



# Economic Development Commission Meeting Agenda

March 17, 2026, at 4 p.m., In-person at City Hall,  
McCloskey Conference Room

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Meeting ID: 850 7904 6166

Passcode: 446180

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- Roll Call
- Approval of Minutes
- New Business
  - Election of Officers
- Old Business
- General Discussion
- Adjournment

Name	Appointed by	Term
Kurt Zorn	Mayor (voting)	2/1/2025 - 1/31/2029
Isak Nti Asare	Common Council (voting)	2/1/2022 - 1/31/2026
Vanessa McClary	Mayor (voting)	2/1/2025 - 1/31/2029
Tim Henke	Mayor (voting)	2/1/2024 - 1/31/2028
Liz Feitl	Monroe County Council (voting)	2/1/2022 - 1/31/2026

# City of Bloomington - Economic Development Commission

Meeting Minutes | Tuesday, October 21, 2025 | 4:08 p.m.

## Attendance

### Members Present:

- Tim Henke
- Kurt Zorn
- Liz Feitl

### Staff Present:

- Jane Kupersmith, Director of Economic and Sustainable Development
- Andrea De La Rosa, Staff

### Public:

- Casey Green, Maple Heights Neighborhood Resident

*A quorum was present. The meeting was called to order at 4:08 p.m.*

## 1. Approval of Minutes

The Commission voted to approve minutes from two prior meetings.

- Corrected minutes from May 20, 2025
  - Motion - Henke
  - Second - Zorn
- Minutes from August 26, 2025.
  - Motion - Feitl
  - Second - Henke

Both sets of minutes were approved unanimously.

## 2. General Discussion: Stadium District Designation

Director Kupersmith presented a slide deck summarizing the status of the proposed Stadium District designation and the revised boundary map. No action was requested of the Commission; the item was informational.

### Background

- Business-led initiative originating in January 2024; businesses surrounding Miller Showers Park requested permission to self-identify as the “Stadium District.”
- Legislation was introduced to the Common Council on September 22, 2025; it was well-received in concept but tabled after consistent objections from Maple Heights residents.
- Primary resident concern: inclusion of R3-zoned residential areas could inadvertently encourage short-term rental activity, in conflict with City housing goals.

### Revised Boundary Map

- All R3 (Residential Small Lot) areas were removed from the boundary.
- District now composed of commercial zoning only, except the Garden Hill Mixed-Use Student Housing District, which staff determined was appropriate to include, given its distinct zoning identity.
- The boundary runs approximately from 17th Street (south) to the bypass (north), encompassing commercial properties including Kroger on Kinzer, Harley-Davidson, Holiday Inn, Smoking Jack’s, and Visit Bloomington.

### Public Comment – Casey Green, Maple Heights Resident

- Attended to gather information; the neighborhood learned of the proposal shortly before the initial Council vote.
- Neighborhood concerns extend beyond zoning: over the past two years, the proximity to the stadium has brought increased traffic, noise, vandalism, and quality-of-life impacts.

- Expressed concern that a boundary shift of one block will not meaningfully insulate the neighborhood from those effects.
- Noted additional infrastructure concerns, including a dead-end street recently opened behind her home without neighborhood notification.
- Clarified that the neighborhood is not opposed to commercial development and wants the process to be collaborative.

### **Commission Discussion**

- The commissioner raised the question of increased law enforcement patrols in adjacent residential neighborhoods during stadium events; Director Kupersmith indicated she would advocate for this.
- Commissioners discussed broader pressures from IU's growing football program and the city's reactive posture to resulting neighborhood impacts.
- Director Kupersmith emphasized that the designation is a geographic identifier for businesses, not a neighborhood renaming, and that the primary use case involves hotel and convention center proximity branding.
- Commissioners indicated they are not inclined to pass a resolution in support at this time; they prefer to await further community engagement.

### **Next Steps**

- Legislation tabled; staff memo submitted requesting Council defer to the first week of November.
- **Action:** Director Kupersmith to reach out to Maple Heights Neighborhood Association (contact: Tracy B., Association President) to schedule a meeting before the November Council hearing, and to include the City's Engineering Director to address infrastructure questions.
- **Action:** Ms. Green to encourage the Maple Heights Neighborhood Association to accept the staff's offer to meet and to attend the November Council meeting to offer public comment.

## **3. General Discussion: Expanded Alcohol Permit Programs**

Director Kupersmith provided background on Indiana's ATC permit quota system and state programs that allow municipalities to exceed their quota. The item was presented for general discussion; no action was requested.

### **ATC Quota System**

- Three-way (beer, wine, and liquor) permits are allocated at approximately one per 1,500 residents.
- Bloomington has not received additional quota permits in approximately ten years; the 2020 census population decline effectively froze the count.
- Quota permits are permanent, transferable assets; market value has reached \$200,000–\$250,000 per permit. Holders can leverage them for financing.
- Bloomington's permit quota is artificially constrained: the city serves a population substantially larger than its census count for nine months of the year, which has driven up permit prices while suppressing availability.

### **Programs That Could Allow Exceedance of the Quota**

- Staff identified two programs potentially available to Bloomington:
  - Riverfront district designation – used widely across Indiana, including in locations with minimal waterways.
  - Historic district designation – requires documented presence of a historic jail, sheriff's residence, and opera house; Bloomington has all three (former opera house façade visible at Fountain Square Mall).
- Permits issued through these programs are temporary: issued annually, non-transferable, and would not replace or devalue existing quota permits.
- Any program would be authorized by the Council and administered by the ATC; the City would make requests, not issue permits directly.

## **Commission Discussion**

- Staff framed the primary benefit as supporting small, locally owned restaurants that lack access to three-way permits and operate on thin margins amid rising labor and supply chain costs.
- Commissioner Henke questioned whether this aligns with the EDC's core goals (workforce growth, wages, economic base); Director Kupersmith argued that supporting Bloomington's independent food culture is integral to workforce attraction and retention, and that the initiative would be supplemental to ongoing housing and affordability work.
- Staff member De La Rosa noted that expanded permit access would benefit existing service sector workers, who have limited employment options and are affected by the lack of dining variety.
- A commissioner raised the importance of cross-departmental coordination, noting that supportive initiatives can be undermined by regulatory barriers in other city departments (e.g., grease trap requirements, parking, fire code).
- Commissioners noted the absence of a formal restaurant association and flagged the need for deliberately inclusive outreach if a program is pursued.

## **Next Steps**

- No Council member is currently sponsoring three-way permit legislation; the item remains in early exploratory stages.
- **Action:** Director Kupersmith to continue surfacing the topic at business community meetings and in conversations with Council members before any legislation is considered.

## **4. Old Business**

No old business was raised.

## **5. Adjournment**

There being no further business, the meeting was adjourned.