

City of Bloomington Common Council

Legislative Packet – Presentations

Posted on Monday, 28 July 2025

Wednesday, 30 July 2025
Regular Session at 6:30pm



Jennifer Pearl, President
July 2025

About the BEDC

Established in 1985, the Bloomington Economic Development Corporation (BEDC) is a nonprofit dedicated to the **retention, development, and attraction of quality jobs** in **Bloomington, Ellettsville, and Monroe County.**

- Economic development strategy
- Business retention, expansion, and attraction efforts
- Networking and information sharing
- BEDC member support



BEDC Leadership & Members



109

Board &
General Members

80%

Private sector
led

BEDC Leadership & Members



OFFICERS

Tyce Carmichael
Chair, Weddle Bros.

Valerie Pena
1st Vice Chair, Indiana University

Paul Quick
2nd Vice Chair, Smithville

John Gernand
Treasurer, Forvis

Ron Walker
Secretary, CFC Properties

Sarah Rogers
Past Chair, IUCU

EXEC

Commissioner Jody Madeira
Councilmember Trent Deckard
Monroe County

Mayor Kerry Thomson
Councilmember Isak Asare
City of Bloomington

Town Manager Michael Farmer
Councilmember William Ellis
Town of Ellettsville

BEDC Team



JENNIFER PEARL

President



CLARK GREINER

Business Development Director



STACIE MAROTTA

Communications & Membership
Director



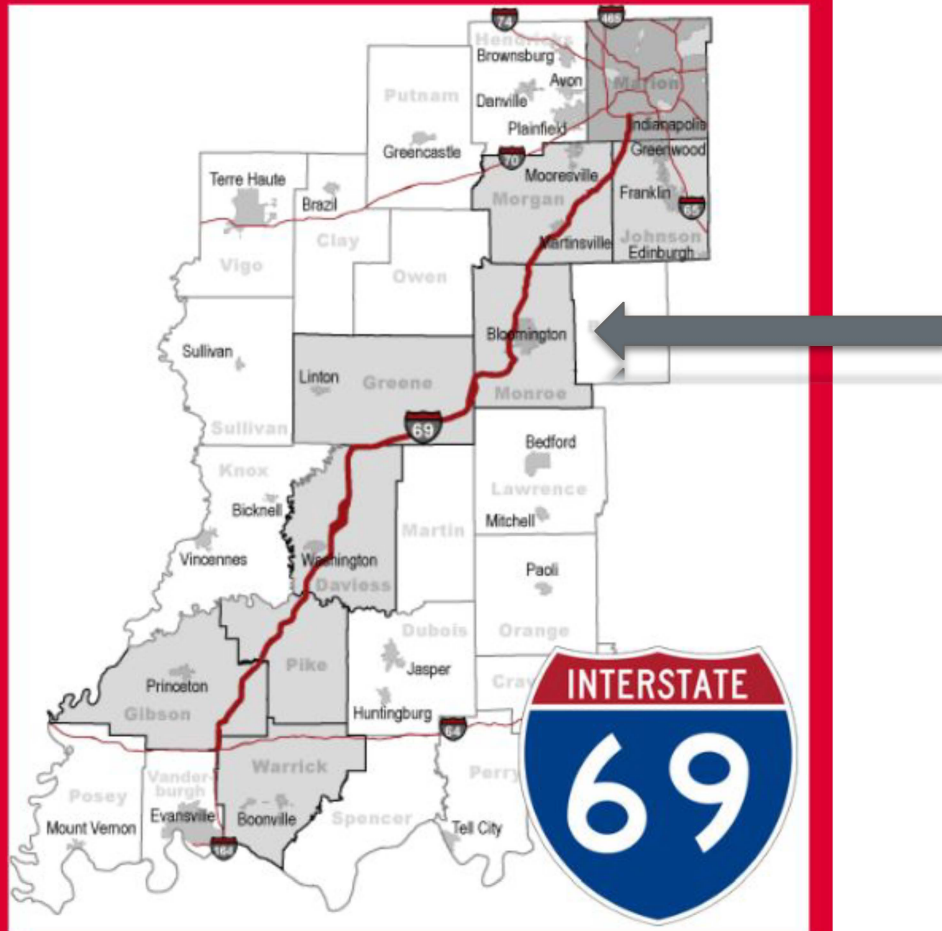
KRISTI WASSON

Operations Manager



And IU interns: Ancil Green and Daniel Kessler

Community position in economic development



BLOOMINGTON
BEDC
ECONOMIC
DEVELOPMENT

Workforce

- Employment hub
- 1.5 - 2 million people within 50 miles
- 49% have a bachelor's degree or higher in Monroe County
- 17,000 commute into Monroe County for work



Key industries

Life sciences	Medical devices and biopharma
Advanced manufacturing	Injection molding, auto suppliers
Defense	Contractors - technology and services
Technology	Software as a service, microelectronics
Higher education	Indiana University, Ivy Tech

Simtra
BioPharma Solutions



Current trends

Trends in Economic Development

National Trends

- Foreign direct investment (FDI) increase
- Projects impacted by tariffs, interest rates, financing
- Federal funding changes

Regional Trends

- Nearby states offer aggressive economic incentive packages
- Indiana historically lowest property tax rates in region
- Increased emphasis on jobs/wages

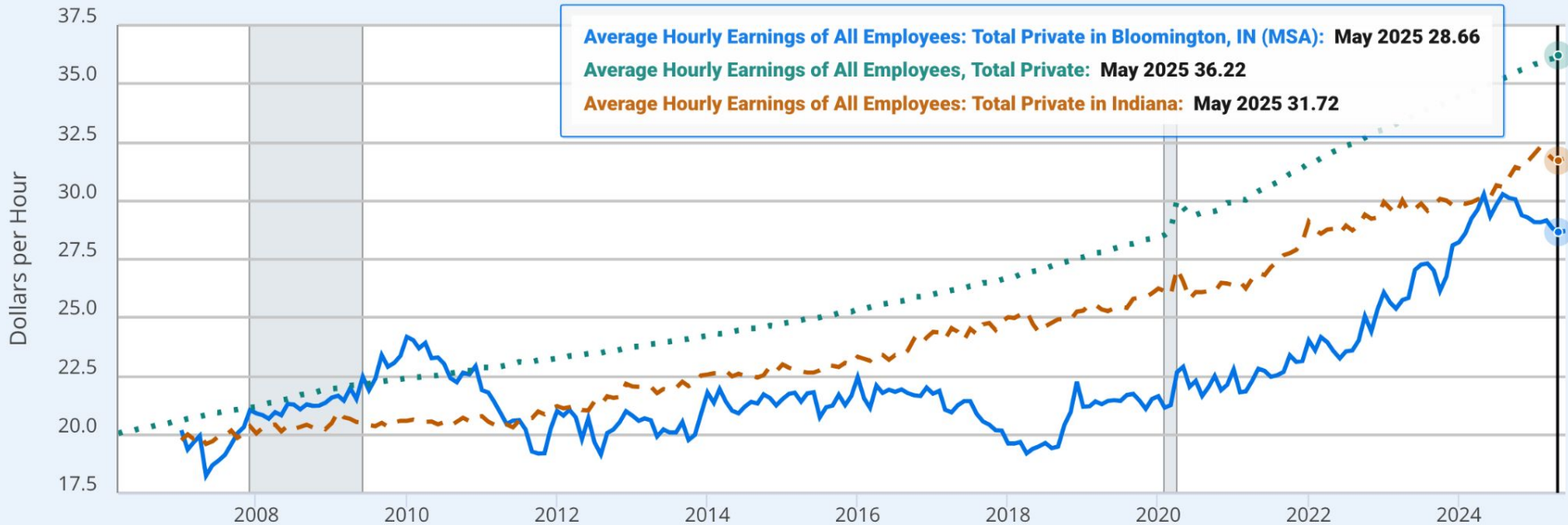
State Trends

- State budget: big cuts + revenue sourcing shifts
- Shifts at the IEDC
- Focus on existing and small business

Local Trends

- Growth in life sciences and defense; FDI opportunities

Bloomington's Wages are 79% the national average Cost of living is 99.6% the national average*



Sources: Federal Reserve Bank of St. Louis; U.S. Bureau of Labor Statistics via FRED®

Shaded areas indicate U.S. recessions.

fred.stlouisfed.org

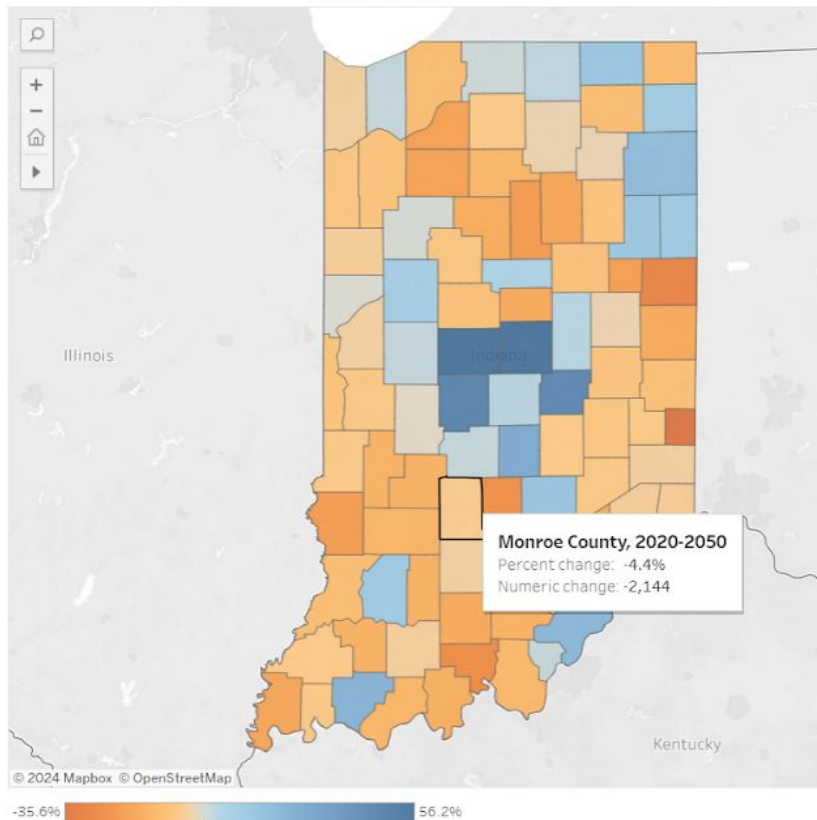
Fullscreen

*Source: C2ER Cost of Living Index Q1 2025 for all participating communities

Monroe County's Working Age Population

Projected to shrink by
2,144 people
(-4.4%) from
2020-2050

Percent change in prime working age adults (25 to 54), 2020 to 2050



Prime working age population projections for Indiana



Source: IU IBRC

How can we address population & wages?

1. Grow quality jobs
2. Invest in housing + infrastructure
3. Enhance quality of life

Recent wins



\$16.5 billion acquisition of Catalent sites

December 2024



Simtra BioPharma Solutions



**Purchased former GE site from
Cook in July 2025**

\$290 million invested 2021-2023

**130 new jobs announced in 2024
average salary of \$73k**



\$55 million
Invested
since 2021





**Bloomington
selected as
US HQ in
May 2025**





Trades District and The Forge



Sites:

350k SF under roof
1,000 acres greenfield
(200 AC in city)

Looking ahead - work with City

- Focus on employment sites and infill opportunities with City ESD (redevelopment + greenfield)
- Connect employers to share info on housing needs
- BEDC HR roundtable



What can be done to address needs?

Support:

- Housing and quality of life investments
- Infrastructure investments
- Streamlined planning & permitting
- Talent initiatives



**Thank you for your
ongoing partnership!**

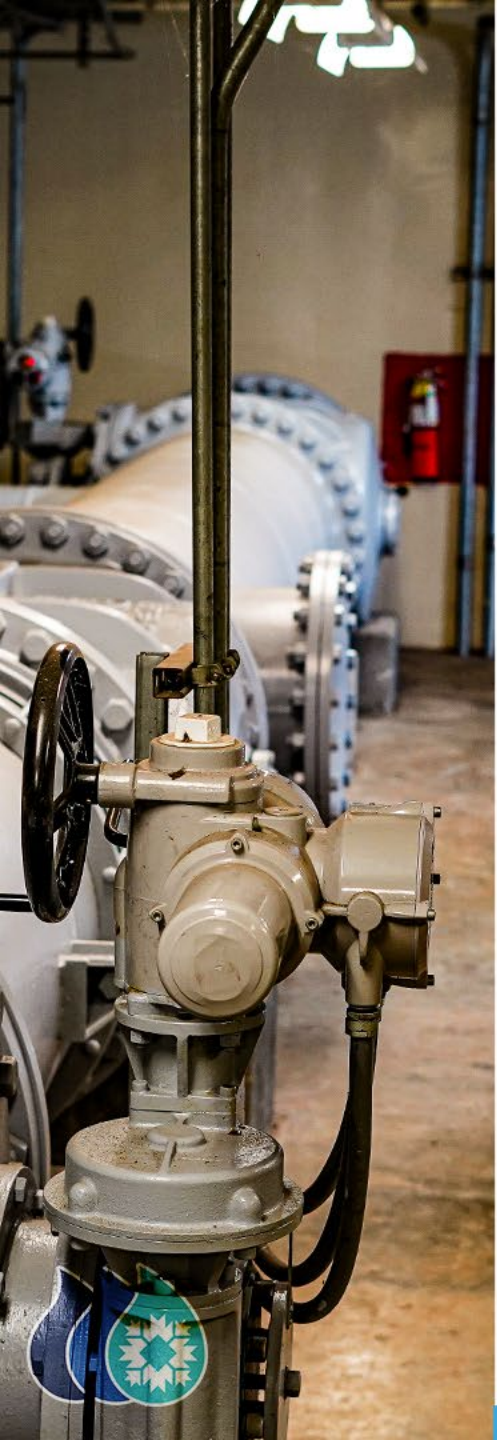
**Jennifer Pearl
Cell: 812-320-1003
jpearl@bloomingtonedc.com**

ORDINANCE 2025-23

To Amend Title 10 of the
Bloomington Municipal
Code Entitled
“Wastewater”

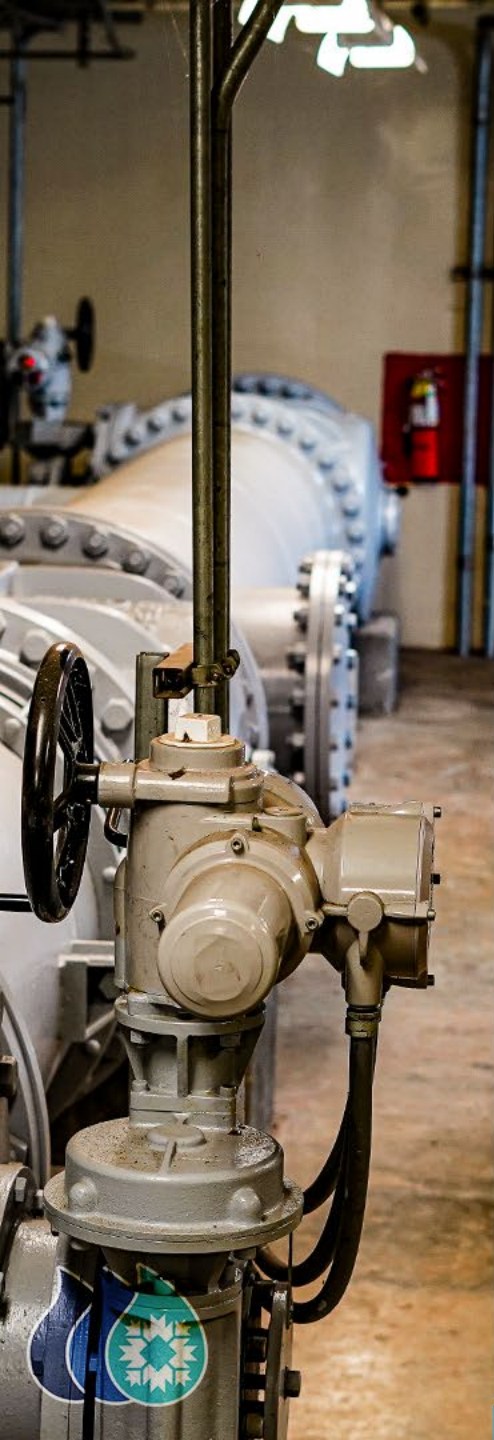
CITY OF BLOOMINGTON UTILITIES





Local Limits

Quinquennial Technical Reevaluation – An obligation under CBU's National Pollutant Discharge Elimination System (NPDES) Permits IN0035718 and IN0035726

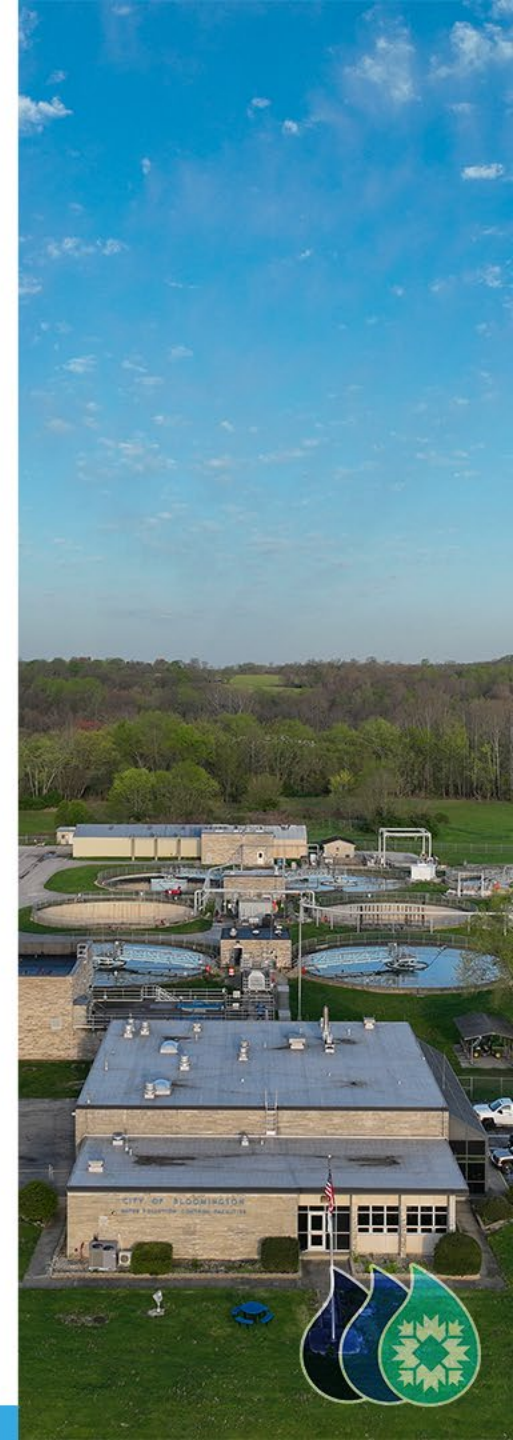


Local Limits

- A set of discharge limitations for Industrial Sewer Users appropriate for conditions unique to each Publicly Owned Treatment Works (POTW)
- As a delegated Pretreatment Control Authority, CBU required to develop local limits under 40 CFR § 403.5.

National Pollutants of Concern (POCs) with Potential for Pass Through or Interference:

- | | |
|---------------|-----------------------|
| 1. Arsenic | 9. Selenium |
| 2. Cadmium | 10. Silver |
| 3. Chromium | 11. Zinc |
| 4. Copper | 12. Cyanide |
| 5. Lead | 13. CBOD ₅ |
| 6. Mercury | 14. TSS |
| 7. Molybdenum | 15. Phosphorous |
| 8. Nickel | 16. Ammonia |



Local Limit Criteria Applicable to Bloomington

- Maximum Discharge Limits
- Average Discharge Limits
- Activated Sludge Process
- Nitrification
- Indiana's Surface Water Quality Standards



METALS RESULTS – LOCAL LIMITS

No significant industrial user or other authorized industrial user shall discharge wastewater that exceeds the following limits:

Pollutant ^(*)	Daily Maximum Discharge Limit (mg/L)
Arsenic	0.24
Cadmium	0.071 <u>0.035</u>
Chromium	1.43
Copper	0.846
Lead	0.24
Mercury	0.009 <u>0.0051</u>
Nickel	1.91
Selenium	0.22 <u>0.069</u>
Silver	0.34 <u>0.17</u>
Zinc	1.34

^(*) All pollutants as total and in mg/L unless otherwise specified.

pH

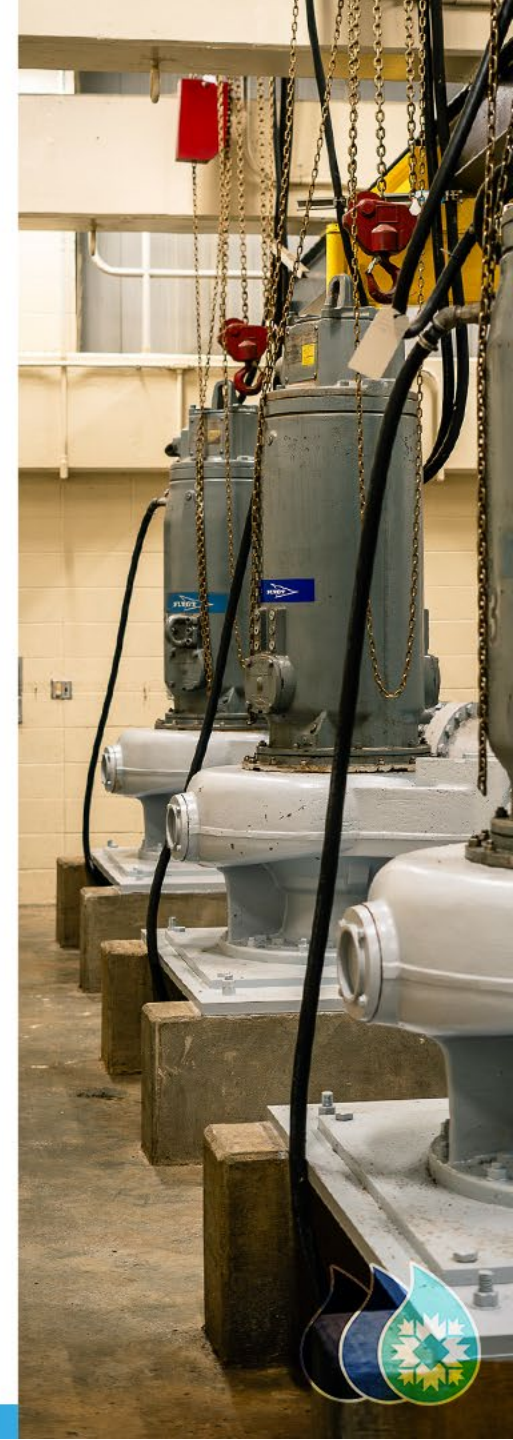
The City's current lower limit for pH meets 40 CFR 403.5(b)(2), which prohibits industrial discharges with a pH lower than 5.0

- EPA encourages POTWs to set more stringent limits as needed to protect against corrosion
- Evidence of etching and corrosion is visible throughout CBU's wastewater system
- CBU's recommends increasing the current lower-end pH limit to 6.0 to prolong the life of these capital assets



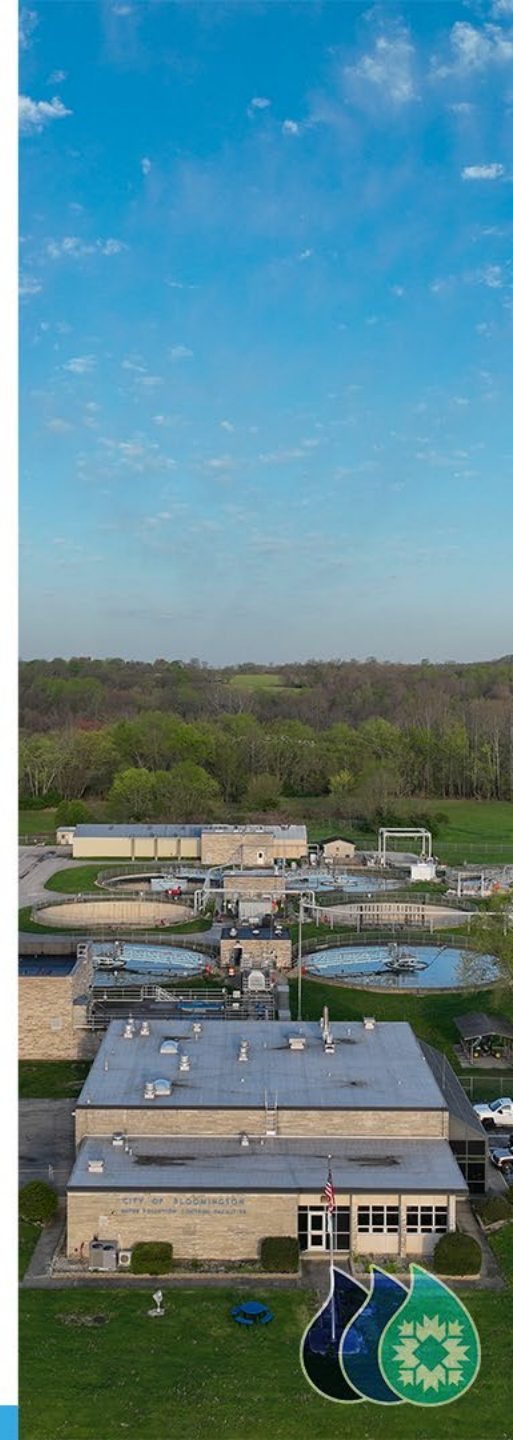
pH

- Three of Indiana's 10 largest cities, including Fort Wayne, South Bend, and Carmel, limit industrial discharges to a pH of not less than 6.0
- Fishers and Noblesville have compromised on a lower limit of 5.5
- Our permits require us to discharge at a pH of 6 to 9. CBU sees little wisdom in continuing to allow industrial discharges that are more acidic than we are permitted to discharge



Cooking Fat, Oil, and Grease (FOG)

- CBU serves 527 registered Food Service Establishments (FSEs)
- FOG is a leading cause of sewer obstructions resulting in *Interference*
 - *Hydromechanical Grease Traps* – The amendments add these devices into the vernacular and recognizes them as acceptable methods for pretreatment of FOG
 - Inclusion of hydromechanical grease traps provides increased flexibility and imposes no new requirements



Fiscal Impact to CBU and its Customer Base

- De minimis to no fiscal impact on CBU's industrial sewer users will result from the recommended changes to local limits
- For FOG, including the definition for *Hydromechanical Grease Trap* has no anticipated fiscal impact to CBU or its customer base



ORDINANCE 2025-24

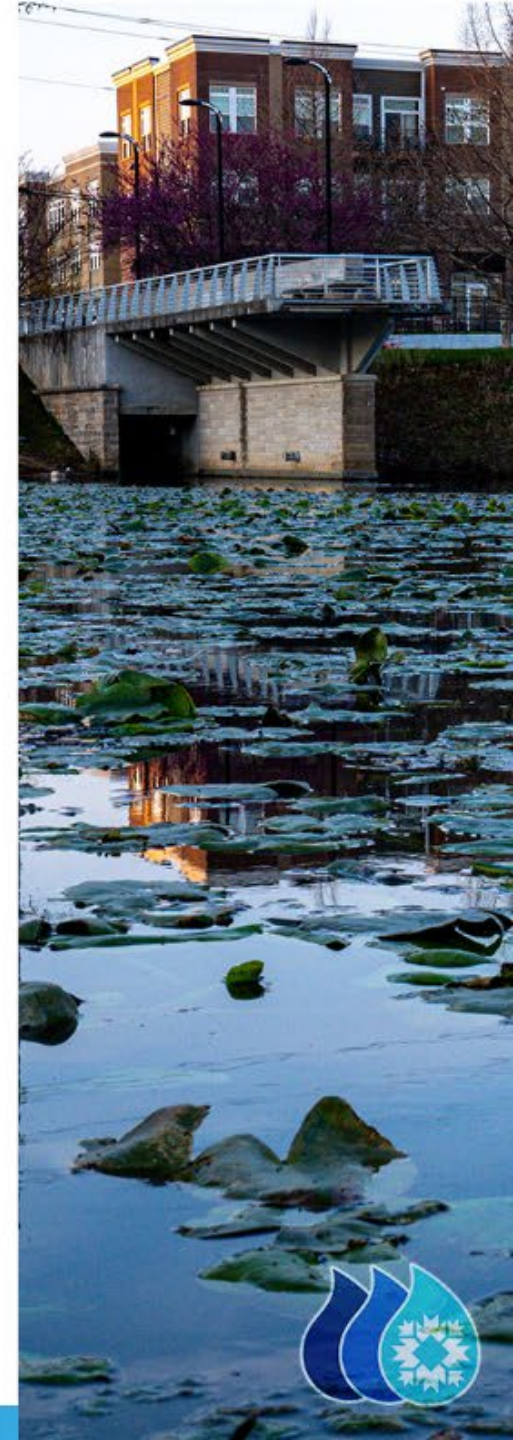
To Amend Title 13 of the
Bloomington Municipal
Code Entitled
“Stormwater”

CITY OF BLOOMINGTON UTILITIES



2025 Legislative Session

- House Enrolled Act 1037 established IC 36-1-3-14(b), which prevents a municipality from adopting legislation for their local construction stormwater permit program that is more stringent than the state's Construction Stormwater General Permit (CSGP)
- BMC Title 13 contains Bloomington's local construction stormwater regulations as required by the MS4 General Permit



Stormwater Management Ordinance Updates for Compliance with New Law

- Removal of several performance standards
 - Final stabilization timeframe and stabilization materials
- Stormwater Management Permit process updates
 - Simplified permit process for sites not requiring CSGP coverage
- Elimination of erosion control bonds



New Text Added to Title 13

- Codifying a long-standing CBU practice to require homeowner maintenance of driveway culverts
- Codifying an existing stormwater development standard requiring runoff treatment for the pollutants generated by 'hot spot' land uses. Clarifying language provided in response to local permitting changes.



An aerial photograph of a lush green landscape. A stream flows through the center, surrounded by dense trees and vegetation. In the background, some residential buildings are visible under a clear blue sky.

Summary of Title 13 Updates

- Updates to clarify compliance with new state legislation
 - Removal of several performance standards
 - Elimination of erosion control bonds
 - Stormwater Management Permit process updates
- New section governing installation and maintenance of driveway culverts
- New text covering runoff treatment for ‘hot spot’ land uses
- Grammar and reference corrections