

**Bloomington Common Council-Regular Session Minutes**  
**Bloomington City Hall, 401 N. Morton Street, Bloomington, Indiana**  
**Wednesday, June 04, 2025, 6:30pm**

**1. CALL TO ORDER [6:30pm]**

Council President Stosberg called the meeting to order.

**2. ROLL CALL (\* indicates participation via Zoom) [6:30pm]**

**Members:**

Isak Nti Asare	At-Large
Courtney Daily (arrived at 6:31pm)	District 5, Council Parliamentarian
Matt Flaherty	At-Large
Isabel Piedmont-Smith	District 1, Council Vice President
Dave Rollo*	District 4
Kate Rosenbarger	District 2
Andy Ruff	At-Large
Hopi Stosberg	District 3, Council President
Sydney Zulich	District 6

**City staff, officials, and guests present:**

Sofia McDowell	Chief Deputy Clerk
Colleen Williamson	Deputy Clerk
Lisa Lehner	Council Attorney
Christine Chang	Council Legal Research Specialist
Kelly Murphy	Information Technology Services, Technology Support Manager
Carrie Albright	Environmental Commission Chair
David Hittle	Planning and Transportation, Director
Andrea de la Rosa	Economic and Sustainable Development, Assistant Director of Small Business Development
Jane Kupersmith	Economic and Sustainable Development, Director
Audrey Brittingham	City Attorney
Julius Mitchell	Office of the Mayor, Legislative Affairs Specialist
Jessica McClellan	City Controller
Janine Betsey	Director of Tax Credit Development, Gene B. Glick Company

**3. AGENDA SUMMATION [6:31pm]**

Stosberg highlighted summer events including Pride Month, Stonewall Riots in New York City (NYC) which sparked the Lesbian, Gay, Bisexual, Transgender, and Queer + (LGBTQ+) movement, World Refugee Day, and Juneteenth celebrations. She then summarized the agenda.

**4. APPROVAL OF MINUTES [6:31pm]**

There were no minutes for approval.

**5. REPORTS [6:33pm]**

**5.1. Councilmembers**

Flaherty suggested rotating which councilmember begins.

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Piedmont-Smith spoke about Wear Orange, gun violence, common sense gun control, and noted her upcoming constituent meeting. She discussed changes to recycling in the Waste Reduction District. Asare reported on his experience at the Global Entrepreneurship Congress in Indianapolis. He spoke about being a cancer survivor and the upcoming National Cancer Survivor Day. He gave reasons in support of being a public servant and offered an apology to Flaherty and Rosenbarger for their focus on incremental progress. He appreciated serving on council and working with councilmembers.

Rosenbarger discussed bringing back legislation amending the Unified Development Ordinance (UDO) that did not have enough votes in favor of introduction, for incremental progress. She discussed at-risk affordable housing units such as Seminary Point Apartments and provided details including not providing regular maintenance and upkeep. Monroe County owned the property and planned to demolish the building.

Zulich wished everyone a Happy Pride and spoke about its history. She noted that the Stonewall uprisings were a product of police raids on gay bars in New York City. She spoke about the intersectionality of LGBTQ+ rights, feminism, anti-racism, and more. She urged everyone to celebrate Pride and to also fight for it.

Daily wished everyone a Happy Pride. She empathized with the Jewish community due to a recent anti-Semitic attack and discussed how the presidential administration was encouraging mistreatment of marginalized groups. She urged the community to stand together. She recognized Wear Orange and commented on gun violence.

Rollo thanked councilmembers for their acknowledgement of Pride Month as well as gun violence. He noted his and Ruff's upcoming constituent meeting.

Stosberg announced her upcoming constituent meeting.

## **5.2. The Mayor and City Offices**

Carrie Albright, Chair, Environmental Commission, presented the Environmental Commission (EC) Report including updates on 2024 priorities and 2025 goals. Council discussed challenges the EC faced, the EC Planning Committee and its site inspections and memos, and Open Door Law rules.

Stosberg extended the time for mayor and city office reports for five minutes.

Stosberg extended the time for mayor and city office reports for an additional fifteen minutes.

David Hittle, Director, Planning and Transportation department presented potential updates to the Unified Development Ordinance (UDO) including parking, lot sizes, plexes, and more. He noted there had been two resolutions brought forward by Flaherty and Rosenbarger that had not advanced despite having valuable ideas and a consensus with the administration and staff. He provided details on potential amendments and the public input process.

Stosberg extended the time for mayor and city office reports for ten minutes until 7:50pm.

There was additional discussion on the Summit Planned Unit Development, development review by the EC, environmental review by staff, engaging renters throughout the public input processes, working with the Housing and Neighborhood Development (HAND) department, and how some feedback was skewed towards homeowners who tended to be wealthier. Further discussion on the two resolutions noted there had been ample public input, and extensive meetings with the sponsors and the mayor, deputy mayor, and staff. Other amendments to the UDO had not undertaken that process but had been adopted without issue. There was concern that adopted city plans, like the Comprehensive Plan and the Climate Action Plan, were not being considered when developing policy. Staff believed more public input was still needed and council urged that it happen by the end of the year.

Stosberg extended the time for mayor and city office reports until 8:15pm.

Andrea de la Rosa, Assistant Director for Small Business Development, Economic and Sustainable Development (ESD) department, presented the annual tax abatement report. She summarized the tax abatement program and economic impacts. She discussed current tax abatement projects, including the level of compliance and staff recommendations. Jane Kupersmith, Director, ESD, gave an update on current and proposed payment in lieu of taxes (PILOT) projects. Following the report, council discussion included details on economic impacts, staff discussion with developers and council when analyzing a proposed tax abatement, the grace period for becoming compliant, obligations, ongoing review, and affordable housing units and occupancy rates.

Stosberg extended the time for mayor and city office reports until 8:25pm.

Additional discussion involved legal aspects for tax abatements, state code, memoranda of understanding (MOU), details on certain projects, and if occupancy and living wage requirements were included in the MOUs. Staff stated that those requirements would be included in MOUs moving forward.

### **5.3. Council Committees**

Rosenbarger provided the Sidewalk Committee recommendations for its budget of \$500,000. She gave details on proposed projects and reasons in support of the recommendations. There was discussion on resident-led, traffic-calming projects, funds that reverted to the Alternative Transportation Fund, prioritization of projects, and council's purview on building of sidewalks. The idea was to use city plans, like Safe Streets 4 All, with the goal of having sidewalk connectivity drive the prioritization of projects. It was also useful to collaborate with city departments to maximize usage of funds.

Zulich moved and Asare seconded to approve the report and funding recommendations from the Sidewalk Committee. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Asare summarized on the Jack Hopkins Social Services Funding committee recommendations and the process the committee undertook. He highlighted some improvements such as the use of a rubric, limiting agency presentations to only those committee members had questions for, and potential process changes for better efficiency for future committees.

Daily moved and Zulich seconded that the Uniform Conflict of Interest Disclosure Statements of Nordia McNish and Eddy Riou, Jr. and their participation in the Committee be approved and accepted. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

There was council discussion on the rubric that had been used.

### **5.4. Public**

Christopher Emge, Greater Bloomington Chamber of Commerce, offered comments on city permitting.

Julius Mitchell, introduced himself to council as the new Legislative Affairs Specialist, in the Office of the Mayor.

Jennifer Crossley, Monroe County Council President, commented on the need for more collaboration between city and county elected officials, the Convention Center groundbreaking, and affordable housing.

## **6. APPOINTMENTS TO BOARDS AND COMMISSIONS [9:01pm]**

On behalf of Interview Committee Team B, Daily moved and Piedmont-Smith seconded to recommend Barbara McKinney to seat C-1, Stephen Volan to seat C-2, and Brian Drummy to seat C-3 for appointment to the Transportation Commission:

There was discussion on the candidates since the Parking Commission, Traffic Commission, and the Bicycle Pedestrian Safety Commission were condensed into the Transportation Commission as well as requirements of seats like being affiliated to the Monroe County Community School Corporation (MCCSC).

The motion was approved by a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

**6.1.     Ordinance 2025-22**

Authorizing and Approving a Payment in Lieu of Taxes (“PILOT”) Agreement with Henderson Court Housing, LP

Daily moved and Piedmont-Smith seconded that Ordinance 2025-22 be introduced and read by title and synopsis only. The motion was approved by a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Chief Deputy Clerk Sofia McDowell read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Ordinance 2025-22.

Kupersmith provided an overview of Ordinance 2025-22 and highlighted state code, incentives, and tax revenue through a PILOT. The community benefit like affordable housing units must outweigh the cost of reduced tax revenue. She gave a brief summary of the Henderson Court Properties, the proposed agreement details, and the impact on local tax distribution to other units. Council discussed revenue loss for units like MCCSC, especially with the decrease of revenue from the state. It was noted that there were no plans to replace the revenue by the city to other taxing units, aside from creating more affordable housing. Janine Betsey, Gene B. Glick Company, explained that the tax savings would fund an annual service/care coordinator at the property and gave examples of that work. Without the PILOT, the scope of the improvements to the property would be limited and the service/care coordinator position would not be funded. In the city, the Glick Company had a good track record with their properties and councilmembers expressed support for the legislation.

The motion to adopt Ordinance 2025-22 received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

**6.2.     Ordinance 2025-21**

Authorizing and Approving a Payment in Lieu of Taxes (“PILOT”) Agreement with Cambridge Square of Bloomington, LP

Daily moved and Piedmont-Smith seconded that Ordinance 2025-21 be introduced and read by title and synopsis only. The motion was approved by a roll call vote of Ayes: 8, Nays: 0, Abstain: 1 (Stosberg). McDowell read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Ordinance 2025-21. Stosberg recused herself and passed the gavel to Piedmont-Smith.

Kupersmith presented Ordinance 2025-21 and gave an overview of the property, residency requirements, the proposed agreement details, and the term of the PILOT. Council discussion included the duration of the affordable housing requirement, Section 8, and the Gene B. Glick’s commitment to keeping affordable housing in perpetuity.

Randy Cassady spoke in favor of the Gene B. Glick Company and their affordable housing properties.

The motion to adopt Ordinance 2025-21 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 1 (Stosberg).

Piedmont-Smith passed the gavel back to Stosberg.

**6.3. Resolution 2025-09**

Authorizing the Allocation of the Jack Hopkins Social Services Program Funds for the Year 2025 and Related Matters

Daily moved and Piedmont-Smith seconded that Resolution 2025-09 be introduced and read by title and synopsis only. The motion was approved by a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. McDowell read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Resolution 2025-09.

Asare moved and Zulich seconded to adopt Amendment 01 to Resolution 2025-09. Piedmont-Smith presented Amendment 01 which corrected a typo listed in the Bloomington Cooperative Living's purpose for the funding. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

There was discussion about the requirement for funding agreements to be submitted via Microsoft Word.

The motion to adopt Resolution 2025-09 as amended received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

**7. ADDITIONAL PUBLIC COMMENT [10:02pm]**

There was no additional public comment.

**8. COUNCIL SCHEDULE [10:03pm]**

Stosberg noted that evening was the last meeting before council recess.

**9. ADJOURNMENT [10:03pm]**

Stosberg adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 30 day of July, 2025.

APPROVE:

ATTEST:



Hopi Stosberg, COUNCIL PRESIDENT



City Clerk Nicole Bolden

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Clerk's Note: The above minutes summarize the motions passed and issues discussed rather than providing a verbatim account of every word spoken.

Bloomington City Council meetings can be watched on the following websites:

- Community Action Television Services (CATS) – <https://catvstv.net>
- YouTube – <https://youtube.com/@citybloomington>

Background materials and packets are available at <https://bloomington.in.gov/council>