-term Class I facilities.
- iii. For nonresidential and mixed-use developments with more than 20,000 square feet of gross floor area, all required bicycle parking facilities shall be Class II covered spaces.

**(C) Surface**

Bicycle parking areas shall be placed on a paved surface composed of concrete, asphalt, brick pavers, or the like. Bark mulch, crushed stone, stone, rock, dirt, sand or grass shall not be permitted as a surface for bicycle parking areas.

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**(n) Use of Parking Areas**

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**(1) Exclusive Use**

- (A) Unless a shared parking agreement has been established in accordance with Section 20.04.060(g)(1), required vehicle and bicycle parking spaces shall be designed, maintained and used exclusively for the tenants, occupants, and customers of the buildings or uses on the site.
- (B) Excess or unused parking vehicle or bicycle parking spaces or loading spaces may not be rented or leased to the general public or to those who are not tenants, occupants and customers of the buildings or uses where the parking is located unless:
  - i. Otherwise allowed pursuant to 20.04.060(g)(1); or
  - ii. A vehicle parking garage is listed as a permitted or conditional use in the zoning district where the parking lot or parking garage is located pursuant to [Table 03-1: Allowed Use Table](#).

**(2) Storage of Vehicles or Equipment**

Vehicle parking spaces, including both required and excess parking spaces, shall not be used for storing vehicles that are not used in conjunction with the primary use of the lot. In addition, all outdoor parking of vehicles in all zoning districts shall comply with the following standards:

- (A) Vehicles and trailers shall not be stored or parked on an unimproved surface.
- (B) Stored or parked vehicles shall not block, impede, or otherwise encroach upon a sidewalk.
- (C) Stored or parked vehicles shall not be used for other purposes, including, but not limited to, living quarters, or storage of materials.

- ~~i. Vehicles and trailers shall not be stored or parked on an unimproved surface.~~
- ~~ii. Stored or parked vehicles shall not block, impede, or otherwise encroach upon a sidewalk.~~
- ~~iii. Stored or parked vehicles shall not be used for other purposes, including, but not limited to, living quarters, or storage of materials.~~

**(3) Motor Vehicle Repair**

- (A) Motor vehicle repair work in parking areas shall be permitted in residential districts, provided that the vehicle under repair is owned by the occupant of the residential property; the frequency, duration, and scope of such use is reasonable and customary as accessory to the residential use; and no business is being conducted in conjunction with such repair use.

- (A) Conditions that may justify approval of an alternative landscape plan include:
- i. Unique lot size or configuration;
  - ii. The presence of existing utility or other easements; or
  - iii. Preservation of natural vegetation.
- (B) The City Planning and Transportation Department may approve alternative landscape plans that do not meet the specific requirements stated in this Section 20.04.080, when the petitioner demonstrates and the City Planning and Transportation Department determines that the alternatives meet all of the following criteria:
- i. Are consistent with the purposes of this Section 20.04.080;
  - ii. Do not include invasive vegetation included in an adopted city, county, or state list of prohibited or invasive species;
  - iii. Provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development; and
  - iv. Provide equal or superior visual appearance of the property when viewed from a public right-of-way.

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#### (d) Permitted Plant Species

All plant material shall be selected from this Section 20.04.080(d) or from the list of approved species outlined in the City of Bloomington Utilities Department Stormwater Design Manual. Substitutions to the list shall be submitted to the City Planning and Transportation Department for approval.

##### (1) Street Trees

Trees suitable for planting along public streets and highways, and in locations where low maintenance and hardy constitution are required are established in Table 04-14: Permitted Street Tree.

##### (2) Interior Trees

Trees suitable for the interior of a site are established in Table 04-15: Permitted Interior Tree Species. Permitted street tree species listed in Table 04-14: Permitted Street Tree Species ~~Table 04-14: Permitted Street Tree Species~~ may also be used, as interior trees, except the parenthesized trees, which are prohibited for interior trees.

##### (3) Shrubs

Shrubs suitable for individual, screen, biohedge uses, up to 12 feet at mature height are established in Table 04-16: Permitted Shrub Species ~~Table 04-16: Permitted Shrub Species~~.

##### (4) Forbs

Forbs, or flowering, nongrassy herbaceous plants suitable for infill, aesthetics, and cover are established in Table 04-17: Permitted Herbaceous Flowering Perennial Plant Species ~~Table 04-15: Permitted Herbaceous Flowering Perennial Plant Species~~.

**Table 04-1745: Permitted Herbaceous Flowering Perennial Plant Species**

Bold text indicates evergreen species

Common Name	Scientific Name
<b>Flowering Perennials</b>	
Purple giant hyssop	<i>Agastache scrophulariaefolia</i>
Nodding wild onion	<i>Allium cernuum</i>
Lead plant	<i>Amorpha canescens</i>
Bluestar	<i>Amsonia tabernaemontana</i>
Canada Anemone	<i>Anemone canadensis</i>
Thimbleflower	<i>Anemone virginiana</i>
Wild Columbine	<i>Aquilegia canadensis</i>
Pale Indiana Plantain	<i>Arnoglossum atriplicifolium</i>
Goatsbeard	<i>Aruncus dioicus</i>
Poke milkweed	<i>Asclepias exaltata</i>
Tall green milkweed	<i>Asclepias hirtella</i>
Swamp or Marsh Milkweed	<i>Asclepias incarnata</i>
Purple Milkweed	<i>Asclepias purpurascens</i>
Showy milkweed	<i>Asclepias speciosa</i>
Prairie milkweed	<i>Asclepias sullivantii</i>
Common Milkweed	<i>Asclepias syriaca</i>
Butterflyweed	<i>Asclepias tuberosa</i>
Whorled milkweed	<i>Asclepias verticillata</i>
Spider milkweed	<i>Asclepias viridis</i>
Lindley's Heard-leave Aster	<i>Aster ciliolatum (Symphyotrichum ciliolatum)</i>
Blue Wood Aster	<i>Aster cordifolius</i>
Heath Aster	<i>Aster ericoides (Symphyotrichum ericoides)</i>
Smooth Aster	<i>Aster laevis</i>
New England Aster	<i>Aster novae-angliae (Symphyotrichum novae-angliae)</i>
Aromatic Aster	<i>Aster oblongifolius (Symphyotrichum oblongifolium)</i>
Sky-blue Aster	<i>Aster oolentangiensis (Symphyotrichum oolentangiensis)</i>
Swamp Aster	<i>Aster puniceus (Symphyotrichum puniceum)</i>
Short's Aster	<i>Aster shortii (Symphyotrichum shortii)</i>
Flat-topped Aster	<i>Aster umbellatus (Doellingeria umbellata)</i>
False White Indigo	<i>Baptisia alba</i>
False Blue Indigo	<i>Baptisia australis</i>
False Yellow Indigo	<i>Baptisia tinctoria</i>
Downy wood mint	<i>Blephilia ciliata</i>
Hairy wood mint	<i>Blephilia hirsuta</i>
False chamomile or false aster	<i>Boltonia asteroides</i>



**Table 04-1745: Permitted Herbaceous Flowering Perennial Plant Species**

Bold text indicates evergreen species

Common Name	Scientific Name
Creeping Phlox	<i>Phlox subulata</i>
Partridge Berry	<i>Mitchella repens</i>
Wild Stonecrop	<i>Sedum ternatum</i>
Violet	<i>Viola sororia</i>
<b>Vines</b>	
Woolly Douchman's Pipe	<i>Aristolochia tomentosa</i>
Crossvine	<i>Bignonia capreolata</i>
Trumpet Creeper	<i>Campsis radicans</i>
Virgin's Bower (native clematis)	<i>Clematis virginiana</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>
Yellow Passionflower	<i>Passiflora lutea</i>
<b>Ferns</b>	
Maidenhair Fern	<i>Adiantum pedatum</i>
Lady Fern	<i>Athyrium filix-femina</i>
Giant Wood Fern or Goldie's Fern	<i>Dryopteris goldiana</i>
Evergreen Shield Fern	<i>Dryopteris marginalis</i>
Ostrich Fern	<i>Matteuccia struthiopteris</i>
Sensitive Fern	<i>Onoclea sensibilis</i>
Cinnamon Fern	<i>Osmunda cinnamomea</i>
Royal Fern	<b><i>Osmunda regalis</i></b>
Christmas Fern	<i>Polystichum acrostichoides</i>
<b>Graminoids</b>	
Big Bluestem	<i>Andropogon gerardii</i>
Broomsedge	<i>Andropogon virginicus</i>
Side-Oats Gramma	<i>Bouteloua curtipendula</i>
Oak Sedge	<i>Carex albicans</i>
Yellow Fox Sedge	<i>Carex annectens</i>
Appalachian Sedge	<i>Carex appalachia</i>
Plains Oval Sedge	<i>Carex brevior</i>
Fringed Sedge	<i>Carex crinita</i>
Crested Sedge	<i>Carex cristatella</i>
Blue Wood Sedge	<i>Carex flaccosperma</i>
Gray's Sedge	<i>Carex grayii</i>
Hop Sedge	<i>Carex lupulina</i>
Palm Sedge	<i>Carex muskingumensis</i>
Pennsylvania Sedge	<i>Carex pennsylvanica</i>
Seersucker Sedge	<i>Carex plantaginea</i>

**Table 04-1745: Permitted Herbaceous Flowering Perennial Plant Species**

Bold text indicates evergreen species

Common Name	Scientific Name
Eastern Star Sedge or Straight-Styled Wood Sedge	<i>Carex radiata</i>
Lanced-fruited, or Broom Sedge	<i>Carex scoparia</i>
Short's Sedge	<i>Carex shortiana</i>
Brown Fox Sedge	<i>Carex vulpinoidea</i>
Indian Seaoats or River Oats	<i>Chasmanthium latifolium</i>
Tufted Hair Grass	<i>Deschampsia caespitosa</i>
Canada Wild Rye	<i>Elymus canadensis</i>
Bottlebrush Grass	<i>Elymus hystrix</i>
Silky Wild rye	<i>Elymus villosus</i>
Virginia Wild Rye	<i>Elymus virginicus</i>
Purple Love Grass	<i>Eragrostis spectabilis</i>
Soft Rush	<i>Juncus effuses</i>
Torrey's Rush	<i>Juncus torreyi</i>
Switchgrass	<i>Panicum virgatum</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Dark Green Bulrush	<i>Scirpus atrovirens</i>
Woolgrass	<i>Scirpus cyperinus</i>
Georgia Bulrush	<i>Scirpus georgianus</i>
Indian grass	<i>Sorghastrum nutans, syn. Andropogon nutans</i>
Prairie Cordgrass	<i>Spartina pectinata</i>
Prairie Dropseed	<i>Sporobolus heterolepis</i>

**(e) Prohibited Plant Species**

Species identified in Table 04-18: Prohibited Plant Species are considered unacceptable and shall not be planted because of invasive characteristics, weak wood, and **YY**/or abundant litter.

**Table 04-18: Prohibited Plant Species**

+ = Indiana State-listed noxious weeds (IC 15-16-7)

\* = Indiana detrimental plants (IC 15-16-8)     ^ = Indiana terrestrial plant rule (312 IAC 18-3-25)

@ = Indiana multiflora rose and purple loosestrife restrictions (312 IAC 18-3-13)

# = Indiana control of kudzu rule (312 IAC 18-3-16)

Common Name	Scientific Name
<b>Prohibited Invasive Trees</b>	
Hedge Maple	<i>Acer campestre</i>
Amur Maple	<i>Acer ginnala</i>
Norway Maple	<i>Acer platanoides</i>
Sycamore Maple	<i>Acer pseudoplatanus</i>
Tree-of-Heaven	<i>Ailanthus altissima</i> ^

**(C) Separation**

The spacing between adjacent street trees shall be no less than 10 feet from the center of one tree to the next. Street trees shall be planted no more than 30 feet apart, from the center of one tree to the next, except that street trees with separation exceeding 30 feet may be approved by the Planning and Transportation Department because of site constraints, such as utility or driveway location.

**(D) Tree Grates**

Street trees may be planted in a minimum five foot by five-foot tree pit covered with an ADA compliant cast iron grate to maintain a flush grade with adjacent sidewalks.

**(E) Planting**

All street trees shall be planted, stabilized, and mulched according to this UDO and the Administrative Manual.

**(F) Vision Clearance**

- i. Street trees shall be planted outside the vision clearance triangle, as defined in Section 20.04.050(c)(4) (Vision Clearance Triangle), or within that portion of the vision clearance triangle behind the sidewalk.
- ii. Low-branching species shall not be allowed within 50 feet of an intersection.
- iii. Locations for street trees within 50 feet of an intersection shall be approved by the City Engineering Department.
- iv. Street trees shall be located a minimum of 10 feet from a driveway cut, traffic control sign, or streetlight, and a minimum of three feet from a fire hydrant.

**(4) MD District****(A) Generally**

Street trees shall be planted in a minimum five foot by five-foot tree pit covered with an ADA compliant cast iron grate to maintain a flush grade with adjacent sidewalks, subject to approval by the ~~Transportation and Traffic Engineer~~City Urban Forester.

**(B) Alternatives**

The following street tree planting methods may be used in lieu of the five foot by five-foot grate, subject to approval by the Transportation and Traffic Engineer.

- i. Street trees may be planted in a minimum five-foot-wide grassed tree plot area; or
- ii. Street trees may be planted in a large curbed planting area.

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**(g) Buffer Yards**

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**(1) Purpose**

Buffer yards are required to mitigate or minimize potential nuisances such as noise, light, glare, dirt, litter, signs, parking, or storage areas and to provide a transition between incompatible uses.

Chapter	Citation	Current Language	Proposed Language	Synopsis
4	Table 04-10	Restaurant: Outdoor seating area: 5 spaces per 1,000 sq. ft. of	Outdoor seating area: 5 spaces per 1,000 sq. ft. of <b>outdoor seating area</b>	Adds missing label to use when calculating
4	Table 04-10	Brewpub, distillery, or winery: Outdoor tasting/seating area: 5 spaces per 1,000 sq. ft. of	Outdoor tasting/seating area: 5 spaces per 1,000 sq. ft. of <b>outdoor seating area</b>	Adds missing label to use when calculating
4	20.04.060(n)(2)	i. Vehicles and trailers shall not be stored or parked on an unimproved surface. ii. Stored or parked vehicles shall not block, impede, or otherwise encroach upon a sidewalk. iii. Stored or parked vehicles shall not be used for other purposes, including, but not limited to, living quarters, or storage of materials	i. <b>A.</b> Vehicles and trailers shall not be stored or parked on an unimproved surface. ii. <b>B.</b> Stored or parked vehicles shall not block, impede, or otherwise encroach upon a sidewalk. iii. <b>C.</b> Stored or parked vehicles shall not be used for other purposes, including, but not limited to, living quarters, or storage of materials.	Fixes incorrect numbering
4	20.04.080 Table 04-15; and 20.04.080(d)(4)	Table 04-15: <i>Permitted Herbaceous Flowering Perennial Plant Species</i>	Table 04- <del>15</del> <b>17</b> : Permitted Herbaceous Flowering <b>Perennial Plant Species</b> and Rename table to <b>Table 04-17</b>	Fixes incorrect table number
4	20.04.080 Table 04-15	Prairie Dropseed <i>Sporobolus heterolepsis</i>	Prairie Dropseed <del><i>Sporobolus heterolepsis</i></del> <b><i>Sporobolus heterolepsis</i></b>	Fixes incorrect spelling
4	20.04.080 Table 04-15	Royal Fern <i>Osunda regalis</i>	Royal Fern <del><i>Osunda</i></del> <b><i>Osmunda regalis</i></b>	Fixes incorrect spelling
4	20.04.080(f)(3)(C)	The spacing between adjacent street trees shall be no less than 10 feet from the center of one tree to the next... Street trees shall be planted no more than 30 feet apart, from the center of one tree to the next, except that street trees with separation exceeding 30 feet may be approved by the Planning and Transportation Department because of site constraints, such as utility or driveway location.	The spacing between adjacent street trees shall be no less than 10 feet from the center of one tree to the next... Street trees shall be planted no more than 30 feet apart, from the center of one tree to the next, except that street trees with separation exceeding 30 feet may be approved by the Planning and Transportation Department because of site constraints, such as <del>utility</del> <b>utility</b> or driveway location.	Fixes typographical errors

**ORDINANCE 2025-12**  
**TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)**  
**OF THE BLOOMINGTON MUNICIPAL CODE –**  
**Re: Amendments and Updates Set Forth in BMC 20.02 and 20.04**

WHEREAS, the Common Council, by its Resolution 18-01, approved a new Comprehensive Plan for the City of Bloomington, which took effect on March 21, 2018; and

WHEREAS, thereafter the Plan Commission initiated and prepared a proposal to repeal and replace Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance” (“UDO”); and

WHEREAS, on December 18, 2019 the Common Council passed Ordinance 19-24, to repeal and replace the UDO; and

WHEREAS, on January 14, 2020 the Mayor signed and approved Ordinance 19-24; and

WHEREAS, on April 15, 2020, the Common Council passed Ordinance 20-06 and Ordinance 20-07; and

WHEREAS, on April 18, 2020, the Unified Development Ordinance became effective; and

WHEREAS, on March 10, 2025, the Plan Commission voted to favorably recommend this amendment proposal to the Common Council, after providing notice and holding public hearings on the proposal as required by law; and

WHEREAS, the Plan Commission certified this amendment proposal to the Common Council on March 19, 2025; and

WHEREAS, in preparing and considering this proposal, the Plan Commission and Common Council have paid reasonable regard to:

- 1) the Comprehensive Plan;
- 2) current conditions and character of current structures and uses in each district;
- 3) the most desirable use for which land in each district is adapted;
- 4) the conservation of property values throughout the jurisdiction; and
- 5) responsible development and growth;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Title 20, entitled “Unified Development Ordinance”, is amended.

SECTION II. An amended Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance”, including other materials that are incorporated therein by reference, is hereby adopted. Said replacement ordinance consists of the following documents which are attached hereto and incorporated herein:

1. The Proposal forwarded to the Common Council by the Plan Commission with a favorable recommendation, consisting of:
  - (A) ZO-07-25 (hereinafter “Attachment A”)
  - (B) Any Council amendment thereto (“Attachment B”)

SECTION III. The Clerk of the City is hereby authorized and directed to oversee the process of consolidating all of the documents referenced in Section II into a single text document for codification.

SECTION IV. Severability. If any section, sentence, or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION V. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

SECTION VI. The Clerk of the City is directed to enter the effective date of the ordinance wherever it appears in the body of the ordinance.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
HOPI STOSBERG, President  
Bloomington Common Council

ATTEST:

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED AND APPROVED by me upon this \_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
KERRY THOMSON, Mayor  
City of Bloomington

#### SYNOPSIS

This petition contains amendments in the UDO related to design standards in Chapters 2 and 4. There are 58 amendments identified.

# ATTACHMENT “A”

\*\*\*\*ORDINANCE CERTIFICATION\*\*\*\*

In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 2025-12 is a true and complete copy of Plan Commission Case Number ZO-07-25 which was given a recommendation of approval by a vote of 6 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on March 10, 2025.

Date: March 19, 2025

David Hittle  
David Hittle, Secretary  
Plan Commission

Received by the Common Council Office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Nicole Bolden, City Clerk

Appropriation Ordinance # _____	Fiscal Impact Statement Ordinance # _____	Resolution # _____
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Type of Legislation:

Appropriation Budget Transfer Salary Change	End of Program New Program Bonding	Penal Ordinance Grant Approval Administrative Change
Zoning Change New Fees	Investments Annexation	Short-Term Borrowing Other

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure _____	Emergency _____
Unforeseen Need _____	Other _____

Funds Affected by Request:

Fund(s) Affected _____		
Fund Balance as of January 1	\$ _____	\$ _____
Revenue to Date	\$ _____	\$ _____
Revenue Expected for Rest of year	\$ _____	\$ _____
Appropriations to Date	\$ _____	\$ _____
Unappropriated Balance	\$ _____	\$ _____
Effect of Proposed Legislation (+/- )	\$ _____	\$ _____
Projected Balance	\$ _____	\$ _____

Signature of Controller

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

Yes \_\_\_\_\_ No XX

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

Approval of case ZO-07-25 amends the Unified Development Ordinance (UDO), with amendments and updates to design standards, by the Bloomington Plan Commission. This ordinance is in accordance with Indiana Code 36-7-4-600.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)



## Case # ZO-07-25 Memo

**To:** Bloomington Common Council

**From:** Jackie Scanlan, AICP Assistant Director

**Date:** March 19, 2025

**Re:** Text Amendments to Unified Development Ordinance

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The Plan Commission heard case ZO-07-25 on March 10, 2025 and voted to send the petition to the Common Council with a positive recommendation with a vote of 6-0, as amended. The Plan Commission voted to remove a reference change that would have moved responsibility related to tree grates from the Engineering Department and given to the Urban Forester. Internal discussions will continue to verify how best that process should work.

The Planning and Transportation Department proposes its annual update and amendment to the Unified Development Ordinance (UDO), Title 20 of the Bloomington Municipal Code. The last annual UDO Update process was completed in April 2024. This update is part of our regular maintenance of the code. Staff utilizes the UDO every day in our interactions with the public and other Departments, and has identified portions of the code that contain errors or that may benefit from amendment. No changes to proposed uses or zoning districts are included in this update.

The proposal is divided into four (4) petitions. One petition is discussed below and is this Ordinance 2025-12:

1. ZO-07-25 | Chapter 2: Zoning Districts and Chapter 4: Development Standards & Incentives

### ZO-07-25 | Chapter 2: Zoning Districts and Chapter 4: Development Standards & Incentives

This petition contains amendments for Chapter 2 related to zoning districts and Chapter 4 related to design standards. The Chapter 2 changes are related to various design standards including how to determine particular setbacks. The Chapter 4 proposal is quite varied ranging from more setback clarification to driveway separation clarifications to EV charging station standards. The update includes landscaping and architectural clarifications, as well as a number of sign standards clarifications including the inclusion of height maxes that were previously not present and clarifications related to awning signs. Some of the changes involve updating wording to be more accurate or clarifying how specific standards are already administered by adding more information. There are a total of 57 amendments in Chapters 2 and 4. The changes are necessary for various reasons. Many of the changes are simply trying to make existing code and practice clearer for those using the UDO, with some changes to amount of landscaping required or clarification on signage and lighting requirements, as well as other changes.

(2) **Dimensional Standards**

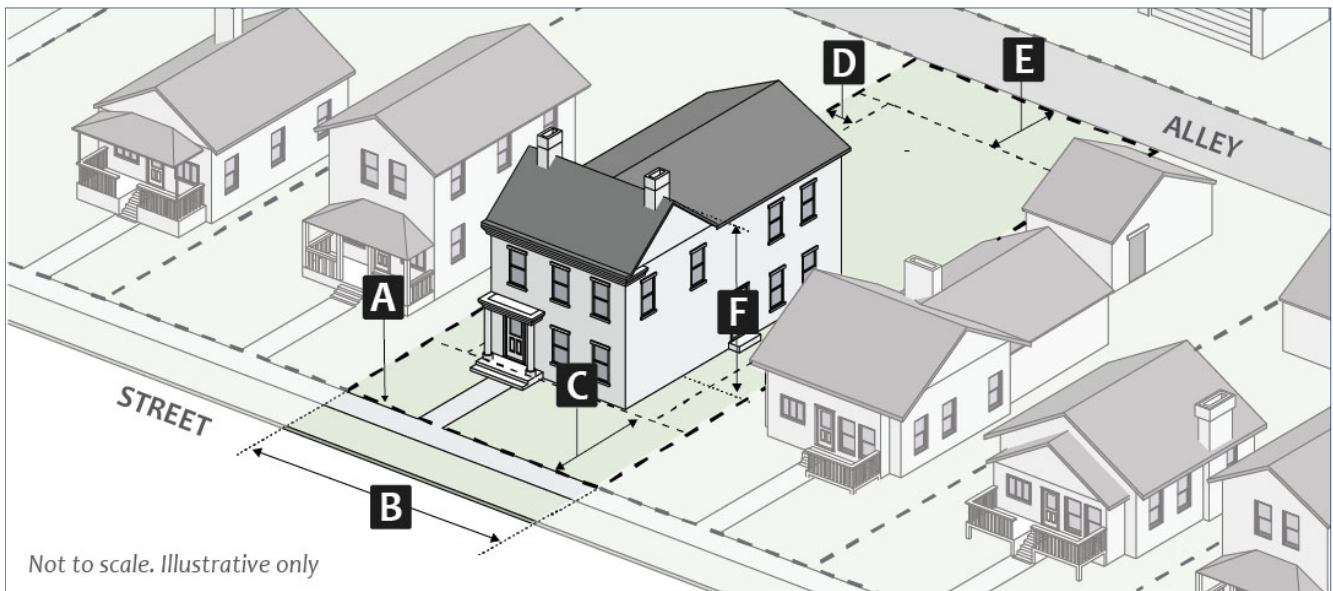
The following table is a summary of the district-specific dimensional standards. Additional standards from Section 20.04.020 (Dimensional Standards) also apply.

**Table 02-4: R3 District Dimensional Standards**

Lot Dimensions (Minimum, only for lots created after the effective date)		
<b>A</b>	Lot area	5,000 square feet (0.115 acres) [1]
<b>B</b>	Lot width	50 feet [1]
Building Setbacks (Minimum)		
<b>C</b>	Front build-to line	15 feet or the median front setback of abutting residential structures, whichever is less.
	Attached front-loading garage or carport	10 feet behind the primary structure's front building wall
<b>D</b>	Side	First floor: 6 feet [2] [3] Each story above the ground floor: 10 feet [1] [2] [3]
<b>E</b>	Rear	25 feet [1] [3]
Other Standards		
	Impervious surface coverage (maximum)	45%
<b>F</b>	Primary structure height (maximum)	35 feet
	Accessory structure height (maximum)	20 feet

**Notes:**

- [1] See Section 20.04.110 (Incentives) for alternative standards.
- [2] Legally established lots of record that are less than the minimum lot width may reduce the required setback up to 2 feet.
- [3] Side primary building setbacks shall be reduced by 2 feet if adjacent to a platted alley. Rear primary building setbacks shall be reduced by 10 feet if adjacent to a platted alley.



**Figure 6: R3 Dimensional Standards**

(2) **Dimensional Standards**

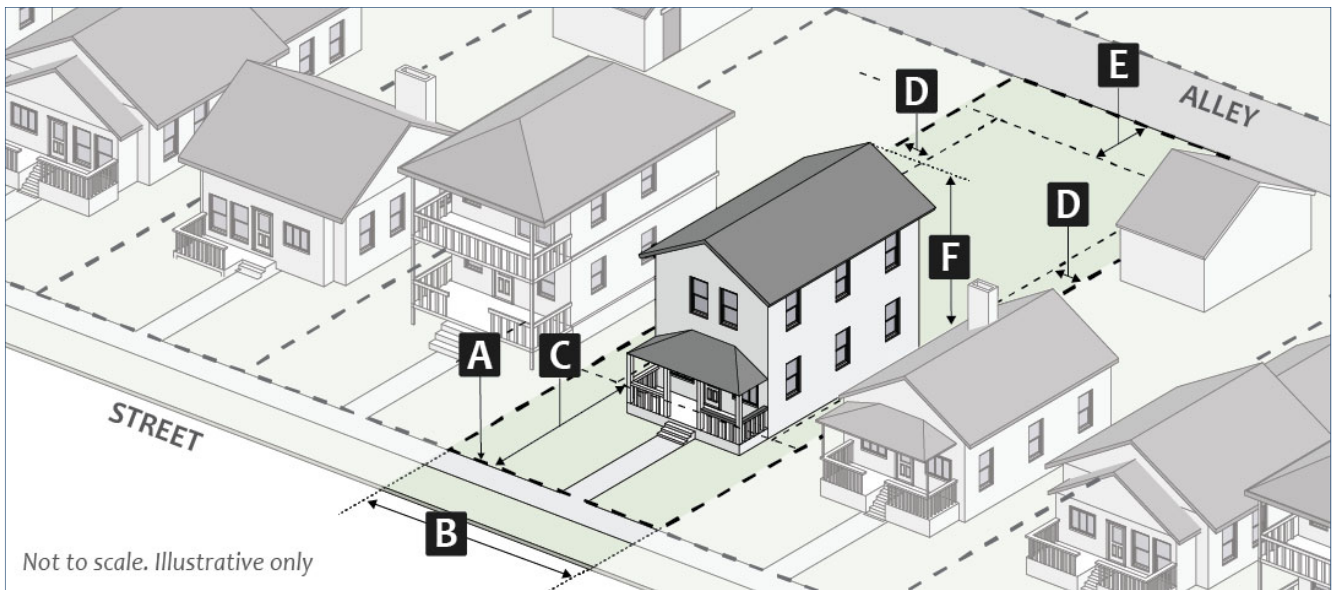
The following table is a summary of the district-specific dimensional standards. Additional standards from Section 20.04.020 (Dimensional Standards) also apply.

**Table 02-5: R4 District Dimensional Standards**

Lot Dimensions (Minimum, only for lots created after the effective date)		
<b>A</b>	Lot area	4,000 square feet (0.092 acres)
<b>B</b>	Lot width	35 feet
Building Setbacks (Minimum)		
<b>C</b>	Front	15 feet or the median front setback of abutting residential structures, whichever is less.
	Attached front-loading garage or carport	10 feet behind the primary structure's front building wall
<b>D</b>	Side	5 feet <a href="#">[1]</a>
<b>E</b>	Rear	25 feet <a href="#">[1]</a>
Other Standards		
	Impervious surface coverage (maximum)	50%
<b>F</b>	Primary structure height (maximum)	40 feet
	Accessory structure height (maximum)	20 feet

**Notes:**

[\[1\] Side primary building setbacks shall be reduced by 2 feet if adjacent to a platted alley. Rear primary building setbacks shall be reduced by 10 feet if adjacent to a platted alley.](#)



**Figure 8: R4 Dimensional Standards**

(2) **Dimensional Standards**

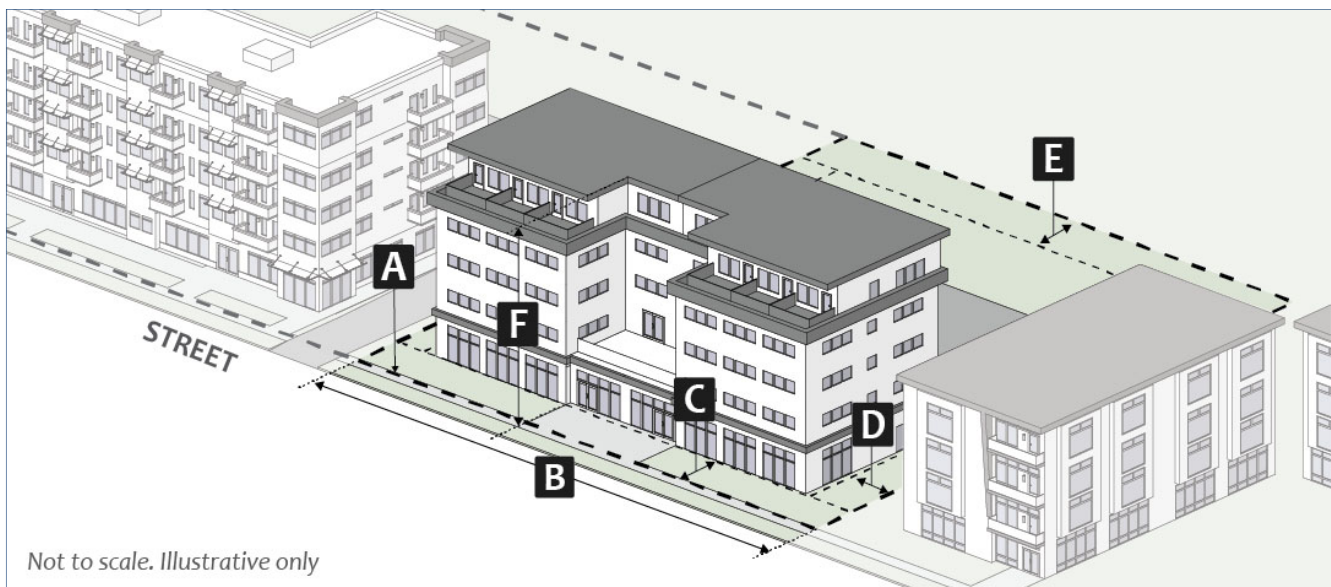
The following table is a summary of the district-specific dimensional standards. Additional standards from Section 20.04.020(Dimensional Standards) also apply.

**Table 02-7: RH District Dimensional Standards**

Lot Dimensions (Minimum, only for lots created after the effective date)		Multifamily Dwelling	Single-Family, Duplex, Triplex, or Fourplex Dwelling [4]
<b>A</b>	Lot area	5,000 square feet (0.115 acres)	R4 district standards apply
<b>B</b>	Lot width	50 feet	
Building Setbacks (Minimum)			
<b>C</b>	Front	15 feet	R4 district standards apply
	Attached front-loading garage or carport	25 feet [1]	
<b>D</b>	Side	10 feet [2]	
<b>E</b>	Rear	[2] 15 feet	
Other Standards			
	Front parking setback (minimum)	20 feet behind the primary structure's front building wall	R4 district standards apply
	Impervious surface coverage (maximum)	65%	
	Landscape area (minimum)	35%	
<b>F</b>	Primary structure height (maximum)	5 stories, not to exceed 63 feet [2] [3]	
	Accessory structure height (maximum)	20 feet	

**Notes:**

- [1] Or equal to the setback of the primary structure, whichever is greater.
- [2] Buildings abutting a property in the R1, R2, R3, or R4 zoning district shall comply with the standards in Section 20.04.070(d)(5) (~~Neighborhood Transition Standards~~ ~~Neighborhood Transition Standards~~).
- [3] See Section 20.04.110 (Incentives) for alternative standards.
- [4] The front building setback shall be determined by the standards of the base zoning district.



(2) **Dimensional Standards**

The following table is a summary of the district-specific dimensional standards. Additional standards from Section 20.04.020 (Dimensional Standards) also apply.

**Table 02-9: MS District Dimensional Standards**

Lot Dimensions (Minimum, only for lots created after the effective date)			Single-Family, Duplex, Triplex, or Fourplex Dwelling
<b>A</b>	Lot area	5,000 square feet (0.115 acres)	R4 district standards apply
<b>B</b>	Lot width	50 feet	
Building Setbacks (Minimum)			
<b>C</b>	Front	15 feet	R4 district standards apply
<b>D</b>	Side	15 feet [1]	
<b>E</b>	Rear	15 feet [1]	
Other Standards			
<b>F</b>	Front parking setback (minimum)	20 feet behind the primary structure's front building wall	R4 district standards apply
	Impervious surface coverage (maximum)	70%	
	Landscape area (minimum)	30%	
<b>G</b>	Primary structure height (maximum) [2]	6 stories, not to exceed 75 feet [1] [2]	
	Accessory structure height (maximum)	20 feet	

**Notes:**

[1] Buildings abutting a property in the R1, R2, R3, or R4 zoning district shall comply with the standards in Section 20.04.070(d)(5) (~~Neighborhood Transition Standards~~ ~~Neighborhood Transition Standards~~).

[2] Where a nonresidential use is proposed on the ground floor, the minimum floor to ceiling height on the ground floor shall be 12 feet.

~~-[3] The front building setback shall be determined by the standards of the base zoning district.~~

## 20.02.050 Overlay Districts

### (a) DCO - Downtown Character Overlay District

The following standards apply within the Downtown Character Overlays located in the Mixed-Use Downtown MD zoning district and are intended to implement the Downtown Vision and Infill Strategy Plan. In case of a conflict between the standards in this Section 20.02.050(a) and the standards in the underlying MD zoning district, the provisions in this section shall apply.

#### (1) West Kirkwood Corridor

- (A) The construction of new buildings on lots between Kirkwood Avenue and its adjacent alleys to the north and south, between Rogers Street and Adams Street, as more specifically mapped in the plan for West Kirkwood, shall comply with the architectural standards outlined in the plan for West Kirkwood.
- (B) Where both this UDO and the plan for West Kirkwood contain standards governing any architectural feature, the standards contained in the plan for West Kirkwood shall govern.

#### (2) Required Building Entrances

- (A) At least one pedestrian entrance shall be provided for any primary building facade facing a public street.
- (B) At least one pedestrian entrance shall be provided per 100 feet of building frontage along the B-line trail.
- (C) Required pedestrian entrances shall incorporate a landscaped plaza area that provides three or more of the following plaza amenities:
  - i. Benches (minimum of two);
  - ii. Bike racks;
  - iii. Public art or water feature;
  - iv. Drinking fountain;
  - v. Trash receptacles; ~~or~~
  - vi. Landscaped Areas or Planters; or
  - ~~vi-vii.~~ Enhanced exterior light fixtures, such as wall sconces or light coves.
- (D) At least one pedestrian entrance to each primary building shall be constructed at an elevation that is within three feet of the adjacent sidewalk elevation.
- ~~(D)~~(E) Pedestrian entrances on facades located within 0 to 5 feet of the front property line shall be recessed a minimum of four feet into the front building façade.

#### (3) Orientation of Entrances

- (A) Any facade of a primary building facing a public street shall be considered a primary facade.
- (B) The primary pedestrian entrance shall not be located on a building facade adjacent to an alley.
- (C) For structures located within the Kirkwood Corridor, the primary pedestrian entrance shall be oriented to Kirkwood Avenue.

**(4) Primary Building Roof Design**

(A) All primary buildings shall incorporate the roof shapes shown in the following table:

**Table 02-24: Primary Building Roof Design**

Character Area	Roof Shape Permitted
CS, DC	Flat roofs with parapets.
UV	Kirkwood Corridor: Flat roofs with parapets. Restaurant Row: Sloped or pitched gable and/or hip roofs.
DE	Sloped or pitched gable and/or hip roofs; except that primary buildings facing Rogers, Walnut, Third, or Washington Streets or College Avenue may incorporate flat roofs with parapets. Each section of a sloped or pitched roof with a roof ridge greater than 40 feet in width parallel to a street shall incorporate at least one dormer into that section of the roof.
DG, ST	DG: Flat roofs with a parapet, sloped, or pitched roofs are allowed. Each section of a sloped or pitched roof with a roof ridge greater than 65 feet in width parallel to a street shall incorporate at least one dormer into that section of the roof. ST: Flat roofs with parapets.

(B) Where roofs with parapets are permitted, the parapet height shall not exceed 15 percent of the supporting wall height.

(C) Where sloped roofs are permitted, the roof shall have at least an 8:12 pitch.

**(5) Upper Floor Facade Stepbacks**

All primary buildings shall comply with the following standards for upper floor stepbacks:

(A) The first three stories of building facade in the DC character area, and the first two stories in the DG and ST character areas shall comply with the build-to range in Section 20.02.010 (Dimension Standards).

(B) All portions of the building facade facing the street above two stories in the DG and ST character areas and above three stories in ~~the DC all other~~ character areas, ~~and portions of the building facade facing the street above two stories in the DG and ST character areas,~~ shall step back from the lower story vertical facade/wall plane a minimum of 15 feet.

**(9) Site and Building Design****(A) Street Lighting Plans Generally:**

- i. Pedestrian scaled street lighting shall be provided as approved by the Board of Public Works.
- ii. Pedestrian scaled street lighting shall not exceed 15 feet in height. Additional street lighting may be required, as determined to be necessary by the City Engineer and approved by the Board of Public Works.

**(B) Building Design****i. Exceptions**

- 1. Single-family, duplex, triplex, and fourplex dwellings shall not be subject to the architectural standards of this section 20.02.050(b). Such residential dwellings units shall be subject to the architectural standards of Section 20.04.070(d)(3) (Building Design).
- 2. Restoration and rehabilitation of structures designated as "Notable" or "Outstanding" on the City of Bloomington Survey of Historic Sites and Structures or those buildings in local historic districts shall not be subject to the architectural standards of this section 20.02.050(b). Such buildings shall be subject to the procedures outlined in Section 20.06.050(c) (Demolition Delay Permit) as required.

**ii. Materials**

All facades of a primary building shall consist of one or more of the following primary and secondary exterior finished materials:

**1. Primary Exterior Finish Materials**

- [a] Masonry;
- [b] Brick;
- [c] Natural Stone;
- [d] Transparent Glass;
- [e] Cementitious siding;
- [f] Precast concrete;
- [g] Metal (except corrugated);-or
- [h] Wood



**Table 04-2: Residential District Dimensional Standards**

sq. ft. = square feet

Dimensional Standards		R1	R2	R3	R4	RM [1]	RH [1]	RMH [1]	
<b>Lot Dimensions (Minimum, only for lots created after the effective date)</b>								<b>Entire Development</b>	<b>Dwelling Site</b>
Lot area	sq. ft.	20,000 [2]	7,200 [2]	5,000 [2]	4,000	5,000	5,000	43,560	3,000
	acres	0.459 [2]	0.165 [2]	0.115 [2]	0.092	0.115	0.115	1.00	0.069
Lot width		100 feet [2]	60 feet [2]	50 feet [2]	35 feet	50 feet	50 feet	200 feet	40 feet
<b>Building Setbacks (Minimum)</b>									
Front build-to line		None	None	15 feet [3]	None	None	None	None	None
Front		15 feet	15 feet [3]	None	15 feet [3]	15 feet	15 feet	25 feet	10 feet
Attached front-loading garage or carport		25 feet [4]	25 feet [4]	10 feet behind the primary structure's front building wall		25 feet [4]		None	None
Side		First floor: 8 feet Each story above the ground floor: 10 feet [2]	First floor: 8 feet Each story above the ground floor: 10 feet [2] [5]	First floor: 6 feet Each story above the ground floor: 10 feet [2] [5]	5 feet	10 feet [6]	10 feet [6]	20 feet	Primary Structure: 7 feet Accessory Structure: 2 feet
Rear		25 feet [2]	25 feet [2]	25 feet [2]	25 feet	15 feet [6]	15 feet [6]	20 feet	
<b>Other Standards</b>									
Front parking setback (minimum)		None	None	None	None	20 feet behind the primary structure's front building wall		None	None
Side parking setback (minimum)		None	None	None	None	8 feet	8 feet	None	None
Rear parking setback (minimum)		None	None	None	None	8 feet	8 feet	None	None
Impervious surface coverage (maximum)		30%	40%	45%	50%	60%	65%	None	65%
Landscape area (minimum)		None	None	None	None	40%	35%	None	None
Primary structure height (maximum)		40 feet	40 feet	35 feet	40 feet	3 stories, not to exceed 40 feet [2] [6]	5 stories, not to exceed 63 feet [2] [6]	None	20 feet
Accessory structure height (maximum)		20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	None	20 feet

**Notes:**

[1] Any single-family, duplex, triplex, or fourplex development shall be subject to the R4 residential lot standards, except that the front building setback shall be determined by the standards of the base's zoning district.

[2] See Section 20.04.110 (Incentives) for alternative standards.

[3] Or the median front setback of abutting residential structures, whichever is less.

**Table 04-2: Residential District Dimensional Standards**

sq. ft. = square feet

Dimensional Standards	R1	R2	R3	R4	RM [1]	RH [1]	RMH [1]
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- [4] Or equal to the setback of the primary structure, whichever is greater.
- [5] Legally established lots of record that are less than the minimum lot width may reduce the required setback up to 2 feet.
- [6] Buildings abutting a property in the R1, R2, R3, or R4 zoning district shall comply with the standards in Section 20.04.070(d)(5) (~~Neighborhood Transition Standards~~, ~~Neighborhood Transition Standards~~).
- [7] ~~Side primary building setbacks shall be reduced by 2 feet if adjacent to a platted alley. Rear primary building setbacks shall be reduced by 10 feet if adjacent to a platted alley.~~

**Table 04-3: Mixed-Use District Dimensional Standards**

sq. ft. = square feet

Dimensional Standards		MS <sup>[4]</sup>	MN	MM	MC	ME	MI	MD	MH
<b>Lot Dimensions (Minimum, only for lots created after the effective date)</b>									
Lot area	sq. ft.	5,000	5,000	5,000	5,000	5,000	5,000	See Table 04-4	10,890
	acres	0.115	0.115	0.115	0.115	0.115	0.115		0.25
Lot width		50 feet	50 feet	50 feet	50 feet	50 feet	50 feet		65 feet
<b>Building Setbacks (Minimum)</b>									
Front build-to range		None	15 to 25 feet	15 to 25 feet	None	None	None	See Table 04-4	None
Front building facade at build-to range (minimum)		None	70%	70%	None	None	None		None
Front		15 feet	(see above)	(see above)	15 feet	15 feet	15 feet		25 feet
Side [1]		15 feet	7 feet	7 feet	7 feet	10 feet	10 feet		10 feet
Rear [1]			10 feet						
<b>Other Standards</b>									
Front parking setback (minimum)		20 feet behind the primary structure's front building wall						See Table 04-4	20 feet behind the primary structure's front building wall
Side parking setback (minimum)		8 feet	8 feet	8 feet	8 feet	8 feet	8 feet		8 feet
Rear parking setback (minimum)		8 feet	8 feet	8 feet	8 feet	8 feet	8 feet		8 feet
Impervious surface coverage (maximum)		70%	60%	60%	60%	70%	60%		60%
Landscape area (minimum)		30%	40%	40%	40%	30%	40%		40%
Area of any individual commercial tenant (maximum)		None	5,000 sq. ft. gross floor area	None	None	None	None		None
Primary structure height (maximum) [1] [2] [3]		6 stories, not to exceed 75 feet	3 stories, not to exceed 40 feet	4 stories, not to exceed 50 feet	4 stories, not to exceed 50 feet	5 stories, not to exceed 63 feet	4 stories, not to exceed 50 feet		3 stories, not to exceed 40 feet
Accessory structure height (maximum)		20 feet	20 feet	30 feet	30 feet	30 feet	30 feet		25 feet

**Notes:**

**Table 04-3: Mixed-Use District Dimensional Standards**

sq. ft. = square feet

Dimensional Standards	MS <sup>[4]</sup>	MN	MM	MC	ME	MI	MD	MH
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- Notes:**
- [1] Buildings abutting a property in the R1, R2, R3, or R4 zoning district shall comply with the standards in Section 20.04.070(d)(5) ([Neighborhood Transition Standards](#), ~~Neighborhood Transition Standards~~).
  - [2] Where a nonresidential use is proposed on the ground floor, the minimum floor to ceiling height shall be 12 feet.
  - [3] See Section 20.04.110 (Incentives) for alternative standards.
  - [4] ~~Any single-family, duplex, triplex, or fourplex development shall be subject to the R4 residential lot standards, except that the front building setback shall be determined by the standards of the base's zoning district.~~

**Table 04-4: Downtown Character Overlay Dimensional Standards**

sq. ft. = square feet

Dimensional Standards	MD-CS	MD-DC	MD-UV	MD-DE	MD-DG	MD-ST
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**Lot Dimensions (Minimum)**

Lot area	None	None	None	None	None	None
Lot width	None	None	None	None	None	None

**Building Setbacks**

Front build-to range	0 to 5 feet	0 to 5 feet	0 to 15 feet	0 to 15 feet	0 to 15 feet	None
Front building facade at build-to range (minimum)	90%	70%	70%	70%	70%	None
Front (maximum)	None	None	None	None	None	15 feet
Adjacent to B-Line (minimum)	None	10 feet	None	None	None	15 feet
Side (minimum) [1]	None	None	None	7 feet	5 feet	5 feet
Rear (minimum) [1]	None	None	None	10 feet	5 feet	5 feet

**Other Standards**

Front parking setback (minimum)	20 feet behind the primary structure's front building wall					
Side and Rear parking setback (minimum)	Requirements set per Section 20.04.080(h)(1)(A)(ii)					
Impervious surface coverage (maximum)	100%	100%	General and Restaurant Row: 85% Kirkwood Corridor: 100%	75%	75%	85%
Landscape area (minimum)	None	None	General and Restaurant Row: 15% Kirkwood Corridor: None	25%	25%	15%
Primary structure height (maximum) [1] [2] [3] [4]	3 stories, not to exceed 40 feet	4 stories, not to exceed 50 feet	General and Kirkwood Corridor: 3 stories, not to exceed 40 feet	3 stories, not to exceed 40 feet	3 stories, not to exceed 40 feet	4 stories, not to exceed 50 feet

**Table 04-6: Authorized Exceptions to Setback Requirements**

DU = dwelling unit

Type of Exception	Extent of Exception
Air conditioners (ground)	Up to 5 feet if screened by a fence, wall, or appropriate landscaping.
Air conditioners (window)	Up to 30 inches.
Architectural features	Up to 18 inches.
Awnings, balconies, canopies, patios, and <del>attached exterior stairs</del> <del>steps</del>	Up to 6 feet.
Bay windows, chimneys, eaves,	Up to 3 feet.
Decks	Up to 6 feet into the side or rear setback provided that no deck is closer than 2 feet to a side property line.
Fire Escapes	Up to 6 feet into side and rear setbacks.
Front Entry	For existing primary structures in the R1, R2, R3, and R4 zoning districts, an entry or covered front addition a maximum of 6 feet deep and with a width not to exceed one-third the width of the primary facade of the structure <u>is permitted to encroach into the front building setback, however a minimum 4 foot setback is required from the front property line.</u>
Accessible ramps	Exempt from all setback requirements.
Satellite dishes	Up to 5 feet into the front setback and no closer than one foot to the side and rear property lines.
Detached garages or carports	Where a rear alleyway provides access to a detached garage or carport, the setback from the property line that runs parallel to the alleyway to the detached garage or carport may be reduced to three feet.
Additions to existing primary structures	For single-family, duplex, and triplex structures, additions to the first floor footprint of existing primary structures may use existing side or rear setbacks already established on the lot, provided that the gross floor area of the existing structure is not increased by more than 50 percent. In no case shall the setback be less than 10 feet (rear) or 4 feet (side). Vertical additions to existing primary structures may utilize existing front setbacks provided that the existing structure is equal to, or has a greater front setback than, the median front setback of abutting residential structures.

(C) Where this UDO establishes a maximum setback from the front property line, that maximum setback may be increased by up to five feet to accommodate access required by the Americans with Disabilities Act, utility or access easements, or to prevent encroachment of building projections over the public right-of-way.

(D) For parking and building setback purposes, Interstate 69 is not considered a front.

#### (4) Through Lots

On a through lot, the Planning and Transportation Director shall determine which lot line shall be deemed the front lot line based on the existing and/or proposed building orientation of surrounding lots. Through lots adjacent to an arterial street shall comply with the standards established in 20.05.050(j)(7)(A)iii (Buffer).

### (f) Building Height

#### (1) Measurement

Maximum building heights are expressed in both overall dimension and the number of stories, where applicable.

**(2) Adjacent Properties**

Where intermittent or perennial streams are present on adjacent properties, and where required buffer zones for such streams would extend onto the subject property, the buffer zones required by this subsection (e) shall be established.

**(3) Easements**

All riparian buffer zones required to be preserved subject to this subsection (e) shall be placed within riparian buffer easements pursuant to the standards of Section 20.05.040 (Easements).

**(4) Graduated Buffer Zones**

All intermittent or perennial streams shall be protected by a riparian buffer composed of three distinct zones. These zones shall be defined as:

**(A) Streamside Zone (Zone 1).**

The primary function of the streamside zone is to ensure stream-bank stabilization.

**(B) Intermediate Zone (Zone 2)**

The primary function of the intermediate zone is to protect soil particles that trap nutrients and chemicals.

**(C) Fringe Zone (Zone 3).**

The primary function of the fringe zone is to filter runoff, and to maximize infiltration, water storage, and nutrient absorption.

**(5) Streamside Zone Design**

The streamside zone (Zone 1) shall be designed as follows:

**(A) Location**

Immediately adjacent to the stream channel.

**(B) Buffer Width**

i. For the main branches of Jackson Creek south of 2<sup>nd</sup> Street and Clear Creek south of Grimes Lane, the width of this zone shall be a minimum of 50 feet on each side of the stream, measured from the centerline of the stream.

ii. For all other streams, theThe width of this zone shall be a minimum of 25 feet on each side of the stream, measured from the centerline of the stream.

**(C) Vegetation Requirements**

All vegetative cover within this zone shall consist of undisturbed, existing vegetation, except that invasive and nonnative plants may be removed with permission from the Planning and Transportation Department. In cases where little or no existing vegetation is present, only native, water tolerant species shall be planted. Acceptable species for planting within buffer zones are listed in Section 20.04.080(d) (Permitted Plant Species, ~~Permitted Plant Species~~). Plant spacing and density for new vegetation within buffer zones shall comply with current preferred practices for each plant type.

**(D) Disturbance Activities**

Only the following land disturbance activities may be allowed within this zone, subject to approval of the City Planning and Transportation Department:

- iii. The Floodplain Administrator shall require a Conditional Letter of Map Revision prior to the issuance of a floodplain development permit for proposed floodway encroachments that increase the base flood elevation.
- iv. Floodplain development permits issued by the Floodplain Administrator shall be conditioned upon the applicant obtaining a Letter of Map Revision from FEMA for any development proposal subject to this section.

(B) Right to Submit New Technical Data

The Floodplain Administrator may request changes to any of the information shown on an effective map that does not impact floodplain or floodway delineations or base flood elevations, such as labeling or planimetric details. Such a submission shall include appropriate supporting documentation made in writing by the City of Bloomington Planning and Transportation Department Director and may be submitted to FEMA at any time.

(C) Annexation / Detachment

Upon occurrence, the Floodplain Administrator shall notify FEMA in writing whenever the boundaries of the Bloomington have been modified by annexation or the community has assumed authority over an area, or no longer has authority to adopt and enforce floodplain management regulations for a particular area. In order that the City of Bloomington's Flood Insurance Rate Map accurately represent Bloomington's boundaries, include within such notification a copy of a map of Bloomington suitable for reproduction, clearly showing the new corporate limits or the new area for which Bloomington has assumed or relinquished floodplain management regulatory authority.

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**(e) Provisions for Flood Hazard Reduction**

All development shall comply with the provisions of this Section 20.04.040(e). Petitions for new or revised subdivisions shall also comply with the standards in Section 20.05.050(c).

**(1) Conditional Uses**

The following are conditional uses in the ~~flood floodway and floodway~~ fringe, subject to approval under Section 20.06.050(b) (Conditional Use Permit).

- (A) Transportation facilities, including, but not limited to, bridges, streets or drives;
- (B) Any other flood-tolerant or open space uses, such as storage of materials not subject to flood damage that do not contain hazardous pollutants;
- (C) Parking lots constructed solely of permeable pavers;
- (D) Recreational equipment; and
- (E) Buildings/structures.

**(2) Floodplain Status Standards**

**(A) Standards for Identified Floodways (Riverine)**

Located within SFHAs, established in Section 20.04.040(c)(1), are areas designated as floodways. The floodway is an extremely hazardous area due to the velocity of floodwaters, which carry debris, potential projectiles, and has erosion potential. Under the provisions of the Flood Control Act (IC 14-28-1) a permit for construction in a floodway from the Indiana Department of Natural Resources is required prior to the issuance of a local building permit for any excavation, deposit,

## 20.04.050 Access and Connectivity

### (a) Purpose

The purpose of this section is to reduce vehicle miles traveled and related greenhouse gas emissions by encouraging walking, cycling, and transit by integrating sidewalks and bicycle routes in new development and redevelopment, and by providing for shorter and more direct routes between many destinations.

### (b) Applicability

Compliance with this Section 20.04.050 (Access and Connectivity) shall be required pursuant to Section 20.04.010 (Applicability) and the specific applicability criteria established in Sections 20.04.050(c) through 20.04.050(e).

### (c) Driveways and Access

#### (1) Number of Drives

##### (A) Single-Family, Duplex, Triplex, and Fourplex Residential Uses

For single-family, duplex, triplex, and fourplex residential uses, a maximum of one driveway access point shall be permitted, regardless of the number of street frontages, except that a circle drive shall be permitted according to the following standards:

- i. The maximum circle drive width shall be 10 feet;
- ii. The lot shall have at minimum of 120 feet of street frontage on the street the circle drive will access; and
- iii. The minimum distance between the driveway access points of a circle drive shall be 60 feet, measured from the inside edge of each driveway where it intersects the public right-of-way.

##### (B) All Other Uses

No property shall be permitted to have more than two driveway access points per street frontage.

#### (2) Location and Separation of Drives

##### (A) Generally

- i. Except as allowed under 20.04.050(c)(3)(B)(i), no entrance or drive shall be installed:
  1. Closer to a street than the existing or proposed front building wall running less than 45 degrees from parallel to the street right-of-way or ingress/egress easement, except as allowed in Section 20.04.050(c)(1)(A) for circular drives.
  - ii. For nonresidential uses located on corner lots, drive access shall be located on the street assigned the lower functional classification according to the Transportation Plan.
  - iii. Multifamily dwelling developments may use garages with individual driveways accessing the street provided that the street being accessed is designated a local street and consistent with access management by the Transportation Plan or is a private street.



**(B) Street Classification**

The classification of all streets shall be as indicated on the Transportation Plan as contained in the Comprehensive Plan.

**(C) Distance Calculations**

- i. The distances applicable to the standards outlined in this Section 20.04.050 shall be determined as follows:
  1. By measuring from the intersection right-of-way line to the back of curb or edge of pavement (whichever is less) of the entrance or drive; or
  2. By measuring from the back of curb or edge of pavement of the first entrance or drive to the back of curb or edge of pavement (whichever is less) to the second entrance or drive. These measurements are taken along the right-of-way line.
- ii. If the parcel is not large enough to achieve the separation required below, then the drive shall be installed at a location farthest from the intersection subject to approval by the City Engineer.

iii. The width of an allowed driveway shall be measured along the typical driving path at its maximum width.

iii.iv. Driveway and street separation standards shall apply along the same side of the street only.

**(D) Arterial or Collector Streets****i. Single-Family, Duplex, Triplex, and Fourplex Residential Uses**

No entrance or drive along an arterial or collector street shall be installed within 50 feet of any intersecting street.

**ii. All Other Uses**

1. No entrance or drive along an arterial or collector street shall be installed:
  - [a] Within 150 feet of any intersecting street.
  - [b] Within 100 feet of another driveway entrance.
2. If the distance separation requirement cannot be met, then the entrance or drive shall be located equidistant from the two adjacent drives, or as approved by the City Engineer.

**(E) Local Streets****i. Single-Family, Duplex, Triplex, and Fourplex Residential Uses**

No entrance or drive along a local street shall be installed within 30 feet of any intersecting street.

**ii. All Other Uses**

1. No entrance or drive along a neighborhood street shall be installed:
  - [a] Within 100 feet of any intersecting street.
  - [b] Within 50 feet of another driveway entrance.

2. If the distance separation requirement cannot be met, then the entrance or drive shall be located equidistant from the two adjacent drives, or as approved by the City Engineer.

(F) **Improved Alley Access in the R1, R2, R3, R4, RM, MS, and MD Districts**

A driveway accessing the street shall be prohibited if the side or rear setback is accessible via an improved alley. Required parking spaces pursuant to Section 20.04.060 (Parking and Loading), shall be accessed directly from the adjacent alley.

(3) **Driveway and Access Design**

(A) **Generally**

- i. The City Engineering Department shall determine curb radii and other construction standards for all entrances based on the smallest design vehicle possible and to still accommodate the most common vehicle and occasional larger vehicles with appropriate encroachments, and whether an acceleration lane, deceleration lane, or passing blister is required.
- ii. Driveways shall not impede the flow of drainage. Where driveway culverts are necessary to accommodate drainage, the culvert pipe size shall be determined by a licensed engineer to prevent flooding.

(B) **Driveway Pavement Widths**

i. **Single-Family, Duplex, Triplex, and Fourplex Residential Uses**

The width of a driveway between the required front building setback and the street shall not exceed 18 feet.

ii. **All Other Uses**

No entrance or drive located in the front yard of a property shall exceed the following pavement widths for two-way traffic (if one-way, the measurements shall be one-half of the below requirements):

1. 24 feet if from a nonresidential use onto an arterial or collector street. The City Engineer may authorize a 34-foot entrance to accommodate heavy truck use.
2. 24 feet if from a nonresidential use onto a local street.
3. 24 feet if from a mixed-use or multifamily residential use onto any type of street.

(C) **Surface Material**

- i. Unless specifically stated otherwise in this UDO, all entrances and drives shall be asphalt, concrete, or other material approved by the city.
- ii. The Planning and Transportation Director may approve structurally engineered, permeable parking pavers for entrances and drives provided these areas are intended for low intensity or intermittent vehicular use and pavers are designed and used to mitigate the negative environmental impacts of impervious surfaces.
- iii. Areas using permeable pavers shall not be counted in impervious surface calculations.
- iv. For new development, all driveway aprons onto a street shall be constructed of concrete.
- v. Enlargement or modification of an existing driveway shall require the driveway apron to be surfaced with asphalt or concrete.

**(7) Placement**

To the extent possible, all required sidewalks shall be located one foot inside the right-of-way to be dedicated to the City. If utility poles, trees, or other physical characteristics complicate installation, then the sidewalk or path may extend into individual lots or common area if the area of encroachment is placed within a pedestrian easement. In situations of limited existing right-of-way, a minimum 5 foot wide tree plot is required and any portions of required pedestrian facilities that are not located within the right-of-way shall be placed within a pedestrian easement.

**(8) Minimum Tree Plot Width**

All sidewalks shall be spaced away from the back of curb to provide a tree plot and to provide pedestrian separation from vehicles. This minimum distance shall be as indicated in the Transportation Plan. Except as specified elsewhere in this UDO, tree plots may not be less than five feet and shall be planted with ground cover. The Planning and Transportation Director may allow tree grates, tree boxes, or other appropriate streetscape treatments in areas that anticipate increased pedestrian traffic.

**(9) Administrative Adjustment**

When the petitioner can demonstrate the need to modify or alter certain design standards relating to pedestrian facilities as described below, those standards may be modified or altered by approval of the Planning and Transportation Director. In addition, these provisions may be adjusted to allow compliance with the standards of Section 20.04.050 (Access and Connectivity).

**(10) Paths, Sidewalks, and Trails****(A) Construction Standards**

All path, sidewalk, and trail improvements shall be constructed as per the City of Bloomington standards and/or AASHTO requirements.

**(B) Additional Facility Amenities**

Additional amenities shall be required in accordance with the design standards identified in the Transportation Plan.

**(C) Sidewalks****i. Material and Width**

Sidewalks shall be constructed of durable, smooth, and skid resistant material approved by the City and a minimum width of five feet.

**ii. External Sidewalks**

Sidewalks shall be located a minimum of one foot inside the public right-of-way or within a pedestrian easement along all abutting street frontages.

**iii. Internal Sidewalks**

Sidewalks shall be provided that link abutting streets to primary entrances of primary buildings on the site, link separate facilities within the site to each other, and provide access to adjoining transit stops. Internal sidewalks shall not be required for lots containing primary single-family, duplex, triplex, or fourplex dwelling uses.

- iii. No park strip shall be used for parking unless otherwise approved by the City Planning and Transportation Department based on considerations of pedestrian and traffic safety, visual appearance, and buffering.
- iv. All parking shall comply with parking landscape standards in Section 20.04.080 (Landscaping, Buffering, and Fences).
- v. For single-family, duplex, triplex, fourplex, mobile home, and manufactured home residential uses, Parking shall be prohibited within the setback between the street and the building except on a driveway that meets the provisions of this Section 20.04.060.
- vi. No commercial vehicles or trailers shall be parked overnight at a residence unless that home is occupied by the business owner or employee.

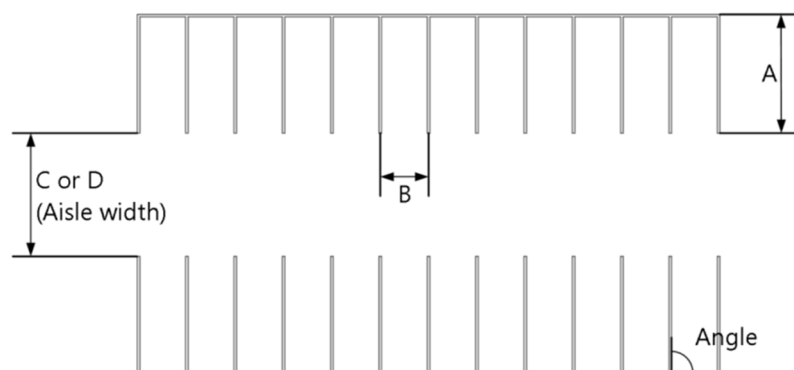
**(B) In the R1, R2, R3, R4, RM, RH, MS, and MD Districts**

- i. Parking for single-family, duplex, triplex, fourplex, mobile home, and manufactured home residential uses shall be prohibited within the required front building setback between the street and the building except on a single drive not exceeding 18 feet in width.
- ii. In cases where the side or rear setback area is accessible via an improved alley, no front yard drive or parking shall be permitted. In the R1, R2, R3, and R4 districts, the required parking area shall directly access the alley and be limited to 20 feet in depth and 20 feet in width. Depth of required parking areas may exceed 20 feet if leading to a vehicular entrance of a detached garage or carport. In the MD, MS, RM, and RH districts, the required parking area shall directly access the alley. Determinations of whether an alley allows for safe access shall be made by the City Planning and Transportation Department.
- iii. For lots at the corner of a street and the alley, the driveway on the alley shall be setback 15' from the intersection of the street and the alley.

**(3) Dimensions of Parking Spaces and Drive Aisles**

All on-site parking and maneuvering areas shall be constructed according to the following minimum dimensional standards and per Table 04-11:

- (A) All parking aisles shall terminate with a bump-out for turnaround maneuverability.



**Figure 51: Illustrative Scale and Character**

**Table 04-11: Parking Dimensions (in feet) [2]**

Angle	Parking Space		One-Way Aisle	Two-Way Aisle
	A	B	C	D
0° (parallel)	8.0	22.5 [1]	12.0	20.0
30°	15.0	8.5	12.0	20.0
45°	17.0	8.5	12.0	20.0
60°	17.5	8.5	16.0	20.0
90°	16.0	8.5	20.0	20.0

**Notes:**

[1] End spaces may be a minimum of 20 feet in length where no obstruction exists.

[2] Parking spaces for motorcycles may be provided and must be a minimum of 3 feet in width and 6 feet in depth.

- (B) If the petitioner can provide different acceptable standards based on a professionally recognized source of parking lot design, the City Planning and Transportation Department may approve alternative standards pursuant to the minor modification process outlined in Section 20.06.080(a) (Minor Modification).
- (4) **Stacked Parking**  
Stacked parking arrangements are permitted.
- (5) **Back-out Parking**
- (A) **Generally**  
All on site vehicle parking areas shall be designed to avoid the need for vehicles to back onto public streets when exiting the parking space, unless otherwise stated in this UDO.
- (B) **Exceptions**  
Single-family, duplex, triplex, and fourplex uses in any zoning district shall be permitted to back-out directly onto an alley or a public street, other than an arterial street.
- (C) **Back-out Parking Waiver**  
Back-out parking within the required side or rear setback may be allowed onto adjacent alleys subject to the following standards:
- i. The lot in question does not exceed 20,000 feet in area;
  - ii. A maximum of eight back-out parking spaces are permitted per site; and
  - iii. Parking shall directly access an improved alley.
  - iii.iv. Parking spaces shall be designed to be no less than 45 degrees to the alley.
- (6) **Stormwater Drainage**
- (A) Water draining from a parking lot shall not flow across a sidewalk.
- (B) All parking lots, excluding drives that do not afford direct access to abutting parking spaces, shall have a slope of five percent or less.

**(7) Surface Material**

- (A) Except for dwelling, single family (detached), dwelling, single-family (attached), dwelling, duplex, dwelling, triplex, and dwelling, fourplex residences or as stated in subsection (6) above, or an exception is provided elsewhere in this UDO, all areas used for parking shall be hard surface of concrete, asphalt, brick pavers, or other approved material. Where crushed stone parking surfaces are approved, they shall be contained within a raised, permanent border.
- (B) All new driveway aprons onto a street shall be surfaced with concrete. Enlargement or modification of an existing driveway shall require the driveway apron to be surfaced with concrete, except that the driveway apron for a single-family, duplex, triplex, or fourplex use on a local street may use asphalt or concrete.
- (C) Areas using permeable parking pavers shall not count towards impervious surface calculations.
- (D) Except for single-family, duplex, triplex, fourplex, mobile home, and manufactured home residential uses, and display areas for vehicle sales and rental uses, all off-street parking spaces shall be striped or otherwise designated to clearly mark each space.
- (E) All driving lanes and parking aisles in parking lots shall be curbed, unless an alternative design allowing for adequate stormwater management is approved.

**(8) Electric Vehicle Charging**

Parking areas with 50 or more parking spaces shall provide a minimum of one parking space dedicated to electric vehicles for every 25 parking spaces provided on site. If more than 6 EV charging stations are required, at least one shall be an ADA van accessible parking space. The provision of three or fewer electric vehicle parking spaces shall not count toward the maximum allowed number of parking spaces. The provision of four or more electric vehicle parking spaces shall count toward the maximum allowed number of parking spaces. The electric vehicle parking space shall be:

- (A) Located on the same lot as the principal use;
- (B) Signed in a clear and conspicuous manner, such as special pavement marking or signage, indicating exclusive availability to electric vehicles; and
- (C) Outfitted with a standard electric vehicle charging station.

**(9) Parking Area Landscaping**

All development shall comply with Section 20.04.080(h).

**(10) Parking Area Lighting**

All development shall comply with Section 20.04.090.

**(11) Pedestrian and Bicycle Circulation**

All development shall comply with Section 20.04.050.

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**(j) Loading Area Location and Design**

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**(1) Applicability**

This Section 20.04.060(j) shall apply to all loading areas.

**(2) Location**

Loading berths shall be located at the rear of a structure.

## (m) Bicycle Parking Location and Design

### (1) Location

#### (A) Rights-of-way

Bicycle parking spaces shall not be located fully or partially within a public right-of-way without prior approval of the City.

#### (B) Access and Pedestrian Obstruction

All required bicycle parking spaces shall be located so that a minimum three-foot clear pedestrian passage space is provided to all sides of a standard six-foot bicycle parked in each required space, and so that there is at least 54 inches of clearance remaining for ADA compliance on pedestrian pathways.

#### (C) Design and Proximity

Required bicycle parking spaces shall be designed to allow bicycles to be secured with a lock to a fixed object and shall be located within 50 feet of the main entrance of each primary building on site.

#### (D) Collocation

Bicycle parking facilities may be located in a non-required vehicular automobile parking space so long as it is not a parking space required to comply with the Americans with Disabilities Act and the location meets the other provisions of this section.

#### (E) Distribution

Buildings with twelve bedrooms or more shall provide a minimum of two exterior Class II bicycle parking spaces per residential building. These spaces shall count toward fulfilling the total site requirement for bicycle parking.

### (2) Design

#### (A) Generally

- i. Bicycle parking location and design shall comply with City of Bloomington standards in the Administrative Manual.
- ii. Bicycle parking shall accommodate two points of contact that are separated horizontally.
- iii. Bicycle parking shall be accessible from the pedestrian/bicycle way without the need to lift the bicycle over a curb.
- iv. Bicycle parking shall be located no farther than the closest motor vehicle parking space, excluding accessible vehicle parking spaces.

#### (B) Type

- i. All bicycle parking requirements shall be met using either long-term Class I or short-term Class II bicycle security facilities.
- ii. For multifamily residential uses, developments with 25 or more dwelling units shall provide:
  1. A minimum of one-half of the total required bicycle parking spaces as covered, short-term Class II bicycle parking facilities; and

2. Masonry;
3. Brick;
4. Natural stone;
5. Precast concrete;
6. Split-faced block; and/or
7. Transparent glass.

**ii. Secondary Exterior Finish Materials**

1. Wood;
2. EIFS;
3. Metal panel or siding (minimum 26 gauge) factory fabricated and finished system with smooth, embossed, or consistent rib pattern and concealed fasteners(except corrugated); or
4. Other products that replicate the appearance and durability of the above materials, as approved by the staff.

**(D) Exterior Facades**

All facades of a primary building shall incorporate three or more of the following design elements in each module to avoid blank, uninterrupted walls, except that buildings less than 40 feet in width shall incorporate a minimum of two of the design elements. A module can be a maximum of 40 feet in width..

- i. Awning or canopy that extends at least 24 inches from the building face;
- ii. Change in building facade height in relation to the adjacent modules of a minimum of five feet of difference, except that buildings 25 feet or less in height may utilize a minimum of two feet of difference;
- iii. A regular pattern of transparent glass constituting a minimum of 50 percent of the total wall/facade area of the first-floor facade/elevation ~~facing a street~~ and a minimum of 30 percent of each upper floor on each façade/elevation;
- iv. Wall elevation recesses and/or projections, the depth that are at least three percent of the horizontal width of the building façade and extend from the ground to the top of the building.

**(E) Patterns**

All facades of a primary building visible from any roadway shall contain the following color and texture changes:

- i. Facades shall consist of at least one primary and one secondary color.
- ii. At least one of these elements, either texture or color, shall repeat horizontally across the facade.
- iii. Variations in texture and color elements shall repeat vertically a minimum of every 30 feet.

**(F) Eaves and Roofs**

Buildings with sloped roofs (those greater than 3:12 pitch) visible from any roadway shall contain overhanging eaves, extending no less than two feet past the supporting walls. Flat roofs (those less than 3:12 pitch) shall include a parapet on supporting walls.



**(G) 360-Degree Architecture**

Those sides of a building that are not visible from the street frontage shall have a finished facade that is similar to the visible facades in terms of materials and architectural detailing.

**(H) Primary Pedestrian Entry**

- i. One primary pedestrian entrance shall be provided for every facade facing a street.
- ii. On corner or through lots, the facade facing the higher classified street shall have the primary pedestrian entrance. For purposes of this section, I-69 shall not be used as the higher classified street.
- iii. The pedestrian entry shall contain at least three of the following architectural details:
  1. Pilasters, change in building mass, or a distinct facade module projection;
  2. Public art display;
  3. Prominent building address, building name, and enhanced exterior light fixtures, such as wall sconces or light coves;
  4. Raised corniced entryway parapet; or
  5. Recessed or framed sheltered element of at least 3 feet in depth to protect pedestrians from weather;
  6. Integral planters or wing walls that incorporate landscaping or seating.

**(I) Windows on Primary Facades**

All first-story windows on the ~~primary~~ facade of a primary structure shall be transparent and shall not make use of dark tinting or reflective glass.

**(J) Anti-Monotony Standards**

In the case of new construction of multifamily units, any development containing more than three individual buildings shall incorporate the following variations to break up monotony in design:

- i. Differences in rooflines;
- ii. Differences in building footprint;
- iii. Differences in the number of floors per building.

**(K) Street Addresses**

- i. Street address displays shall consist of Arabic numerals (e.g., 1, 2, 3...) no less than eight inches in height. For multifamily uses, the address display shall a minimum of five inches and a maximum of 10 inches in height.
- ii. Street address displays shall be placed above all exterior entrances visible from a public street, private drive, or parking lot.
- iii. All street addresses shall contrast with the color of the surface on which they are mounted, shall consist of reflective materials, and shall be clearly visible and identifiable from the street.

**(C) Vehicular and Pedestrian Movement**

Plant materials shall be located to avoid interference with vehicular and pedestrian movement and shall not project over sidewalks, paths, or trails below a height of eight feet. Plant materials shall not project over street curbs or pavement within rights-of-way or access easements below a height of 15 feet.

**(D) Vision Clearance**

Landscape materials shall be located to avoid interference with visibility per Section 20.04.050(c)(4) (Vision Clearance Triangle).

**(E) Green Infrastructure**

All green infrastructure facilities, including detention basins, bioswales, and raingardens shall be planted with only native seed and/or plugs.

**(F) Installation Prior to Occupancy**

All landscaping required by the approved site plan shall be installed and inspected prior to issuance of a recommendation for final occupancy, unless an extension is approved by the Planning and Transportation Department for weather-related or unique circumstances.

**(2) Plant Material Standards****(A) Live Plantings**

All plant material shall be living and healthy. Dead, ailing, diseased or artificial plants shall not be recognized as contributing to required landscape treatments.

**(B) Species Identification**

New plantings shall have species identification tags on the plant or paid purchase identification labels on the plants during the final inspection. A receipt with purchase order for plantings may be submitted prior to inspection in lieu of tags or labels on site.

**(C) Prohibited Plant Species**

Species identified as invasive, detrimental, or noxious shall not be planted under any circumstances and will not be counted toward landscape requirements. Unless specifically approved by the City Urban Forester or Senior Environmental Planner, the use of columnar trees is not allowed.

**(D) Species Diversity**

- i. On sites that require an aggregate total of 20 or more new trees, any given genus of tree shall be limited to a maximum of 20 percent of the total number of newly planted trees on site. On sites that require an aggregate total of 40 or more shrubs, any given genus of shrubs shall be limited to a maximum of 30 percent.
- ii. Where shrubs are required to be planted, up to 15 percent of the total number of required shrubs may be substituted with perennial forb species, graminoids, or ferns. This does not apply to shrubs required as part of a landscape buffer requirement per Section 20.04.080(g). Any substituted plants used toward parking lot perimeter requirements shall be species that typically grow to be at least four feet in height, and shall be maintained in accordance with Section 20.04.120(a) (Landscaping).

**(E) New Planting Sizes**

The following minimum sizes shall apply to all required plant material:

**i. Deciduous Trees**

All newly planted deciduous trees shall be at least two-inch caliper.

**ii. Evergreen Trees**

All newly planted evergreen trees shall be at least six feet in height.

**iii. Shrubs**

Shrubs shall be at least three-gallon container size and a minimum of 18 inches in height.

**(F) Substitution****i. Public Art**

The Planning and Transportation Department may allow up to five percent of the minimum landscape area requirement to be replaced with public art. Public art shall not replace required buffer yard landscaping as required by Section 20.04.080(g) or required parking lot landscaping required by Section 20.04.080(h) and shall not count towards impervious surface area on the lot.

**ii. Existing Vegetation**

1. The City Planning and Transportation Department may permit the substitution of required on-site landscape ~~excluding street tree requirements~~ with existing vegetation provided that the existing vegetation is in good health and quality and is found on the permitted plant list in this UDO. Existing street trees can be used to meet street tree requirements on a one-to-one basis, no credit for DBH shall be given for street trees to be preserved.
2. Vegetation preserved to meet the requirements of Section 20.04.030(h), (Tree and Forest Preservation), may be substituted for required landscaping, provided it meets the requirements of Section 20.04.080(c)(2).
3. Existing vegetation listed in Section 20.04.080(d), shall be credited towards required landscaping based on the following values:
  - [a] **Deciduous Trees**  
A credit of one tree per every four inches DBH of an existing qualified deciduous tree is earned. No single existing tree shall count towards more than four individual required trees.
  - [b] **Evergreen Trees**  
A credit of one tree per every 12 feet in height of an existing qualified evergreen tree is earned. No single existing tree shall count towards more than three individual required trees.
  - [c] **Shrubs**  
A credit of one shrub per every one existing qualified shrub is earned.

**(G) Ground Cover**

- i. Except in the PO zoning district, turf grass and other vegetative ground cover shall be used for all landscaped areas, except as listed below. Crushed rock or gravel is not allowed as ground cover.
  - 1. Parking lot bumpouts, islands, and endcaps smaller than 324 square feet may use mulch.
  - 2. Areas within 24 inches of a building foundation and underneath staircases may use mulch or decorative stone.
  - 3. For single-family, duplex, triplex, and fourplex uses, mulch, and decorative stone may ~~only~~ only be used in defined landscape beds with raised borders and occupy no more than 30% of a property.
- ~~ii.~~ Except as provided in Section 20.04.080(c)(2)(G)(i), decorative mulch ~~or stone~~ shall not be used as groundcover except ~~one foot beyond the dripline of shrubbery~~ no more than 4 feet in diameter surrounding shrubs, not more than one foot in diameter from perennials and grasses, and shall be no more than six feet in diameter surrounding trees.
- ~~iii.~~ Except as provided in Section 20.04.080(c)(2)(G)(i), decorative stone may not be used as groundcover.
- ~~iv.~~ Approved stormwater detention and retention facilities may utilize decorative mulch or stone on a one-time basis at time of installation as allowed or required by City of Bloomington Utilities. Landscaping stone or riprap or other non-vegetative material may be incorporated in stormwater treatment alternatives, such as swales or culvert outfalls, as approved by City of Bloomington Utilities.
- ~~v.~~ Mulch is allowed for use on defined paths with raised borders that are less than 4' wide. Areas used for paths shall count as impervious surface coverage

**(3) Tree Protection**

- (A) Any existing trees intended to be preserved and counted toward minimum landscape requirements shall be protected during the entire duration of construction by a Tree Protection Barrier. The Tree Protection Barrier shall be installed at the Tree Protection Zone and be at least 4 feet tall, highly visible, sturdy, and have warning signs on or near it for the duration of the construction activity..
- (B) Construction activities shall be prohibited within the tree protection zone, a three-foot minimum radius surrounding the dripline of the tree.
- (C) No equipment or supply storage, equipment movement, rest or picnicking area, or any land disturbing activities shall be allowed in the tree protection zone.

**(4) Alternatives Authorized**

A reduction in the count, configuration, or location of required landscaping materials may be allowed when alternatives are justified by site or development conditions. The petitioner shall provide justification for the use of alternatives and shall demonstrate how compliance with the standard(s) from which a deviation is sought will be achieved to the maximum extent practicable.

- (A) Conditions that may justify approval of an alternative landscape plan include:
- i. Unique lot size or configuration;
  - ii. The presence of existing utility or other easements; or
  - iii. Preservation of natural vegetation.
- (B) The City Planning and Transportation Department may approve alternative landscape plans that do not meet the specific requirements stated in this Section 20.04.080, when the petitioner demonstrates and the City Planning and Transportation Department determines that the alternatives meet all of the following criteria:
- i. Are consistent with the purposes of this Section 20.04.080;
  - ii. Do not include invasive vegetation included in an adopted city, county, or state list of prohibited or invasive species;
  - iii. Provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development; and
  - iv. Provide equal or superior visual appearance of the property when viewed from a public right-of-way.

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#### (d) Permitted Plant Species

All plant material shall be selected from this Section 20.04.080(d) or from the list of approved species outlined in the City of Bloomington Utilities Department Stormwater Design Manual. Substitutions to the list shall be submitted to the City Planning and Transportation Department for approval.

##### (1) Street Trees

Trees suitable for planting along public streets and highways, and in locations where low maintenance and hardy constitution are required are established in Table 04-14: Permitted Street Tree.

##### (2) Interior Trees

Trees suitable for the interior of a site are established in Table 04-15: Permitted Interior Tree Species. Permitted street tree species listed in Table 04-14: Permitted Street Tree Species ~~Table 04-14: Permitted Street Tree Species~~ may also be used, as interior trees, except the parenthesized trees, which are prohibited for interior trees.

##### (3) Shrubs

Shrubs suitable for individual, screen, biohedge uses, up to 12 feet at mature height are established in Table 04-16: Permitted Shrub Species ~~Table 04-16: Permitted Shrub Species~~.

##### (4) Forbs

Forbs, or flowering, nongrassy herbaceous plants suitable for infill, aesthetics, and cover are established in Table 04-17: Permitted Herbaceous Flowering Perennial Plant Species ~~Table 04-15: Permitted Herbaceous Flowering Perennial Plant Species~~.

**Table 04-18: Prohibited Plant Species**

+ = Indiana State-listed noxious weeds (IC 15-16-7)

\* = Indiana detrimental plants (IC 15-16-8)      ^ = Indiana terrestrial plant rule (312 IAC 18-3-25)

@ = Indiana multiflora rose and purple loosestrife restrictions (312 IAC 18-3-13)

# = Indiana control of kudzu rule (312 IAC 18-3-16)

Common Name	Scientific Name
Common Privet	<i>Ligustrum vulgare</i> ^
Bush or Amur Honeysuckle	<i>Lonicera maackii</i> ^
Morrow's Honeysuckle	<i>Lonicera morowii</i> ^
Tatarian Honeysuckle	<i>Lonicera tatarica</i> ^
Bell's Honeysuckle	<i>Lonicera x bella</i> ^
Heavenly Bamboo, Sacred bamboo	<i>Nandina domestica</i>
Jetbead	<i>Rhodotypos scandens</i> ^
Bristly Locust	<i>Robinia hispida</i>
Multiflora Rose	<i>Rosa multiflora</i> @
Wineberry	<i>Rubus phoenicolasius</i>
Japanese Spirea or Japanese Meadowsweet	<i>Spiraea japonica</i>
Atlantic Poison Oak	<i>Toxicodendron pubescens</i> , syn. <i>Rhus pubescens</i>
European Highbush Cranberry	<i>Viburnum opulus</i> var. <i>opulus</i>

**(f) Street Trees****(1) Number**

The minimum number of required street trees to be planted shall be one large canopy tree for every 30 feet of property that abuts a public right-of-way. If medium or small trees are allowed, two medium or small trees can be substituted for each large canopy tree.

**(2) Type**

Street tree species shall be subject to approval by the City's Urban Forester based on hardiness, seasonal appearance, species diversity, carbon sequestration, and contribution to shading and cooling.

**(3) Location****(A) Freeway/Expressway**

Street trees along a limited-access highway shall be planted within 15 feet of the property line that abuts the limited-access highway. No trees shall be planted in the right-of-way.

**(B) Arterial, Collector, Local or Private Street**

Street trees along an arterial, collector, local, or private street shall be planted in a minimum five-foot wide tree plot between the sidewalk and the curb. If a tree plot is not available, then the street trees shall be planted within the front yard immediately adjacent to the street and within 4 feet of any public pedestrian facilities. Street trees planted within the front yard shall not count towards other landscaping requirements.

**(C) Separation**

The spacing between adjacent street trees shall be no less than 10 feet from the center of one tree to the next. Street trees shall be planted no more than 30 feet apart, from the center of one tree to the next, except that street trees with separation exceeding 30 feet may be approved by the Planning and Transportation Department because of site constraints, such as utility or driveway location.

**(D) Tree Grates**

Street trees may be planted in a minimum five foot by five-foot tree pit covered with an ADA compliant cast iron grate to maintain a flush grade with adjacent sidewalks.

**(E) Planting**

All street trees shall be planted, stabilized, and mulched according to this UDO and the Administrative Manual.

**(F) Vision Clearance**

- i. Street trees shall be planted outside the vision clearance triangle, as defined in Section 20.04.050(c)(4) (Vision Clearance Triangle), or within that portion of the vision clearance triangle behind the sidewalk.
- ii. Low-branching species shall not be allowed within 50 feet of an intersection.
- iii. Locations for street trees within 50 feet of an intersection shall be approved by the City Engineering Department.
- iv. Street trees shall be located a minimum of 10 feet from a driveway cut, traffic control sign, or streetlight, and a minimum of three feet from a fire hydrant.

**(4) MD District****(A) Generally**

Removed by  
Plan  
Commission.

Street trees shall be planted in a minimum five foot by five-foot tree pit covered with an ADA compliant cast iron grate to maintain a flush grade with adjacent sidewalks, subject to approval by the ~~Transportation and Traffic Engineer~~ City Urban Forester.

**(B) Alternatives**

The following street tree planting methods may be used in lieu of the five foot by five-foot grate, subject to approval by the Transportation and Traffic Engineer.

- i. Street trees may be planted in a minimum five-foot-wide grassed tree plot area; or
- ii. Street trees may be planted in a large curbed planting area.

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**(g) Buffer Yards**

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**(1) Purpose**

Buffer yards are required to mitigate or minimize potential nuisances such as noise, light, glare, dirt, litter, signs, parking, or storage areas and to provide a transition between incompatible uses.

**(2) General Standards****(A) Responsibility**

The developer or owner of the property being developed is responsible for installing and maintaining in perpetuity the buffer yard at the time of that development. The adjacent property owner shall not be required to participate in the installation of the buffer yard.

**(B) Location**

All required buffer yard areas shall be provided entirely on the subject property. The required buffer yards shall be installed despite the presence of alleys, streams or other features that may separate the two properties.

**(C) Plant Material**

All plant material used to meet the buffer yard requirements shall meet the standards of this section, and shall be selected from the list of permitted plant species in Section 20.04.080(d).

**(D) Planned Unit Development**

For development adjacent to a Planned Unit Development, or for a Planned Unit Development adjacent to existing development, the zoning district that most closely matches the predominant use of the Planned Unit Development shall be used to determine the buffer yard type, as determined by the decision-making body.

**(E) Credit Toward Other Requirements**

New landscaping that is required to meet these buffer yard requirements shall not count toward other site or parking lot landscaping requirements.

**(F) Prohibited Uses**

Buildings, parking areas, swimming pools, [refuse areas and dumpsters](#), or drive aisles are not allowed within buffer yards.

**(3) Buffer Yard Types**

Required buffer yards shall be installed according to the following standards:

**Table 04-19: Required Buffer Yard Types**

Buffer Yard Treatment	Buffer Type		
	Type 1	Type 2	Type 3
Minimum width [1]	10 feet	15 feet	20 feet
Deciduous trees	1 tree every 20 linear feet	1 tree every 20 linear feet	1 tree every 20 linear feet
Evergreen trees	1 tree every 20 linear feet	2 trees every 20 linear feet	3 trees every 20 linear feet
Small or medium trees	2 trees every 20 linear feet	3 trees every 20 linear feet	5 trees every 20 linear feet
Other	No requirement	No requirement	If site constraints hinder the density required, one of the options below may be used: A 6-foot opaque fence; or A stone/brick wall; or A 5-foot tall undulating berm planted with shrubs

**Notes:**

[1] The buffer yard setback is measured from the property line along the boundary between the subject and adjoining properties.



- (C) Shrubs and ornamental trees along foundation walls of structures shall be planted no closer than two feet and eight feet respectively from the foundation wall.

**(2) Parking Lot Perimeter Plantings**

See Section 20.04.080(h)(1).

**(l) Vacant Lot Landscaping**

**(1) Applicability**

Except for lots where the primary land use is urban agriculture, vacant lots with frontage on a public street shall be subject to the requirements of this Section 20.04.080(l).

**(2) Timing**

Landscaping or ground cover shall be installed as required in Section 20.04.080(l)(3) on the lot where demolition activity has occurred within 180 days after the issuance of a demolition permit, unless:

- (A) The City Planning and Transportation Department has granted an extension of time due to the need for more time to complete demolition activities or due to the presence of seasonal or inclement weather; or
- (B) A site plan has been approved for the reuse of the property. If an approved site plan has expired and has not been renewed, landscaping as outlined in Section 20.04.080(l)(3) shall be installed within 180 days after site plan expiration.

**(3) Planting Requirements**

- (A) For lots of one-half acre or less, the entire lot containing the demolition activity shall be covered with grass or other suitable ground cover. No ground cover is required in locations where existing vegetation, remaining structures, or parking areas serving such remaining structures still exist.
- (B) For lots greater than one-half acre, one of the following landscaping options must be selected:
- i. The entire area disturbed for demolition shall be covered with grass or other suitable ground cover; or
  - ii. A 10-foot wide planting area shall be installed along the property line bordering the entire area disturbed for demolition from any public street. ~~This planting area may either utilize raised planters or be level with street grade.~~ Evergreen shrubs that grow to a minimum height of at least four feet shall be planted every three feet within these planting areas.

**(m) Screening**

**(1) Roof-Mounted Mechanical Equipment**

- (A) Roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design.
- (B) The parapet wall or similar feature shall be sufficient to screen the mechanical equipment from all sides when viewed from ground-level.
- (C) Facilities for the operation of active or passive solar energy systems and other alternate energy systems shall be exempt from the screening requirements.

**(4) Light Trespass**

(A) All lighting fixtures shall be installed so that light trespass from any property line, except a property line abutting a public street, shall not exceed one footcandle at a point one meter beyond the property line. Properties bordered by R1, R2, R3, R4, or RMH are allowed no more than 0.5 footcandles at a point one meter beyond the property line adjacent to those districts.

(B) Properties bordered by R1, R2, R3, R4, or RMH are allowed no more than 0.5 footcandles at a point one meter beyond the property line adjacent to those districts.

~~(B)~~(C) Measurements of light readings along any portion of a property line of the subject property shall be taken with a light meter facing the light source at a height of five feet, using any orientation of the light meter. The maximum reading shall be used.

**(5) Glare**

All lighting fixtures shall be installed so as not to cause glare at or beyond the property line and shall not be aimed toward traffic.

**(A) Shielding**

- i. All lighting fixtures, except motion detector-activated lighting, shall be fully shielded so that the lighting element is not visible to an observer at any property line, except as stated otherwise in this Section 20.04.090.
- ii. Unless otherwise specified, all lighting fixtures shall be full cutoff type as installed.
- iii. A lighting fixture may beam light upward only if all upward light is reflected back down by a canopy, roof, or other such structure.
- iv. Full shielding is not required for motion detector activated lighting of less than 1,800 lumens, provided the light cycles off no more than 10 minutes after coming on.



Figure 52: Exterior Light Shielding

**(B) Floodlights and Spotlights**

- i. Floodlights and spotlights shall be fully shielded so that the light element is not visible to an observer on any property either zoned or used for residential purposes and is not visible to an observer on any public right-of-way.

## 20.04.100 Signs

### (a) Purpose

The intent of these sign standards is to:

- (1) Accomplish the goals of the Comprehensive Plan;
- (2) Avoid unnecessary proliferation of signs;
- (3) Provide developments with appropriate identification;
- (4) Create a consistent streetscape;
- (5) Maintain and enhance the aesthetic environment of the city and its City;
- (6) Eliminate potential hazards to motorists and pedestrians resulting from sign clutter; and
- (7) Promote the health, safety, and welfare of the residents of the City of Bloomington.
- (8) No part of these standards shall in any way be interpreted to infringe upon those rights guaranteed by the First Amendment to the United States Constitution or Article 1, Section 9 of the Indiana Constitution.

### (b) Applicability

No sign or advertising device shall be established, altered, changed, erected, constructed, reconstructed, moved, divided, enlarged, demolished or maintained except in compliance with this Section 20.04.100.

### (c) Permit Requirements

#### (1) Generally

A sign permit shall be required for all signs located, erected, constructed, reconstructed, moved, or altered unless specifically exempted by this Section 20.04.100.

#### (2) Signs not Requiring a Permit

The following signs are exempt from the requirement to obtain a sign permit, unless specifically required by another subsection of this Section 20.04.100.

##### (A) Public Signs

Any signs erected, or required to be erected, by a unit of local, state, or federal government. City of Bloomington public signs are exempt from signage regulations.

##### (B) Small Signs

Any sign of not more than one and one-half square feet in area. Such signs are exempt from signage regulations except 20.04.100(f)(1) through (f)(4), they and must be less than 6 feet tall if freestanding.-

##### (C) Temporary Signs

- i. In all zoning districts, each property is allowed to have two signs, neither of which shall exceed five square feet in area, and one additional sign that shall not exceed eight square feet in area and shall not exceed 6 feet in height if freestanding.-

- ii. In nonresidential and mixed-use zoning districts, each vacant property, or property that is under construction, is allowed to have one sign that shall not exceed 32 square feet in area and shall not exceed 6 feet in height if freestanding.
- iii. In all nonresidential and mixed-use zoning districts, each vacant tenant space, or tenant space that is under construction, is allowed to have one sign that shall not exceed 32 square feet in area that shall be attached to the wall of the vacant space.

**(D) Murals**

Murals are exempt from the requirement to obtain a sign permit.

**(E) Window Signs**

Window signs shall not exceed 25 percent of the glass area of any individual window or glass door frame and shall not count towards the wall sign allowance of the use or property.

**(F) Sandwich Board Signs**

Sandwich board signs shall comply with the standards of this Section.

**(d) Sign Measurements**

Sign height and sign area measurements shall be calculated as follows:

**(1) Wall Signs**

The area of wall signs shall be calculated as the smallest regular geometric figure needed to circumscribe any images, text, or other identifying trait placed on a structure.

**(2) Freestanding Signs**

(A) The area of freestanding signs shall be calculated as the smallest regular geometric figure needed to circumscribe the sign, exclusive of supporting structures.

(B) The height of a freestanding sign shall be measured from the grade beneath the sign or from the crown of the adjacent street, whichever is higher. The ground beneath a sign shall not be raised to artificially change the point at which the sign height is measured.

**(3) Double-faced Signs**

For all freestanding, projecting, or temporary signs permitted by this chapter, a double-faced sign may be erected. Only the face area of one of the two sides shall be considered the face area of the entire sign. In such cases, the two sign faces shall be identical in area, shall be placed back to back, and shall be separated by a distance of no more than two feet.

**(e) Prohibited Sign Types**

The following signs are prohibited in all zoning districts unless specifically authorized by another provision of this Section 20.04.100 or Section 20.03.030(h)(3):

**(1) Animated Signs**

Signs that use any motion picture, laser, or visual projection of images or text.

**(2) Bench Signs**

A sign located on the seat or back of a bench placed on or adjacent to a public right-of-way.

**(3) Imitation of Public Signs**

Signs that purport to be, are in imitation of, or resemble a public sign as described by the Manual on Uniform Traffic Control Devices. Examples include but are not limited to stop signs, yield signs, or pedestrian crossing signs.

**(4) Off-premise Signs**

Signs advertising goods, products, services, events or activities not located, sold or offered on the premises or tenant space on which the sign is located, except for signs as provided in Section 20.04.100(c)(2)(B), Section 20.04.100(c)(2)(C), Section 20.04.100(k)(9), and Section 20.04.100(l)(7).

**(5) Vehicle Signs**

Vehicles, vans, trailers or trucks that are parked continuously in the same general location to be used to display signs. This does not prohibit vehicle or trailer owners from having vehicles or trailers with signs, provided the vehicles or trailers are in use on a regular basis, are not continuously parked in one parking lot or parking space, and are not being used to serve in the same manner as an additional freestanding sign or temporary sign.

**(6) Intermittent Lights**

Signs that have intermittent blinking, flashing, or fluttering lights, including any device that has a changing light intensity, brightness of color, or gives such illusion, including but not limited to strobe lights.

**(7) Pole Signs**

Signs that are mounted on a freestanding pole or other support that is not part of or attached to a building or structure.

**(8) Temporary Signs**

Any temporary sign not specifically permitted in Section 20.04.100(i)(9), Section 20.04.100(j)(8), Section 20.04.100(k)(6), and Section 20.04.100(l)(6) or specifically exempted in Section 20.04.100(c)(2)(C), including but not limited to pennants, streamers, balloons, inflatable signs, spinners, and feather flags.

~~**(9) Projecting Signs**~~

~~Any sign that projects outward more than 12 inches from the facade of a building in, except as provided in Section 20.04.100(l).~~

~~**(10)(9) Electronic Reader Board Signs**~~

~~Any electronic reader board sign not specifically permitted in Section 20.04.100(g)(3).~~

**(f) Prohibited Sign Locations**

Signs shall not be installed at any of the following locations:

**(1) Public Easement**

In any public easement, unless the sign is a public sign authorized by Section 20.04.100(c)(2)(A), or is further authorized by the city.

**(2) Public Right-of-Way**

In any public right-of-way, unless the sign is an approved wall sign, awning, or projecting sign; or is authorized by Section 20.04.100(k)(9) , or the sign is authorized by Section 20.04.100(l)(3), or the sign is authorized by Section 20.04.100(l)(7); or the sign is a public sign authorized by Section 20.04.100(c)(2)(A) and is further authorized by the city;

**(3) Roofs**

On the roof of a structurebuilding, or extending above the eave, roof line or parapet of a building, except that signs may be located on the vertical portion of a mansard roof if no vertical wall space is available on the wall space associated with that tenancy or occupancy below and excepting that signs may be planed on top of awnings.

**(4) Vision Clearance Triangle**

Within a vision clearance triangle as specified in Section 20.04.050(c)(4) (Vision Clearance Triangle).

**(5) Miscellaneous**

On any traffic control signs, highway construction signs, fences, railings, utility poles, street signs, trees or other natural objects.

**(g) General Design Standards**

Unless otherwise stated in this UDO, the following standards apply to all signs.

**(1) Freestanding Signs**

All freestanding signs shall comply with the following standards:

**(A) Setback**

All freestanding signs shall be set back a minimum of two feet from the proposed right-of-way line or outside of the required clear zone of a public sidewalk, whichever is greater, unless specifically approved by the City's Transportation and Traffic Engineer.

**(B) Mounting**

All freestanding signs shall be permanently affixed to the ground.

**(C) Base**

Sign bases shall conform to the following standards:

- i. Sign bases shall have an aggregate width, including support structures, of at least 40 percent of the total horizontal width of the sign; or have supports that are less than 25 percent of the vertical height of the sign.
- ii. The base and exposed foundation of all freestanding signs shall be covered with a finished material such as brick, stone, metal, or wood.

**(D) Cap**

A decorative cap may extend up to 18 inches above the height limit specified in this Section 20.04.100. The decorative cap shall have no identifying text, images, or identifying traits.

**(E) Landscaping**

- i. For any new freestanding sign, a landscaped area located around the entire base of a freestanding sign is required.

- ii. The landscaped area shall contain materials consisting of shrubs, spread no greater than three feet on center, and densely planted perennial ground cover.
- iii. The landscaped area shall be greater than or equal to the freestanding sign face area.

**(F) Illumination**

Sign lighting shall comply with the light trespass regulations in Section 20.04.090 (Outdoor Lighting) and also may not exceed one foot candle at a distance of 6' from the sign face.

**(2) Changeable Copy**

Unless specified otherwise in this UDO, signs may incorporate areas for changeable copy, provided that any combination of the changeable copy area and any electronic reader board component area combined does not exceed 40 percent of the total sign area.

**(3) Electronic Reader Boards**

Unless otherwise provided in this UDO, electronic reader boards may only be utilized when incorporated into permanent signage, subject to the following:

(A) The electronic reader board portion may not exceed 30 square feet or 40 percent of the total area of any sign face (whichever is less).

(B) Any combination of the electronic reader board area and any changeable copy area combined does not exceed more than 40 percent of the total area of any sign face, and that information is displayed in increments of no less than 20 seconds.

[\(C\) Electronic reader boards are not permitted on signs larger than 125 square feet.](#)

**(4) Wall Signs**

Wall signs shall be located on any exterior portion of the building that is occupied by the use or portion of a building that is occupied by the use if the building has multiple uses.

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**(h) Waiver of Right to Damages**

- (1) The Plan Commission, the Board of Zoning Appeals, and the City Planning and Transportation Department are each authorized to request waivers of the right to and receipt of damages pursuant to Indiana Code 22-13-2-1.5, Indiana Code 36-7-2-5.5, and Indiana Code 32-24, in connection with any petition for a permit or other approval that may involve erection of a new sign or removal or alteration of a lawfully erected sign, including a lawful nonconforming sign.
- (2) Waivers may be requested from the following:
  - (A) The petitioner;
  - (B) The property owner;
  - (C) The sign owner; and
  - (D) Any other person with an interest in the site or the sign.
- (3) The owner and/or the petitioner shall be responsible for obtaining waivers from all persons listed in Section 20.04.100(h)(2).

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**(i) Residential District Sign Standards**

**(1) Applicability**

This section applies to the R1, R2, R3, R4, RM, RH, and RMH zoning districts.

**(8) Window Signs**

Window signs are not permitted for residential uses.

**(9) Temporary Signs**

In addition to the temporary signs exempted under Section 20.04.100(c)(2)(C), conforming nonresidential uses and multifamily structures with at least 15 dwelling units are permitted to display temporary signage provided that the temporary signs comply with the following standards:

- (A) All temporary signs shall receive a sign permit from the City Planning and Transportation Department before being displayed;
- (B) A maximum of three temporary signs per display period described below are permitted;
- (C) Temporary sign types shall be limited to freestanding portable signs or materials not prohibited in 20.04.100(e)(8);
- (D) Temporary signs shall not exceed 16 square feet in area per side;
- (E) Freestanding temporary signs shall not exceed six feet in height; and
- (F) External illumination of temporary signs is prohibited.
- (G) Display of temporary signs shall be permitted for a maximum of three periods of up to 30 days per period, per calendar year. These permitted periods may be combined into one or two periods per year provided that the total display period does not exceed 90 days.

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**(j) MS, MM, MC, ME, MI, MH, EM, and PO District Sign Standards**


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**(1) Applicability**

This sign standards section applies to the MS, MM, MC, ME, MI, MH, EM, and PO zoning districts.

**(2) Wall Signs**

The following standards shall apply to wall signs for individual uses or tenants within a multi-tenant center:

**(A) Allowance****i. Individual Nonresidential Uses**

The cumulative square footage of all wall signs shall not exceed one and one-half square feet per lineal foot of primary facade facing a public or private street.

**ii. Multi-tenant Center**

The cumulative square footage of all wall signs for any individual tenant shall not exceed one and one-half square feet per lineal foot of the tenant's facade width facing either a public or private street or facing a parking area if no street frontage is adjacent. For purposes of this Section 20.04.100(j), only one facade of the building may be used to measure the sign allowance, with the exception of corner locations in multi-tenant buildings, which shall be permitted to use the side facade as additional facade width.

**iii. Size Limits**

No non-residential use shall be limited to less than 30 square feet of wall signage. Uses with less than 200,000 square feet of building area shall not be permitted to exceed 300 square feet of wall signage. Uses with 200,000 square feet or more of building area shall not be permitted to exceed 400 square feet of wall signage.



**(B) Maximum Projection**

Except an awning sign, no part of a wall sign shall project more than 12 inches from the wall or face of the building to which it is attached. Signs on awnings may not extend more than 12 inches above the awning and any support structures shall not be visible.

**(C) Location**

Wall signs for individual tenants within a multi-tenant nonresidential center shall be located on a wall of the tenant's lease space.

**(D) Multi-tenant Nonresidential Centers**

In addition to other wall signs permitted in this Section 20.04.100(j)(2), multi-tenant nonresidential centers shall be permitted a single wall sign not exceeding 20 square feet in area.

**(3) Projecting Signs**

A 5 square foot projecting sign is allowed on a tenant's lease space. Projecting signs shall count toward wall signage allotment.

**(4) Freestanding Signs**

The following standards shall apply to all freestanding signs:

**(A) Number**

- i. Freestanding signs shall not be permitted on lots with 30 feet or less of public street frontage.
- ii. Lots with greater than 30 feet and less than 500 feet of frontage on a public street are permitted one freestanding sign.
- iii. Lots with 500 feet or more of public street frontage, one freestanding sign shall be permitted for each 250 feet of public street frontage.
- iv. The number of signs allowed per street frontage shall be determined based on the length of frontage on each street. Each frontage is regulated separately, and total square footages may not be aggregated.
- v. In no case shall any lot have more than four freestanding signs.

**(B) Area****i. Individual Nonresidential Uses**

1. Freestanding signs on lots with greater than 30 feet and less than 50 feet of public street frontage shall not exceed 20 square feet.
2. Freestanding signs on lots with at least 50 feet and less than 75 feet of public street frontage shall not exceed 30 square feet.
3. Freestanding signs on lots with at least 75 feet of public street frontage shall not exceed 45 square feet.
4. Where a lot has more than one public street frontage, each street frontage shall be regulated independently.

- (D) Temporary signs shall not exceed 16 square feet.
- (E) Freestanding temporary signs shall not exceed six feet in height.
- (F) External illumination of temporary signs is prohibited.
- (G) Display of temporary signs shall be permitted for a maximum of three periods of up to 30 days per period, per calendar year. These permitted periods may be combined into one or two periods per year provided that the total display period does not exceed 90 days.

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## (k) MN District Sign Standards

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### (1) Applicability

This sign standards section applies to the MN zoning districts.

### (2) Wall Signs

The following standards apply to wall signs for individual uses or tenants within a multi-tenant center:

#### (A) Allowance

##### i. Individual Nonresidential Uses

The cumulative square footage of all wall signs shall not exceed one square foot per lineal foot of primary structure that faces a public or private street.

##### ii. Multi-tenant Centers

The cumulative square footage of all wall signs for any individual use shall not exceed one square foot per lineal foot of the facade width associated with the use facing either a public or private street or facing a parking area if no street frontage is adjacent. For purposes of this section, only one facade of the building will be used to measure allowance with the exception of corner locations in multi-tenant buildings, which shall be permitted to use the side facade as additional facade width.

##### iii. Limits

No ~~non-residential use~~ ~~property~~ shall be limited to less than 20 square feet of wall signage and no use or tenant shall be permitted to exceed 100 square feet of wall signage.

#### (B) Location

No wall signage shall be located on a side or rear building facade facing a residential use. Wall signs for individual tenants within a multi-tenant nonresidential center shall be located on a wall of the tenant's lease space.

#### (C) Maximum Projection

No part of a wall sign, other than an awning sign, shall protrude more than 12 inches from the wall or face of the building to which it is attached. Signs on awnings may not extend more than 12 inches above the awning and any support structures shall not be visible.

### (3) Projecting Signs

A 5 square foot projecting sign is allowed on a tenant's lease space. Projecting signs shall count toward wall signage allotment

### (4) Freestanding Signs

The following standards apply to permanent freestanding signs:

**(2) Wall Signs**

The following standards apply to wall signs for individual uses and tenants within a multi-tenant center:

**(A) Allowance****i. Individual Nonresidential Uses**

The cumulative square footage of all wall signs shall not exceed one and one-half square feet per lineal foot of primary structure that faces a public or private street.

**ii. Multi-tenant Centers****1. First Story**

The cumulative square footage of all permanent wall signs for an individual use shall not exceed one and one-half square feet per lineal foot of the use's facade width facing either a public or private street or parking area if no street frontage is adjacent for locations on the first floor. For purposes of this section, only one facade of the building will be used to measure allowance with the exception of corner locations in multi-tenant buildings, which shall be permitted to use the side facade as additional facade width.

**2. Upper Story Uses**

[a] Uses located above the first story shall be permitted a wall sign allowance equal to 50 percent of the total allowance permitted for first story uses as provided in Section 20.04.100(l)(2)(A)ii.1) above.

[b] The sign shall be located on the lease space or along a wall within five feet of the lease space.

**3. Additional Sign**

Multi-tenant centers shall be permitted a single wall or projecting sign that does not exceed 20 square feet in area. .

**iii. Multifamily**

Developments containing more than two units shall be permitted wall signage that shall not cumulatively exceed 24 square feet.

**iv. Limits**

No property shall be limited to less than 20 square feet of wall signage and no use or tenant shall exceed 100 square feet of wall signage.

**(B) Location**

Wall signs for individual tenants within a multi-tenant center shall be located on the tenants lease space, except as regulated in Section 20.04.100(l)(2)(A)ii.2) above.

**(C) Maximum Projection**

No part of a wall sign, other than a projecting sign or awning, shall project more than 12 inches from the wall or face of the building to which it is attached. Signs on awnings may not extend more than 12 inches above the awning and any support structures shall not be visible.

**(3) Projecting Signs**

The following standards apply to projecting signs:

**(2) Drainage Plan**

All subdivision requests shall include the submittal of a drainage plan to the City Utilities Department, and are subject to the requirements of Title 13 (Stormwater) of the Bloomington Municipal Code.

**(3) Common Area**

Engineered and built drainage improvements, including but not limited to detention and retention facilities, for subdivisions shall be contained within common areas. Such improvements shall be constructed and maintained according to City Utilities Department standards.

**(4) Easements**

Features and improvements shall be located within easements where required, in accordance with the Administrative Manual and this UDO.

**(i) Flood Damage Mitigation**

All subdivision proposals shall:

- (1) Be consistent with the need to minimize flood damage.
- (2) Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- (3) Have adequate drainage provided to reduce exposure to flood hazards.

**(j) Streets and Rights-of-Way****(1) Applicability**

All developments submitted for subdivision approval shall allocate adequate areas for new streets in conformity with this UDO and Transportation Plan.

**(2) Private Streets**

- (A) Unless approved by the Plan Commission and the Board of Public Works, private streets are not permitted. All proposed streets shall have right-of-way dedicated as indicated on the Transportation Plan.
- (B) All private streets shall be constructed to the public street standards established in this UDO and other applicable City standards.

**(3) Dedication of Right-of-Way**

In developments that adjoin or include existing streets that do not conform to the minimum right-of-way dimensions as established in the Transportation Plan, the petitioner shall dedicate additional right-of-way width as fee simple right-of-way along either one or both sides of such streets in order to bring them up to standards.

**(4) Construction and Installation Standards for Streets**

- (A) All street improvements are to be designed, constructed and installed per the City Planning and Transportation Department Standards and Specifications.

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**(k) Utilities**

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**(1) Sanitary Sewer Standards****(A) Applicability**

All subdivisions proposed to the Plan Commission for approval under the provisions of this UDO shall provide for the collection of all sanitary sewage discharges by the installation of sanitary sewers. These sewers shall be tied into the community-wide system as per City Utilities Department standards and constructed within street rights-of-way or within dedicated sewer easements.

**(B) Location**

Septic systems shall not be permitted unless adequate sewer system service is not available and such unavailability is verified by the City Utilities Department.

**(2) Water Service Standards****(A) Applicability**

All proposed plats submitted to the Plan Commission for approval, under the provisions of this chapter, shall provide for the installation of a complete potable water and fire protection distribution system.

**(B) Private/Semipublic Systems**

Private or semipublic water supplies and distribution systems shall not be allowed.

**(C) Extension of Public Water Supplies**

The extension of public water supplies and distribution systems shall be made at the sole expense of the petitioner. The construction plans shall be approved by the City Utilities Department and shall be on file with the City Utilities Department prior to the issuance of secondary plat approval.

**(3) Coordination of Sewer/Waterline Installation**

It shall be the petitioner's responsibility to coordinate the installation of the sewer and water system with other utilities. Conflicts with prior constructed utilities and damage to them shall not be allowed. If such damage occurs, the work shall be stopped, and damages repaired before allowing the work to continue.

**(4) Fire Hydrants**

Fire hydrants shall be installed along all public streets and shall have a maximum distance between hydrants of 600 feet, or otherwise approved by the Fire Chief.

**(5) Construction Standards for Utilities**

All public utility improvements shall be designed and installed as per City Utilities Department standards. All new utility lines shall be buried.

Chapter	Citation	Current Language	Proposed Language	Synopsis
2	20.02.010 Table 02-4	New language	[3] Side primary building setbacks shall be reduced by 2 feet if adjacent to a platted alley. Rear primary building setbacks shall be reduced by 10 feet if adjacent to a platted alley.	Adds reduced setbacks for lot lines adjacent to a platted alley, this is consistent with many established building patterns and variances
2	20.02.010 Table 02-5	New language	[1] Side primary building setbacks shall be reduced by 2 feet if adjacent to a platted alley. Rear primary building setbacks shall be reduced by 10 feet if adjacent to a platted alley.	Adds reduced setbacks for lot lines adjacent to a platted alley, this is consistent with many established building patterns and variances
2	20.02.010 Table 02-7	New language	[4] The front building setback shall be determined by the standards of the base zoning district	Adds language from RM district for situations where a SFR or plex is constructed
2	20.02.020 Table 02-9	new language	[3] The front building setback shall be determined by the standards of the base zoning district	Adds language regarding front setback for plexes to use base standards of district
2	20.02.020 Table 02-9	none	Add allowance for SFR and plexes to use R4 standards	Adds allowance for single family and plexes to use the R4 standards, the MS development standards are often impractical on individual lots for these uses
2	20.02.050(a)(2)(C)(vii)	New	Enhanced exterior light fixtures, such as wall sconces or light coves	Adds additional element option for pedestrian entrance
2	20.02.050(a)(2)(E)	New	Pedestrian entrances <b>on facades</b> located within 0 to 5 feet of the front property line shall be recessed a minimum of four feet into the front building facade	Adds language from TRO to also apply to Downtown
2	20.02.050(a)(5)(B)	All portions of the building facade facing the street above three stories in the DC character area, and portions of the building facade facing the street above two stories in the DG and ST character areas, shall step back from the lower story vertical facade/wall plane a minimum of 15 feet.	All portions of the building facade facing the street above <b>two stories in the DG and ST character areas and above three stories in the DG all other character areas</b> , and portions of the building facade facing the street, shall step back from the lower story vertical facade/wall plane a minimum of 15 feet.	Modifies language to apply for all districts in case incentives are used
2	20.02.050(b)(9)(A)(ii)	Pedestrian scaled street lighting shall not exceed 15 feet in height	Pedestrian scaled street lighting shall not exceed 15 feet in height. <b>Additional street lighting may be required, as determined to be necessary by the City Engineer and approved by the Board of Public Works.</b>	Adds exception for taller lights when deemed necessary by the City Engineer
4	Table 04-2	New	[7] Side primary building setbacks shall be reduced by 2 feet if adjacent to a platted alley. Rear primary building setbacks shall be reduced by 10 feet if adjacent to a platted alley.	Adds reduced setbacks for lot lines adjacent to a platted alley, this is consistent with many established building patterns and variances
4	20.04.020 Table 04-2	Any single-family, duplex, triplex, or fourplex development shall be subject to the R4 residential lot standards	Any single-family, duplex, triplex, or fourplex development shall be subject to the R4 residential lot standards, <b>except that the front building setback shall be determined by the standards of the base's zoning district.</b>	Adds duplicate language from Chapter 2
4	20.04.020 Table 04-3	none	Add footnote in MS district that "Any single-family, duplex, triplex, or fourplex development shall be subject to the R4 residential lot standards, except that the front building setback shall be determined by the standards of the base's zoning district."	Adds allowance for single family and plexes to use the R4 standards, the MS development standards are often impractical on individual lots for these uses.
4	20.04.020 Table 04-3	new language	Add <b>[4]</b> to MS header	Adds language regarding front setback for plexes to use base standards of district

4	Table 04-6	For existing primary structures in the R1, R2, R3, and R4 zoning districts, an entry or covered front addition a maximum of 6 feet deep and with a width not to exceed one-third the width of the primary facade of the structure.	For existing primary structures in the R1, R2, R3, and R4 zoning districts, an entry or covered front addition a maximum of 6 feet deep and with a width not to exceed one-third the width of the primary facade of the structure. <b>however a minimum 4' setback is required from the front property line.</b>	adds a minimum setback for this exception
4	Table 04-6	Awning, balconies, canopies, patios, and steps	Awning, balconies, canopies, patios, and <del>steps</del> <b>attached exterior stairs</b>	Revises language to clarify that exterior stairs attached to a building was the intent of this regulation
4	20.04.030(e)(5)(B)	The width of this zone shall be a minimum of 25 feet on each side of the stream, measured from the centerline of the stream.	<b>i. For the main branches of Jackson Creek south of 2nd Street and Clear Creek south of Grimes Lane, the width of this zone shall be a minimum of 50 feet on each side of the stream, measured from the centerline of the stream.. ii. For all other streams</b> The width of this zone shall be a minimum of 25 feet on each side of the stream, measured from the centerline of the stream.	Increases riparian buffer width along main branches of Jackson Creek and Clear Creek
4	20.04.040(e)(1)	The following are conditional uses in the flood fringe, subject to approval under Section 20.06.050(b) (Conditional Use Permit).	The following are conditional uses in the <del>flood</del> <b>floodway</b> fringe, subject to approval under Section 20.06.050(b) (Conditional Use Permit).	Revises language to include the areas within the Floodway that are also subject to conditional use allowances
4	20.04.050(c)(2)(C)(iv)	New Section	Driveway and street separation standards shall apply along the same side of the street only.	Clarifies that the separation standards are for drives along the same side of the street
4	20.04.050(c)(2)(A)(i)	No entrance or drive shall be installed: Closer to a street than the existing or proposed front building wall running less than 45 degrees from parallel to the street right-of-way or ingress/egress easement, except as allowed in Section 20.04.050(c)(1)(A) for circular drives.	<b>Except as allowed under 20.04.050(c)(3)(B)(i),</b> No entrance or drive shall be installed: Closer to a street than the existing or proposed front building wall running less than 45 degrees from parallel to the street right-of-way or ingress/egress easement, except as allowed in Section 20.04.050(c)(1)(A) for circular drives.	Revises to exempt single family, duplex, triplex, and fourplex uses to allow driveways that are parallel to the street
4	20.04.050(c)(2)(F)	Improved Alley Access in the R1, R2, R3, R4, RM, and MD Districts	Improved Alley Access in the R1, R2, R3, R4, RM, <b>MS</b> , and MD Districts	Adds Mixed-Use Student Housing district to the areas required to utilize alley access if present
4	20.04.050(d)(7)	To the extent possible, all required sidewalks shall be located one foot inside the right-of-way to be dedicated to the City. If utility poles, trees, or other physical characteristics complicate installation, then the sidewalk or path may extend into individual lots or common area if the area of encroachment is placed within a pedestrian easement.	To the extent possible, all required sidewalks shall be located one foot inside the right-of-way to be dedicated to the City. If utility poles, trees, or other physical characteristics complicate installation, then the sidewalk or path may extend into individual lots or common area if the area of encroachment is placed within a pedestrian easement. <b>In situations of limited existing right-of-way, a minimum 5' wide tree plot is required and any portions of required pedestrian facilities that are not located within the right-of-way must be placed within a pedestrian easement.</b>	Adds additional clarifying language
4	20.04.060(i)(2)(B)	In the R1, R2, R3, R4, RM, RH, and MD Districts	In the R1, R2, R3, R4, RM, RH, <b>MS</b> , and MD Districts	Adds Mixed-Use Student Housing district to the areas required to utilize alley access if present
4	20.04.060(i)(2)(B)(ii)	In cases where the side or rear setback area is accessible via an improved alley, no front yard drive or parking shall be permitted. In the R1, R2, R3, and R4 districts, the required parking area shall directly access the alley and be limited to 20 feet in depth and 20 feet in width. Depth of required parking areas may exceed 20 feet if leading to a vehicular entrance of a detached garage or carport. In the MD, RM, and RH districts, the required parking area shall directly access the alley. Determinations of whether an alley allows for safe access shall be made by the City Planning and Transportation Department.	In cases where the side or rear setback area is accessible via an improved alley, no front yard drive or parking shall be permitted. In the R1, R2, R3, and R4 districts, the required parking area shall directly access the alley and be limited to 20 feet in depth and 20 feet in width. Depth of required parking areas may exceed 20 feet if leading to a vehicular entrance of a detached garage or carport. In the MD, <b>MS</b> , RM, and RH districts, the required parking area shall directly access the alley. Determinations of whether an alley allows for safe access shall be made by the City Planning and Transportation Department.	Adds Mixed-Use Student Housing district to the areas required to utilize alley access if present
4	20.04.060(i)(5)(C)(iv)	New Section	Parking spaces shall be designed to be no less than 45 degrees to the alley	Clarifies a minimum angle for alley spaces

4	20.04.060(i)(8)	Parking areas with 50 or more parking spaces shall provide a minimum of one parking space dedicated to electric vehicles for every 25 parking spaces provided on site. The provision of three or fewer electric vehicle parking spaces shall not count toward the maximum allowed number of parking spaces. The provision of four or more electric vehicle parking spaces shall count toward the maximum allowed number of parking spaces. The electric vehicle parking space shall be:	Parking areas with 50 or more parking spaces shall provide a minimum of one parking space dedicated to electric vehicles for every 25 parking spaces provided on site. <b>If more than 6 EV charging stations are required, at least one shall be an ADA van accessible parking space.</b> The provision of three or fewer electric vehicle parking spaces shall not count toward the maximum allowed number of parking spaces. The provision of four or more electric vehicle parking spaces shall count toward the maximum allowed number of parking spaces. The electric vehicle parking space shall be:	Adds provision for providing an ADA van accessible space as an EV charging station
4	20.04.060(m)(1)(E)	Buildings with twelve bedrooms or more shall provide a minimum of two Class II bicycle parking spaces per residential building. These spaces shall count toward fulfilling the total site requirement for bicycle parking	Buildings with twelve bedrooms or more shall provide a minimum of two <b>exterior</b> Class II bicycle parking spaces per residential building. These spaces shall count toward fulfilling the total site requirement for bicycle parking	Clarifies these spaces should be on the exterior
4	20.04.070(d)(2)(D)(iii)	A regular pattern of transparent glass constituting a minimum of 50 percent of the total wall/facade area of the first-floor facade/elevation facing a street;	A regular pattern of transparent glass constituting a minimum of 50 percent of the total wall/facade area of the first-floor facade/elevation <del>facing a street</del> and a <b>minimum of 30 percent of each upper floor on each facade/elevation;</b>	Revises language so that this can be utilized on any facade and not just the side facing a street and adds upper floor requirement
4	20.04.070(d)(2)(I)	All first-story windows on the primary facade of a primary structure shall be transparent and shall not make use of dark tinting or reflective glass	All first-story windows on the <del>primary</del> facade of a primary structure shall be transparent and shall not make use of dark tinting or reflective glass	Syncs language with other similar standards
4	20.04.080(c)(2)(D)(i)	On sites that require an aggregate total of 20 or more new trees, any given genus of tree shall be limited to a maximum of 20 percent of the total number of newly planted trees on site.	On sites that require an aggregate total of 20 or more new trees, any given genus of tree shall be limited to a maximum of 20 percent of the total number of newly planted trees on site. <b>On sites that require an aggregate total of 40 or more shrubs, any given genus of shrubs shall be limited to a maximum of 30 percent.</b>	Adds diversity requirement for shrubs
4	20.04.080(c)(2)(F)(ii)(1)	The City Planning and Transportation Department may permit the substitution of required on-site landscape excluding street tree requirements with existing vegetation provided that the existing vegetation is in good health and quality and is found on the permitted plant list in this UDO.	The City Planning and Transportation Department may permit the substitution of required on-site landscape <del>excluding street tree requirements</del> with existing vegetation provided that the existing vegetation is in good health and quality and is found on the permitted plant list in this UDO. <b>Existing street trees can be used to meet street tree requirements on a one-to-one basis, no credit for DBH shall be given for street trees to be preserved.</b>	Revises language to allow credit for preserving existing street trees
4	20.04.080(c)(2)(G)(i)(3)	For single-family, duplex, triplex, and fourplex uses, mulch, and decorative stone may only be used in defined landscape beds with raised borders	For single-family, duplex, triplex, and fourplex uses, mulch, and decorative stone may only be used in defined landscape beds with raised borders <b>and occupy no more than 30% of a property.</b>	Modifies landscape groundcover standards for single family to allow areas of mulch
4	20.04.080(c)(2)(G)(ii)	Except as provided in Section 20.04.080(c)(2)(G)(i), decorative mulch or stone shall not be used as groundcover except one foot beyond the dripline of shrubbery and shall be no more than six feet in diameter surrounding trees.	Except as provided in Section 20.04.080(c)(2)(G)(i), decorative mulch or stone shall not be used as groundcover except <del>one foot beyond the dripline of shrubbery</del> <b>no more than 4 feet in diameter surrounding shrubs, no more than one foot in diameter from perennials and grasses,</b> and shall be no more than six feet in diameter surrounding trees.	Revises groundcover standards to remove stone around landscaping and revises standards for shrubs and perennials
4	20.04.080(c)(2)(G)(iii)	New section	iii. Except as provided in Section 20.04.080(c)(2)(G)(i), decorative stone may not be used as groundcover.	Revises groundcover standards to remove stone around landscaping and revises standards for shrubs and perennials
4	20.04.080(c)(2)(G)(v)	new section	Mulch is allowed for use on defined paths with raised borders that are less than 4' wide. Areas used for paths shall count as impervious surface coverage.	Adds language for walking paths to utilize mulch
4	20.04.080(d)	All plant material shall be selected from this Section 20.04.080(d). Substitutions to the list shall be submitted to the City Planning and Transportation Department for approval	All plant material shall be selected from this Section 20.04.080(d) <b>or from the list of approved species outlined in the City of Bloomington Utilities Department Stormwater Design Manual.</b> Substitutions to the list shall be submitted to the City Planning and Transportation Department for approval	Adds species listed in CBU's stormwater manual as permitted species



4	20.04.080(f)(3)(B)	Street trees along an arterial, collector, local, or private street shall be planted in a minimum five-foot wide tree plot between the sidewalk and the curb. If a tree plot is not available, then the street trees shall be planted within the front yard immediately adjacent to the street. Street trees planted within the front yard shall not count towards other landscaping requirements.	Street trees along an arterial, collector, local, or private street shall be planted in a minimum five-foot wide tree plot between the sidewalk and the curb. If a tree plot is not available, then the street trees shall be planted <b>and within 4' of any public pedestrian facilities</b> . Street trees planted within the front yard shall not count towards other landscaping requirements.	Adds distance maximums for trees from a sidewalk when a tree plot is not available
4	20.04.080(f)(4)(A)	Street trees shall be planted in a minimum five foot by five-foot tree pit covered with an ADA compliant cast iron grate to maintain a flush grade with adjacent sidewalks, subject to approval by the Transportation and Traffic Engineer.	Street trees shall be planted in a minimum five foot by five-foot tree pit covered with an ADA compliant cast iron grate to maintain a flush grade with adjacent sidewalks, subject to approval by the <del>Transportation and Traffic Engineer</del> <b>City Urban Forester</b> .	Changes designation for decisions regarding street tree design
4	20.04.080(g)(2)(F)	Buildings, parking areas, swimming pools, or drive aisles are not allowed within buffer yards.	Buildings, parking areas, swimming pools, <b>refuse areas and dumpsters</b> , or drive aisles are not allowed within buffer yards.	Adds dumpster and trash collection areas in the list of prohibited items in buffer yards
4	20.04.080(l)(3)(B)(ii)	A 10-foot wide planting area shall be installed along the property line bordering the entire area disturbed for demolition from any public street. This planting area may either utilize raised planters or be level with street grade. Evergreen shrubs that grow to a minimum height of at least four feet shall be planted every three feet within these planting areas.	A 10-foot wide planting area shall be installed along the property line bordering the entire area disturbed for demolition from any public street. <del>This planting area may either utilize raised planters or be level with street grade</del> . Evergreen shrubs that grow to a minimum height of at least four feet shall be planted every three feet within these planting areas.	Eliminates ability to use planter boxes, these are not viable long term and can look inappropriate
4	20.04.090(c)(4)	(A) All lighting fixtures shall be installed so that light trespass from any property line, except a property line abutting a public street, shall not exceed one footcandle at a point one meter beyond the property line. Properties bordered by R1, R2, R3, R4, or RMH are allowed no more than 0.5 footcandles at a point one meter beyond the property line adjacent to those districts. (B) Measurements of light readings along any portion of a property line of the subject property shall be taken with a light meter facing the light source at a height of five feet, using any orientation of the light meter. The maximum reading shall be used.	(A) All lighting fixtures shall be installed so that light trespass from any property line, except a property line abutting a public street, shall not exceed one footcandle at a point one meter beyond the property line. (B) Properties bordered by R1, R2, R3, R4, or RMH are allowed no more than 0.5 footcandles at a point one meter beyond the property line adjacent to those districts. (C) Measurements of light readings along any portion of a property line of the subject property shall be taken with a light meter facing the light source at a height of five feet, using any orientation of the light meter. The maximum reading shall be used.	Breaks Section (A) into two sections to separate the regulations
4	20.04.100(c)(2)(B)	Any sign of not more than one and one-half square feet in area. Such signs are exempt from signage regulations except 20.04.100(f).	Any sign of not more than one and one-half square feet in area. Such signs are exempt from signage regulations except 20.04.100(f) <b>and must be less than 6' tall if freestanding</b> .	Adds height limit to small signs
4	20.04.100(c)(2)(B)	Any sign of not more than one and one-half square feet in area. Such signs are exempt from signage regulations except 20.04.100(f).	Any sign of not more than one and one-half square feet in area. Such signs are exempt from signage regulations except 20.04.100(f)(1-4).	Modifies language to allow these small signs on fences where these are often utilized to denote limited information
4	20.04.100(c)(2)(C)(i)	In all zoning districts, each property is allowed to have two signs, neither of which shall exceed five square feet in area, and one additional sign that shall not exceed eight square feet in area	In all zoning districts, each property is allowed to have two signs, neither of which shall exceed five square feet in area, and one additional sign that shall not exceed eight square feet in area. <b>All signs allowed under this section shall not exceed 6' in height.</b>	Adds height limit to small signs
4	20.04.100(c)(2)(C)(ii)	In nonresidential and mixed-use zoning districts, each vacant property, or property that is under construction, is allowed to have one sign that shall not exceed 32 square feet in area	In nonresidential and mixed-use zoning districts, each vacant property, or property that is under construction, is allowed to have one sign that shall not exceed 32 square feet in area <b>and shall not exceed 6' in height if freestanding</b> .	Adds height limit to small signs
4	20.04.100(e)	The following signs are prohibited in all zoning districts unless specifically authorized by another provision of this Section 20.04.100	The following signs are prohibited in all zoning districts unless specifically authorized by another provision of this Section 20.04.100 <b>or Section 20.03.030(h)(3)</b>	Adds exemption language for signage associated with Construction Support Activities
4	20.04.100(e)(9)	Any sign that projects outward more than 12 inches from the facade of a building in, except as provided in Section 20.04.100(l).	Delete this section	Projecting signs are allowed in all districts

4	20.04.100(f)(2)	In any public right-of-way, unless the sign is authorized by Section 20.04.100(k)(9) , or the sign is authorized by Section 20.04.100(l)(3), or the sign is authorized by Section 20.04.100(l)(7), or the sign is a public sign authorized by Section 20.04.100(c)(2)(A) and is further authorized by the city;	In any public right-of-way, unless the sign <b>is an approved wall, awning, or projecting sign</b> ; or is authorized by Section 20.04.100(k)(9) , <del>or the sign is authorized by</del> Section 20.04.100(l)(3), <del>or the sign is authorized by</del> Section 20.04.100(l)(7); or the sign is a public sign authorized by Section 20.04.100(c)(2)(A) and is further authorized by the city;	Clarifies that signs attached to buildings are allowed in the right-of-way
4	20.04.100(f)(3)	On the roof of a structure, or extending above the eave, roof line or parapet of a building, except that signs may be located on the vertical portion of a mansard roof if no vertical wall space is available on the wall space associated with that tenancy or occupancy below.	On the roof of a <b>structure building</b> , or extending above the eave, roof line or parapet of a building, except that signs may be located on the vertical portion of a mansard roof if no vertical wall space is available on the wall space associated with that tenancy or occupancy below <b>and excepting that signs may be placed on top of awnings</b> .	Clarifies that certain parts of a building (e.g. an awning) are allowed to have signs on them
4	20.04.100(g)(1)(C)(ii)	Sign bases shall have an aggregate width of at least 40 percent of the total horizontal width of the sign; or have supports that are less than 25 percent of the vertical height of the sign	Sign bases shall have an aggregate width <b>(including support structures)</b> of at least 40 percent of the total horizontal width of the sign; or have supports that are less than 25 percent of the vertical height of the sign	Clarifies that support structures are included in the width calculations
4	20.04.100(g)(3)	Unless otherwise provided in this UDO, electronic reader boards may only be utilized when incorporated into permanent signage, subject to the following: (A) The electronic reader board portion may not exceed 30 square feet or 40 percent of the total area of any sign face (whichever is less). (B) Any combination of the electronic reader board area and any changeable copy area combined does not exceed more than 40 percent of the total area of any sign face, and that information is displayed in increments of no less than 20 seconds.	Unless otherwise provided in this UDO, electronic reader boards may only be utilized when incorporated into permanent signage, subject to the following: (A) The electronic reader board portion may not exceed 30 square feet or 40 percent of the total area of any sign face (whichever is less). (B) Any combination of the electronic reader board area and any changeable copy area combined does not exceed more than 40 percent of the total area of any sign face, and that information is displayed in increments of no less than 20 seconds. <b>(C) Electronic reader boards are not allowed on signs larger than 125 square feet.</b>	Adds prohibition of electronic signs on signs larger than 125 square feet.
4	20.04.100(j)(2)(A)(iii)	No use shall be limited to less than 30 square feet of wall signage. Uses with less than 200,000 square feet of building area shall not be permitted to exceed 300 square feet of wall signage. Uses with 200,000 square feet or more of building area shall not be permitted to exceed 400 square feet of wall signage.	No <b>non-residential</b> use shall be limited to less than 30 square feet of wall signage. Uses with less than 200,000 square feet of building area shall not be permitted to exceed 300 square feet of wall signage. Uses with 200,000 square feet or more of building area shall not be permitted to exceed 400 square feet of wall signage.	Clarifies limitations of this section
4	20.04.100(j)(2)(B)	Except an awning sign, no part of a wall sign shall project more than 12 inches from the wall or face of the building to which it is attached	Except an awning sign, no part of a wall sign shall project more than 12 inches from the wall or face of the building to which it is attached. <b>Signs on awnings may not extend more than 12 inches above the awning and any support structures shall not be visible.</b>	Adds additional language for signs on awnings
4	20.04.100(k)(2)(A)(iii)	No property shall be limited to less than 20 square feet of wall signage and no use or tenant shall be permitted to exceed 100 square feet of wall signage.	No <b>non-residential property use</b> shall be limited to less than 20 square feet of wall signage and no use or tenant shall be permitted to exceed 100 square feet of wall signage.	clarifies limitations of this section
4	20.04.100(k)(2)(B)	No wall signage shall be located on a side or rear building facade facing a residential use.	No wall signage shall be located on a side or rear building facade facing a residential use. <b>Wall signs for individual tenants within a multi-tenant nonresidential center shall be located on a wall of the tenant's lease space.</b>	Syncs language with other similar standards
4	20.04.100(k)(2)(C)	Except an awning sign, no part of a wall sign shall project more than 12 inches from the wall or face of the building to which it is attached. Signs on awnings may not extend more than 12 inches above the awning and any support structures shall not be visible.	Except an awning sign, no part of a wall sign shall project more than 12 inches from the wall or face of the building to which it is attached. <b>Signs on awnings may not extend more than 12 inches above the awning and any support structures shall not be visible.</b>	Adds additional language for signs on awnings
4	20.04.100(l)(2)(C)	Except an awning sign, no part of a wall sign shall project more than 12 inches from the wall or face of the building to which it is attached. Signs on awnings may not extend more than 12 inches above the awning and any support structures shall not be visible.	Except an awning sign, no part of a wall sign shall project more than 12 inches from the wall or face of the building to which it is attached. <b>Signs on awnings may not extend more than 12 inches above the awning and any support structures shall not be visible.</b>	Adds additional language for signs on awnings
4	20.05.050(j)(3)	In developments that adjoin or include existing streets that do not conform to the minimum right-of-way dimensions as established in the Transportation Plan, the petitioner shall dedicate additional width along either one or both sides of such streets in order to bring them up to standards.	In developments that adjoin or include existing streets that do not conform to the minimum right-of-way dimensions as established in the Transportation Plan, the petitioner shall dedicate additional <b>right-of-way width as fee simple right-of-way width</b> along either one or both sides of such streets in order to bring them up to standards.	Clarifies that right-of-way is dedicated as fee simple

4	20.05.050(k)(5)	All public utility improvements shall be designed and installed as per City Utilities Department standards.	All public utility improvements shall be designed and installed as per City Utilities Department standards. <b>All new utility lines shall be buried.</b>	Adds language requiring new utility lines to be buried
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**ORDINANCE 2025-13**  
**TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)**  
**OF THE BLOOMINGTON MUNICIPAL CODE –**  
**Re: Amendments and Updates Set Forth in BMC 20.03**

WHEREAS, the Common Council, by its Resolution 18-01, approved a new Comprehensive Plan for the City of Bloomington, which took effect on March 21, 2018; and

WHEREAS, thereafter the Plan Commission initiated and prepared a proposal to repeal and replace Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance” (“UDO”); and

WHEREAS, on December 18, 2019 the Common Council passed Ordinance 19-24, to repeal and replace the UDO; and

WHEREAS, on January 14, 2020 the Mayor signed and approved Ordinance 19-24; and

WHEREAS, on April 15, 2020, the Common Council passed Ordinance 20-06 and Ordinance 20-07; and

WHEREAS, on April 18, 2020, the Unified Development Ordinance became effective; and

WHEREAS, on March 10, 2025, the Plan Commission voted to favorably recommend this amendment proposal to the Common Council, after providing notice and holding public hearings on the proposal as required by law; and

WHEREAS, the Plan Commission certified this amendment proposal to the Common Council on March 19, 2025; and

WHEREAS, in preparing and considering this proposal, the Plan Commission and Common Council have paid reasonable regard to:

- 1) the Comprehensive Plan;
- 2) current conditions and character of current structures and uses in each district;
- 3) the most desirable use for which land in each district is adapted;
- 4) the conservation of property values throughout the jurisdiction; and
- 5) responsible development and growth;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Title 20, entitled “Unified Development Ordinance”, is amended.

SECTION II. An amended Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance”, including other materials that are incorporated therein by reference, is hereby adopted. Said replacement ordinance consists of the following documents which are attached hereto and incorporated herein:

1. The Proposal forwarded to the Common Council by the Plan Commission with a favorable recommendation, consisting of:
  - (A) ZO-08-25 (hereinafter “Attachment A”)
  - (B) Any Council amendment thereto (“Attachment B”)

SECTION III. The Clerk of the City is hereby authorized and directed to oversee the process of consolidating all of the documents referenced in Section II into a single text document for codification.

SECTION IV. Severability. If any section, sentence, or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION V. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

SECTION VI. The Clerk of the City is directed to enter the effective date of the ordinance wherever it appears in the body of the ordinance.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
HOPI STOSBERG, President  
Bloomington Common Council

ATTEST:

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED AND APPROVED by me upon this \_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
KERRY THOMSON, Mayor  
City of Bloomington

#### SYNOPSIS

This petition contains amendments in the UDO related to use-specific standards in Chapter 3. There are 10 amendments identified.

# ATTACHMENT “A”

\*\*\*\*ORDINANCE CERTIFICATION\*\*\*\*

In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 2025-13 is a true and complete copy of Plan Commission Case Number ZO-08-25 which was given a recommendation of approval by a vote of 6 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on March 10, 2025.

Date: March 19, 2025

  
 \_\_\_\_\_  
 David Hittle, Secretary  
 Plan Commission

Received by the Common Council Office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
 Nicole Bolden, City Clerk

Appropriation Ordinance #	Fiscal Impact Statement Ordinance #	Resolution #
_____	_____	_____

Type of Legislation:

Appropriation	End of Program	Penal Ordinance
Budget Transfer	New Program	Grant Approval
Salary Change	Bonding	Administrative
Zoning Change	Investments	Change
New Fees	Annexation	Short-Term Borrowing
		Other

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure	_____	Emergency	_____
Unforeseen Need	_____	Other	_____

Funds Affected by Request:

Fund(s) Affected	_____	_____
Fund Balance as of January 1	\$ _____	\$ _____
Revenue to Date	\$ _____	\$ _____
Revenue Expected for Rest of year	\$ _____	\$ _____
Appropriations to Date	\$ _____	\$ _____
Unappropriated Balance	\$ _____	\$ _____
Effect of Proposed Legislation (+/- )	\$ _____	\$ _____
Projected Balance	\$ _____	\$ _____

Signature of Controller

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

Yes \_\_\_\_\_ No XX \_\_\_\_\_

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

Approval of case ZO-08-25 amends the Unified Development Ordinance (UDO), with amendments and updates to use-specific standards, by the Bloomington Plan Commission. This ordinance is in accordance with Indiana Code 36-7-4-600.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)

## Case # ZO-08-25 Memo

**To:** Bloomington Common Council  
**From:** Jackie Scanlan, AICP Assistant Director  
**Date:** March 19, 2025  
**Re:** Text Amendments to Unified Development Ordinance

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The Plan Commission heard case ZO-08-25 on March 10, 2025 and voted to send the petition to the Common Council with a positive recommendation with a vote of 6-0.

The Planning and Transportation Department proposes its annual update and amendment to the Unified Development Ordinance (UDO), Title 20 of the Bloomington Municipal Code. The last annual UDO Update process was completed in April 2024. This update is part of our regular maintenance of the code. Staff utilizes the UDO every day in our interactions with the public and other Departments, and has identified portions of the code that contain errors or that may benefit from amendment. No changes to proposed uses or zoning districts are included in this update.

The proposal is divided into four (4) petitions. One petition is discussed below and is this Ordinance 2025-13:

1. ZO-08-25 | Chapter 3: Use Regulations

### ZO-08-25 | Chapter 3: Use Regulations

This petition deals with Chapter 3, and the amendments deal with the following: removing the separate utility requirement in duplexes, triplexes, and fourplexes; clarifying how setbacks are determined for building interior parking; clarifying ground floor residential locations for the downtown zoning district; clarifying when perimeter sidewalks are required in cottage development projects and adding a dwelling size maximum; excluding electric charging units from maximum dispenser amounts; adding use-specific standards for vehicle fleet operations; clarifying temporary structure permitting, and allowing signage on construction fencing. There are 10 amendments identified. These changes are important for various reasons. Most of the changes are clarifying standards for particular uses.



**(B) Occupancy**

Occupancy of each dwelling unit in a duplex dwelling is subject to the definition of "Family" in Chapter 20.07: (Definitions).

**(C) Design**

In the R1, R2, R3, and R4 zoning districts the following shall apply:

- i. Each unit in a newly constructed duplex dwelling shall have a separate exterior entrance facing a public or private street. Duplex dwellings created through renovation or expansion of existing structures shall have a least one exterior entrance facing a public or private street.
- ii. The following design elements of the duplex dwelling shall be similar in general shape, size, and design with the majority of existing single-family or duplex structures on the same block face on which it is located:
  1. Roof pitch;
  2. Front porch width and depth;
  3. Front building setback; and
  4. Vehicle parking access (i.e., front-, side-, or rear-access garage or parking area).
- iii. No duplex dwelling structure shall contain more than six bedrooms total.
- ~~iv. Each individual dwelling unit shall have separate utility meters.~~

**(D) Approval**

In the R1, R2, and R3 zoning districts, upon Conditional Use approval, a 150 foot buffer shall be created around the approved duplex dwelling. No newly created or expanded (through addition or habitable space) duplex dwellings shall be allowed in said buffer in the R1, R2, and R3 zoning districts for a period of 2 years after the date of the Conditional Use approval. For purposes of this section, the 150 feet shall be measured from the property lines of the parcel receiving approval.

**(E) Maximum Number**

In the R1, R2, and R3 zoning districts, the BZA shall approve a maximum of 15 duplex dwellings (newly created or expanded through addition or habitable space) per calendar year.

**(4) Dwelling, Triplex and Fourplex****(A) Generally**

- i. The property owner (or HAND registered agent) shall have no Notices of Violation on file in the Planning and Transportation Department for the prior three years at the time of Conditional Use application.

**(B) Occupancy**

Occupancy of each unit in a triplex and fourplex dwelling is subject to the definition of "Family" in Chapter 20.07: (Definitions).

**(C) Design**

- i. Triplex and fourplex dwellings shall have a minimum of one exterior entrance and no more than two exterior entrances facing a public or private street.
- ii. The following design elements of the triplex or fourplex dwelling shall be similar in general size, shape, and design with the majority of existing structures on the same block face on which it is located:
  1. Roof pitch;
  2. Front porch width and depth;
  3. Front building setback; and
  4. Vehicle parking access (i.e., front-, side-, or rear-access garage or parking area).
- iii. In the R4 zoning district, no triplex dwelling structure shall contain more than nine bedrooms total, and no fourplex dwelling structure shall contain more than 12 bedrooms total.
- iv. ~~Each individual dwelling unit shall have separate utility meters.~~

**(5) Dwelling, Multifamily****(A) Ground Floor Parking**

Any portions within the ground floor of a structure used for vehicular parking ~~and drive aisles directly accessing parking spaces~~ shall be located at least 20 feet behind the building facade facing a public street, ~~except that drive aisles are excluded for development sites of 0.5 acres or less~~. If there are multiple primary buildings on a site, this requirement only applies to the building closest to a public street.

**(B) Size**

In the MN and R4 zoning districts, no more than eight multifamily or student housing or dormitory dwelling units shall be constructed on one single lot or parcel.

**(C) Building Floor Plate**

Buildings with more than 20 dwelling units cannot have a floor plate larger than 10,000 square feet. Buildings that utilize either the affordable housing or sustainable incentive shall be allowed a maximum of 15,000 square feet per qualified building. Buildings that utilize both the affordable housing and sustainable incentives shall be allowed a maximum of 30,000 square feet per qualified building.

**(D) Ground Floor Units**

- i. Ground floor dwelling units shall be prohibited in the MD-ST (Showers Technology) and MD-CS (Courthouse Square) Downtown Character Overlays, and the ME zoning district.
- ii. In the MD zoning district, each dwelling unit located on the ground floor ~~within 20 feet of the front property line shall be constructed with the first floor elevated a minimum of 3 feet above the adjacent sidewalk grade. Any dwelling unit shall be~~ located at least 20 feet ~~from the front property line does not have to meet the 3 foot elevation requirement. behind~~ each building facade facing a public street.

**(6) Dwelling, Live/Work**

- (A) The residential unit shall be located above or behind the nonresidential areas of the structure.

**(D) Central Open Space**

Each cottage development shall include at least one centrally located open space area of at least 400 square feet per dwelling unit. Parking areas cannot be counted toward this open space requirement.

**(E) Parking and Access**

- i. Parking shall be designed to limit curb cuts and most efficiently park vehicles.
- ii. Parking may take place on a shared, paved parking lot or in shared driveways.
- iii. Shared driveways may access individual garages.
- iv. Project perimeter sidewalks may be required, and internal walkways shall connect each cottage unit to the project perimeter sidewalks.

**(F) Landscaping and Buffering**

- i. All cottage developments shall install a bufferyard type 1 along rear and side lot lines per Section 20.04.080 (Landscaping, Buffering, and Fences).
- ii. Parking lot landscaping shall be provided per the requirements of Section 20.04.060 (Parking and Loading).

**(G) Architecture**

- i. All structures shall meet the design standards applicable to single-family homes in the zoning district where the property is located.
- ii. Dwelling units shall have a maximum 1:3 width to depth ratio for the first floor.
- ~~iii.~~ Each unit shall have a maximum cumulative area of 1,200 square feet.

**(8) Dwelling, Mobile Home**

All mobile homes shall be installed on a permanent foundation and have perimeter skirting.

**(9) Manufactured Home Park****(A) Entrance and Drive**

Manufactured or mobile home parks with 20 or more dwelling sites shall comply with the following standards.

- i. At least two access points for ingress to and egress from the park shall be provided.
- ii. Individual dwelling sites shall only have driveways providing access to interior streets.
- iii. Each new driveway apron onto a street shall be surfaced with concrete.
- iv. Enlargement or modification of any existing driveway shall require the driveway apron to be surfaced with concrete.

**(B) Parking****i. Location**

Required parking shall be located on each dwelling site.

**ii. Surface Material**

1. Parking spaces shall utilize a dustless, hard surface of concrete, asphalt, brick pavers, or a similar durable surface approved by the Planning and Transportation Director.

**(13) Equipment Sales and Rental**

- (A) Outdoor display of equipment for sale or rental shall only be permitted in the MC and EM zoning districts.
- (B) In the MC zoning district, all outdoor display of merchandise shall be contained on an improved surface such as asphalt, concrete, or pavers.
- (C) Any outdoor display area shall not block ADA-accessible parking areas, parking lot access aisles, or sidewalk areas, and shall not reduce the number of parking spaces below any minimum requirement for the use in this UDO.

**(14) Vehicle Fuel Station**

- (A) In the MM, MD, and ME zoning districts, the use shall be limited to a total of four metered fuel dispenser units. For the purpose of this section, each hose shall count as one fuel dispenser unit.
- (B) In the MM, MD, and ME zoning districts, major overhaul, body and fender work, upholstery, welding and spray painting shall be prohibited as an accessory use of a vehicle fuel station.
- (C) In the MM, MD, MC, and ME zoning districts, all activities other than vehicle fueling shall be conducted within a completely enclosed building.
- (D) In the MM, MD, MC, and ME zoning districts, no outdoor storage of automobile parts, discarded tires, or similar materials shall be permitted.
- (E) Outdoor storage of more than three wrecked or temporarily inoperable vehicles awaiting repairs shall be prohibited.
- (F) All structures including fuel canopies shall be similar in appearance to the surrounding development with respect to architectural style, color, and materials.
- (G) Fuel canopies shall be located to the side or rear of properties to minimize visual impact from public streets.
- (H) At least 50 percent of the total number of dispenser units shall provide alternative fuels including, but not limited to biodiesel, electricity, majority ethanol blend, hydrogen or natural gas. Electric charging units shall not count toward the maximum dispenser units allowed.

**(15) Vehicle Fleet Operations**

- (A) In the MM and MN zoning districts, only vehicle fleet operations that do not include the exclusive use of autonomous vehicle services are permitted.
- (B) Vehicle fleet operations that include autonomous vehicle services shall not be located on a property within 300 feet (measured from the nearest property line of the vehicle fleet operations using a straight line, without regard to intervening structures or the public right-of-way) of any of the following:
  - i. School, Public or Private (preschool, K-12);
  - ii. Day care center, adult or child;
  - iii. Park (including publicly owned multiuse trails;
  - iv. R1, R2, R3, R4, or RHM zoning district, including any portions of a Planned Unit Development designated for single family residential use;

v. RM or RH zoning district, including any portion of a Planned Unit Development designated for multifamily residential use; and

(C) No outdoor storage of automobile parts, discarded tires, or similar materials shall be permitted.

(D) Outdoor storage of more than three wrecked or temporarily inoperable vehicles awaiting repairs shall be prohibited.

(E) All structures, including fuel canopies, shall be similar in appearance to the surrounding development with respect to architectural style, color, and materials

(F) Fuel canopies shall be located to the side or rear of properties to minimize visual impact from the public streets

#### ~~(15)~~(16) **Vehicle Impound Storage**

Vehicle impound storage lots shall be screened with a solid fence or wall at between eight and 10 feet in height and shall provide at least one tree and three shrubs per 10 linear feet of fencing to minimize the visual impact of the use on surrounding properties, public streets, and public open spaces. Required plantings shall be located on the side of the fence closest to abutting properties.

#### ~~(16)~~(17) **Vehicle Parking Garage**

- A. In the MD-CS, MD-DC, MD-UV, MD-DG, and MD-ST Downtown Character Overlays, a freestanding primary use vehicle parking garage, or a parking garage that is attached to but not located within the building envelope of a structure containing another primary use shall require conditional use permit approval pursuant to Section 20.06.050(b) (Conditional Use Permit).
- B. In all districts, if exterior facades of a parking garage structure are not covered with residential or commercial spaces, then the following design elements shall all be included:
  - a. Exterior facades shall utilize a punched-out window design with a minimum of 2' solid space between openings and defined lintels and sills that utilize different finishing material than adjacent facade.
  - b. The building shall be designed so that the presence of parked vehicles is not visible.
  - c. A minimum of one pedestrian entrance with required entrance detailing is required per street frontage.
  - d. A minimum of 25% of each facade facing a public street shall incorporate public art, planter boxes, or similar elements.

#### ~~(17)~~(18) **Vehicle Repair, Major or Minor**

- (A) All major overhaul, body and fender work, upholstery and welding, and spray painting shall be conducted within a completely enclosed building.
- (B) No outdoor storage of automobile parts, discarded tires, or similar materials shall be permitted.
- (C) Outdoor storage of more than three wrecked or temporarily inoperable vehicles awaiting repairs shall be prohibited.

#### ~~(18)~~(19) **Vehicle Wash**

Where a car wash facility is located adjacent to a Residential zoning district, the following restrictions shall apply:

**(1) Generally****(A) Permit Required**

All temporary uses and temporary structures larger than 144 square feet shall require a Temporary Use Permit pursuant to Section 20.06.050(k) (Temporary Use Permit), unless otherwise specified in this UDO. Uses not specifically authorized in Table 03-1: Allowed Use Table shall be prohibited.

**(B) Off-street Parking**

Parking for temporary uses shall not result in parking for any other existing use on the property falling below the minimum off-street parking required by Section 20.04.060 (Parking and Loading), and shall not block any driveways or drive aisles required for access to any other existing use on the property.

**(C) Public Rights-of-way**

Temporary uses shall be arranged so that vehicles do not block a public right-of-way.

**(D) Signs**

Temporary uses shall be permitted to display one banner sign with an area of up to 16 square feet without the need to obtain sign permits, subject to regulations on permitted locations and maximum height of signs of the same type in the zoning district where the temporary use is located. Temporary banner signs shall be located on a structure (not freestanding).

**(2) Book Buyback**

The temporary buyback of higher education books shall require a temporary use permit. Such permit shall be valid for a maximum of two periods of seven consecutive days or one period of 15 consecutive days. No property shall be issued permits totaling more than 15 days in a calendar year.

**(3) Construction Support Activities**

Contractor's offices, equipment storage, and portable lavatories are permitted on or adjacent to construction sites on property owned or controlled by the owner of the property on which the construction is taking place, subject to the following conditions:

(A) The use shall only occur between 15 days before and 15 days after the construction activity. All temporary facilities shall be removed within 15 days after completion of construction;

(B) The structures shall not contain sleeping or cooking facilities; and

~~(C)~~ Portable lavatories shall be located as to minimize impacts to adjacent residential uses.

~~(D)~~ Temporary signage is allowed to be mounted to construction fencing.

**(4) Farm Produce Sales**

A temporary use permit is not required to operate a farm produce sales use, but such use shall comply with the standards of this UDO, in addition to the following standards:

(A) Temporary tents, structures, or stands used for the sale of farm produce shall not exceed 150 square feet;

(B) Farm produce sales operations shall not block ADA-accessible parking areas, parking lot access aisles, or sidewalk areas, and shall not reduce the number of parking spaces below any minimum requirement for the principal use in this UDO;

Chapter	Citation	Current Language	Proposed Language	Synopsis
3	20.03.030(b)(3)(C)(iv)	Each individual dwelling unit shall have separate utility meters	<del>Each individual dwelling unit shall have separate utility meters</del>	Removes this requirement as it adds to development cost and can be prohibitive for conversion of existing space.
3	20.03.030(b)(4)(C)(iv)	Each individual dwelling unit shall have separate utility meters	<del>Each individual dwelling unit shall have separate utility meters</del>	Removes this requirement as it adds to development cost and can be prohibitive for conversion of existing space.
3	20.03.030(b)(5)(A)	Any portions within the ground floor of a structure used for vehicular parking shall be located at least 20 feet behind the building facade facing a public street. If there are multiple primary buildings on a site, this requirement only applies to the building closest to a public street.	Any portions within the ground floor of a structure used for vehicular parking <b>and drive aisles directly accessing parking spaces</b> shall be located at least 20 feet behind the building facade facing a public street, <b>except that drive aisles are excluded for development sites of 0.5 acres or less.</b> If there are multiple primary buildings on a site, this requirement only applies to the building closest to a public street.	Clarifies that the access aisle for the parking spaces is included in the 20' setback for project sites over half an acre
3	20.03.030(b)(5)(D)(ii)	In the MD zoning district, each dwelling unit located on the ground floor shall be located at least 20 feet behind each building facade facing a public street.	In the MD zoning district, each dwelling unit located on the ground floor <b>within 20 feet of the front property line shall be constructed with the first floor elevated a minimum of 3 feet above adjacent sidewalk grade. Any dwelling unit shall be located at least 20 feet from the front property line does not have to meet the 3 foot elevation requirement.</b>	Revises language for situations where an existing building may be 20' back from the street and they want to create ground floor dwelling units or situations where someone wants to create ground floor units within that 20', requiring elevation.
3	20.03.030(b)(7)(E)(iv)	Project perimeter sidewalks are required, and internal walkways shall connect each cottage unit to the project perimeter sidewalks.	Project perimeter sidewalks <del>are</del> <b>may be</b> required, and internal walkways shall connect each cottage unit to the project perimeter sidewalks.	Makes requirement for perimeter sidewalks discretionary
3	20.03.030(b)(7)(G)	New Section	<b>iii. Each unit shall have a maximum cumulative area of 1,200 square feet</b>	Adds a square footage limitation to insure these are smaller homes and more typical of an actual cottage development
3	20.03.030(d)(14)(H)	At least 50 percent of the total number of dispenser units shall provide alternative fuels including, but not limited to biodiesel, electricity, majority ethanol blend, hydrogen or natural gas	At least 50 percent of the total number of dispenser units shall provide alternative fuels including, but not limited to biodiesel, electricity, majority ethanol blend, hydrogen or natural gas. <b>Electric charging units shall not count toward the maximum dispenser units allowed.</b>	Clarifies that electric dispenser units do not count toward maximum number of allowed fuel dispenser units
3	20.03.030(d)	New language	<b>(15) (A) In the MM and MN zoning districts, only vehicle fleet operations that do not include the exclusive use of autonomous vehicle services are permitted. (B) Vehicle fleet operations that include autonomous vehicle services shall not be located on a property within 300 feet (measured from the nearest property line of the vehicle fleet operations using a straight line, without regard to intervening structures or the public right-of-way) of any of the following: i. School, Public or Private (preschool, K-12); ii. Day care center, adult or child; iii. Park (including publicly owned multiuse trails); iv. R1, R2, R3, R4, or RHM zoning district, including any portions of a Planned Unit Development designated for single family residential use; v. RM or RH zoning district, including any portion of a Planned Unit Development designated for multifamily residential use; and (C) No outdoor storage of automobile parts, discarded tires, or similar materials shall be permitted. (D) Outdoor storage of more than three wrecked or temporarily inoperable vehicles awaiting repairs shall be prohibited. (E) All structures, including fuel canopies, shall be similar in appearance to the surrounding development with respect to architectural style, color, and materials (F) Fuel canopies shall be located to the side or rear of properties to minimize visual impact from the public streets</b>	new use specific language

3	20.03.030(h)(1)(A)	All temporary uses shall require a Temporary Use Permit pursuant to Section 20.06.050(k) (Temporary Use Permit), unless otherwise specified in this UDO. Uses not specifically authorized in Table 03-1: Allowed Use Table, shall be prohibited.	All temporary uses <b>and temporary structures larger than 144 square feet</b> shall require a Temporary Use Permit pursuant to Section 20.06.050(k) (Temporary Use Permit), unless otherwise specified in this UDO. Uses not specifically authorized in Table 03-1: Allowed Use Table, shall be prohibited.	adds language regulating temporary structures larger than 144 square feet
3	20.03.030(h)(3)(D)	new section	<b>(D) Temporary signage is allowed to be mounted to construction fencing</b>	Adds language allowing signage to be mounted to construction fencing for security and informational purposes



**ORDINANCE 2025-14**  
**TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)**  
**OF THE BLOOMINGTON MUNICIPAL CODE –**  
**Re: Amendments and Updates Set Forth in BMC 20.05, 20.06, & 20.07**

WHEREAS, the Common Council, by its Resolution 18-01, approved a new Comprehensive Plan for the City of Bloomington, which took effect on March 21, 2018; and

WHEREAS, thereafter the Plan Commission initiated and prepared a proposal to repeal and replace Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance” (“UDO”); and

WHEREAS, on December 18, 2019 the Common Council passed Ordinance 19-24, to repeal and replace the UDO; and

WHEREAS, on January 14, 2020 the Mayor signed and approved Ordinance 19-24; and

WHEREAS, on April 15, 2020, the Common Council passed Ordinance 20-06 and Ordinance 20-07; and

WHEREAS, on April 18, 2020, the Unified Development Ordinance became effective; and

WHEREAS, on March 10, 2025, the Plan Commission voted to favorably recommend this amendment proposal to the Common Council, after providing notice and holding public hearings on the proposal as required by law; and

WHEREAS, the Plan Commission certified this amendment proposal to the Common Council on March 19, 2025; and

WHEREAS, in preparing and considering this proposal, the Plan Commission and Common Council have paid reasonable regard to:

- 1) the Comprehensive Plan;
- 2) current conditions and character of current structures and uses in each district;
- 3) the most desirable use for which land in each district is adapted;
- 4) the conservation of property values throughout the jurisdiction; and
- 5) responsible development and growth;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Title 20, entitled “Unified Development Ordinance”, is amended.

SECTION II. An amended Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance”, including other materials that are incorporated therein by reference, is hereby adopted. Said replacement ordinance consists of the following documents which are attached hereto and incorporated herein:

1. The Proposal forwarded to the Common Council by the Plan Commission with a favorable recommendation, consisting of:
  - (A) ZO-09-25 (hereinafter “Attachment A”)
  - (B) Any Council amendment thereto (“Attachment B”)

SECTION III. The Clerk of the City is hereby authorized and directed to oversee the process of consolidating all of the documents referenced in Section II into a single text document for codification.

SECTION IV. Severability. If any section, sentence, or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION V. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

SECTION VI. The Clerk of the City is directed to enter the effective date of the ordinance wherever it appears in the body of the ordinance.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
HOPI STOSBERG, President  
Bloomington Common Council

ATTEST:

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED AND APPROVED by me upon this \_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
KERRY THOMSON, Mayor  
City of Bloomington

#### SYNOPSIS

This petition contains amendments in the UDO related to use-specific standards in Chapters 5, 6, & 7. There are 11 amendments identified.

# ATTACHMENT “A”

\*\*\*\*ORDINANCE CERTIFICATION\*\*\*\*

In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 2025-14 is a true and complete copy of Plan Commission Case Number ZO-09-25 which was given a recommendation of approval by a vote of 6 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on March 10, 2025.

Date: March 19, 2025

  
 \_\_\_\_\_  
 David Hittle, Secretary  
 Plan Commission

Received by the Common Council Office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
 Nicole Bolden, City Clerk

Appropriation Ordinance #	Fiscal Impact Statement Ordinance #	Resolution #
_____	_____	_____

Type of Legislation:

Appropriation Budget Transfer Salary Change	End of Program New Program Bonding	Penal Ordinance Grant Approval Administrative Change
Zoning Change New Fees	Investments Annexation	Short-Term Borrowing Other

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure	_____	Emergency	_____
Unforeseen Need	_____	Other	_____

Funds Affected by Request:

Fund(s) Affected	_____	_____
Fund Balance as of January 1	\$ _____	\$ _____
Revenue to Date	\$ _____	\$ _____
Revenue Expected for Rest of year	\$ _____	\$ _____
Appropriations to Date	\$ _____	\$ _____
Unappropriated Balance	\$ _____	\$ _____
Effect of Proposed Legislation (+/- )	\$ _____	\$ _____
Projected Balance	\$ _____	\$ _____

Signature of Controller

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

Yes \_\_\_\_\_ No \_\_\_\_\_ XX \_\_\_\_\_

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

Approval of case ZO-09-25 amends the Unified Development Ordinance (UDO), with amendments and updates to subdivision standards, procedures, and definitions, by the Bloomington Plan Commission. This ordinance is in accordance with Indiana Code 36-7-4-600.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)

## Case # ZO-09-25 Memo

**To:** Bloomington Common Council  
**From:** Jackie Scanlan, AICP Assistant Director  
**Date:** March 19, 2025  
**Re:** Text Amendments to Unified Development Ordinance

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The Plan Commission heard case ZO-09-25 on March 10, 2025 and voted to send the petition to the Common Council with a positive recommendation with a vote of 6-0.

The Planning and Transportation Department proposes its annual update and amendment to the Unified Development Ordinance (UDO), Title 20 of the Bloomington Municipal Code. The last annual UDO Update process was completed in April 2024. This update is part of our regular maintenance of the code. Staff utilizes the UDO every day in our interactions with the public and other Departments, and has identified portions of the code that contain errors or that may benefit from amendment. No changes to proposed uses or zoning districts are included in this update.

The proposal is divided into four (4) petitions. One petition is discussed below and is this Ordinance 2025-14:

1. ZO-09-25 | Chapter 5: Subdivision Standards; Chapter 6: Administration & Procedures, and Chapter 7: Definitions

ZO-09-25 | Chapter 5: Subdivision Standards; Chapter 6: Administration & Procedures, and Chapter 7: Definitions

These amendments cover a variety of topics. There are amendments clarify allowances in easements, the floodplain, and with lot line adjustments. There is removal of a reference to development near State Road 37/Interstate 69. There are clarifications related to fencing, decorative stone, and autonomous vehicle services. There are 11 amendments identified. These amendments are needed to provide clarity on existing processes.

**(4) Utility Easement**

- (A) Shall allow both private and public utility providers access associated with the installation, maintenance, repair, or removal of utility facilities.
- (B) Prohibits the placement of any unauthorized obstruction within the easement area unless authorized by the City Utilities Department and the easement holder(s).

**(5) Pedestrian Easement**

- (A) Grants the general public the right to access the pedestrian easement for purposes of walking, running, bicycling, skating, or using small motorized and non-motorized vehicles approved by the city.
- (B) Grants the city the right to construct, alter, repair, maintain, or remove improvements within the easement area.
- (C) Prohibits the placement of any obstruction within the pedestrian easement.

**(6) Transit Facility Easement**

- (A) Grants the public transit authority the right to construct, alter, repair, maintain, or remove structures to be used for awaiting, boarding, or exiting public transportation.
- (B) Grants the general public the right to utilize the transit facility easement for the purposes of awaiting, boarding, or exiting public transportation.
- (C) Prohibits anyone other than the public transportation authority from placing any structures within the transit facility easement.

**(7) Karst Conservancy Easement**

- (A) Prohibits any land-disturbing activities, including mowing or the placement of a fence, within the easement area. ~~Mowing is allowed within the easement area.~~
- (B) Allows the removal of dead or diseased trees that pose a safety risk or impede drainage as well as allowing the removal of exotic or invasive species, only after first obtaining written approval from the Planning and Transportation Department.
- (C) Grants the city the right to enter the property to inspect the easement and alter or repair the karst feature.
- (D) All Karst Conservancy Easements shall be identified with public signs located along the boundary of the easement. Public signs shall be placed at intervals of no more than 200 feet, and each public sign shall be a maximum of one and one-half square feet in area. A minimum of one public sign is required, regardless of easement size. The property owner shall be responsible for installing and maintaining required signage.
- (E) Any use of pesticides, herbicides, or fertilizers is prohibited within the easement area.
- (F) Allows, in cases where removal of exotic or invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the Planning and Transportation Department is required prior to any proposed restoration.

**(8) Tree Preservation Easement**

- (A) Prohibits the removal of any tree over six inches dbh within the easement area.

iv. Creation or expansion of any vehicular parking area.

**(B) Activities Exempt from Site Plan Review**

Site plan review is not required for the following activities, but such activities shall be subject to the standards of this UDO and building permit review:

- i. Construction of a single-family detached, duplex, triplex, or fourplex dwelling on a single lot, additions to such dwellings, an accessory dwelling unit, and structures accessory to such dwellings; and
- ii. Construction or erection of accessory buildings, fences, hedges, or walls; and
- iii. Interior tenant alterations or improvements that do not increase parking requirements or alter exterior building appearances.
- iv. Projects that fall below the thresholds for minor site plan review in Section 20.06.050(a)(2)(C)i).

**(C) Thresholds for Minor and Major Site Plan Review**

Site plan review is conducted by the Planning and Transportation Director or the Plan Commission, based on the thresholds below:

**i. Minor Site Plan Review**

Minor site plan review is required for any of the following activities unless that activity is exempt from the site plan process under Section 20.06.050(a)(2)(B), or the project meets or exceeds the thresholds requiring major site plan review under Section 20.06.050(a)(2)(C)ii:

1. A change in use that involves or requires site improvements;
2. Any expansion, alteration, or modification of a lawful nonconforming site feature or building that meets or exceeds the thresholds established in Section 20.06.090(f)(2) (Limited Compliance), and falls below the thresholds for major site plan review in Section 20.06.050(a)(2)(C)(ii).
3. Development that contains 20,000 square feet or less of new non-residential gross floor area;
4. Development that contains 50 dwelling units or less;
5. The alteration of any vehicular parking area;
6. Petitions for a site development permit; or
7. Projects that qualify for affordable housing incentives and/or sustainable development incentives established in Section 20.04.110 (Incentives), provided that, if located adjacent to one or more lots in an R1, R2, R3, or R4 district or such project does not contain more than 75 dwelling units.

**ii. Major Site Plan Review**

Major site plan approval is required for any project that meets or exceeds the following criteria, unless otherwise exempted from site plan review under Section 20.06.050(a)(2)(B):

- ~~1. Development located within 500 feet, measured radially, from the centerline of State Road 37/Interstate 69;~~

3. In the case where the Planning and Transportation Director determines a new conditional use permit is required, a petition shall be submitted, accepted, and revised, and may be withdrawn, in accordance with Section 20.06.040(c) (~~Petition Submittal and Processing~~) and this Section 20.06.050(b) (Conditional Use Permit).
4. The Hearing Officer may hear requests for amendments to a conditional use, if authorized by the Plan Commission.

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### (c) Demolition Delay Permit

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#### (1) Purpose

The demolition delay permit procedure is intended to ensure that potentially historic structures are protected from demolition or alteration.

#### (2) Applicability

~~(A) This Section 20.06.050(c) shall not apply to any structure that is within a property or group of properties locally designated as a historic district or a conservation district pursuant to Title 8 (Historic Preservation and Protection) of the Bloomington Municipal Code.~~

~~This Section 20.06.050(c) shall not apply to any structure that is within a property or group of properties locally designated as a historic district or a conservation district pursuant to Title 8 (Historic Preservation and Protection) of the Bloomington Municipal Code.~~

(B) No certificate of zoning compliance authorizing release of a permit allowing the demolition, substantial demolition, or partial demolition of a structure that is listed as "Outstanding" or "Notable," or demolition or substantial demolition of a structure listed as "Contributing" on the City of Bloomington Survey of Historic Sites and Structures, or any accessory structure of the same era of construction as the principal structure that is so listed, shall be issued prior to review pursuant to this Subsection C.

#### (3) Demolition Delay Permit Review Process

Figure 06.05-4 identifies the applicable steps from 20.06.040 (Common Review Procedures) that apply to demolition delay permit review. Additions or modifications to the common review procedures are noted below.



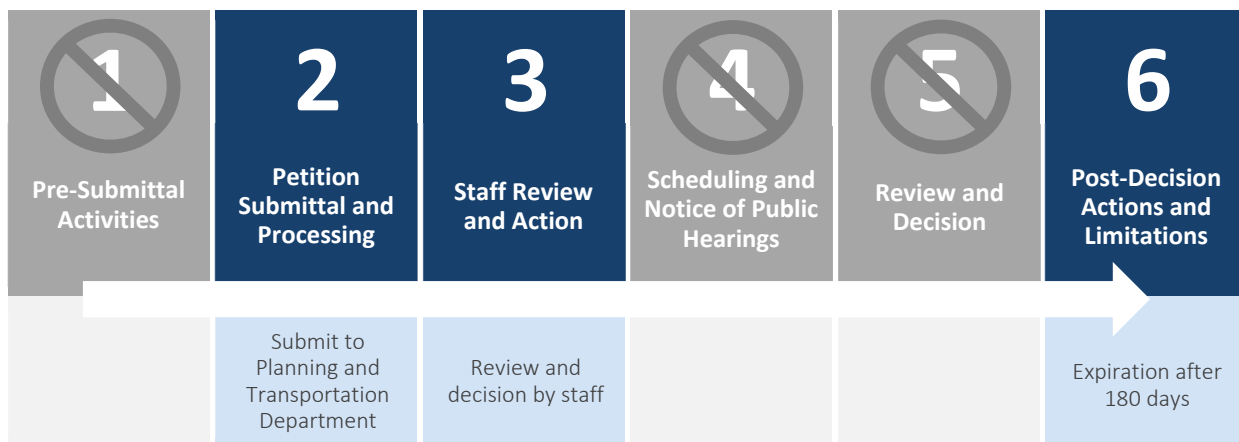
(2) **Applicability**

- (A) No development shall occur in any special flood hazard area (SFHA) and known flood prone areas, unless a required stormwater management permit per Title 13 (Stormwater) of the Bloomington Municipal Code for such activity has been issued. In cases where a stormwater management permit is not required, no development shall occur unless a site development permit has been issued.
- (B) Compliance with the standards in this UDO shall not relieve any person of the independent obligation to comply with all applicable standards and practices established in federal and state law and all other applicable rules, regulations, standards and specifications of the City regarding development within a floodplain.
- (C) The following activities are exempt from requiring a floodplain development permit- installation of underground utilities that do not require any fill, construction of sidewalks or similar features at existing grade, and signs.

(3) **Floodplain development permit Review Process**

Figure 06.05-6 identifies the applicable steps from 20.06.040 (Common Review Procedures) that apply to floodplain development permit review. Additions or modifications to the common review procedures are noted below.

**Figure 06.05-5: Summary of Floodplain development permit Procedure**



(A) **Petition Submittal and Processing**

The floodplain development permit petition shall be submitted, accepted, and revised, and may be withdrawn, in accordance with Section 20.06.040(c) (Petition Submittal and Processing, ~~Petition Submittal and Processing~~) with the following modifications:

i. **Petition Submittal Requirements**

The petition shall include, but not be limited to, the following documents:

1. A description of the proposed development;
2. Location of the proposed development sufficient to accurately locate property and structure(s) in relation to existing roads and streams;
3. A legal description of the property site;

**v. Time Limitation**

If an easement modification or termination petition has been denied, the petitioner shall not file a new petition with the same or substantially similar request for a period of six months.

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## 20.06.060 Subdivision Procedures

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### (a) General Standards

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**(1) Purpose**

The purpose of these subdivision procedures, and the related standards in Chapter 20.05: (Subdivision Standards) is to guide the development of the Plan Commission's jurisdiction to provide for the improvement of the health, safety, convenience, and general welfare of its citizens and to plan for the future development of the community; to the end that streets and highways be carefully planned; that new areas grow only with adequate street/utility, health, education and recreational facilities; that the needs of public utilities and facilities be recognized in the future growth; and that residential areas provide healthy surroundings for family life and that the growth of the community is commensurate with the efficient and economical use of public funds.

**(2) Applicability****(A) Generally**

This Section 20.06.060 shall apply to all subdivisions of land in any zoning district located within the jurisdiction of the Plan Commission, except as stated in subsection (B) below. No land within that jurisdiction shall be subdivided until:

- i. A plat conforming to these regulations has been approved and certified by the Plan Commission; and
- ii. The approved secondary plat has been filed with the County Recorder's office.

**(B) Exemptions**

The regulations of this Section 20.06.060 shall not apply to the following:

- i. An adjustment of lot lines as shown on a recorded plat which does not reduce the lots below the minimum zoning requirements of Chapter 2 and does not increase the original number of lots. Such adjustment is subject to 20.05.050(e)(1), 20.05.050(3)(B), and 20.05.050(3)(C).
- ii. A division of land into two or more tracts for an agricultural use of 10 or more acres, not involving any new street or access easement.
- iii. An allocation of land in the settlement of an estate of a decedent or a court decree for the distribution of property.
- iv. The unwilling sale of land as a result of legal condemnation as defined and allowed in state law.
- v. Modification of existing streets to conform to the Comprehensive Plan.

- vi. The acquisition of street rights-of-way by a public agency in conformance with the Comprehensive Plan.
- vii. The exchange of land between owners of adjacent property provided that such exchange does not reduce the parcels below the minimum zoning requirements of Chapter 2 and does not increase the original number of parcels. Such adjustment is subject to 20.05.050(e)(1), 20.05.050(3)(B), and 20.05.050(3)(C).
- viii. The platting of condominium units regulated by Indiana Code 32-25: Condominiums.

**(C) Jurisdiction**

After the provisions of this Section 20.06.060 (~~Subdivision Procedures~~ ~~Subdivision Procedures~~) and related provisions in Chapter 20.05: (Subdivision Standards) have been adopted, the Plan Commission shall have exclusive control over the approval of all plats and replats involving land covered by this UDO.

**(D) Subdivision Type**

All subdivisions shall be designed according to one of the subdivision types specified in Chapter 20.05: Subdivision Standards. A single subdivision shall not incorporate more than one of the subdivision types unless specifically authorized by the Plan Commission.

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**(b) Primary Plat**

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**(1) Purpose**

The primary plat procedure provides a mechanism for the city to review an overall plan for a proposed subdivision and ensures that the statutory requirements established in the Indiana Code for the subdivision of land are met.

**(2) Applicability**

A primary plat shall be prepared in conjunction with any proposal to subdivide or plat property within the jurisdictional area of the Plan Commission.

**(3) Primary Plat Review Process**

Figure 06.06-1 identifies the applicable steps from 20.06.040 (Common Review Procedures) that apply to primary plat review. Additions or modifications to the common review procedures are noted below.

**Figure 06.06-1: Summary of Primary Plat Procedure**

- iii. For existing structures, the use to be vested pursuant to this provision shall be the use lawfully in effect as of the effective date of this UDO, or the predominant lawful use for the preceding five years, whichever is greater.

**(C) Pending or Approved Building Permit**

- i. When a complete building permit application has been filed with the Monroe County Building Department, where the proposed structure included a nonconforming use involving a dwelling unit intended for occupancy by four or five adults who are not all related to each other shall be considered a lawful nonconforming subject to the following:
  1. The building permit application conforms to all applicable regulations in effect at the time of application;
  2. The property owner's intention to accommodate said four or five adults is stated in writing;
  3. The property was registered pursuant to this subsection within 180 days of the effective date of this UDO;
  4. The property was lawfully eligible for occupancy by four or five adults not all related to each other prior to the effective date of this UDO;
  5. The building permit application was filed prior to the effective date of this UDO, unless otherwise provided by Section 20.01.040(b) (Effect of Change in the Law after Filing of Complete ).
- ii. In the event that said application or permit expires or is suspended or revoked as provided in the Bloomington Municipal Code or other applicable regulation of the city or Monroe County, any new permit application may be subject to the regulations in this UDO, subject to Section 20.01.040(b) (Effect of Change in the Law after Filing of Complete ).

**(D) Abandonment of Residential Occupancy**

Where such a use is classified as a lawful nonconforming use under this Section 20.06.090(c)(4), the use shall not be subject to termination through cessation or abandonment except when the right to continue such a lawful nonconforming use is terminated by the owner's execution and proper recording in the chain of title, in a form acceptable to city staff, of an express, voluntary, permanent, and irrevocable waiver and relinquishment of such right.

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**(d) Nonconforming Structures**

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**(1) Authority to Continue**

A lawfully nonconforming structure may continue in its existing condition ~~unless and until full or limited compliance with the development standards of this UDO is required as set forth in Section 20.06.090(f)(2) and the following provisions, however no~~ ~~No~~ increase in the degree of nonconformity with any development standard is permitted except as expressly provided herein.

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### (e) Nonconforming Lots

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A lawfully nonconforming lot may continue in its existing condition unless and until full or limited compliance with the development standards of this UDO is required as established in Section 20.06.090 (~~Nonconformities~~ ~~Nonconformities~~).

- (1) All lots legally established and recorded prior to the effective date of this UDO or its subsequent amendments that do not meet the lot area and lot width standards of this UDO shall be deemed a substandard lot, otherwise known as a lawful nonconforming lot of record.
- (2) A lawful nonconforming lot of record may be used and developed or redeveloped without compliance with the lot area and lot width standards of this UDO as long as all use restrictions and other development standards of this UDO are met.

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### (f) Nonconforming Site Features

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A lawfully nonconforming site feature may continue in its existing condition unless and until full or limited compliance with the development standards of this UDO is required. No increase in the degree of nonconformity with any site feature is permitted except as expressly provided in this section.

#### (1) Full Compliance

A lawful nonconforming site shall be brought into compliance with this UDO with any petition for new building construction or in connection with demolition of existing and construction of new buildings, except that existing nonconforming setbacks, architecture, and height for existing structures and parking can remain.

#### (2) Limited Compliance

##### (A) Applicability

A lawful nonconforming site or structure shall be brought into compliance with the standards in paragraph (B) below when any of the following occur on the site:

##### i. Nonresidential and Mixed-Use

1. Any change in use, expansion, enlargement, or relocation of any use;
2. Reestablishment of a prior conforming use that has been discontinued for a period of 12 months or longer; or
3. Expansions, alterations, or modifications that increase the gross floor area of the building by more than 10 cumulative percent, including previous additions approved under any UDO effective since February 12, 2007.

##### ii. Multifamily and Group Living

1. Any expansions, alterations, or modifications to an existing building, with the exception of accessory structures less than 580 square feet, provided that the accessory structure does not increase the degree of nonconformity regarding required maximum impervious surface coverage or required number of parking spaces;
2. Any change in use, or any expansion, enlargement, or relocation of any use; or
3. Any addition of dwelling units.

**vii. Landscaping**

If full compliance with Section 20.04.080 (~~General Landscaping~~ [General Landscaping](#)) cannot be achieved due to lack of adequate planting area, all yard areas must be landscaped to the maximum practicable density with a priority given to shade tree installation.

**viii. Pedestrian Facilities**

Any street frontage without existing pedestrian facilities shall be required to install pedestrian facilities per Section 20.04.050(d) (~~Pedestrian and Bicycle Circulation~~ [Pedestrian and Bicycle Circulation](#)). If substandard pedestrian facilities exist, new facilities shall not be required if existing facilities are in functional condition, except that curb ramps shall comply with the Americans with Disabilities Act.

**ix. Signage**

All signage must be brought into compliance with Section 20.04.100 (Signs) to the extent practicable, although freestanding signs may use existing setbacks where the sign is not located within a restricted vision clearance area.

**x. Dumpster Enclosures**

All outdoor waste collection facilities must be brought into compliance with Section 20.04.080(m) (~~Screening~~ [Screening](#)).

**xi. Lighting**

All lighting shall be brought into compliance with Section 20.04.090 (Outdoor Lighting).

**xii. Entrances and Drives**

All entrances and drives shall be brought into compliance with Section 20.04.050(c) (Driveways and Access), with the exception of driveway location requirements.

**xiii. Minimum Landscape Area**

If a site can be brought closer to compliance with the Minimum Landscape Area standards through the removal of excess asphalt, gravel, parking, or other impervious surfaces necessary to achieve the minimum amount of landscape area requirement, then such impervious area shall be removed and landscape area and vegetation installed.

**xiv. Fencing**

Any fence or wall that contains prohibited components [as outlined in Section 20.04.080\(n\)\(4\)\(A\)](#) must remove the prohibited components only.

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**(g) Nonconforming Signs**

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**(1) Generally**

- (A) Notwithstanding any other provision of this chapter or this UDO, a lawful nonconforming sign may not be altered, relocated or expanded, which includes any increase in height or area, except as expressly provided in this Section 20.06.090(g).

**Hotel or Motel**

An establishment in which lodging is provided and offered to the public for compensation, for periods of time not exceeding thirty days and that is commonly known as a hotel or motel in the community in which it is located. This use customarily provides services such as maid service, the furnishing and laundering of linen, telephone and secretarial or desk service, and the use and upkeep of furniture. This use may provide ancillary uses such as conference and meeting rooms, restaurants, bars, gift shops, and recreational facilities. The term "Hotel or Motel" does not include "Residential Rooming House," or "Bed and Breakfast," except where separately permitted.

**HPC**

The City of Bloomington Historic Preservation Commission.

**Hydrologic and Hydraulic Engineering Analysis**

For the purposes of floodplain regulations, analyses performed by a professional engineer licensed by the State of Indiana, in accordance with standard engineering practices that are accepted by the Indiana Department of Natural Resources and FEMA, used to determine the base flood, other frequency floods, flood elevations, floodway information and boundaries, and flood profiles.

**IBC**

Indiana Building Code.

**IC**

Indiana Code.

**IDEM**

Indiana Department of Environmental Management.

**IESNA**

Illuminating Engineering Society of North America.

**Impervious Surface**

Any surface artificially covered or hardened so as to prevent or impede the percolation or absorption of water into the ground, including but not limited to asphalt, concrete, roofing material, brick, plastic, gravel, or swimming pools.

**Impervious Surface Coverage**

The area of the lot covered by the following shall be included in the calculation of impervious surface coverage in all districts:

- 1) Primary buildings;
- 2) Accessory buildings, parking garages, carports, and utility and storage sheds;
- 3) Porches, stairways, elevated walkways, ground floor decks, paved areas, gravel or stone areas, or areas otherwise covered with impervious surface; and
- 4) Parking areas and driveways, regardless of surfacing materials unless an alternative pervious paving system is approved by the Planning and Transportation Director.

**Vehicle**

See "Motor vehicle."

**Vehicle Fleet Operations**

A central facility for the dispatch, distribution, storage, staging, refueling, and loading of vehicles that are owned, leased, or operated for a common purpose, with or without associated offices. Typical uses include, but are not limited to, ambulance service, taxi dispatch, meals-on-wheels dispatch, staging areas for shared vehicle services, and other operations that require frequent arrival and departure of cars or vans such as courier, delivery, and express services, cleaning services, key and lock services, security services, autonomous vehicle services, and taxi services. This use does not include a "Transportation Terminal."

**Vehicle Fleet Operations, Small**

A facility or establishment designed to accommodate up to 25 vehicles.

**Vehicle Fleet Operations, Large**

A facility or establishment designed to accommodate more than 25 vehicles.

**Vehicle Fuel Station**

A facility limited to retail sales to the public of gasoline, biodiesel, electricity, ethanol fuel blends, hydrogen, natural gas or other fuels for motor vehicles, as well as motor oil, lubricants, travel aides, and minor automobile accessories. When a primary use of land, accessory use may include convenience food and beverage sales.

**Vehicle Impound Storage**

A lot or part of a lot used only for the temporary storage of damaged, abandoned or impounded motor vehicles, excluding salvage and sales. This use does not include "Salvage or Scrap Yard," except where separately permitted.

**Vehicle Parking Garage**

A structure or portion of a structure composed of one or more levels or floors used exclusively for the parking or storage of motor vehicles. A parking structure may be totally below grade (as in an underground parking garage) or either partially or totally above grade, with those levels being either open or enclosed. This use does not include a primary use surface parking lot.

**Vehicle Repair, Major**

An establishment primarily engaged in vehicle repair, rebuilding, reconditioning, or mechanical servicing of motor vehicle engines, transmissions, frames, including auto body repairs, framework, welding, and major painting. This use does not include "Vehicle Fuel Station or Vehicle Wash"

**Vehicle Repair, Minor**

An establishment primarily engaged in providing minor motor vehicle repair services such as lubrication, oil and tire changes, engine tune-ups, brake repair, tire replacement, interior and exterior cleaning and polishing, installation of after-market accessories such as tinting, auto alarms, spoilers, sunroofs, headlight covers, and similar items. This definition does not include engine degreasing or major repairs such as vehicle bodywork, painting, or repair of engines or transmissions or "Vehicle Fuel Station or Vehicle Wash"

**Vehicle Sales or Rental**

An establishment that specializes in the sale, lease, or rental, of light motor vehicles, including automobiles, vans, light trucks, light trailers, boats, ATVs, snowmobiles, and recreational vehicles. This definition does not include salvage operations, scrap operations, vehicle impound yards, or commercial parking lots available for short-term use.



Chapter	Citation	Current Language	Proposed Language	Synopsis
5	20.05.040(e)(7)(A)	(A) Prohibits any land-disturbing activities, including the placement of a fence, within the easement area. Mowing is allowed within the easement area.	(A) Prohibits any land-disturbing activities, including <b>mowing or the</b> placement of a fence, within the easement area. <del>Mowing is allowed within the easement area.</del>	Syncs language with restrictions outlined in Section 20.04.030(g)
6	20.06.060(a)(2)(B)(i)	An adjustment of lot lines as shown on a recorded plat which does not reduce the lots below the minimum zoning requirements of Chapter 2 and does not increase the original number of lots.	An adjustment of lot lines as shown on a recorded plat which does not reduce the lots below the minimum zoning requirements of Chapter 2 and does not increase the original number of lots. Such adjustment is subject to 20.05.050(e)(1), 20.05.050(3)(B), and 20.05.050(3)(C).	Adjusts lot line adjustment regulations to include preferred lot design
6	20.06.060(a)(2)(B)(vii)	The exchange of land between owners of adjacent property provided that such exchange does not reduce the parcels below the minimum zoning requirements of Chapter 2 and does not increase the original number of parcels.	The exchange of land between owners of adjacent property provided that such exchange does not reduce the parcels below the minimum zoning requirements of Chapter 2 and does not increase the original number of parcels. Such adjustment is subject to 20.05.050(e)(1), 20.05.050(3)(B), and 20.05.050(3)(C).	Adjusts lot line adjustment regulations to include preferred lot design
6	20.06.050(a)(2)(C)(ii)(1)	Development located within 500 feet, measured radially, from the centerline of State Road 37/Interstate 69;	<del>Development located within 500 feet, measured radially, from the centerline of State Road 37/Interstate 69;</del>	Removes this requirement since this was an old trigger from previous zoning codes.
6	20.06.050(c)(2)	This Section 20.06.050(c) shall not apply to any structure that is within a property or group of properties locally designated as a historic district or a conservation district pursuant to Title 8 (Historic Preservation and Protection) of the Bloomington Municipal Code. No certificate of zoning compliance authorizing release of a permit allowing the demolition, substantial demolition, or partial demolition of a structure that is listed as "Outstanding" or "Notable," or demolition or substantial demolition of a structure listed as "Contributing" on the City of Bloomington Survey of Historic Sites and Structures, or any accessory structure of the same era of construction as the principal structure that is so listed, shall be issued prior to review pursuant to this Subsection C.	(A) This Section 20.06.050(c) shall not apply to any structure that is within a property or group of properties locally designated as a historic district or a conservation district pursuant to Title 8 (Historic Preservation and Protection) of the Bloomington Municipal Code. (B) No certificate of zoning compliance authorizing release of a permit allowing the demolition, substantial demolition, or partial demolition of a structure that is listed as "Outstanding" or "Notable," or demolition or substantial demolition of a structure listed as "Contributing" on the City of Bloomington Survey of Historic Sites and Structures, or any accessory structure of the same era of construction as the principal structure that is so listed, shall be issued prior to review pursuant to this Subsection C.	Breaks this section into two separate sections for ease of citation
6	20.06.050(d)(2)(C)	New Section	(C) The following activities are exempt from requiring a floodplain development permit- installation of underground utilities that do not require any fill, construction of sidewalks or similar features at existing grade, and signs.	Adds exemption language for activities that do not require a floodplain development permit
6	20.06.090(d)(1)	A lawfully nonconforming structure may continue in its existing condition unless and until full or limited compliance with the development standards of this UDO is required as set forth in Section 20.06.090(f)(2) and the following provisions. No increase in the degree of nonconformity with any development standard is permitted except as expressly provided herein.	A lawfully nonconforming structure may continue in its existing condition <del>unless and until full or limited compliance with the development standards of this UDO is required as set forth in Section 20.06.090(f)(2) and the following provisions-</del> , <b>however</b> <del>no</del> increase in the degree of nonconformity with any development standard is permitted except as expressly provided herein.	Revises language to state that existing non-conforming buildings are allowed to remain without being required to be brought into compliance.
6	20.06.090(f)(1)	A lawful nonconforming site shall be brought into compliance with this UDO with any petition for new building construction or in connection with demolition of existing and construction of new buildings.	A lawful nonconforming site shall be brought into compliance with this UDO with any petition for new building construction or in connection with demolition of existing and construction of new buildings, <b>except that existing nonconforming setbacks, architecture, and height for existing structures can remain.</b>	Allows for existing building setbacks to remain when an additional building is built on a site
6	20.06.090(f)(2)(B)(xiv)	Any fence or wall that contains prohibited components must remove the prohibited components only.	Any fence or wall that contains prohibited components <b>as outlined in Section 20.04.080(n)(4)(A)</b> must remove the prohibited components only.	Clarifies items that are considered prohibited

7	20.07.010	<p>Impervious Surface Coverage- The area of the lot covered by the following shall be included in the calculation of impervious surface coverage in all districts: 1) Primary buildings 2) Accessory buildings, parking garages, carports, and utility and storage sheds; 3) Porches, stairways, elevated walkways, ground floor decks, paved areas, or areas otherwise covered with impervious surface; and 4) Parking areas and driveways, regardless of surfacing materials unless an alternative pervious paving system is approved by the Planning and Transportation Director.</p>	<p>Impervious Surface Coverage- The area of the lot covered by the following shall be included in the calculation of impervious surface coverage in all districts: 1) Primary buildings 2) Accessory buildings, parking garages, carports, and utility and storage sheds; 3) Porches, stairways, elevated walkways, ground floor decks, paved areas, <b>gravel or stone areas</b>, or areas otherwise covered with impervious surface; and 4) Parking areas and driveways, regardless of surfacing materials unless an alternative pervious paving system is approved by the Planning and Transportation Director.</p>	<p>Adds "gravel or stone areas" to list of items regarded as impervious surface coverage</p>
7	20.07.010	<p>Vehicle Fleet Operations- A central facility for the dispatch, distribution, storage, staging, and loading of vehicles that are owned, leased, or operated for a common purpose, with or without associated offices. Typical uses include, but are not limited to, ambulance service, taxi dispatch, meals-on-wheels dispatch, staging areas for shared vehicle services, and other operations that require frequent arrival and departure of cars or vans such as courier, delivery, and express services, cleaning services, key and lock services, security services, and taxi services. This use does not include a "Transportation Terminal."</p>	<p>A central facility for the dispatch, distribution, storage, staging, <b>refueling</b>, and loading of vehicles that are owned, leased, or operated for a common purpose, with or without associated offices. Typical uses include, but are not limited to, ambulance service, taxi dispatch, meals-on-wheels dispatch, staging areas for shared vehicle services, and other operations that require frequent arrival and departure of cars or vans such as courier, delivery, and express services, cleaning services, key and lock services, security services, <b>autonomous vehicle services</b>, and taxi services. This use does not include a "Transportation Terminal."</p>	<p>Modifies language for possible self-charging only stations</p>

**APPROPRIATION ORDINANCE 2025-06**

**ORDINANCE TO APPROPRIATE FOOD AND BEVERAGE TAX FUNDS TO THE MONROE COUNTY CAPITAL IMPROVEMENT BOARD**

WHEREAS; the Monroe County Capital Improvement Board (the "CIB"), a municipal corporation established by Monroe County, Indiana (the "County") pursuant to Indiana Code 36-10-8, is responsible for managing the planning, design, construction and related activities for the expansion and construction of the Monroe County Convention Center (the "Project"); and

WHEREAS; the Project is funded in part through proceeds from the issuance of lease rental revenue bonds (the "Bonds") in the amount of approximately Fifty Million Dollars (\$50,000,000), which will be closed on or about April 29, 2025, as well as dedicated funds on hand; and

WHEREAS; the City currently holds approximately Nineteen Million Eight Hundred Thousand Dollars (\$19,900,000) in Food and Beverage Tax revenues, which have been earmarked for the Project, and are legally restricted under Indiana law for use in promoting tourism-related economic development, including the construction and expansion of convention facilities; and

WHEREAS; the CIB, pursuant to statutory authority and contractual obligations, is charged with managing, overseeing and constructing the Project, including entering into agreements such as the construction manager contract with Weddle Bros. Construction Company, Inc.; and

WHEREAS; it is necessary to appropriate Ten Million Dollars (\$10,000,000) from the City Food and Beverage fund to facilitate commencement of construction activities in early 2025.

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

1. There is hereby appropriated from the City of Bloomington's Food and Beverage Tax Fund (Fund 4439) the sum of Ten Million Dollars (\$10,000,000) to the Monroe County Capital Improvement Board for the purpose of funding initial construction expenses related to the expansion and construction of the Monroe County Convention Center.

2. The City Controller is hereby authorized and directed to disburse the appropriated funds to the Monroe County Capital Improvement Board, in accordance with applicable contracts, agreements, and Indiana law governing the use of food and beverage tax revenues.

3. The Controller shall ensure that all disbursements are made in compliance with applicable statutory requirements, contractual terms, and reporting obligations.

4. Any unexpended funds remaining at the conclusion of the Project, or upon satisfaction of all contractual obligation related to the appropriation, shall revert to the City's Food and Beverage Tax fund and be used in accordance with Indiana law.

5. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

6. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025, by the Common Council of the City of Bloomington, Indiana.

COMMON COUNCIL OF THE  
CITY OF BLOOMINGTON, INDIANA

\_\_\_\_\_  
Hopi Stosberg

ATTEST:

\_\_\_\_\_  
Nicole Bolden, City Clerk

PRESENTED to the Mayor of the City of Bloomington, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Nicole Bolden, City Clerk

APPROVED by me, the Mayor of the City of Bloomington, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Kerry Thomson, Mayor

#### Synopsis

This ordinance appropriates \$10,000,000 from the Food and Beverage Fund to the Monroe County Capital Improvement Board to begin construction of the Monroe County Convention Center expansion project.



**City of Bloomington Indiana**

City Hall | 401 N. Morton St. | Post Office Box 100 | Bloomington, Indiana 47402

Office of the Common Council | (812) 349-3409 | Fax: (812) 349-3570 | email: council@bloomington.in.gov

**MEMO FROM CONTROLLER MCCLELLAN:**

**To:** Members of the Common Council

**From:** Jessica McClellan, Controller

**Date:** 4/28/2025

**Re:** Appropriation Ordinance 2025-06 – To appropriate Food and Beverage Tax funds to the CIB.

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**INTRODUCTION**

The City of Bloomington has prepared Ordinance 2025-06 to authorize the appropriation of Ten Million Dollars (\$10,000,000) to the Monroe County Capital Improvement Board (CIB) for the purpose of financing the expansion of the Monroe County Convention Center. The CIB, established pursuant to Indiana Code § 36-10-9 and empowered to oversee and manage the development and operation of the Monroe County Convention Center Expansion Project, will use the funds to cover construction-related costs for the convention center expansion.

The Monroe County Convention Center Expansion Project is funded through a combination of Food and Beverage Tax revenue cash on hand, and bond proceeds. The CIB has already commenced planning and design activities. This appropriation will provide the necessary funding to begin construction in 2025.

All funds to be transferred originate from Food and Beverage Tax collections. The proposed use of these funds is in full compliance with statutory restrictions and aligns with the City’s ongoing objectives to support tourism, local businesses, and broader economic development initiatives.

**FISCAL IMPACT STATEMENT**

As of April 21<sup>st</sup> 2025, the cash balance of the Food and Beverage Tax Fund (Fund 4439) is \$19,943,164. The appropriation and expenditure of \$10,000,000 will reduce the remaining cash balance to \$9,943,164. The City’s cash balance will be used to pay the first two debt service installments of \$2,922,284, the open PO for Schmidt Architects \$9,847,184 and to fund the debt service reserve revenue stabilization fund at \$3,800,000. Additional food and beverage tax revenue will be used to fund the construction and pay future debt service on the bonds.

**CONCLUSION**

Approval of Ordinance 2025-06 will ensure the timely transfer of funds necessary for the Monroe County Capital Improvement Board to proceed with the construction phase of the convention center expansion. This appropriation is consistent with the statutory purpose of the food and beverage tax and represents a key step in advancing this critical infrastructure project, which is anticipated to yield significant long-term benefits for the City’s economy and tourism sector.

**ORDINANCE 2025 - 19**  
**TO AMEND TITLE 4 OF THE BLOOMINGTON MUNICIPAL CODE:**  
**Updating Permissible Towing and Storage fees for Authorized Towing Services**  
**under 4.32**

WHEREAS, In 2019, the City of Bloomington (hereafter “City”) passed Ordinance 19-07, which updated the maximum fees that authorized towing services were permitted to charge for its tows initiated at the request of the City; and,

WHEREAS, The City has not updated said fee since Ordinance 19-07 was passed more than five years ago.

WHEREAS, The maximum rates authorized towing services may charge for city-initiated tows are out of line with those permitted by Monroe County and the Indiana State Police.

WHEREAS, That the fees for showing up, towing, and storage are outdated and should be amended to reflect more accurately the cost associated with removal and tow services, and current market pricing.

WHEREAS, The cost of heavy tow services pursuant to police contract to now be reflected in this chapter.

WHEREAS, The proposed amendment to Title 4 Chapter 4.32, Section 4.32.130 (a) has been duly considered by the Common Council of the City of Bloomington.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. Section 4.32.030 (a) of the Bloomington Municipal Code Section (Towing and storage fees) shall be deleted in its entirety and replaced as follows:

**4.32.030 – Towing and storage fees.**

- (a) It shall be unlawful to charge any fee associated in any way with the towing and storage of a vehicle under this chapter, except as follows:
  - (1) For the towing of a vehicle, the maximum fee shall be \$150.00 so long as the weight of the vehicle is under 1001 pounds.
  - (2) Fees for special treatment, including dollies and skates, shall not exceed an additional \$50. 00
  - (3) For the storage of a towed vehicle the maximum fee for each twelve hour period of storage shall be \$30.00; provided however, that a storage fee may not begin to accrue until twelve hours have passed since the vehicle arrived at the storage facility

SECTION 2. 4.32.120 (e) of the Bloomington Municipal Code Section (Additional Requirements) shall be deleted in its entirety and replaced as follows:

(e) A towed vehicle shall be available to be claimed within sixty minutes of its arrival at a vehicle storage facility, and the vehicle shall be released promptly upon demonstration of proof of ownership, such as title or registration of vehicle and payment of fees.

SECTION 3. 4.32.130 of the Bloomington Municipal Code Section (Towing and storage fees) shall be deleted in its entirety and replaced as follows:

**4.32.130- Towing and Storage Fees.**

- (a) It shall be unlawful to charge any fee associated in any way with the towing and storage of a vehicle under this chapter, except as follows:
- (1) For the towing of a vehicle, the maximum fee shall be \$150.00 so long as the weight of the vehicle is under 1001 pounds.
  - (2) Fees for special treatment, including dollies and skates, shall not exceed an additional \$50.00
  - (3) For the storage of a towed vehicle the maximum fee for each twelve hour period of storage shall be \$30.00; provided however, that a storage fee may not begin to accrue until twelve hours have passed since the vehicle arrived at the storage facility

SECTION 4. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 5. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington, approval of the Mayor and all other requirements of the Indiana Code.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Hopi Stosberg, President  
Bloomington Common Council

ATTEST:

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana,  
upon this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this \_\_\_\_\_ day of \_\_\_\_\_,  
2025.

\_\_\_\_\_  
Kerry Thompson, Mayor  
City of Bloomington

#### SYNOPSIS

Ordinance 2025- 19 updates the maximum fees authorized towing services may charge when performing city-initiated tows. At present, the City does not implement any show up fee, and has a maximum towing fee of \$135.00, except where special treatment may be required. Special treatment includes dollying but does not include skates. Storage is currently set at a maximum fee of \$25.00 per day. Tow pursuant to police contract does not take into consideration a show up fee or heavy tows and the need for a larger wrecker. Therefore title 15 has fallen out of line with maximum fees permissible by other agencies, such as Indiana University, and Monroe County and should therefore be updated and amended.



## MEMORANDUM

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TO: Bloomington Common Council  
FROM: Enedina Kassamianian, Esq.  
CC: Lisa Lehner, Council Attorney  
RE: Amendment to Bloomington Municipal Code Chapters 4.32.030

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The Bloomington Police Department and contracted Bloomington towing companies in consideration of current and future towing contracts are now proposing a change in title four of the Bloomington Municipal Code as to all costs related to towing while taking into account the unique criteria of city initiated tows, and storage and fees. The purpose of the change is to align the city initiated tow fees with that of Monroe County, State of Indiana, and Indiana University. Additionally, the change will take into account the additional costs related to heavy tows and adjust the timeframe at which storage fees will begin to accrue. The towing fees have not been updated since 2016, roughly nine years ago and the costs associated with the towing operation has increased. The proposed changes should not have any fiscal impact, as implementing proposed legislation will not require any additional resources, nor produce any savings, nor create any revenue impact

**Chapter 4.32 - NON-CONSENSUAL TOWING BUSINESSES**

**4.32.010 - Purpose.**

The purpose of this chapter is to protect the public from unconscionable practices associated with non-consensual towing by means of the licensure of businesses engaged in this activity together with restrictions and requirements pertaining to the manner in which non-consensual towing shall be performed.

(Ord. No. 20-03, § 1, 2-19-2020)

**4.32.020 - Applicability.**

The provisions of this chapter shall apply only to non-consensual tows that originate within the corporate boundaries of the City of Bloomington (hereafter "the city").

(Ord. No. 20-03, § 1, 2-19-2020)

**4.32.030 Towing and Storage Fees.**

~~(a) It shall be unlawful to charge any fee associated in any way with the towing and storage of a vehicle under this chapter, except as follows:~~

~~(1) For the towing of a vehicle, the maximum fee shall be \$135.00;~~

~~(2) Fees for special treatment, including dollying, shall not exceed an additional \$25.00;~~

~~(3) For the storage of a towed vehicle, the maximum fee for each twenty-four hour period of storage shall be \$25.00; provided, however, that a storage fee may not begin to accrue until twenty-four hours have passed since the vehicle arrived at the storage facility.~~

(a) It shall be unlawful to charge any fee associated in any way with the towing and storage of a vehicle under this chapter, except as follows:

(1) For the towing of a vehicle, the maximum fee shall be \$150.00 so long as the weight of the vehicle is under 1001 pounds.

(2) Fees for special treatment, including dollies and skates, shall not exceed an additional \$50.00

(3) For the storage of a towed vehicle the maximum fee for each twelve hour period of storage shall be \$30.00; provided however, that a storage fee may not begin to accrue until twelve hours have passed since the vehicle arrived at the storage facility.

(b) This fee limitation does not restrict fees being charged for other services, provided that said other services are requested by the vehicle's owner.

(c) Notwithstanding the provisions of subsection (a) of this section, the fee limitation does not apply to a towed vehicle having a gross vehicle weight of thirteen thousand pounds or greater.

(d) If it is determined that a vehicle is towed in violation of this chapter, towing and storage fees which have been paid may be recovered by the vehicle's owner. Liability for damage to a towed vehicle is not limited by the provisions of this chapter.

(e) It is unlawful for a person, including a towing company or tow truck operator to offer, pay, or rebate money or other valuable consideration to the owner of a parking lot for the authority to tow vehicles from that owner's parking lot.

(f) When the owner or operator of a motor vehicle is present and desires to instead personally operate and remove his/her own vehicle from a parking lot before the vehicle is in the process of being towed, the vehicle shall not be towed nor shall any fee be charged. However, when the owner or operator of a motor vehicle arrives at the location of the motor vehicle when it is already in the process of being towed, the towing company shall, pursuant to Indiana Code § 24-14-4-4, give the owner or operator either oral or written notification that the owner or operator may pay a fee in the amount that is not greater than half of the amount of the fee the towing company may normally charge for the immediate release of a motor vehicle. For purposes of this section, a motor vehicle is in the process of being towed when it is attached to the tow truck and at least two tires of the vehicle are off the ground.

(Ord. No. 20-03, § 1, 2-19-2020)

**4.32.040 - Non-consensual tow business license—Required.**

It shall be unlawful for a towing company to perform a non-consensual tow originating within the city without first having obtained a valid non-consensual tow business license issued by the city pursuant to this chapter. Provided, however, where a tow does not originate within the city and where a tow truck business is merely transporting a vehicle through the city, that towing company shall be exempt from this requirement.

(Ord. No. 20-03, § 1, 2-19-2020)

**4.32.050 - Non-consensual tow business license—Non-transferability.**

A non-consensual tow business license shall be non-transferrable.

(Ord. No. 20-03, § 1, 2-19-2020)

**4.32.060 - Non-consensual tow business license—Application.**

Any person or towing company who wishes to obtain a license under this chapter must first complete an application prescribed by the department of economic and sustainable development.

(a) An application for a non-consensual towing business shall include the following information:

- (1) The towing company's taxpayer identification number;
  - (2) Applicant's full name and current physical address;
  - (3) The telephone number and e-mail address of the primary place of business;
  - (4) The address, telephone number, and hours of operation of any vehicle storage facility where towed vehicles will be towed and stored; and
  - (5) A telephone number where the principal owner(s) of the towing company can be reached in the event of an emergency;
- (b) Insurance Required. Upon application for the tow business license, a towing company shall provide proof of insurance and meet the requirements of Bloomington Municipal Code Section 4.32.090.

(c)Change in Licensee Information. In the event that the information provided by the licensee in the licensee's application changes during the term of the license, the towing company shall give written notice of such changes to the city within fifteen (15) business days of the occurrence of the change.

(d)Denial or Non-Renewal of License. The license administrator may decline to issue or renew a license issued under this chapter if the license administrator finds:

- (1)The applicant has previously violated any provision of this chapter and has been subject to any of the penalties listed under Bloomington Municipal Code Section 4.32.160(a); or
- (2)The applicant has been previously found to be in violation of any other similar law promulgated by a different governmental entity; or(3)The applicant has previously had a license issued under this chapter suspended or revoked.

(Ord. No. 20-03, § 1, 2-19-2020)

**4.32.070 - Non-consensual tow business license—Fee and term.**

(a)Fee. The controller shall charge a nonrefundable fee of \$350.00 to recover the cost of activities associated with the administration, regulation, and issuance of non-consensual tow business licenses.

(b)Term.

- (1)A non-consensual tow business license shall be valid for a period of one year from the date of issuance; and
- (2)Non-consensual tow business licenses shall become invalid immediately if the license is defaced, altered, forged, or counterfeited.

(Ord. No. 20-03, § 1, 2-19-2020)

**4.32.080 - Tow truck identification.**

Upon the issuance of a tow business license, the city shall assign an identification number to the licensed tow truck company. Such identification number as well as the name of the tow company shall be conspicuously affixed to the exterior of each tow truck operated by the tow company so that they may be readily identified by law enforcement personnel.

(Ord. No. 20-03, § 1, 2-19-2020)

**4.32.090 - Non-consensual tow business license—Insurance.**

(a)It is unlawful for any person to operate a non-consensual towing company within the City of Bloomington unless, at the time of operation, the owner has in effect valid insurance policies as described in Section 4.32.090(b).

(b)As a condition of receiving a non-consensual tow business license, a towing company shall provide the license administrator with a certificate of insurance naming the City of Bloomington as an additional insured and indicating that the company's insurance is primary. The insurance certificate must show proof of the following minimum insurance limits:

Commercial general liability, per occurrence .....\$1,000,000.00

Commercial general liability, aggregate .....2,000,000.00

Automobile liability, per occurrence .....1,000,000.00

Garage keeper's liability, per occurrence ..... 150,000.00

All policies shall be endorsed to indicate that the city shall receive thirty days' prior written notice of policy cancellation or non-renewal of coverage.

(c)A non-consensual towing company shall release, hold harmless and indemnify the City of Bloomington from any and all claims which may arise as a result of the company's activities undertaken pursuant to its license.  
(Ord. No. 20-03, § 1, 2-19-2020)

**4.32.100 - Non-consensual tow requirements and restrictions.**

(a)It shall be unlawful for a licensed towing company or tow truck operator to tow a vehicle from a parking lot unless the parking lot owner or the owner's authorized agent, present at the time of the tow, signs a contemporaneous specific written authorization for the tow of the vehicle.

(b)The written authorization shall include the following information:

- (1)The make, model, year, vehicle identification number, and license plate number of the vehicle to be towed;
- (2)The address of the parking lot from which the vehicle is to be towed;
- (3)The signature and printed name of the person authorizing the tow;
- (4)A written statement indicating the date and time of the authorization and that the person authorizing the tow is the owner of the parking lot or the owner's authorized agent;
- (5)A written statement affirming that the owner of the parking lot will be liable for any damages which may be awarded to the owner of the towed vehicle if the vehicle is towed improperly;
- (6)A brief written statement describing why the vehicle is subject to tow; and
- (7)Any other information deemed necessary by the city.

(c)For purposes of subsection (a) of this section, a towing company owner or employee, or tow truck operator, may not act as the parking lot owner's authorized agent.

(d)Notwithstanding the provisions of subsection (c) above, a towing company owner or employee, or tow truck operator, may act as the parking lot owner's authorized agent if:

- (1)The parking lot is for a multifamily rental dwelling which provides permit parking twenty-four hours a day, seven days a week for its tenants or guests;
- (2)Tenant parking permits and/or guest parking permits, to be placed in vehicles, are provided to tenants at lease signing. The towing company shall obtain an affidavit from the property owner stating the same;
- (3)The parking permits are made to be easily identifiable and observable from outside the vehicle; and
- (4)Video or photographic documentation to attest to the propriety of the tow is made and kept for at least two years as part of the authorization required under subsection (b) above.

(e)A property owner and/or towing company shall also comply with any additional reporting requirements imposed by the City of Bloomington.

(Ord. No. 20-03, § 1, 2-19-2020)

**4.32.110 - Signs required to be posted at parking lot; exception.**

(a) It shall be unlawful for any tow business or tow truck operator to tow a vehicle unless the parking lot in which the vehicle is parked has signage, posted in plain view and visible to the public at each entrance and exit. The signs must be installed for a minimum of twenty-four hours prior to any vehicle being removed. Such signage shall provide the following information:

- (1) A statement that the area in the immediate vicinity of the sign is a tow-away zone;
- (2) A twenty-four-hour phone number vehicle owners may call to locate their vehicle; and
- (3) A description of persons permitted to park in the affected area, if applicable.

(b) Pursuant to Indiana Code § 24-14-4-2 and notwithstanding the provisions of subsection (a) above, a private property owner may have a motor vehicle towed from the owner's commercial private property without first displaying signage if the vehicle is removed under Indiana Code § 9-22-1-16.

(Ord. No. 20-03, § 1, 2-19-2020)

#### **4.32.120 - Additional requirements.**

(a) A towing company and a tow truck operator must comply with all applicable federal, State of Indiana, and City of Bloomington laws.

(b) The practice of booting or otherwise disabling a vehicle to hold it for towing is prohibited.

(c) All vehicles that are towed under this chapter shall be towed directly to a vehicle storage facility leased or owned by the towing company, and shall not be placed or kept in any temporary holding area.

(d) All vehicles towed must be stored within Monroe County.

~~(e) A towed vehicle shall be available to be claimed within sixty minutes of its arrival at a vehicle storage facility, and the vehicle shall be released promptly upon demonstration of proof of ownership, such as title or registration of vehicle and either:~~

- ~~(1) Payment of fees; or~~
- ~~(2) Payment of twenty percent of the fees and execution of a payment agreement for the fee balance.~~

(e) A towed vehicle shall be available to be claimed within sixty minutes of its arrival at a vehicle storage facility, and the vehicle shall be released promptly upon demonstration of proof of ownership, such as title or registration of vehicle and payment of fees.

(f) A towing company and tow truck operator shall allow the vehicle's owner a reasonable amount of time to inspect the vehicle or to remove or retrieve personal property or possessions that are not affixed from a vehicle. The inspection or retrieval of possessions may be at the scene of the tow or at the vehicle storage facility prior to payment. A towing company or tow truck operator is prohibited from charging a fee for this inspection or retrieval as prohibited under Indiana Code § 24-14-9-2 or from refusing to allow retrieval of such possessions.

(g) A release or waiver of liability of any kind is prohibited as a condition of the release of the vehicle. A tow business may require proof of identification of the person retrieving a vehicle. The person retrieving the vehicle shall be the vehicle's owner, as defined in Section 4.32.030.

(Ord. No. 20-03, § 1, 2-19-2020)

#### **4.32.130 - Towing and storage fees.**

~~(a) It shall be unlawful to charge any fee associated in any way with the towing and storage of a vehicle under this chapter, except as follows:~~

- ~~(1) For the towing of a vehicle, the maximum fee shall be \$135.00; —~~
- ~~(2) Fees for special treatment, including dollying, shall not exceed an additional \$25.00;~~
- ~~(3) For the storage of a towed vehicle, the maximum fee for each twenty four hour period of storage shall be \$25.00; provided, however, that a storage fee may not begin to accrue until twenty four hours have passed since the vehicle arrived at the storage facility.~~

(a) It shall be unlawful to charge any fee associated in any way with the towing and storage of a vehicle under this chapter, except as follows:

- (1) For the towing of a vehicle, the maximum fee shall be \$150.00 so long as the weight of the vehicle is under 1001 pounds.
- (2) Fees for special treatment, including dollies and skates, shall not exceed an additional \$50.00
- (3) For the storage of a towed vehicle the maximum fee for each twelve hour period of storage shall be \$30.00; provided however, that a storage fee may not begin to accrue until twelve hours have passed since the vehicle arrived at the storage facility.

(b) This fee limitation does not restrict fees being charged for other services, provided that said other services are requested by the vehicle's owner.

(c) Notwithstanding the provisions of subsection (a) of this section, the fee limitation does not apply to a towed vehicle having a gross vehicle weight of thirteen thousand pounds or greater.

(d) If it is determined that a vehicle is towed in violation of this chapter, towing and storage fees which have been paid may be recovered by the vehicle's owner. Liability for damage to a towed vehicle is not limited by the provisions of this chapter.

(e) It is unlawful for a person, including a towing company or tow truck operator to offer, pay, or rebate money or other valuable consideration to the owner of a parking lot for the authority to tow vehicles from that owner's parking lot.

(f) When the owner or operator of a motor vehicle is present and desires to instead personally operate and remove his/her own vehicle from a parking lot before the vehicle is in the process of being towed, the vehicle shall not be towed nor shall any fee be charged. However, when the owner or operator of a motor vehicle arrives at the location of the motor vehicle when it is already in the process of being towed, the towing company shall, pursuant to Indiana Code § 24-14-4-4, give the owner or operator either oral or written notification that the owner or operator may pay a fee in the amount that is not greater than half of the amount of the fee the towing company may normally charge for the immediate release of a motor vehicle. For purposes of this section, a motor vehicle is in the process of being towed when it is attached to the tow truck and at least two tires of the vehicle are off the ground.

(Ord. No. 20-03, § 1, 2-19-2020)

**4.32.140 - Vehicle storage facility requirements; invoice.**

(a) It shall be a violation of this chapter to commit any act in the city that is not in compliance with the provisions of this section.

(b) A towing company that tows a vehicle under this article shall provide one of the following at the vehicle storage facility to which the vehicle is towed:

(1) Either an attendant who is on site twenty-four hours per day, seven days per week excluding federally-observed holidays, to return any vehicle claimed by the vehicle's owner, upon payment of towing and storage charges; or

(2) A conspicuously-located and well-lit sign at the vehicle storage facility that states the telephone number where the owner, manager, or attendant of the vehicle storage facility may be reached at any time twenty-four hours per day, seven days per week, excluding federally-observed holidays, so that a towed vehicle may be claimed in a minimum amount of time not to exceed sixty minutes.

(c) A tow business that tows a vehicle within the twenty-four hours preceding a federally-observed holiday or during a federally-observed holiday must adhere to the provisions of this section to allow a vehicle to be retrieved on a holiday.

(d) Storage fees shall not accrue for any day in which a storage facility is not open for vehicle redemption.

(e) A tow business that tows a vehicle under this article shall accept payment for towing and storage fees pursuant to Indiana Code § 24-14-7-2.

(f) Upon payment of authorized towing and storage fees, a tow business that tows a vehicle under this article shall provide an itemized invoice to the vehicle's owner pursuant to the requirements of Indiana Code § 24-14-5-1.

(Ord. No. 20-03, § 1, 2-19-2020)

#### **4.32.150 - Record-keeping requirement.**

(a) A tow business shall maintain a legible record, in either written or electronic form, documenting the following information for each vehicle that is towed under the provisions of this chapter: (1) The written authorization for the tow; (2) The date and time that the vehicle was towed; (3) The date and time that the vehicle entered and left the facility at which it was placed for storage; (4) The towing fees, storage fees, and any other fees actually charged; and (5) Any pictures or other records obtained pursuant to Bloomington Municipal Code Section 4.32.100(d)(4).

(b) Records under subsection (a) shall be maintained for a period of two years from the date of each tow, and shall be made available for inspection by the city during normal business hours.

(Ord. No. 20-03, § 1, 2-19-2020)

#### **4.32.160 - Penalties, revocation of license.**

(a) Any person, partnership, limited liability company or corporation which violates any provision of this chapter, shall be subject to the following penalties:

(1) Engaging in non-consensual towing within the City of Bloomington corporate boundaries without a non-consensual tow business license:

(A) First offense within a twelve-month period: \$2,500.00.

(B) Second offense within any twelve-month period: \$5,000.00.

(C) Third offense, or each thereafter, within any twelve-month period: \$7,500.00.

(2) Failure to comply with any other provision of this chapter:

(A) First offense: \$1,250.00.

(B) Second offense within any twelve-month period: \$2,500.00.

(C) Third offense, or each thereafter, within any twelve-month period: \$5,000.00.



(b) In addition, the license administrator with the city's department of economic and sustainable development may, after notice and hearing before the city's board of public works, suspend or revoke, by written order, any license issued hereunder if the board of public works finds:

- (1) The licensee has violated any provision of this chapter or any rule or regulation lawfully made under and within the authority of this chapter;
- (2) The licensee is operating the non-consensual towing company licensed under this chapter in a manner contrary to any federal, state or local law; or
- (3) Any fact or condition exists which, if it had existed at the time of the original application for such license, would have permitted the city to refuse originally to issue such license.

(c) Any person charged with violating the provisions of this chapter may be issued an official warning. If an official warning is issued it shall be considered as affording the violator one opportunity to comply with this chapter's provisions.

(Ord. No. 20-03, § 1, 2-19-2020)

**4.32.170 - Appeal.**

Any applicant or licensee aggrieved by the action of the license administrator in the denial, suspension or revocation of a license or any person who is issued a citation shall have the right of appeal to the board of public works. Such appeal shall be taken by filing a written statement setting forth fully the grounds for the appeal with the board of public works within ten business days of the action complained of. The decision and order of the board of public works on such appeal shall be final and conclusive.

(Ord. No. 20-03, § 1, 2-19-2020)



**ORDINANCE 2025 - 20**  
**TO AMEND TITLE 15 OF THE BLOOMINGTON MUNICIPAL CODE:**  
**Updating Permissible Towing and Storage fees for Authorized Towing Services in**  
**15.48**

WHEREAS, In 2019, the City of Bloomington (hereafter “City”) passed Ordinance 19-07, which updated the maximum fees that authorized towing services were permitted to charge for its tows initiated at the request of the City; and,

WHEREAS, The City has not updated said fee since Ordinance 19-07 was passed more than five years ago.

WHEREAS, The maximum rates authorized towing services may charge for city-initiated tows are out of line with those permitted by Monroe County and the Indiana State Police.

WHEREAS, That the fees for showing up, towing, and storage are outdated and should be amended to reflect more accurately the cost associated with removal and tow services, and current market pricing.

WHEREAS, The cost of heavy tow services pursuant to police contract to now be reflected in this chapter.

WHEREAS, The proposed amendment to Title 15 Chapter 15.48, and 15.52 has been duly considered by the Common Council of the City of Bloomington.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. Section 15.48.030 of the Bloomington Municipal Code Section (Towing and storage charges) shall be deleted in its entirety and replaced as follows:

**15.48.030 – Towing and storage charges**

The maximum amount that an authorized towing service may charge for hooking up, towing, or removing a vehicle under this chapter may not exceed \$150.00, except where special treatment may be required. Special treatment that includes the use of dollies or skates may not exceed an additional \$50.00. Special treatment that includes the use of winching may not exceed \$150.00. The maximum amount that may be charged for storage of vehicles shall not exceed \$30.00 per day. The storage fee may begin to accrue after 12 hours have passed since the vehicle arrived at the storage facility. That the storage fee may incorporate additional fee of not to exceed \$75.00 if pick up is made outside of business hours.

SECTION 2. Bloomington Municipal Code Section 15.52.060 (Maximum Towing and Storage charges) shall be is deleted in its entirety and replaced as follows:

**15.52.060 – Maximum towing and storage charges**

The maximum amount that an authorized towing service may charge for hooking up, towing, or removing a vehicle under this chapter may not exceed \$150.00, except where special treatment may be required. Special treatment that includes the use of dollies or skates may not exceed an additional \$50.00. Special treatment that includes the use of winching may not exceed \$150.00. The maximum amount that may be charged for storage of vehicles shall not exceed \$30.00 per day. The storage fee may begin to accrue after 12 hours have passed since the vehicle arrived at the storage facility. That the storage fee may incorporate additional fee of not to exceed \$75.00 if pick up is made outside of business hours.

SECTION 3: Bloomington Municipal Code Section 15.52.065 (Release of Vehicle) shall be amended by removal of the following:

**15.52.065 – Release of vehicle**

(2) Payment of twenty percent of the fees and execution of payment agreement for the fee balance.

SECTION 4. Bloomington Municipal Code Section 15.52.070 (Towing contracts) shall be amended by adding language as follows:

**15.52.070 – Towing Contracts**

Towing facilitated pursuant to a police contract shall have a show up fee of \$100.00 and the cost of a Heavy Tow for vehicles weighing more than 10001 pounds shall include an additional fee of \$450.00

SECTION 5. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 6. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington, approval of the Mayor and all other requirements of the Indiana Code.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Hopi Stosberg, President  
Bloomington Common Council

ATTEST:

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Kerry Thompson, Mayor  
City of Bloomington

## SYNOPSIS

Ordinance 2025- 20 updates the maximum fees authorized towing services may charge when performing city-initiated tows. At present, the City does not implement any show up fee, and has a maximum towing fee of \$135.00, except where special treatment may be required. Special treatment includes dollying but does not include skates. Storage is currently set at a maximum fee of \$25.00 per day. Tow pursuant to police contract does not take into consideration a show up fee or heavy tows and the need for a larger wrecker. Therefore title 15 has fallen out of line with maximum fees permissible by other agencies, such as Indiana University, and Monroe County and should therefore be updated and amended.

## MEMORANDUM

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TO: Bloomington Common Council  
FROM: Enedina Kassamian, Esq.  
CC: Lisa Lehner, Council Attorney  
RE: Amendment to Bloomington Municipal Code Chapters 15.48.010

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The Bloomington Police Department and contracted Bloomington towing companies in consideration of current and future towing contracts are now proposing a change in title fifteen of the Bloomington Municipal Code as to all costs related to towing while taking into account the unique criteria of city initiated tows, and storage and fees. The purpose of the change is to align the city initiated tow fees with that of Monroe County, State of Indiana, and Indiana University. Additionally, the change will take into account the additional costs related to heavy tows and adjust the timeframe at which storage fees will begin to accrue. The towing fees have not been updated since 2016, roughly nine years ago and the costs associated with the towing operation has increased. The proposed changes should not have any fiscal impact, as implementing proposed legislation will not require any additional resources, nor produce any savings, nor create any revenue impact.

**15.48.010 - General provisions.**

(a) Vehicles parked in any of the following circumstances are declared public nuisances and shall be subject to removal and impoundment in accordance with this chapter, as well as any fines set by state law or city ordinance:

(1) Any vehicle located in such a manner as to constitute a hazard or impediment to the free movement of pedestrian or vehicular traffic;

(2) Any vehicle parked in a fire lane in violation of Section 15.32.160 of this Code;

(3) Any vehicle upon which there is a police department hold;

(4) Any vehicle whose operator is unable to move such vehicle due to the person's arrest or other incapacity;

(5) Any vehicle parked in a duly authorized residential parking permit area without permission of the permit holder after complaint to the Bloomington police department, in violation of Chapter 15.36 of this Code;

(6) Any vehicle parked in a leased stall in a municipal parking facility without displaying the proper permit for that stall for which the parking services director, or his or her designee, has determined the displaying of a permit is required, or any vehicle in violation of Section 15.40.060 (j) of this Code;

(7) Any vehicle parked in violation of the snow removal, street repair and street cleaning provisions of Section 15.32.050 of this Code;

(8) Any vehicle which has accumulated six or more unpaid citations. The owner of the vehicle must provide proof that the parking citations have been paid before the vehicle will be released. Parking officials will provide notice to the vehicle owner when issuing a fifth parking citation to the owner who has four unpaid citations.

(9) Any vehicle required to be registered under Indiana Code 9-18-2 which does not have the proper registration or license plates attached;

(10) Any vehicle parked on the east or west side of Hinkle Road, or on its shoulders, between the corner of Hinkle and Headley Roads and a point on Hinkle Road approximately .85 miles north of the corner of Headley and Hinkle Roads, as posted, corresponding and limited to corporate municipal jurisdiction over Hinkle Road;

(11) Any vehicle in a city parks and recreation parking lot in violation of Bloomington Municipal Code Section 15.40.025(b);

(12) Any vehicle parked in a city employee parking area in violation of any of the provisions of Bloomington Municipal Code Chapter 15.38;

(13) Any vehicle parked in violation of any of the provisions of Bloomington Municipal Code Section 15.40.050 regarding city hall visitor parking.

(14) Any vehicle parked in an unregulated parking location at a time that parking is prohibited by a posted "No Parking" sign. Notice shall be posted at least seventy-two hours before this parking restriction becomes effective, except when an emergency requires immediate action.

(15)Any vehicle parked in a regulated parking space at a time that parking is prohibited by a posted "No Parking" sign. Notice shall be posted at least twenty-four hours before the parking restriction becomes effective at any regulated parking space in the public right of way, except when an emergency requires immediate action.

(16)Any vehicle parked adjacent to a yellow-painted curb; and

(17)Equipment or machinery, whether self-propelled or towed, parked on a public street without prior approval from the parking services director, or his or her designee, and in violation of Section 15.32.060.(b)When any vehicle is parked in any of the circumstances enumerated in subsection (a) of this section, such fact shall be prima facie evidence that the owner is chargeable for the violation.

(Ord. 08-19 §§ 41 (part), 42—48, 2008; Ord. 07-05 § 10, 2007; Ord. 04-14 §§ 26, 27, 2004; Ord. 03-38 §§ 7, 8, 2003; Ord. 91-50 §§ 5, 6, 1991; Ord. 88-7 § 2, 1988; Ord. 83-23 § 3, 1983; Ord. 82-1 § 1 (part), 1982).

(Ord. No. 11-07, §§ 23, 24, 8-3-2011; Ord. No. 16-14, § 12, 7-12-2016; Ord. No. 18-11, §§ 31, 32, 9-19-2018; Ord. No. 21-26, § 4, 5-5-2021)

#### **15.48.020 - Removal and impoundment procedure.**

(a)Any officer of the Bloomington Police Department or parking enforcement officer discovering a public nuisance as described in Section 15.48.010 shall cause the vehicle to be removed by an authorized towing service. When the owner or operator of a motor vehicle appears personally at the site of the tow before the vehicle is in the process of being towed, the vehicle shall not be towed nor shall any fee be charged. However, when the owner or operator of a motor vehicle arrives at the site of the tow when the vehicle is already in the process of being towed, the authorized towing service shall give the owner or operator either oral or written notification that the owner or operator may pay a fee in the amount that is not greater than half of the amount of the fee the authorized towing service would normally charge for the immediate release of a motor vehicle. For purposes of this section, a motor vehicle is in the process of being towed when it is attached to the tow truck and at least two tires of the vehicle are off the ground.

(b)A vehicle towed under this chapter shall be available to be claimed within sixty minutes of its arrival at a vehicle storage facility, and the vehicle shall be released promptly upon demonstration of proof of ownership, such as title or registration of vehicle and either:

(1)Payments of fees, including an administrative towing fee of \$25.00 to the City of Bloomington for towing of vehicles for reserved parking violations and outstanding citation violations.

(2)Payment of twenty percent of the fees and execution of a payment agreement for the fee balance.

(Ord. 08-19 § 41 (part), 2008; Ord. 82-1 § 1 (part), 1982).

(Ord. No. 11-03, § 7, 4-6-2011; Ord. No. 14-11, § 142, 7-2-2014; Ord. No. 20-10, § 1, 6-3-2020; Ord. No. 22-20, § 10, 8-3-2022)

#### **15.48.030 - Towing and storage charges.**

~~The maximum amount that an authorized towing service may charge for hooking up, towing or removing a vehicle under this chapter may not exceed \$135.00, except where special treatment may be required. Special treatment, including dollying, may not exceed an additional \$25.00. The maximum amount that may be charged for storage of vehicles shall not exceed \$25.00 per day. The storage fee may not begin to accrue until twenty-four hours have passed since the vehicle arrived at the storage facility.~~



The maximum amount that an authorized towing service may charge for hooking up, towing, or removing a vehicle under this chapter may not exceed \$150.00, except where special treatment may be required. Special treatment that includes the use of dollies or skates may not exceed an additional \$50.00. Special treatment that includes the use of winching may not exceed \$150.00. The maximum amount that may be charged for storage of vehicles shall not exceed \$30.00 per day. The storage fee may begin to accrue after 12 hours have passed since the vehicle arrived at the storage facility. That the storage fee may incorporate additional fee of not to exceed \$75.00 if pick up is made outside of business hours.

(Ord. 01-33 § 1, 2001; Ord. 96-43 § 1, 1996; Ord. 93-01 § 1, 1993; Ord. 88-43 § 1, 1988; Ord. 82-1 § 1 (part), 1982).

(Ord. No. 19-07, § 1, 3-20-2019; Ord. No. 20-10, § 2, 6-3-2020)

**15.48.040 - Disposal of impounded vehicles.**

Impounded vehicles shall be disposed of in accordance with the provisions of Chapter 15.52 of this code and Indiana Code 9-22-1-5.

(Ord. 91-50 § 7, 1991; Ord. 82-1 § 1 (part), 1982).

**15.48.050 - Liability for loss or damage.**

Neither the owner, lessee, or occupant of the property from which a vehicle is removed, nor the police department or authorized towing service is liable for loss or damage to the vehicle during its removal or storage.

(Ord. 82-1 § 1 (part), 1982).

15.48.070 - Reserved.

Editor's note— Ord. No. 21-44, § 4, adopted Nov. 19, 2021, repealed § 15.48.070, which pertained to administrative fee and derived from Ord. No. 12-23, adopted

**15.52.010 - Applicability.**

(a) This chapter shall apply to vehicles in possession of persons other than owners of the vehicles and to abandoned vehicles as defined in Chapter 15.04. (b) This chapter shall not apply to any vehicle: (1) In operable condition specifically adapted or constructed for operation on privately owned raceways; (2) Stored as the property of a member of the armed forces of the United States who is on active duty assignment; (3) Located on a vehicle sale lot or at a commercial vehicle servicing facility; (4) Located upon property licensed or zoned as an automobile scrapyard; or (5) Registered and licensed under Indiana Code 9-18-12 as an antique vehicle.

(Ord. 08-19 § 49, 2008; Ord. 91-50 § 8, 1991; Ord. 82-1 § 1 (part), 1982).

**15.52.020 - Responsibility of owner.**

The owner of an abandoned vehicle is responsible for the abandonment and is liable for all of the costs incidental to the removal, storage, and disposal of the vehicle or its parts.

(Ord. 89-30 § 4, 1989; Ord. 82-1 § 1 (part), 1982).

**15.52.030 - Vehicles in possession of person other than owner.**

When a police officer discovers a vehicle in the possession of a person other than the owner and the person cannot establish his/her right to the possession of that vehicle, the police officer shall act in accordance with Indiana Code 9-22-1-5.

(Ord. 08-19 § 50, 2008; Ord. 82-1 § 1 (part), 1982).

**15.52.040 - Removal of abandoned vehicles.**

(a) An officer or parking enforcement officer who finds a vehicle or parts believed to be abandoned shall attach in a prominent place a notice tag containing the following information:

(1) The date, time, officer's or parking enforcement officer's name, city police department, and address and telephone number to contact for information.

(2) That the vehicle or parts are considered abandoned.

(3) That the vehicle or parts will be removed after seventy-two hours.

(4) That the owner will be held responsible for all costs incidental to the removal, storage, and disposal of the vehicle or parts.

(5) That the owner may avoid costs by removal of the vehicle or parts within seventy-two hours.

(b) If the tagged vehicle or parts are not removed within the seventy-two hour period, the police officer or parking enforcement officer shall prepare a written abandoned vehicle report in accordance with Indiana Code Section 9-22-1-12.

(c) If, in the opinion of the officer or parking enforcement officer, the market value of the abandoned vehicle or parts is less than \$750.00, the officer or parking enforcement officer shall immediately dispose of the vehicle to a storage yard. A copy of the abandoned vehicle report and photographs relating to the abandoned vehicle shall be forwarded to the bureau. The police department shall retain the original records and photographs for at least two years.

(d) If, in the opinion of the officer or parking enforcement officer, the market value of the abandoned vehicle or parts is \$750.00 or more, the officer or parking enforcement officer, before placing a notice tag on the vehicle or parts, shall make a reasonable effort to ascertain the owner or person who may be in control of the vehicle or parts. After seventy-two hours, the officer or parking enforcement officer shall require the vehicle or parts to be towed to a storage area.

(Ord. 08-19 §§ 51—54, 2008; Ord. 82-1 § 1 (part), 1982).

(Ord. No. 17-22, § 13, 5-17-2017)

**15.52.060 - Maximum towing and storage charges.**

~~The maximum amount that an authorized towing service may charge for hooking up, towing or removing a vehicle under this chapter may not exceed \$135.00, except where special treatment may be required. Special treatment, including dollying, may not exceed an additional \$25.00. The maximum amount that may be charged for storage of vehicles shall not exceed \$25.00 per day. The storage fee may not begin to accrue until twenty-four hours have passed since the vehicle arrived at the storage facility.~~

The maximum amount that an authorized towing service may charge for hooking up, towing, or removing a vehicle under this chapter may not exceed \$150.00, except where special treatment may be required. Special treatment that includes the use of dollies or skates may not exceed an additional \$50.00. Special treatment that includes the use of winching may not exceed \$150.00. The maximum amount that may be charged for storage of vehicles shall not exceed \$30.00 per day. The storage fee may begin to accrue after 12 hours have passed since the vehicle arrived at the storage facility. That the storage fee may incorporate additional fee of not to exceed \$75.00 if pick up is made outside of business hours.

(Ord. 01-33 § 2, 2001; Ord. 96-43 § 2, 1996; Ord. 93-01 § 2, 1993; Ord. 88-43 § 2, 1988; Ord. 82-1 § 1 (part), 1982).

(Ord. No. 17-22, § 14, 5-17-2017; Ord. No. 19-07, § 2, 3-20-2019; Ord. No. 20-10, § 3, 6-3-2020)

**15.52.065 - Release of vehicle.**

A vehicle towed under this chapter shall be available to be claimed within sixty minutes of its arrival at a vehicle storage facility, and the vehicle shall be released promptly upon demonstration of proof of ownership, such as title or registration of vehicle and either:

(1) Payment of fees; or

~~(2) Payment of twenty percent of the fees and execution of a payment agreement for the fee balance.~~

(Ord. No. 20-10, § 4, 6-3-2020)

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**15.52.070 - Towing contracts.**

To facilitate the removal of abandoned vehicles or parts or vehicles declared public nuisances, the police department may enter into towing contracts or agreements for the removal and storage of abandoned vehicles and parts. Towing facilitated pursuant to a police contract shall have a show up fee of \$100.00 and the cost of a Heavy Tow for vehicles weighing more than 10001 pounds shall include an additional fee of \$450.00.

(Ord. 82-1 § 1 (part), 1982).

**15.52.080 - Liability for loss or damage.**

Neither the owner, lessee, or occupant of the property from which an abandoned vehicle or parts are removed nor the police department, authorized towing service, or automobile scrapyard is liable for loss or damage to the vehicle or parts occurring during its removal, storage, or disposition.

(Ord. 82-1 § 1 (part), 1982).



## MEMO FROM COUNCIL ADMINISTRATOR/ATTORNEY ON:

### **Ordinance 2025-16 – To Vacate Public Parcel – Re: A 20-Foot Wide Alley Segment Located in the Southern Half of the Alley Between West 10<sup>th</sup> Street and West Maker Way (The Mill, Petitioner; City of Bloomington Redevelopment Commission, Owner)**

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#### **Synopsis**

The Petitioner, The Mill, and the Owner, City of Bloomington Redevelopment Commission, request vacation of an alley right-of-way that is used as part of a parking lot north of the Trades District Parking Garage to facilitate the development of the Trades District. The alley is oriented north-south and is roughly the southern half of the alley between Tenth Street and Maker Way.

#### **Relevant Materials**

- [Ordinance 2025-16](#)
- Staff Memo from Corporation Council
- Resolution 25-38 of the Redevelopment Commission of the City of Bloomington and its Attachments
- Memorandum of Planning Review from David Hittle, AICP Planning and Transportation Director
- Petition for Vacation of Public Right-of-Way
- Memorandum in Support of Petition
- Legal Description and Survey
- List of Abutting Property Owners

#### **Summary**

[Ordinance 2025-16](#) proposes to vacate a portion of the 20 foot wide platted alley right-of-way to improve the overall design and functionality of a related hotel project. The attached materials describe the nature and background of this vacation.

#### **Indiana Law**

Vacations of rights-of-way are governed by procedures contained in [IC § 36-7-3 et seq.](#) This chapter of the Indiana Code creates a process whereby the Council as legislative body may vacate a public right-of-way. The process is robust, as Council's decision potentially affects rights regarding utilities and street access, among other things, of abutting property owners and of the public. The process begins with the filing of a Petition by the property owner with the Council as the legislative body pursuant to Section 36-7-3-12. The Petition must state the "circumstances of the case", must specifically describe the property to be vacated, and must provide the names and addresses of the abutting property owners. A survey is needed to provide this information to Council. Supporting documentation may be found in the documents attached to the Petition.



The Council shall hold a hearing on the Petition within 30 days of its receipt. The hearing currently is scheduled on May 7, 2025, within 30 days of Council's receipt of the Petition. The Clerk shall give notice of the Petition and of the time and place of the hearing in the manner prescribed in [IC 5-3-1](#) and by certified mail to each owner of land that abuts the property proposed to be vacated.

Pursuant to [IC 36-7-3-13](#), at the hearing on May 7, 2025, any person aggrieved by the proposed vacation may object to it, but only on one (1) or more of the following grounds:

- (1) The vacation would hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.
- (2) The vacation would make access to the lands of the aggrieved person by means of public way difficult or inconvenient.
- (3) The vacation would hinder the public's access to a church, school, or other public building or place.
- (4) The vacation would hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous.

Additionally, Council must deny the Petition if:

- (1) the lands of the aggrieved person do not abut any other public way other than the public way to which the vacation petition applies; or
- (2) the vacation of the public way would cause the lands of the aggrieved person to become landlocked with no other convenient or reasonable means of ingress or egress via another public way.

It appears that the adjacent properties abut other public ways and that there are other means of ingress and egress via public way; however, these are factors for the Council to review during the hearing on May 7, 2025.

After the hearing on the Petition, the Council may, by ordinance, vacate the public way or public place. The Clerk shall furnish a copy of the ordinance to the County Recorder for recording and to the County Auditor. Within 30 days after the adoption of a vacation ordinance, any aggrieved person may appeal the ordinance to Monroe County's Circuit Court. The court may award damages.

### **Local Law**

In addition to state law requirements, Bloomington has adopted local procedures and a criteria for public right-of-way vacations. The Criteria are identified in Public Right of Way Vacations: Procedure and Criteria for Common Council Review, adopted by Council in [Resolution 87-2](#), below.

The vacation process typically begins with a pre-petition review of an application submitted to the Planning and Transportation Department. Pre-petition materials submitted by the petitioner are reviewed, and all utility services, safety services, and the Board of Public Works are notified of the proposed action. Upon completion of the pre-



petition review, staff will make a recommendation on the request. David Hittle has provided a Memo recommending that the Council vacate of the right-of-way as requested in the Petition.

### **Hearing**

In response to the receipt of the Petition by the Council's Office, a hearing has been scheduled on May 7, 2025 during Council's regular meeting beginning at 6:30pm. Remonstrances and objections must be heard then.

Objections or grounds for remonstrations are generally limited to questions of access, use of public ways, and the orderly development of the neighborhood or unit as a whole. (See IC § 36-7-3-13).

### **Criteria**

The Council's action to vacate a right-of-way must be done in the public interest. In [Resolution 87-02](#), the Council adopted the following criteria to guide its review of a request for right-of-way vacation:

1. **Current Status – Access to Property:** the current utilization of the right-of-way in question – as a means of providing vehicular or pedestrian access to private property, churches, schools, or other public places, for public utility or drainage purposes, or for other public purpose.
2. **Necessity for Growth of the City:**
  - a. **Future Status –** the future potential for public utilization, possible future need for the right-of-way due to future changes in land use;
  - b. **Proposed Private Ownership Utilization –** the proposed utilization of parcel in question if it reverts to private ownership, potential for increased benefit to the City under private ownership (does the proposed use contribute to the orderly growth of the City);
  - c. **Compliance with regulations –** the effect of vacation upon compliance with all applicable regulations: subdivision, zoning, access control, off-street parking (does the vacation present a non-compliance problem or hinder future compliance upon anticipated development or change of use?);
  - d. **Relation to Plans –** the relationship of vacation with the Master Plan, Thoroughfare Plan, Neighborhood Plans, or any special studies that might apply.

The Memo in Support of the Petition, attached, speaks to these Criteria. The Planning and Transportation Director recommended approval of the vacation in his Memo, which is included in the packet materials.



**City of Bloomington Indiana**

City Hall | 401 N. Morton St. | Post Office Box 100 | Bloomington, Indiana 47402

Office of the Common Council | (812) 349-3409 | Fax: (812) 349-3570 | email: [council@bloomington.in.gov](mailto:council@bloomington.in.gov)

In the event the Council adopts Ordinance 2025-16, the Clerk must then file a copy with the County Recorder and the County Auditor.

**Contact**

David Hittle, Director Planning and Transportation, [david.hittle@bloomington.in.gov](mailto:david.hittle@bloomington.in.gov), (812) 349-3566



**ORDINANCE 2025-16**

**TO VACATE PUBLIC PARCEL**

**Re: A 20-Foot Wide Alley Segment Located in the  
Southern Half of the Alley Between West 10th Street and West Maker Way  
(The Mill, Petitioner; City of Bloomington Redevelopment Commission, Owner)**

WHEREAS, Ind. Code § 36-7-3-12 authorizes the Common Council to vacate public ways and places upon petition of persons who own or are interested in lots contiguous to those public ways and places; and

WHEREAS, on September 67, 2011, the City of Bloomington Redevelopment Commission purchased the real estate abutting the alley referred to herein from Indiana University and redeveloped it as part of the Trades District; and

WHEREAS, The Mill is interested in furthering the development of a hotel project on the parcels of real estate abutting the alley and said alley would negatively impact the development and cause increased costs to development and hinder the overall design and appearance of the hotel; and

WHEREAS, on March 17, 2025, the City of Bloomington Redevelopment Commission expressed its support for the vacation of the alley as set forth in their Resolution 25-38, entitled “Approval to Petition the Bloomington City Council for the Vacation of a Portion of an Alley in the Trades District”, which is attached hereto and incorporated herein; and

WHEREAS, the City of Bloomington Redevelopment Commission, has obtained a survey of the alley requesting to be vacated which is more particularly described below; and

WHEREAS, pursuant to I.C. § 36-7-3-12(c), the City Clerk has provided notice to owners of abutting property and published notice of the public hearing on this matter, which will be held during the Common Council Regular Session meeting on Wednesday, May 7, 2025, at 6:30 p.m. in the Council Chambers, Room 115, of City Hall, 401 North Morton Street, Bloomington, Indiana; and,

WHEREAS, pursuant to I.C. § 36-7-3-12, upon vacation the City Clerk shall furnish a copy of this ordinance to the County Recorder for recording and to the County Auditor;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. Through the authority of I.C. § 36-7-3-12, one (1) City owned property shall be vacated as described below:

A part of the Trades District Lot 2 Amendment Final Plat as recorded in Instrument Number 2023002418 in the Monroe County, Indiana, Recorder's Office, being that 0.07 acre tract of land shown on an alley vacation exhibit certified by Christopher L. Porter, LS21200022 on April 4, 2025, as part of Bledsoe Riggert Cooper & James, Inc., Job Number 10982 (all references to monuments and courses herein are as shown on said plat of survey), described as follows:

Beginning at a railroad spike marking the southwest corner of Lot 2B of said Trades District Lot 2 Amendment Final Plat; thence along the west line of said Lot 2B, NORTH 00 degrees 00 minutes 50 seconds EAST a distance of 157.84 feet to a Mag nail marking the northwest corner of said Lot 2B; thence leaving said west line and

along the extended north line of said Lot 2B, NORTH 89 degrees 59 minutes 10 seconds WEST a distance of 20.00 feet to a Mag nail on the east line of Lot 1 of said Trades District Lot 2 Amendment Final Plat; thence leaving said extended north line and along said east line, SOUTH 00 degrees 00 minutes 50 seconds WEST a distance of 155.34 feet to a railroad spike marking the southeast corner of said Lot 1; thence leaving said east line and along a non-tangent curve to the left having a radius of 112.50 feet, a chord bearing of SOUTH 82 degrees 53 minutes 10 seconds EAST, a chord length of 20.15 feet, and an arc length of 20.18 feet, to the Point of Beginning, containing 0.07 acre, more or less.

SECTION 2. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 3. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 7th day of May, 2025.

\_\_\_\_\_  
HOPI STOSBERG, Council President  
City of Bloomington

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this \_\_\_\_\_ day of May, 2025.

\_\_\_\_\_  
KERRY THOMSON, Mayor  
City of Bloomington

#### SYNOPSIS

The Petitioner, The Mill, and the Owner, City of Bloomington Redevelopment Commission, requests vacation of an alley right-of-way that is used as part of a parking lot north of the Trades District Parking Garage to facilitate the development of the Trades District. The alley is oriented north-south and is roughly the southern half of the alley between Tenth Street and Maker Way.

City Attorney  
Audrey Brittingham

**Memorandum**

TO: Members of the Bloomington Common Council  
FROM: Margie Rice, Corporation Counsel and Dana Kerr, Assistant City Attorney  
CC: Lisa Lehner, City Council Administrator/Attorney  
Anna Killion-Hanson, Housing and Neighborhood Development (HAND) Director, as staff for the City of Bloomington Redevelopment Commission  
John Fernandez, Interim Executive Director, The Mill  
DATE: April 11, 2025

The City of Bloomington Redevelopment Commission (“RDC”) owns real property in the Bloomington Technology Park, known as the Trades District, including two parcels of real property intended to be sold for development of a hotel. In 2024, the RDC approved resolutions related to the transfer of real property to Alluinn IU, to facilitate the hotel development. Former Mayor John Fernandez has been retained to and is working with the RDC, City staff, developers, Indiana University, and other interested parties to build out and develop the Trades District.

There is an existing, public alley located between the two parcels of real property that will be ultimately conveyed to Alluinn IU Trades District Hotel, LLC and/or their partners, per the RDC resolutions.

Those parcels are 53-05-32-100-035.001-005 (Lot 1) and 53-05-32-100-035.012-005 (Lot 2B), as identified on a survey prepared by Bledsoe Riggert Cooper James.

In order to avoid building over the existing alley, which could hinder development of and increase costs for the hotel, and could create an unintended safety concern, the RDC authorized the petition to vacate a portion of the alley.

City staff and John Fernandez have worked together to submit a Petition For Vacation of Public Right-of-Way, obtain a survey describing the portion of the alley to be vacated, and to prepare materials for consideration by the Common Council of the City of Bloomington (“Common Council”). Indiana Code 36-7-3 et seq. gives the Common Council the authority to vacate the alley, as it is a public right of way.

The first reading of proposed Ordinance 25-16, requesting vacation of a portion of the alley, is expected to be heard at a public hearing on May 7, 2025. A notice will be published by the City of Bloomington Clerk Nicole Bolden at least ten (10) days prior to the hearing so that all interested parties may comment. The abutting land owners include the RDC and the Trades District Development LLC.

Please reach out to the City of Bloomington Legal Department if you have questions or need additional information. Thank you for your consideration.

**25-38  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON INDIANA**

**APPROVAL TO PETITION THE BLOOMINGTON CITY COUNCIL  
FOR THE VACATION OF A PORTION OF AN ALLEY  
IN THE TRADES DISTRICT**


- WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) owns property within the 65-acre Bloomington Certified Technology Park known as the Trades District; and
- WHEREAS, on June 16, 2015, the RDC approved Resolution 15-32, approving a Project Review and Approval Form regarding the statutory requirements and other administrative steps needed in order to transfer RDC-owned properties within the Trades District to new owners; and,
- WHEREAS, in 2018, work was completed on infrastructure improvements and the renovation of the Dimension Mill to further the redevelopment the Trades District; and,
- WHEREAS, the RDC authorized a notice of offering for the Trades District parcels in Resolution 23-47 pursuant to Indiana Code § 36-7-14-22; and,
- WHEREAS, the RDC, in Resolution 24-40, approved a letter of intent with Alluinn IU & Pure Development, Inc.; and,
- WHEREAS, the RDC, in Resolution 24-78, approved a conveyance Agreement with Alluinn IU Trades District Hotel LLC, an Illinois limited liability (“Alluinn IU”); and,
- WHEREAS, Trades District Amendment 1 Lot 1 (Parcel ID 53-05-32-100-035.001-005) and Trades District Lot 2 Amendment Lot 2B-1 (Parcel ID 53-05-32-100-035.012-005) are a portion of the real estate to be conveyed to Alluinn IU; and,
- WHEREAS, a platted alley exists between said lots; and,
- WHEREAS, the presence of said alley would significantly hinder Alluinn IU’s development of a hotel on the real estate to be conveyed; and,
- WHEREAS, Indiana Code 36-7-3-12 allows the owner(s) of property that abuts a public way to petition a legislative body who, after a hearing, may pass an ordinance to vacate the public way; and,
- WHEREAS, Indiana Code 36-7-3-12(b)(2) requires the property to be vacated to be specifically described and therefore a survey is necessary for the vacation process; and,


WHEREAS, the RDC has determined that the vacation of said alley (the "Project") would significantly benefit the continued redevelopment of the Trades District and would thus further the public's best interests.

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The RDC supports the Project and reiterates that it serves the public's best interests.
2. The RDC approves the agreement for professional services, to wit a survey, with Bledsoe Riggert Cooper James, Inc. that has been attached to this Resolution as Exhibit A.
3. The RDC authorizes staff to perform all activities and prepare and execute all documentation to proceed with the petition to the Bloomington Common Council for vacation of the alley described herein.
4. The RDC authorizes RDC President Deborah Myerson to sign any and all documentation necessary to achieve vacation of said alley.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

  
\_\_\_\_\_  
Deborah Myerson, President

ATTEST:  
  
\_\_\_\_\_  
John West, Secretary

3/17/2025  
\_\_\_\_\_  
Date

March 7, 2025

Anna Killion-Hanson  
City of Bloomington Department of Housing and Neighborhood Development  
401 North Morton, Suite 130  
Bloomington, IN 47404  
anna.killionhanson@bloomington.in.gov  
812-349-3420

**Re: Trades District Alley Vacation - Bloomington, Indiana**

Bledsoe Riggert Cooper James, Inc. (BRCJ) is pleased to present this professional surveying services proposal for the Trades District in Bloomington, Indiana.

We propose to prepare an exhibit with a legal description for use in vacating the portion of the alley that runs north and south between 10<sup>th</sup> Street and Maker's Way as shown approximately outlined in yellow on the included Proposed Survey Exhibits, also being between Lots 1 and 2B of the Trades District Lot 2 Final Plat Amendment recorded as Instrument Number 2023002418 in the Monroe County Recorder's Office. We propose to perform this service on an hourly basis, based on the included Hourly Fee Schedule, for a fee **not to exceed \$1,500.00**.

Work not included in the scope of services above will be provided at the hourly rates shown on the included Hourly Fee Schedule or by an approved lump sum fee proposal.

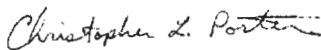
If you have any questions about this proposal, please let me know.

Term & Conditions of payment:

*You are responsible for full payment upon completion of work or invoiced by percentage of work completed. In the event of nonpayment, in addition to any other remedy allowed by law, you shall be responsible for all amounts due, including interest, reasonable attorney fees, and costs of collection incurred by BRCJ.*

*By accepting this proposal, you agree that BRCJ and its employees may access the property on which work is being completed and you will assist BRCJ, as necessary, in providing information required for the completion of BRCJ's services.*

Sincerely,



Christopher L. Porter, PS

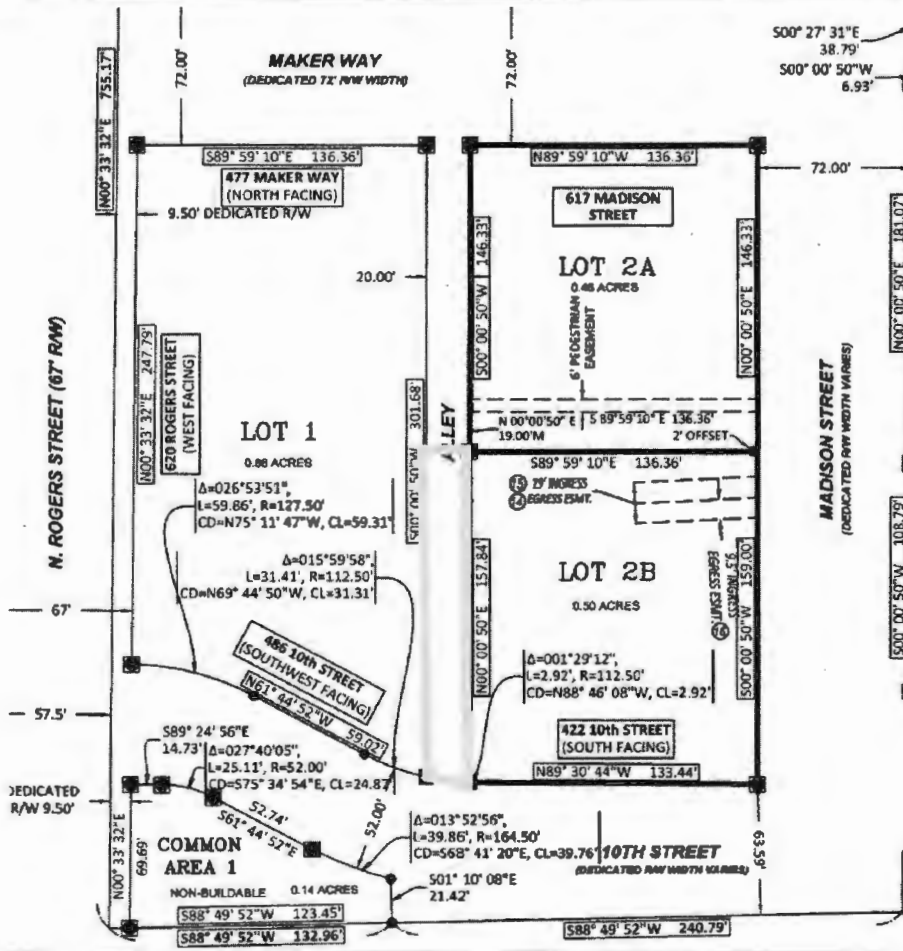
Proposal Acceptance:

Anna Killion-Hanson  
Name

Anna Killion-Hanson  
Signature

03/17/2025  
Date

PROPOSED SURVEY EXHIBITS





**HOURLY FEE SCHEDULE**

Professional Surveyor	\$ 160.00
Professional Engineer	\$ 160.00
GIS Software Engineer	\$ 140.00
Surveyor / Project Engineer / Designer / Graduate Surveyor / Graduate Engineer	\$ 110.00
Two-Man Survey Crew (Including GPS and Robotics Crew) Boundary / Topographic / Construction	\$ 160.00
Surveying Technician / Engineering Technician /CAD Tech	\$ 100.00
GIS Analyst	\$ 90.00
Clerical	\$ 70.00

*NOTE: Time charged to jobs will include any time spent traveling to and from the site.*



TO: Bloomington Redevelopment Commission  
FROM: John Fernandez, Interim Executive Director  
DATE: 16 March 2025  
SUBJECT: Petition for partial Trades District Alley Vacation

We seek support from the Bloomington Redevelopment Commission (RDC) to petition the Bloomington Common Council to partially vacate part of the platted alley running north and south between 10th Street and Makers Way for the Trades District hotel development project. This partial alley vacation is required to remove a material impediment to the hotel design and construction. Vacating this alley will benefit the continued redevelopment of the Trades District and further the public's interest.

#### **Rationale for Partial Alley Vacation**

Historically, the subject property was part of a larger parcel owned by Indiana University. An alley never existed during the university's ownership of this property. (See attached Exhibit A.) In 2023, the City approved the Trades District Lot 2 final plat amendment (See attached Exhibit B) to facilitate the construction of "The Forge". The area highlighted in 'green' is the portion of the alley that is the subject of this vacation request. The platted alley easement in Exhibit B, it should be noted, does not connect to an existing alley network to the north nor south.

Following a formal Notice of Offering for the sale of Trades District parcels, the RDC in 2024 approved a conditional real estate purchase agreement for Lot 1 & Lot 2B with Alluinn, LLC and Pure Development (Developer) for the purpose of constructing of a premium brand Trades District hotel. Developer engaged Ratio, an Indianapolis-based architectural design firm to complete "Test Fit Study" for the hotel project.

It is the collective judgement of The Mill and Developer that vacating the southern half of the alley right of way would improve the overall design and functionality of the hotel project. If the alley is not vacated, the building would need to be constructed over it. This would diminish the aesthetic appeal of the hotel design and create an unattractive pedestrian tunnel that may not feel particularly safe during the evening and early morning hours. Building over this alley would also increase the construction cost without providing private or public benefits.

The Test Fit Study suggests using the northern half of the platted alley and adding a new east/west alley to allow effective guest registration and valet parking without reducing



pedestrian flow in the Trades District (see attached Exhibit C). Note that Exhibit C is for illustration only and has not been formally submitted to the City’s planning department. This concept demonstrates how vacating the southern half of the existing alley would not harm public interest.

### **Next Steps**

Resolution RDC 25-38 serves as the initial phase of the process. If approved, the City will enlist professional services to conduct a survey necessary to produce the precise legal description of the subject property, in accordance with Indiana Code. Once the survey is completed, the Trades District hotel project team will advance the necessary legislation to the Common Council to approve this partial alley vacation petition. The Developer will include in this council legislation a detailed “fit” plan detailing the vehicular and pedestrian ingress / egress designs.

### **Adjacent Property Owners**

Indiana Code requires notice to adjacent property owners in advance of a petition to vacate an alley. The only property owner of property abutting the proposed vacation is the City of Bloomington Redevelopment Commission.

We look forward to discussing this request at the March 17, 2025, RDC meeting. In the meantime, if you have any questions, please do not hesitate to reach out.

## Exhibit A

Trades District (2012): pre-demolition of vacant IU structures



Trades District (2016): post-demolition of IU facilities



Trades District (2023): post-infrastructure construction

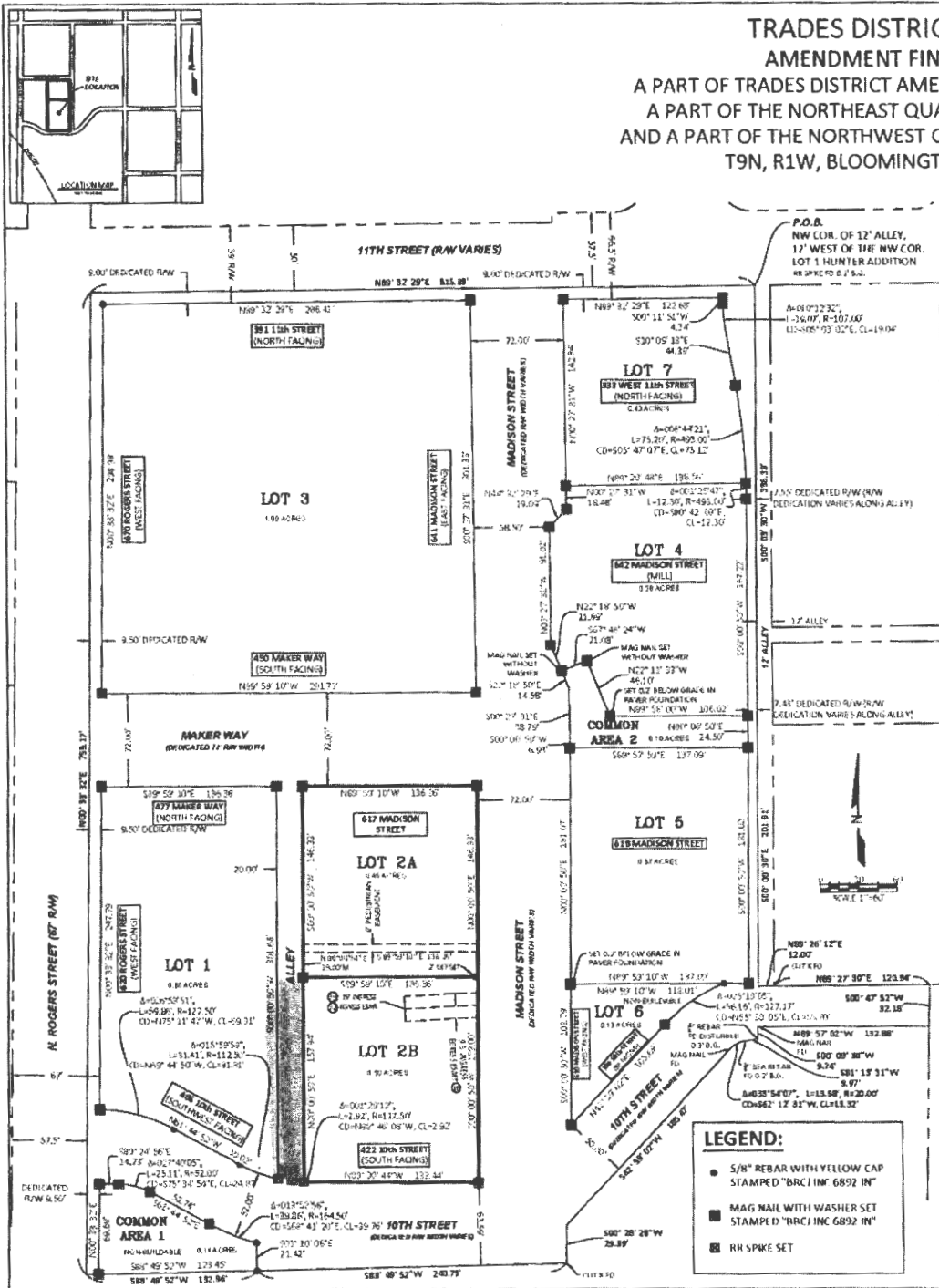


# TRADES DISTRICT LOT 2 AMENDMENT FINAL PLAT

A PART OF TRADES DISTRICT AMENDMENT 1 FINAL PLAT,  
A PART OF THE NORTHEAST QUARTER OF SECTION 32,  
AND A PART OF THE NORTHWEST QUARTER OF SECTION 33,  
T9N, R1W, BLOOMINGTON, INDIANA

RECORDER'S STAMP

SURVEYOR'S STAMP



**TRADES DISTRICT LEGAL DESCRIPTION**

A part of the Trades District Final Plat, as recorded as Instrument Number 20180106227, a part of the Northeast Quarter of Section 32, and a part of the Northwest Quarter of Section 33 of Township 9 North, Range 1 West, Monroe County, Indiana, being more particularly described as being the Trades District Amendment 1 Final Plat, certified by Matthew M. Knop, LS21200724, February 14, 2019 as Bledsoe Riggert Cooper & James, Inc., Job Number: 8120 as follows:

**BEGINNING** at the Northwest corner of a 12 foot wide alley being 12 feet west of the Northwest Corner of Lot 1 in Hunter Addition to the City of Bloomington, thence along the west line of said alley the following Two (2) courses:

- SOUTH 10 degrees 01 minutes 30 seconds WEST, 136.59 feet; thence
- SOUTH 89 degrees 05 minutes 00 seconds EAST, 201.91 feet; thence along the west line NORTH 89 degrees 26 minutes 12 seconds EAST, 17.00 feet to the north right-of-way line of 10th Street; thence NORTH 89 degrees 27 minutes 30 seconds EAST, along said north right-of-way, 120.94 feet; thence leaving said north right-of-way, SOUTH 00 degrees 47 minutes 52 seconds WEST, 32.28 feet to the south right-of-way line of 10th Street; thence along said south right-of-way the following Seven (7) courses:

- NORTH 80 degrees 57 minutes 02 seconds WEST, 132.88 feet; thence
- SOUTH 10 degrees 09 minutes 30 seconds WEST, 9.74 feet; thence
- SOUTH 81 degrees 12 minutes 31 seconds WEST, 5.97 feet to a bearing curve (convex to the southwest, having a radius of 200.00 feet, a chord bearing of SOUTH 62 degrees 12 minutes 31 seconds WEST, and a chord length of 113.32 feet; thence
- southwesterly along said curve 1.58 feet; thence
- SOUTH 142 degrees 59 minutes 00 seconds WEST, 115.47 feet; thence
- SOUTH 100 degrees 23 minutes 28 seconds WEST, 24.70 feet; thence
- SOUTH 88 degrees 49 minutes 52 seconds WEST, 74.129 feet; thence leaving said south right-of-way, SOUTH 88 degrees 49 minutes 52 seconds WEST, 172.96 feet to the east 1/2 foot right-of-way line of North Rogers Street; thence NORTH 88 degrees 49 minutes 52 seconds EAST, along said east right-of-way, 755.17 feet to the south 50 foot right-of-way line of 11th Street; thence leaving said east right-of-way, NORTH 89 degrees 42 minutes 29 seconds EAST, along said south right-of-way line of 11th Street, 115.26 feet to the Point of Beginning, containing 849 sq. ft., more or less and subject to all legal rights of way and easements.

**NOTES:**

- THE INITIAL FIELD WORK WAS PERFORMED MARCH 2014 THROUGH MARCH 2017, FOLLOWING LOT 2A AND LOT 2B AND 3A AND 3B PERFORMED APRIL 2022.
- ALL BARS ARE 5/8" INCH WITH YELLOW PLASTIC CAP STAMPED "BRCI INC 6892 IN"
- BEARING SHOWN HEREON ARE BASED UPON GRID NORTH ESTABLISHED FROM STATIC OBSERVATIONS DATED SEPTEMBER 31, 2016 AND POST-PROBLE SARU LINKING (INGS ONLINE POSITIONING USER SERVICE). REFERENCE FRAME: WAD 2011 (NAD 83) EPOCH 1700.0000. INDIANA STATE PLANE COORDINATES ZONE 1222 WEST, U.S. SURVEY FEET. THESE COORDINATES DIFFER BY AS MUCH AS 2.0 FEET FROM THE PUBLISHED DATA ESTABLISHED BY THE CITY OF BLOOMINGTON UTILITIES CONTROL MONUMENTATION SURVEY DATED APRIL 30, 1948.
- THIS PLAT IS NOT COMPLETE WITHOUT THE ASSOCIATED RE-PLACEMENT INDUSTRY SURVEY REPORT AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 20230106228.
- SEE THIS INSTRUMENT NO. 20180106227 AND INSTRUMENT NUMBER 20180106227 FOR EASEMENT INFORMATION AND ADDITIONAL REPORT OF SURVEY INFORMATION.
- THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 2 INTO LOTS 2A AND LOT 2B.

**FLOOD ZONE:**  
FEMA HAS NOT DESIGNATED THIS PROPERTY AS A SPECIAL FLOOD HAZARD AREA. PROPERTY IS LOCATED IN FLOOD ZONE: X (FLOOD INSURANCE RATE MAP NO. 18150J0140 EFFECTIVE DECEMBER 17, 2015).

OWNER/DEVELOPER	RECORD INFORMATION	ZONING
City of Bloomington Redevelopment Commission 401 West 7th Street Bloomington, IN 47404	City of Bloomington Redevelopment Commission Instrument Number 20180106228	Subject: M0-3 Adults: M1-R

**SURVEYOR'S CERTIFICATION**  
This survey was conducted according to survey requirements contained in Sections 1 through 19 of BANC 3-12.

This certification does not take into consideration additional facts that an accurate and correct site search and/or observation might disclose.

Evidence of easements have not been located in the field. All existing easements may not be shown and those shown may not be shown in their entirety on this survey drawing.

Subject to the above, I hereby certify that the survey was performed on the project shown hereon was performed either in the field or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

I HEREBY, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REFLECT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Certified this 26th day of January, 2023.

Christopher L. Porter  
Professional Surveyor No. LS2120072  
State of Indiana

**EASEMENT ITEMS AS OF MARCH 28, 2018**  
(OFFICE OF THE RECORDER OF MONROE COUNTY, IN)

- Deed Record 142, Page 480
- Deed Record 146, Page 82
- Deed Record 176, Page 60

**OWNER CERTIFICATION**

The undersigned, City of Bloomington Redevelopment Commission, being the owner of the described real estate herein, do hereby lay off and plat the same into two lots in accordance with the plat and certificate.

All additional legal rights of way shown and not previously dedicated are hereby dedicated to public use.

This plat shall be believed and designated as Trades District Lot 2 Amendment Final Plat.

In Witness Whereof, the City of Bloomington Redevelopment Commission, have caused this instrument and caused their names to be subscribed thereto, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

City of Bloomington Redevelopment Commission  
By \_\_\_\_\_  
STATE OF INDIANA, COUNTY OF MONROE  
Before me, a Notary Public, said County and State, \_\_\_\_\_ personally appeared and acknowledged the execution of this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary  
Notary Signature  
My commission expires this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
County of Residence: \_\_\_\_\_

**PLAN COMMISSION AND BOARD OF PUBLIC WORKS**

Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:

APPROVED BY THE PLAT COMMITTEE AT A MEETING HELD \_\_\_\_\_, 2023.

APPROVED BY THE CITY BOARD OF PUBLIC WORKS AT A MEETING HELD \_\_\_\_\_, 2023.

Director of Planning & Transportation Department  
Chair of Plat Committee  
President of Board of Public Works  
Member of Board of Public Works  
Member of Board of Public Works

**Bledsoe Riggert Cooper James**

**BRCJ**

LAND SURVEYING • CIVIL ENGINEERING • GCS

1951 West Tapp Road Bloomington, Indiana 47403  
Phone: 812-336-8277 Email: cporter@brcjll.com

PLAT DATED: January 26, 2023 JOB # 10982

# Exhibit C





## Memorandum of Planning Review

**To:** Bloomington Common Council

**From:** David Hittle, AICP Planning and Transportation Director

**Date:** April 7, 2025

**Re:** Trades District Alley Right-of-Way Vacation Request

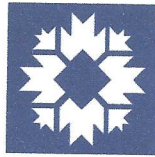
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The Mill, on behalf of the Redevelopment Commission, requests a vacation of a portion of the 20 foot wide platted alley right-of-way located north of 10<sup>th</sup> Street between Rogers and Madison Streets. The alley right-of-way runs north/south for a maximum of 157.84 feet. The request includes a proposal to plat a new east/west alley right-of-way at the terminus that would be created by the vacation, resulting in an L-shaped connection of two alley portions.

The Planning and Transportation Department notified utilities of the right-of-way vacation application. There are no known utilities utilizing this portion of the right-of-way, and no future right-of-way needs at this location were reported.

The request is being made as discussions for a potential hotel site are ongoing. The location of the existing alley would make construction of the hotel difficult, as described in the petitioner's memo. The platted alley right-of-way was created with the Trades District Phase I Plat in 2017. This portion of the platted alley is located on the eastern end of an existing parking lot, but has not been improved to alley standards.

The Department recommends vacation of the alley, accepting the proposal of an east/west alley right-of-way and requiring that said right-of-way be platted within one year of approval of the vacation.



City of Bloomington  
Planning and Transportation Department

PETITION FOR VACATION OF PUBLIC RIGHT-OF-WAY

Filing Date April 7, 2025  
Filing Fee Paid N/A

Ordinance # \_\_\_\_\_  
BPW Resolution # \_\_\_\_\_

1<sup>st</sup> Reading \_\_\_\_\_  
Committee \_\_\_\_\_  
Final Hearing \_\_\_\_\_

Address of Property portion of alley north of 10th Street between Rogers and Madison Streets

Applicant's Name John Fernandez, The Mill for RDC

Address John Fernandez, Phone 202 420 8594  
E-Mail john@dimensionmill.org

Counsel or Consultant \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_  
E-Mail \_\_\_\_\_

This application must be accompanied by all required submittals as stated in the information packet for vacation of public right-of-way. Staff reserves the right to schedule hearing dates for petitions subject to complete submittals. Notices to adjacent property owners should not be mailed until hearing dates have been confirmed.

John Fernandez ~~The undersigned agree that the applicant will notify all adjacent property owners by certified mail at the applicant's expense.~~

~~I (we) further agree that the applicant will cause a legal notice of this application to be published in a paper having general circulation in Bloomington at the applicant's expense.~~

I (we) certify that all foregoing information is correct and that I (we) are the owners (legal agents for owners) of property adjacent to the proposed vacation of public right-of-way which is the subject of this application.

Signature: 

I:/Common/Admin/Forms/ROW-APP

*City legal is coordinating the public notice with the Common Council counsel and the City Clerk. Dana in City legal is handling notification of adjoining property owner (The City's Redevelopment Commission).*



TO: Bloomington Common Council  
FROM: John Fernandez, Interim Executive Director  
DATE: March 26, 2025  
SUBJECT: Petition for partial alley vacation in the Trades District

We seek the Bloomington Common Council’s support to partially vacate the platted alley running north and south between 10th Street and Makers Way for the Trades District hotel development project. This partial alley vacation is required to remove a material impediment to the hotel design and construction. Vacating this alley will benefit the continued redevelopment of the Trades District and further the public’s interest.

**Rationale for Partial Alley Vacation**

- I. This petition complies with the City’s alley vacation policy (See attached Resolution 87-02).

Resolution 87-02 established the Common Council’s criteria for reviewing a public right-of-way vacation. This criterion includes:

- a. “Current status-access to property: The current utilization of the right-of-way in question—as means of providing vehicular or pedestrian access to private property, churches, schools or other public places, for public utility or drainage purposes, or for other public purpose.”

The subject property is not now, nor has never been, an improved alley utilized for transportation or other public purposes. Historically, the subject property was part of a larger parcel owned by Indiana University. An alley never existed during the university’s ownership of this property. (See attached Exhibit A.) In 2023, the City approved the Trades District Lot 2 final plat amendment (See attached Exhibit B) to facilitate the construction of “The Forge”. The area highlighted in ‘green’ is the portion of the alley that is the subject of this vacation request. The platted alley easement in Exhibit B, it should be noted, does not connect to an existing alley network to the north nor south.

- b. “Necessity for growth of the City:

Future Status: The future potential for public utilization, possible future need for the future changes in the land use;

Proposed Private Ownership Utilization: The proposed utilization of parcel in question if it reverts to private ownership, potential for increased benefit to the City under private ownership (does the proposed use contribute to City growth);

Compliance with Regulations: The effect of vacation upon compliance with all applicable regulations: subdivision, zoning, access control, off-street parking (does the vacation present a non-compliance problem or hinder future compliance of anticipated development of change-of-use?);

Relation to Plans: The relationship of vacation with the Master Plan, Thoroughfare Plan, Neighborhood Plans, or any special studies that might apply.

This partial alley vacation is necessary to enable a significant private investment in the Trades District and further the City’s growth plans for downtown Bloomington. Reverting this piece of land to private ownership will enable a higher best use for the land. The planned development enabled by this vacation request will need formal approval

by the planning staff and the City's Plan Commission and will comply with the City's Urban Development Ordinance. Moreover, the planned development of the Trades District hotel will advance the City's vision for the Trades District as innovation hub that supports the growth of our tech sector employment opportunities as articulated in the Notice of Offering published by the RDC.

"1. The City of Bloomington Redevelopment Commission (RDC) is specifically interested in working with developers that set forth plans for the real property included in this Notice of Offering that align with and advance the City's vision for the Trades District as articulated in the Master Plan for Bloomington's Certified Technology Park and that are consistent with Bloomington's Unified Development Ordinance:

**"Vision**

Bloomington's downtown **Certified Technology Park** will be a sought-after model of modern, sustainable urban redevelopment that **nurtures creativity and entrepreneurship** among its citizens and workforce, helps **brand Bloomington** as a **lively tech sector hub, attracts private investment, employment and visitors**, and provides welcoming living options for Bloomingtonians." Master Plan and Redevelopment Strategy | Certified Technology Park (2013)

2. The Trades District represents a 12-acre 'core' component of Bloomington's Certified Technology Park intended to:

a. create a concentration of professional / business offices, with a priority placed upon high technology activity (especially as defined by Indiana Code on "Certified Technology Parks" (Indiana Code § 36-7-32-7)), or research and development uses; and

b. early-stage and growth stage company development and support activities that build upon and enhance the region's innovation ecosystem, and support the creation, attraction, recruitment or growth of employers in the Trades District, Bloomington's Certified Technology Park and the Bloomington region.

3. Mixed office/retail/residential space where the residential units meet a professional workforce housing demand (including owner-occupied units) will be considered and are viewed as an important ingredient for creating a robust hub for technology employers and employees.

4. Undergraduate student housing is explicitly not of interest to the RDC for this project." (*Offering Packet - Trades District Bloomington, Indiana, City of Bloomington Redevelopment Commission, June 20, 2023, p. 3*)

Following the formal Notice of Offering for the sale of Trades District parcels, the RDC in 2024 approved a conditional real estate purchase agreement for Lot 1 & Lot 2B with Alluinn, LLC and Pure Development (Developer) for the purpose of constructing of a premium brand Trades District hotel. Developer engaged Ratio, an Indianapolis-based architectural design firm to complete "Test Fit Study" for the hotel project.

It is the collective judgement of The Mill and Developer that vacating the southern half of the alley right of way would improve the overall design and functionality of the hotel project. If the alley is not vacated, the building would need to be constructed over it. This would diminish the aesthetic appeal of the hotel design and create an unattractive pedestrian tunnel that may not feel particularly safe during the evening and early morning hours. Building over this alley would also increase the construction cost without providing private or public benefits.

The Test Fit Study suggests using the northern half of the platted alley and adding a new east/west ROW to allow access for effective guest drop off and registration without reducing pedestrian flow in the Trades District (see

attached Exhibit C). Note that Exhibit C is for illustration only and has not been formally submitted to the City's planning department. This concept demonstrates how vacating the southern half of the existing alley would not harm public interest.

#### **Adjacent Property Owners**

Indiana Code requires notice to adjacent property owners in advance of a petition to vacate an alley. The only property owner of property abutting the proposed vacation is the City of Bloomington Redevelopment Commission.

#### **Next Steps**

If the Common Council approves this petition for partial alley vacation, Developer will work with the City's planning professionals on the site and development plan that will ultimately require approval by the Bloomington Plan Commission. The goal is to complete this next step by the end of the summer so that the Developer can begin construction in the fall of 2025.

## Exhibit A

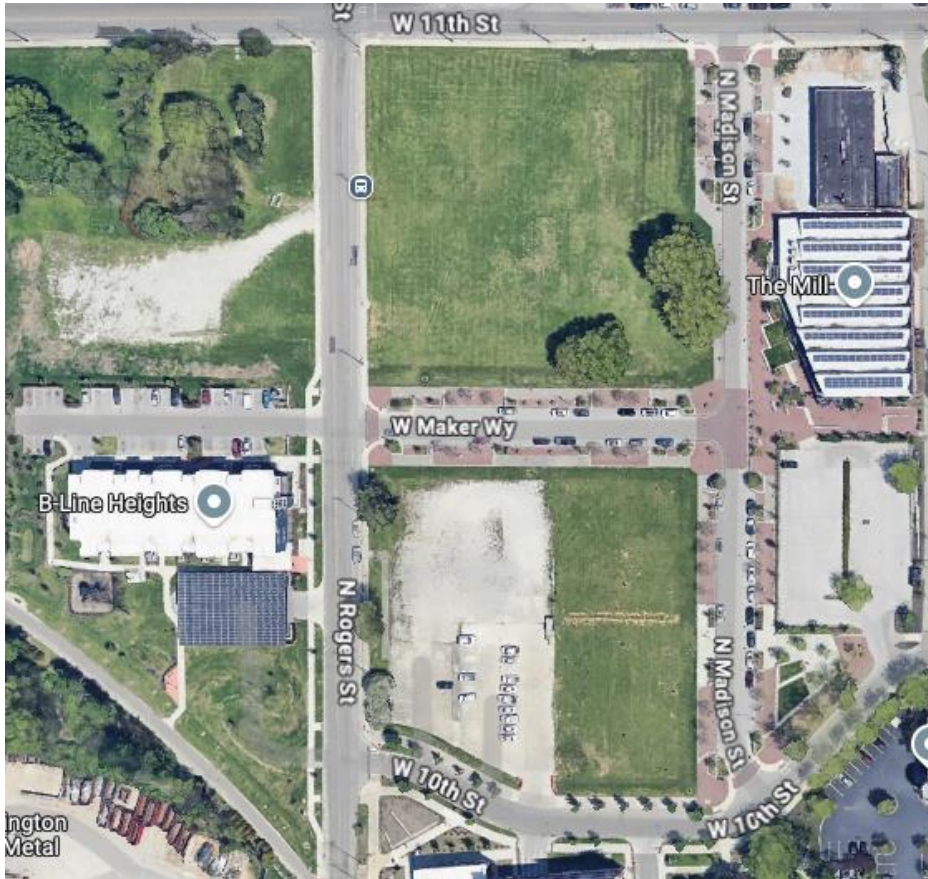
Trades District (2012): pre-demolition of vacant IU structures



Trades District (2016): post-demolition of IU facilities



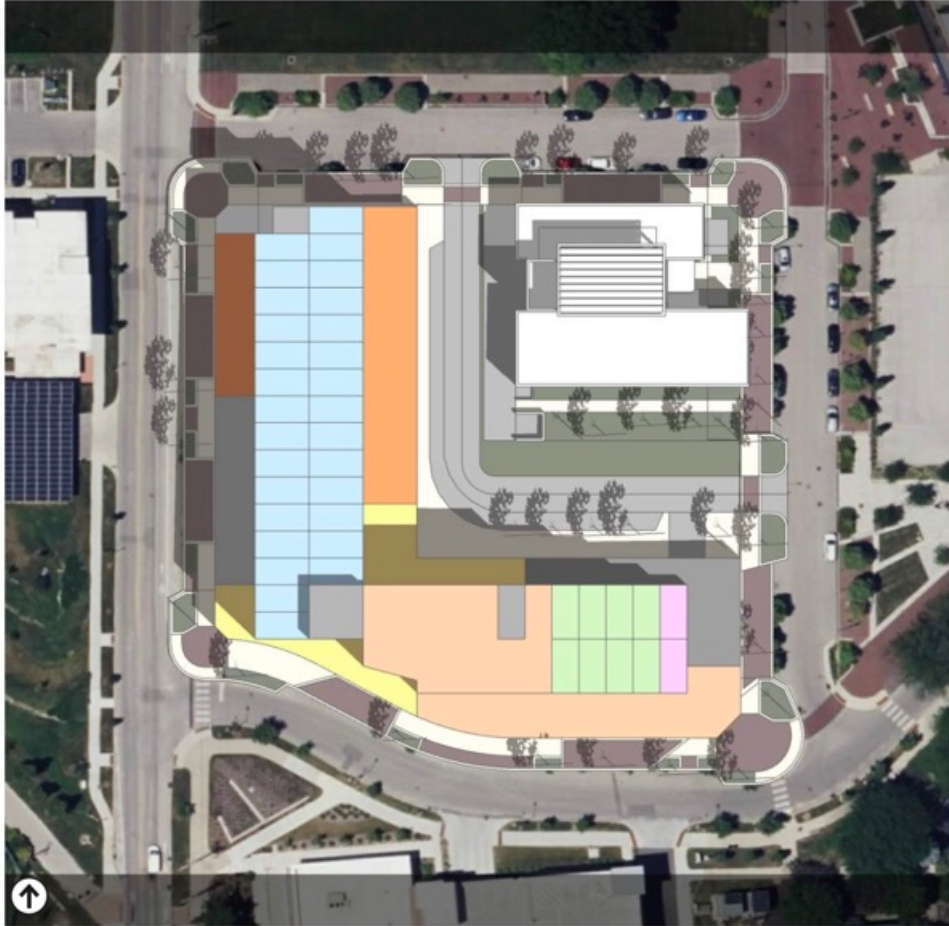
Trades District (2023): post-infrastructure construction







# Exhibit C



## PUBLIC RIGHT-OF-WAY VACATIONS

### PROCEDURE AND CRITERIA FOR COMMON COUNCIL REVIEW

Persons who own or have an interest in any lots or parts of lots contiguous to a public way or place in the City of Bloomington may file a petition for vacation of the public way or place with the Common Council of the City of Bloomington. This information packet contains instructions regarding the procedures and criteria for right-of-way vacation petitions.

The Common Council strongly advises petitioners to utilize the pre-petition review process. Because Indiana statute requires public hearing within thirty (30) days of Petition to the Council, early submittals prior to review and notice to utilities and other owners may subject the Petitioner to unnecessary continuances or denials. These problems can be avoided by the pre-petition review process.

#### CRITERIA

The criteria which the Common Council utilizes when reviewing a public right-of-way vacation request are as follows:

**CURRENT STATUS-ACCESS TO PROPERTY:** The current utilization of the right-of-way in question--as means of providing vehicular or pedestrian access to private property, churches, schools, or other public places, for public utility or drainage purposes, or for other public purpose.

#### NECESSITY FOR GROWTH OF THE CITY:

**Future Status:** The future potential for public utilization, possible future need for the R.O.W. due to future changes in land use;

**Proposed Private Ownership Utilization:** The proposed utilization of parcel in question if it reverts to private ownership, potential for increased benefit to the City under private ownership (does the proposed use contribute to City growth);

**Compliance with Regulations:** The effect of vacation upon compliance with all applicable regulations: subdivision, zoning, access control, off-street parking (does the vacation present a non-compliance problem or hinder future compliance upon anticipated development or change-of-use?);

**Relation to Plans:** The relationship of vacation with the Master Plan, Thoroughfare Plan, Neighborhood Plans, or any special studies that might apply.

## PROCEDURE

The procedure for right-of-way vacation petitions involves two basic steps. First, a pre-petition review of the petition by Planning Department staff; second, review and action by the Common Council. This procedure is detailed as follows:

### I. Pre-Petition Review by Planning Staff

A. Petitioner should submit the following information to the planning staff:

1. A letter requesting pre-petition review, explaining and justifying the proposed utilization of the right-of-way and addressing, in detail, the criteria for vacation;

2. An accurate legal description of the proposed vacation;

3. A site plan or sketch map, drawn to scale, showing the right-of-way for which vacation is requested, and the adjoining properties;

4. A list of the names and addresses of owners of all property abutting the proposed vacation.

B. The Planning staff will then commence review of the submitted information and will consult with the various utilities (list is included in this packet) who may use the right-of-way. A recommendation will be made and petitioner will be notified that planning review is completed. Please allow 2-3 weeks for this review. The Petition for Vacation of Right of Way should be filed, by the Petitioner, with the Common Council office following completion of this review by the Planning Staff.

C. If easements for utilities within the right of way to be vacated are needed, the Planning Department will contact the Petitioner so that the documents can be prepared prior to Petition to the Common Council.

### II. Common Council Review and Action.

A. The Petitioner should submit the following to the Common Council Office following completion of review by the Planning Staff:

1. A Completed Petition for Vacation of Right of Way;

2. The Planning Staff will forward additional information provided by the Petitioner and the Planning Staff recommendation to the Council Office.

B. Upon submission of the above Petition, the Council Office will set a date for the public hearing. This date will likely be a Committee meeting following first reading of the vacation Ordinance. Following first reading and committee/public hearing, action will be taken at the following Council meeting when the Ordinance is scheduled for second reading and vote. At that meeting, The Council may vacate the public way or place, in which case the City Clerk shall furnish a copy of the vacation ordinance to the County Recorder and the County Auditor.

### III. Appeal

Any person aggrieved by a vacation of public right-of-way may appeal the vacation to the Monroe County Circuit Court within 30 days of adoption of the Ordinance.

Suggested format of letter to adjacent property owners and specified utilities and City agencies.

BLOOMINGTON COMMON COUNCIL

Notice of Public Hearing

Date: \_\_\_\_\_

The Bloomington Common Council will hold public hearings at 7:30 p.m. on Wednesday, \_\_\_\_\_, and \_\_\_\_\_ 198\_\_\_, in the Council Chambers of the Bloomington Municipal Building at 220 East Third Street concerning the petition of \_\_\_\_\_ for the purpose of considering a public right-of-way vacation request for a(n)

\_\_\_\_\_ for the right-of-way located at \_\_\_\_\_

and to which you are an adjacent property owner.

Under provisions of Indiana law, you may appear and speak on the merits of this proposal at the public hearings at the times and dates as set out herein. If you have any questions concerning this matter, you may telephone the City Council Office at 339-2261, ext. 13 or 14.

Bloomington Common Council

\_\_\_\_\_  
Petitioner/Attorney for Petitioner

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone

ATTACHMENT A

UTILITIES AND CITY SERVICES TO BE NOTIFIED OF VACATION REQUESTS

Board of Public Works  
339-2261 (Ext. 74)  
Director  
P.O. Box 100  
Bloomington, IN 47402

Fire & Ambulance  
332-9763  
Fire Chief  
P.O. Box 100  
Bloomington, IN 47402

Indiana Gas  
332-1443  
Superintendent  
205 South Madison  
Bloomington, IN 47401

Public Service Indiana  
336-6371  
Manager  
P.O. Box 1028  
Bloomington, IN 47402

Utilities Department  
339-1444 (Ext. 206)  
Utility Engineer  
P.O. Box 100  
Bloomington, IN 47402

Police Department  
339-4477  
Chief of Police  
P.O. Box 100  
Bloomington, IN 47402

Monroe Cable TV  
332-9486  
Manager  
1600 West 3rd Street  
P.O. Box 729  
Bloomington, IN 47402



**ALLEY VACATION LEGAL DESCRIPTION**  
A PART OF THE TRADES DISTRICT LOT 2  
AMENDMENT FINAL PLAT  
MONROE CO., INDIANA  
JOB No. 10982  
Client Name: City of Bloomington  
Department of Housing and Neighborhood  
Development

A part of the Trades District Lot 2 Amendment Final Plat as recorded in Instrument Number 2023002418 in the Monroe County, Indiana, Recorder's Office, being that 0.07 acre tract of land shown on an alley vacation exhibit certified by Christopher L. Porter, LS21200022 on April 4, 2025, as part of Bledsoe Riggert Cooper & James, Inc., Job Number 10982 (all references to monuments and courses herein are as shown on said plat of survey), described as follows:

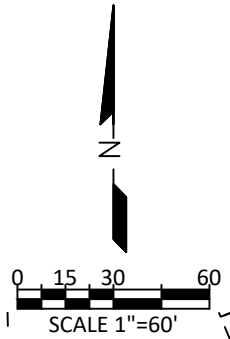
Beginning at a railroad spike marking the southwest corner of Lot 2B of said Trades District Lot 2 Amendment Final Plat; thence along the west line of said Lot 2B, NORTH 00 degrees 00 minutes 50 seconds EAST a distance of 157.84 feet to a Mag nail marking the northwest corner of said Lot 2B; thence leaving said west line and along the extended north line of said Lot 2B, NORTH 89 degrees 59 minutes 10 seconds WEST a distance of 20.00 feet to a Mag nail on the east line of Lot 1 of said Trades District Lot 2 Amendment Final Plat; thence leaving said extended north line and along said east line, SOUTH 00 degrees 00 minutes 50 seconds WEST a distance of 155.34 feet to a railroad spike marking the southeast corner of said Lot 1; thence leaving said east line and along a non-tangent curve to the left having a radius of 112.50 feet, a chord bearing of SOUTH 82 degrees 53 minutes 10 seconds EAST, a chord length of 20.15 feet, and an arc length of 20.18 feet, to the Point of Beginning, containing 0.07 acre, more or less.

Certified this 4th day of April, 2025.

Christopher L. Porter  
Registered Land Surveyor No. LS21200022  
State of Indiana

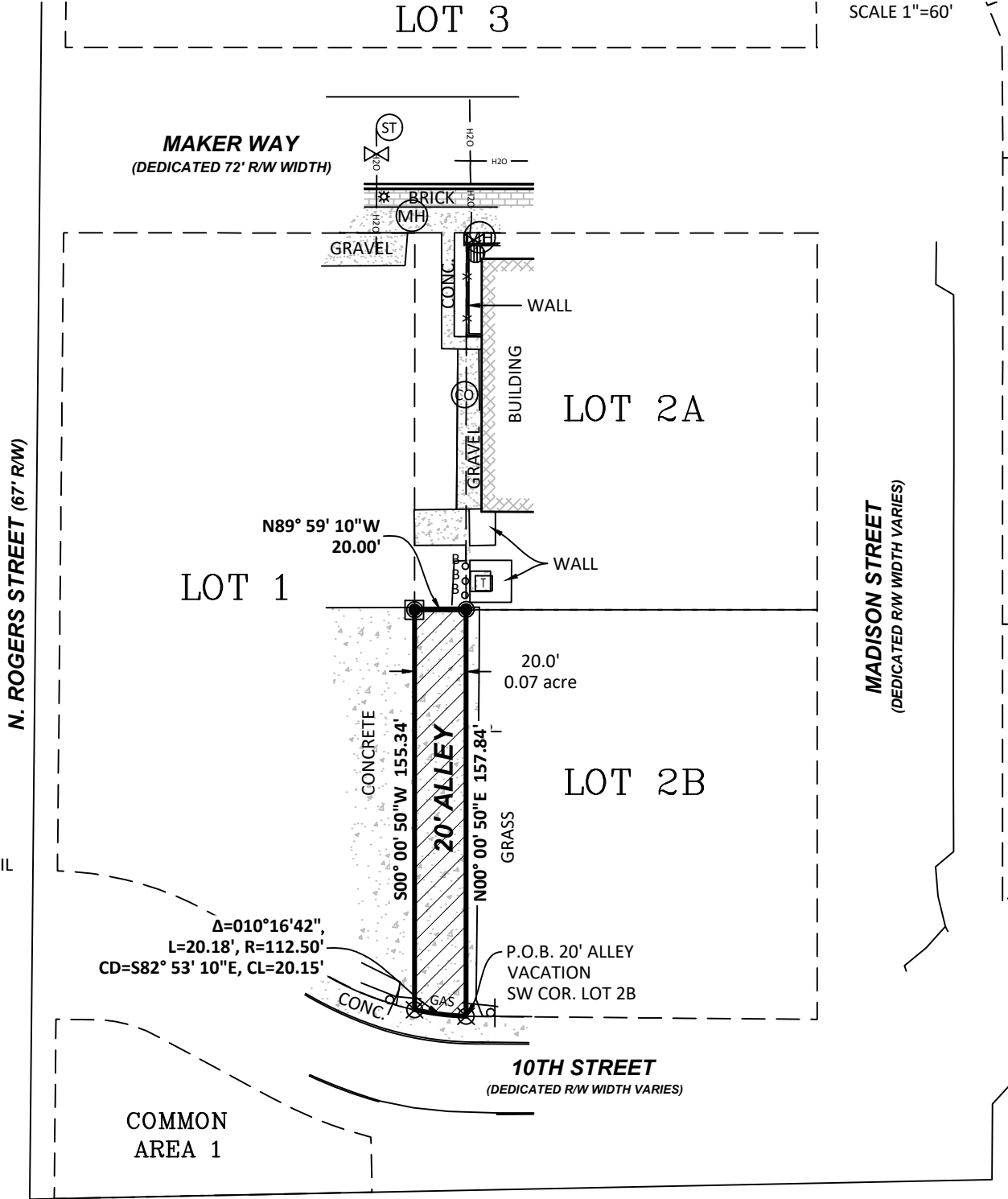






**NOTE:**

1. SEE THE FOLLOWING SURVEY FOR BOUNDARY LINE INFORMATION:  
 TRADES DISTRICT LOT 2 AMENDMENT FINAL PLAT RECORDED AS INST. NUMBER 2023002418
2. THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.
3. FIELD WORK PERFORMED ON MARCH 27, 2025.



**LEGEND:**

- BUILDING
- ALLEY TO BE VACATED
- PARCEL LINE
- FOUND RR SPIKE
- FOUND MAG NAIL
- SET MAG NAIL
- STORM MH
- MANHOLE
- CLEANOUT
- GAS LINE
- WATER LINE
- FENCE
- TRANSFORMER
- BOLLARD
- CATCH BASIN
- LIGHT POLE
- WATER VALVE

SHEET 2 OF 2

## Alley Vacation - Abutting Property Owners

North:

53-05-32-100-035.000-005 Trades District Community Development LLC  
642 North Madison Street, Bloomington, Indiana 47404

West:

53-05-32-100-035.001-005 City of Bloomington Redevelopment Commission  
401 N Morton Street, Suite 200, Bloomington, Indiana 47404

East:

53-05-32-100-035.012-005 City of Bloomington Redevelopment Commission  
See West above.

53-05-32-100-035.002-005 City of Bloomington Redevelopment Commission  
See West above.

South:

53-05-32-400-004.000-005 City of Bloomington Redevelopment Commission  
See West above.

53-01-36-978-004.000-005 City of Bloomington Redevelopment Commission  
See West above.

## MEMO FROM COUNCIL OFFICE:

**To:** Members of the Common Council

**From:** Ash Kulak, Deputy Administrator / Deputy Attorney for Common Council

**Date:** April 11, 2025

**Re:** Ordinance 2025-17 - An Ordinance to Amend Ordinance 2024-19 That Fixed the Salaries of Officers and Employees of the Police and Fire Departments for the City of Bloomington, Monroe County, Indiana for the Year 2025

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### Synopsis

This ordinance amends Ordinance 2024-19, An Ordinance Fixing Salaries for Officers and Employees of Police and Fire, by allowing Fire Department employees who were hired in December of 2024 but started in 2025 to receive a sign-on bonus; and by revising positions in the Police Department as follows: updated job titles and grades for three positions; adding a position; and removing a position. The amendment comes at the request of the Human Resources Department to reflect changes to several positions within the City.

### Relevant Materials

- Ordinance 2025-17
- Staff Memo

### Summary

Indiana Code [36-8-3-3\(d\)](#) states that the annual compensation of all members of a city's police and fire departments must be fixed by ordinance. Ordinance 2025-17 would amend one of the three 2025 salary ordinances adopted last year, which set the salaries for all of the officers and employees of the Police and Fire Departments. This amendment would incorporate requested changes to positions from those departments after reclassification through the WERC process. The staff memo details the positions that would be affected.

### Contact

Sharr Pechac, Human Resources Director, 812-349-3404, [sharr.pechac@bloomington.in.gov](mailto:sharr.pechac@bloomington.in.gov)  
Erica De Santis, Director of Compensation & Benefits, Human Resources, 812-349-3404, [erica.desantis@bloomington.in.gov](mailto:erica.desantis@bloomington.in.gov)

**ORDINANCE 2025-17**

**AN ORDINANCE TO AMEND ORDINANCE 2024-19  
THAT FIXED THE SALARIES OF OFFICERS AND EMPLOYEES OF THE POLICE AND  
FIRE DEPARTMENTS FOR THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA  
FOR THE YEAR 2025**

WHEREAS, IC 36-8-3-3(d) authorizes Council to fix by ordinance the annual compensation for the members of the Fire Department of the City of Bloomington, Indiana; and

WHEREAS, Salaries for City of Bloomington employees for 2025 were set by Ordinance 24-19 which was passed by the City of Bloomington Common Council (“Council”) on October 30, 2024 and approved by Mayor Kerry Thomson on October 31, 2024; and

WHEREAS, the Mayor seeks to amend positions in the Police Department to change the grades and job titles for three positions, add one new position, and remove one existing position; and

WHEREAS the Mayor also wishes to allow a firefighter recruit who was officially offered employment in December of 2024 but hired in January of 2025 to receive the \$5,000 signing bonus that Section I (H) of Ordinance 2023-24 set forth for all newly hired firefighters in 2024;

NOW, THEREFORE, BE IT HEREBY ORDINATED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA THAT:

SECTION I. Ordinance 2024-19 shall be amended such that the following is added under Section I(B), “Additional Specialty Pay”:

**Signing Bonus**

Any individual who became eligible for and was offered employment with the Bloomington Fire Department in December of 2024, but whose official start date was in January of 2025, shall receive a \$5,000 signing bonus.

SECTION II. Ordinance 2024-19 shall be amended so that the following position is added in the Police Department under Section II(A), “CEDC”:

<b><u>Job Title</u></b>	<b><u>Grade</u></b>
Accreditation and Quality Assurance Specialist/ Telecommunicator II	6

SECTION III. Ordinance 2024-19 shall be amended by updating the titles for and changing the job grades listed for the following positions in the Police Department, listed in Section II(A) of the Ordinance, such that those positions will now read as follows:

<b><u>Prior Job Title</u></b>	<b><u>Updated Job Title</u></b>	<b><u>Grade</u></b>
Front Desk Clerk I	Front Desk Clerk I / Administrative Clerk II	5
Records Assistant Supervisor	Assistant Records Manager / Administrative Manager II	7
Records Supervisor	Records Manager / Administrative Manager III	9

Section IV. Ordinance 2024-19 shall be amended so that the “Director of Civilian Operations” position is eliminated from the Police Department under Section II(A).

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the City of Bloomington Common Council.

\_\_\_\_\_  
HOPI STOSBERG, President  
Bloomington Common Council

ATTEST:

\_\_\_\_\_  
NICOLE BOLDEN, Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED AND APPROVED by me this \_\_\_\_\_ day of April \_\_\_\_\_, 2025.

\_\_\_\_\_  
KERRY THOMSON, Mayor  
City of Bloomington

#### SYNOPSIS

This ordinance amends Ordinance 2024-19, An Ordinance Fixing Salaries for Officers and Employees of Police and Fire, by allowing Fire Department employees who were hired in December of 2024 but started in 2025 to receive a sign-on bonus; and by revising positions in the Police Department as follows: updated job titles and grades for three positions; adding a position; and removing a position. The amendment comes at the request of the Human Resources Department to reflect changes to several positions within the City.



TO: City Council members

FROM: Human Resources Director Sharr Pechac and Erica De Santis, Director of Compensation and Benefits

CC: Mayor Kerry Thomson, Deputy Mayor Gretchen Knapp, Controller Jessica McClellan, and Council Administrator Lisa Lehner

DATE: April 7, 2025

SUBJECT: 2025 Salary Ordinance 2024-17 for the Police and Fire Departments for the City of Bloomington

Ordinance 2024-17 sets the pay grades and salaries for the Police and Fire Departments.

The requested changes are explained below. Consistent with past practice, the grade classifications were determined through the new Workforce Evaluation and Realignment Committee (WERC). The estimated fiscal impact is included with each change described below. The fiscal impact for any new position includes the salary (budgeted at the midpoint of the pay range), a flat amount for benefits, retirement contributions, and taxes.

**Fire** requests to amend the salary ordinance to allow the City to pay the \$5,000 hiring bonus/incentive offered in 2024 to one firefighter who went through all the pre-requisites to be hired in 2024, but who technically began working for the City in early 2025. All of last year, this individual was told that they qualified for the incentive/bonus. However, a position didn't open up for this individual to take until mid-to-late December, 2024, and the City had no New Orientation dates left in 2024 due to the holidays. As such, this individual couldn't actually start until early January. The projected fiscal impact is \$5,382.50.

**Police** requests to create a new Accreditation and Quality Assurance Specialist / Telecommunicator II. They also request to eliminate the position of Director of Civil Operations. These changes will enable Police to restructure their operations for optimal efficiency. The net fiscal impact of these two changes is expected to save the City \$20,919.73 annually.

**Police** requests to upgrade their Front Desk Clerk I, Grade 4, to a Front Desk Clerk I / Administrative Clerk II, Grade 5. This is needed after the job description was updated to reflect the actual work being performed by the position. The fiscal impact is expected to be \$10,848.31.

**Police** requests to upgrade their Records Supervisor, Grade 8, to a Records Manager /Administrative Manager III, Grade 9. This is needed after the job description was updated to reflect the actual work being performed by the position. The fiscal impact is expected to be \$8,969.38.

**Police** requests to upgrade their Records Assistant Supervisor, Grade 6, to an Assistant Records Manager / Administrative Manager II, Grade 7. This is needed after the job description was updated to reflect the actual work being performed by the position. The fiscal impact is expected to be \$8,728.75.

The fiscal impact for each change outlined herein is covered by each department's existing personnel budget. As such, no additional appropriations or other budget adjustments are required for these changes.

The Administration supports these changes. Your approval of Ordinance 2025-17 is requested. Please feel free to contact me if you have any questions. This is needed to ensure compliance with federal regulations.

## MEMO FROM COUNCIL OFFICE:

**To:** Members of the Common Council

**From:** Ash Kulak, Deputy Administrator / Deputy Attorney for Common Council

**Date:** April 11, 2025

**Re:** Ordinance 2025-18 - An Ordinance to Amend Ordinance 2024-20 That Fixed the Salaries of Appointed Officers, Non-Union, and A.F.S.C.M.E. Employees for All the Departments of the City of Bloomington, Monroe County, Indiana for the Year 2025

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### Synopsis

This ordinance amends Ordinance 2024-20, which fixed the salaries of appointed officers, non-union, and A.F.S.C.M.E. employees for the year 2025. This amendment revises the grade for one position, creates a position, and eliminates three positions. The amendment comes at the request of the Human Resources Department to reflect changes to several positions within the City.

### Relevant Materials

- Ordinance 2025-18
- Staff Memo

### Summary

Ordinance 2025-18 would amend one of the three 2025 salary ordinances adopted last year, which set the salaries for all appointed officers, non-union, and A.F.S.C.M.E. employees for the 2025 year. This amendment would incorporate several changes to non-union positions at the request of those departments. The staff memo details the positions that would be affected.

[Indiana Code 36-4-7-3](#) provides that the executive is authorized to fix the compensation of each appointive officer, deputy, or other employee of the city, subject to the approval of the city's legislative body. By approving this salary ordinance amendment, the Council is approving the changes to these positions as proposed by the executive.

### Contact

Sharr Pechac, Human Resources Director, 812-349-3404, [sharr.pechac@bloomington.in.gov](mailto:sharr.pechac@bloomington.in.gov)  
Erica De Santis, Director of Compensation & Benefits, Human Resources, 812-349-3404, [erica.desantis@bloomington.in.gov](mailto:erica.desantis@bloomington.in.gov)



**ORDINANCE 2025-18**

**AN ORDINANCE TO AMEND ORDINANCE 2024-20  
THAT FIXED THE SALARIES OF APPOINTED OFFICERS, NON-UNION, AND A.F.S.C.M.E.  
EMPLOYEES FOR ALL THE DEPARTMENTS OF THE CITY OF BLOOMINGTON,  
MONROE COUNTY, INDIANA FOR THE YEAR 2025**

WHEREAS, IC 36-4-7-3 authorizes the Mayor, subject to the approval to the Council, to fix the compensation of appointed officers, non-union, and A.F.S.C.M.E employees; and

WHEREAS, salaries for City of Bloomington employees for 2025 were set by Ordinance 2024-20 which was passed by the City of Bloomington Common Council (“Council”) on October 30, 2024 and approved by Mayor Kerry Thomson (“Mayor”) on October 31, 2024; and

WHEREAS, the Mayor desires to make or change appointments or positions within five different City departments, pursuant to the executive authority granted under IC 36-4-11-3, but which will also require amendments to the salary ordinance;

NOW, THEREFORE, BE IT HEREBY ORDINATED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Ordinance 2024-20 shall be amended so that the following position is added in the Housing and Neighborhood Development Department under Section 1:

<b><u>Job Title</u></b>	<b><u>Grade</u></b>
Operations Manager II	10

SECTION II. Ordinance 2024-20 shall be amended by changing the job grade listed for the following position in the Council Office under Section 1:

<b><u>Job Title</u></b>	<b><u>Grade</u></b>
Assistant Administrator/Legal Research Assistant	6

SECTION III. Ordinance 2024-20 shall be amended so that the following positions are eliminated from the following Departments under Section 1:

<b><u>Department/Division</u></b> (Followed by Job Title)	<b><u>Grade</u></b>
<b><u>Housing and Neighborhood Development</u></b>	
Program Manager (only one position)	9
<b><u>Utilities: T&amp;D</u></b>	
Engineering Field Tech K9 Unit	6
Meter Technician II	U-107

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the City of Bloomington Common Council.

\_\_\_\_\_  
HOPI STOSBERG, President  
Bloomington Common Council

ATTEST:

\_\_\_\_\_  
NICOLE BOLDEN, Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED AND APPROVED by me this \_\_\_\_\_ day of April \_\_\_\_\_, 2025.

\_\_\_\_\_  
KERRY THOMSON, Mayor  
City of Bloomington

#### SYNOPSIS

This ordinance amends Ordinance 2024-20, which fixed the salaries of appointed officers, non-union, and A.F.S.C.M.E. employees for the year 2025. This amendment revises the grade for one position, creates a position, and eliminates three positions. The amendment comes at the request of the Human Resources Department to reflect changes to several positions within the City.



TO: City Council members

FROM: Human Resources Director Sharr Pechac and Erica De Santis, Director of Compensation and Benefits

CC: Mayor Kerry Thomson, Deputy Mayor Gretchen Knapp, Controller Jessica McClellan, and Council Administrator Lisa Lehner

DATE: April 7, 2025

SUBJECT: 2025 Salary Ordinance 2025-18 for Appointed Officers, Non-Union, and AFSCME Employees

Ordinance 24-20 sets the pay grades and salary ranges for Appointed Officers, Non-Union, and AFSCME Employees for 2025.

The requested changes are explained below. Consistent with past practice, the grade classifications were determined through the new Workforce Evaluation and Realignment Committee (WERC). The estimated fiscal impact is included with each change described below. The fiscal impact for any new position includes the salary (budgeted at the midpoint of the pay range), a flat amount for benefits, retirement contributions, and taxes.

**Council Office** requests to upgrade their Assistant Administrator/Research Assistant position from Grade 5 to Grade 6. This is needed for the office to be more competitive in the market, and also to assist with retention of staff, who often leave the Council position for other similar positions throughout the City. The projected fiscal impact of this change is \$14,070.02.

**Housing and Neighborhood Development (HAND)** requests to create a new position titled, "Operations Manager II," a Grade 10. HAND would also like to eliminate one (1) of its nine (9) Program Managers, which is a Grade 9. These changes are needed to restructure operations within the department. The net fiscal impact is projected to be \$10,233.22.

**Utilities Transmission and Distribution (T & D)** requests to eliminate one (1) of their two (2) Meter Technician II positions. This position is no longer needed due to technology upgrades with Advance Metering Infrastructure (AMI). Eliminating this position is expected to save \$70,800.38 annually.

**Utilities T & D** seeks to eliminate the Engineering Field Tech K9 Unit, Grade 6, that was created under the previous administration's leadership. This position was never filled and is not desired by the current administration. Eliminating this position is expected to save \$93,247.58 annually.

The fiscal impact for each change outlined herein is covered by each department's existing personnel budget. As such, no additional appropriations or other budget adjustments are required for these changes.

The Administration supports these changes. Your approval of Ordinance 2025-18 is requested. Please feel free to contact me if you have any questions. This is needed to ensure compliance with federal regulations.