

**Common Council Regular Session Agenda
City of Bloomington, Indiana**

Wednesday, April 22, 2026 at 6:30pm
Council Chambers #115, City Hall
401 N. Morton Street, Bloomington, IN 47404

The meeting may be accessed [remotely](#)¹

1. Roll Call

2. Agenda Summation

3. Minutes for Approval

None

4. Reports *(A maximum of twenty minutes is set aside for each part of this section; please note that there is no public comment on Reports)*

A. Councilmembers

B. The Mayor, City Clerk, City Offices, and City Boards and Commissions

- Flock Report from Chief Diekhoff, Bloomington Police Department

C. Council Committees

- Committee on Council Processes

D. Public*

5. Appointments to Boards and Commissions

A. Memo from Clerk Nicole Bolden

6. Legislation for First Readings

None

7. Legislation for Second Readings and Resolutions

A. Resolution 2026-07 A Resolution in Support of County Council Counterparts' Efforts to Keep the County's Criminal Justice Buildings Within City Limits and Close Proximity to Social Services

B. Resolution 2026-08 A Resolution Of The Common Council Of The City Of Bloomington, Indiana, Approving Certain Matters In Connection With The Formation Of A Certain Economic Development Area

¹ <https://bloomington.zoom.us/j/89467134560?pwd=vIPuxjWDmbj0VObqVzQrGzlaQtImr7.1>

- C. Ordinance 2026-6 To Amend the City of Bloomington Zoning Maps by Rezoning a 6.3 Acre Property from Residential Urban Lot (R4) and Residential Multifamily (RM) within the Transform Redevelopment Overlay (TRO) to Planned Unit Development (PUD) and to Approve a District Ordinance and Preliminary Plan
- D. Resolution 2026-05 A Resolution to Initiate a Proposal to Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code in order to Improve Sustainability and Housing Affordability

(Clerk's note: it is intended that Resolution 2026-05 will be referred to the next Regular Session meeting on Wednesday, May 6th.)

- E. Resolution 2026-06 A Resolution Directing the Housing and Neighborhood Development Department to Develop a Framework for Long-Term Housing Affordability

(Clerk's note: it is intended that Resolution 2026-06 will be referred to the next Regular Session meeting on Wednesday, May 6th.)

8. Additional Public Comment* *(A maximum of twenty-five minutes is set aside for this section)*

9. Council Schedule

10. Adjournment

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

- [Community Access Television Services](#)² (CATS)
- [Bloomington YouTube Channel](#)³

[Materials for this meeting](#)⁴ are available on Council's website.

*Members of the public may speak on matters of community concern not listed on the agenda at one of the two public comment opportunities. Individuals may speak at one of these periods but not both. Speakers are allowed up to three minutes.

The City of Bloomington is committed to providing equal access to information. If you encounter difficulties accessing packet materials, please contact the Bloomington Common Council office at council@bloomington.in.gov or (812) 349-3409. Please provide your name, contact information, and a description of the packet material with which you are having problems.

² <https://catstv.net/>

³ <https://www.youtube.com/@citybloomington>

⁴ <https://bloomington.in.gov/council/meetings/2026>

Memorandum

To: Common Council Members

From: Chief Michael Diekhoff

Date: April 22, 2026

Subject: Flock Public Safety

Council Members,

Thank you for the opportunity to discuss Flock Public Safety and the uses within the Bloomington Police Department. License Plate Reader technology has become a very useful tool to help Departments solve crime in an efficient and non-intrusive way. Many Departments have experienced successes in solving crimes that might not have been solved without the use of this technology. Police Departments have access to many different sources of information to assist them in solving cases. As with any technology, there can be abuses. The Bloomington Police Department has taken steps in an effort to limit the potential abuse of Flock data as much as possible. Strong policy development and consistent audits prevent these abuses from happening.

Equipment Types

The Bloomington Police Department (BPD) utilizes Flock License Plate Reader Cameras (LPR) and Flock security cameras through agreements with Flock Public Safety. Copies of these agreements are at the end of this memo. BPD has the following technology provided by Flock Public Safety:

- **Eleven permanently mounted LPR cameras.** These are placed along major roadways that vehicles travel on to move in and out of the City and at some major intersections in the City.
- **Four permanently mounted video camera replacements.** These are mounted at key intersections downtown and only have video capabilities. These cameras replaced ones that had been in use for many years that had simply worn out. The video recorded is not monitored in real-time. If an event occurs in the downtown area, the video can then be reviewed to see if anything of evidentiary value was recorded. Over many years these cameras have proven to be helpful with the number of large events happening in the downtown area. The most recent

example was the celebration of the National Championship win for IU football. Roughly 5,000 people converged on Kirkwood, and cameras enabled us to monitor the crowd and keep the event safe.

- **Four mobile trailers with LPR, video recording and gunshot detection.** Those systems are not permanently assigned to any one area but are deployed to an area on an as-needed basis when problems arise. They were purchased by HAND after complaints from apartment complexes about vandalism, theft, drug dealing, and weapons. They have been deployed to complexes in an effort to stop the above mentioned crimes and provide a sense of safety. They have also been deployed to downtown area parking lots when we were experiencing increased calls of disturbances, weapons calls and other illegal activity there.

An LPR Camera



A Security Camera



A Trailer System



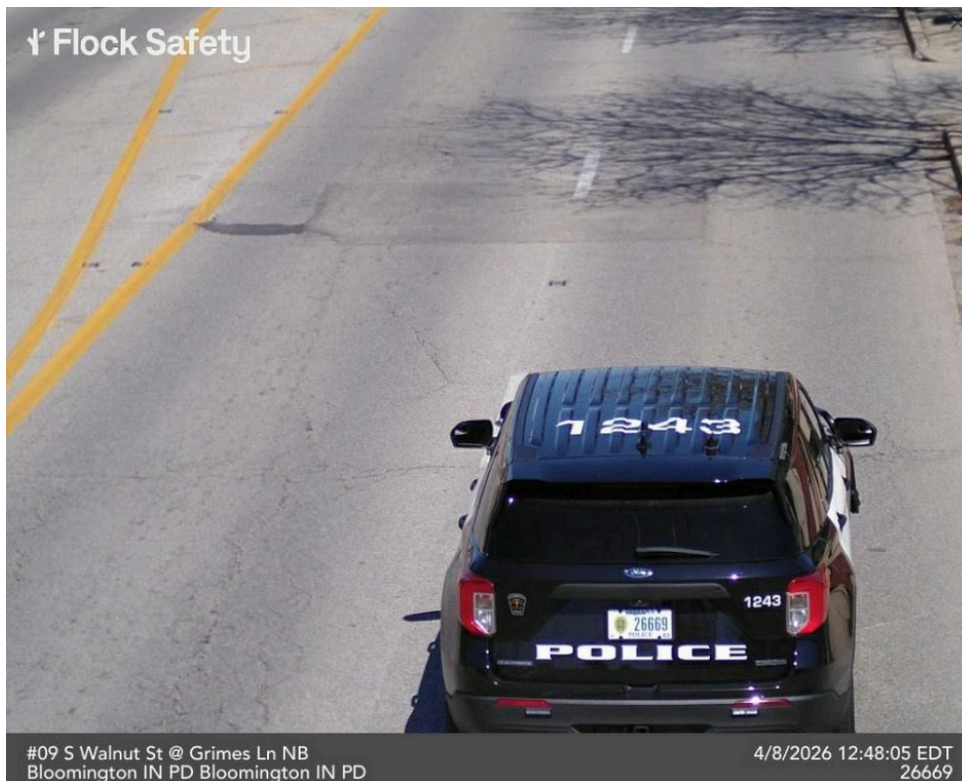
Background

License Plate Reader cameras capture a picture of the rear of a vehicle and license plate as the vehicle travels on a public roadway. They are placed on major roadways and at intersections within the public right of way in the City of Bloomington. They are not placed in any sensitive area that might involve reproductive health care services or locations used for religious observance, such as churches, mosques or temples.

LPR cameras only capture vehicle and license plate data by taking a still photo. A search result shows only that still photo and its time stamp. It does not contain, link to, communicate, collect, or use:

- Vehicle registration information such as name and address
- Facial recognition
- Video
- Any other information tied to an individual

A Photo From a Flock LPR



There have been questions raised about tracking the movements and activities of residents. LPR cameras only capture a photo of a vehicle's license plate as the vehicle passes. They do not create any type of association between resident activities or their daily lives. There is no additional software used to create a pattern or links of associations individuals may be a part of.

Secondly, the cameras are solely pointed at public roadways and only photograph the license plate of a vehicle as it travels on that public roadway. The same activity could be observed by a police officer or any other member of the public if they were to watch vehicles pass on a roadway.

Data Access, Auditing, Retention, and Sharing

Within BPD, access is limited to sworn officers and data analysts. Anyone accessing the system must first complete in-house training on policy and acceptable usage. They search using their individually assigned log-in. All searches must be connected to an active event number and must declare a valid reason for the search. The system logs all requests directed to the database by Bloomington Police personnel, when the request was made, by whom, the event number it is related to, and why the search was conducted.

LPR system searches must relate to a specific investigation and follow agency rules. You can't search "just because." Recent updates introduced dropdown menus that also limit search criteria. Search results are based only on observed vehicle characteristics. The system reports what a vehicle looks like—not who someone is. It does not collect or process demographic information. It focuses on vehicles, not personal traits. LPR systems do not recognize faces or identify people. LPR system searches are based on vehicle characteristics only. LPR systems do not predict who will commit a crime and do not assign risk scores. It supports investigations. It does not forecast behavior.

Within the police department, the LPR program is managed by a command staff member. Additionally, BPD has robust policies to ensure compliance and protect civil liberties. Any violation of the policies could lead to employee discipline up to termination.

The log is subject to audits every 60 days to ensure compliance with policy. There is currently no routine public reporting. However, there is a public-facing portal available that the City could elect to use. Our current retention period for Flock data is 30 days, after which it is permanently deleted, unless the photograph is entered as evidence in a criminal case.

The sharing of data is governed by the agency (that is, BPD). The only authorized sharing of data collected by BPD LPRs is to other Indiana law enforcement organizations.

Concerns have been raised about who else can access the data. The Bloomington Police Department is not participating in the National Network. Bloomington only shares data on the network with other Indiana law enforcement agencies.

Data Use and Licensing

Questions have also been raised about Flock Public Safety selling data to a public database. No such database exists. Flock customers such as BPD own 100% of their data. Flock does not sell it. While Flock uses some data for training their system (de-identified, never sold) and enables law enforcement sharing (should the agency so choose), Flock maintains strict privacy policies against selling or publishing customer-owned LPR data for commercial purposes.

Here are Flock Public Safety's legal terms and conditions:

1. **Customer Data.** As between Flock and Customer, all right, title, and interest in and to Customer Data belong to and are retained by Customer. Customer hereby grants to Flock a limited, non-exclusive, royalty-free, irrevocable, perpetual, worldwide license to (a) use and disclose Customer Data to provide the Flock Services; and (b) use Customer Data to support and improve Flock's products and services. Customer Data will be available for Authorized End Users to access and download via the Web Interface during the applicable Retention Period. For clarity, Flock retains the exclusive right to determine and control the method, timing, format, and medium of such access or delivery, and is not obligated to provide Customer Data in any alternative form, format, or transmission method outside of the Web Interface. To the extent any Customer Data constitutes Personal Information (as defined under Applicable Laws), Flock will process such data in accordance with Applicable Law and their [privacy policy](#).

Using Technology to De-Escalate

De-escalation and technology can go hand in hand. In 2020, a nationwide conversation took place about the cost and benefit of immediate police intervention in certain situations. One question frequently raised was simple but important: "Do officers need to act right now, or can they act more cautiously later?"

Technology such as license plate readers and video systems supports this approach by giving officers and investigators more options beyond immediate contact.

In many cases, this means officers can:

- Review evidence carefully rather than relying on incomplete or rapidly evolving information
- Consult supervisors and investigators before taking action
- Seek judicial oversight through search warrants or arrest warrants
- Plan arrests in controlled environments rather than during unpredictable encounters

The ability to delay action by officers often results in safer, more predictable outcomes for both police officers and members of the public.

Bloomington Flock Usage Case Studies

Following are some examples of recent successful uses of Flock data.

- BPD officers were investigating a domestic battery. After probable cause was developed, officers observed the suspect vehicle in the area. When approached, the suspect fled the scene with the female victim still inside the vehicle. A vehicle pursuit ensued, during which the female's belongings were found along SR 446. Utilizing the Flock network, investigators tracked the suspect's vehicle to the Kentucky state line, where a Kentucky State Police officer initiated a second vehicle pursuit. The suspect was ultimately arrested, and the female kidnapping victim was recovered safely.
- BPD officers assisted the Owen County Sheriff's Office during a homicide investigation in which the victim was located a very short distance across the county line. Using a nearby Flock camera within the relevant time frame of the alleged homicide, Bloomington Police Department investigators located images of the victim's vehicle, which was later determined to be driven by the suspect. The suspect was eventually identified and arrested for murder.
- BPD officers investigated a sexual assault that occurred along a roadside involving an unknown suspect who brandished a box cutter during the offense.

Based on the victim's statements and the established timeline, a suspect vehicle was identified through the Flock system as having traveled in the area at the time of the offense. As the investigation progressed, the vehicle's owner was identified and interviewed, who ultimately confessed to the sexual assault and was charged with rape.

- Officers investigated a homicide in which the victim had been shot. Only a vague vehicle description of the suspect's vehicle was initially available. Surveillance video from a nearby convenience store captured images of a vehicle loosely matching the suspect's vehicle. Over the following days, Flock LPR cameras captured images of the suspect's vehicle traveling on public roadways throughout Bloomington. Flock data was ultimately used to assist in the identification and apprehension of the suspect, who was charged with murder.
- Investigators with the Westfield Police Department were investigating a homicide within their jurisdiction. During their investigation, they found that the suspect had attempted to conceal their registration when committing the offense. Using nearby surveillance footage, a vehicle was seen entering and leaving the area of the homicide. Investigators used the Flock network to identify the suspect's vehicle, determine the license plate number, and establish that the vehicle was a rental car. Following the incident, the rental car had been returned to the rental agency, and it was learned that it was on a rental car lot in Bloomington. BPD assisted in securing the vehicle for Westfield PD so that proper arrangements to process the vehicle for evidence related to the homicide could be made. The suspect was later arrested and charged with murder.

Contract Details

The City of Bloomington signed the following agreements with Flock Public Safety:

1. The first agreement was entered into on February 28, 2024 for Flock Safety Flock OS (1), Flock Safety LPR Products (11). Per Flock, the first-year cost with fees was \$40,650, with an annual renewal of \$36,500. The agreement included terms for automatic renewals for successive one-year periods unless the other Party gives notice of non-renewal at least thirty (30) days prior to the end of the then-current term.

2. On September 24, 2024, the Bloomington Police Department ordered four Flock Safety Video Cameras for \$3,000 each to replace existing cameras (a different brand) that had been in place for many years. The total invoice for the two-year agreement was \$27,000, which included a first-year cost of \$15,000 and an annual recurring charge of \$12,000.

3. An additional agreement was entered into on December 1, 2024. This was for a Flock Mobile Security Trailer (2) - subscription. The first year cost was \$50,000, which was also the annual renewal cost. The agreement automatically renews for successive one-year periods unless the other Party gives notice of non-renewal at least thirty (30) days prior to the end of the then current term.

4. An additional agreement was entered into on October 1, 2025, for Flock Mobile Security Trailer, and replaced the above agreement mentioned in Paragraph 3. It was for a Flock safety platform (1) - Flock Mobile Security Trailer subscription. The total was \$180,000 - \$90,000 annually, for two years. The agreement automatically renews for successive one-year periods unless the other Party gives notice of non-renewal at least thirty (30) days prior to the end of the then current term.

These agreements were considered "Sole Source" and were not required to be approved by a board or commission. Discussions and contract negotiations began in 2023. The Bloomington Police Department approved agreements 1 and 2 in the previous list in 2024 while the Housing and Neighborhood Development Department approved agreements 3 and 4 in 2024 and 2025, respectively. Total program costs to date: \$236,829.68. Departments are able to approve products that are secured through invoices.

Complete List of Invoices

In the following table, in the Description field, "14" indicates BPD, "15" indicates HAND as the purchasing department.

Invoice Number	Invoice Date	Description	Amount	GL
INV-39334	06/25/24	14- 11 Flock cameras, Flock Safety Falcon Flex	\$40,650.00	1101-14-140000-52420
12.1.24 Pd on contract signing	12/10/24	15-Mobile Security Trailer to support Neighborhood Security	\$50,000.00	2209-15-150000-53990
INV-56760	02/18/25	14- 4 Flock Condor ptz cameras & implementation fee	\$15,000.00	2222-14-149999-53990
INV-59326	05/27/25	14- cameras & charges for 11 Flock LPR cameras & their software	\$36,500.00	1101-14-140000-52420 & 1101-14-140000-53990
INV-74181	09/30/25	14-replacement camera	\$350.00	1101-14-140000-52420
INV-76020	11/11/25	15-Flock safety video and Safety Platform subscription	\$81,529.68	2209-15-150000-53990
INV-79109	11/25/25	14- camera replacement (trailer) 11/11/25	\$800.00	1101-14-140000-52340
INV-79905	01/06/26	14-year 2 for 4 PTZ w/lte service Flock condors	\$12,000.00	2240-14-140000-53640
Total			\$236,829.68	

Procedures with Discussion of Ordinances at First Reading

On February 18, 2026, the City Council adopted Ordinance 2026-05, which allows for discussion of legislation at First Reading. Below are the standard procedures the Council intends to follow given the passage of this legislation.

The standard practice will be that First Reading of an ordinance will include a presentation of the legislation, discussion, and public comment, but no final vote. Please see notes below for possible deviations from this standard practice.

Procedure for First Readings

1. Motion to introduce legislation (debatable) > Vote
2. Clerk reads by title and synopsis
3. Motion to discuss legislation
4. Full staff presentation (or presentation by Councilmember if legislation initiated by Councilmember)
5. Councilmember questions and comments
6. Public comment (30 minutes maximum)
7. Motion to move item to a Second Reading on X date > Vote

Notes:

- a) This procedure makes it clear to everyone that the initial intent is for the legislation to not be adopted, since there is no motion to adopt. In other words, the default is that the Council will only discuss the legislation that night, not take a final vote on it.
- b) The Council retains the right to vote NO on introduction of the legislation, although the expectation is that this will be unusual.
- c) If a piece of legislation is quite simple, a Councilmember could make a motion for unanimous consent to consider the ordinance for adoption that night. If such a motion is made, seconded, and approved unanimously, then a vote on adoption could follow ($\frac{2}{3}$ required).
- d) Merging Councilmember questions and comments allows Councilmembers to begin floating amendments and obtain initial staff feedback on amendment ideas.
- e) Councilmembers will put in writing the questions they didn't get answers to at First Reading and submit those by noon the following Friday (two days after the meeting). That gives city staff and/or petitioners time to answer the questions before the questions and answers are placed in the packet for the Second Reading two weeks after the First Reading. The deadline for answers to be submitted to the Council staff is noon on the Thursday before the Second Reading.
- f) Questions raised by the public during the public comment period should be noted by the staff or Councilmember(s) who present the legislation to make sure those questions are included with the Q&A mentioned in (e) above.

Procedure for Second Readings

1. Motion to introduce legislation (debatable) > Vote
2. Clerk reads by title and synopsis
3. Motion to adopt legislation
4. Staff present any new information (or Councilmember if legislation initiated by Councilmember)
5. Councilmember questions
6. Public comment
7. Councilmember discussion
8. Vote on motion to adopt

Notes:

- a) The Council does not expect a second full presentation of the legislation, but rather just a report on any new information.
- b) Staff could attend the second reading via Zoom.
- c) The Council reserves the right to move the item to a Third Reading on X date.

Interview Committee Recommendations for Board and Commissions

To: Members of the Common Council

From: Clerk Nicole Bolden

Date: Thursday, April 16, 2026

Re: Interview Committee Recommendations for Boards and Commissions

The Common Council interview committees have made recommendations for appointments to the following boards and commissions:

Interview Committee Team C Recommendations:

- For the Historic Preservation Commission - to appoint Reynard Cross to seat C-2.
- For the Commission on Sustainability and Resilience - to appoint Rebecca Payne to seat C-3.

Contact:

Clerk Nicole Bolden, 812-349-3408, or email clerk@bloomington.in.gov Jennifer Crossley, Deputy Clerk of Communications and Outreach, 812-349-3403, or email jennifer.crossley@bloomington.in.gov

BLOOMINGTON COMMON COUNCIL RESOLUTION NUMBER 2026-07 A RESOLUTION IN SUPPORT OF COUNTY COUNCIL COUNTERPARTS' EFFORTS TO KEEP THE COUNTY'S CRIMINAL JUSTICE BUILDINGS WITHIN CITY LIMITS AND CLOSE PROXIMITY TO SOCIAL SERVICES

PREAMBLE

WHEREAS, the Monroe County government has been under the threat of legal action pertaining to unconstitutional conditions in the Monroe County jail, known as the Charlotte Zietlow Justice Center, since 2008; and

WHEREAS, the current plan for a jail at the Northpark property would remove the current jail from the downtown area and out of city limits. This includes no plan for alternatives to private transportation, which would deny services and access to many low-income residents; and

WHEREAS, the Common Council unanimously passed a letter to the Monroe County Council and the Monroe County Board of Commissioners requesting "County officials not continue with the purchase of the north park site as the location for a new justice center." on October 22, 2025; and

WHEREAS, the Monroe County Council unanimously voted against authorizing the million purchase of the North Park site for the new Monroe County Jail on October 28, 2025; and

WHEREAS, on March 26, 2026 the Monroe County Commissioners unanimously passed Resolution 2026-09, confirming that:

1. The Commissioners will continue to consider the North Park Site for the justice project.
2. The Commissioners will unilaterally reject any property that:
 - a. Will not allow for future co-location and expansion; and,
 - b. Will cause an unreasonable delay in the project.

WHEREAS, the Common Council maintains its position that a justice center at the North Park location will disproportionately impact low-income residents.

Be It Resolved by the Common Council of the City of Bloomington, Monroe County, Indiana, that:

SECTION 1: The Common Council stands with its County Council colleagues and their decision not to fund the purchase of the property at North Park.

SECTION 2: The Common Council will work with County Council and Commissioners to support an expedited permitting process for the construction of a new criminal justice center within city limits.

Signature of Bloomington Common Council President:

Isak Nti Asare
President, Bloomington Common Council

Attestation of Bloomington City Clerk:

Nicole Bolden
Clerk, City of Bloomington

Presentation by Bloomington City Clerk:

Presented by me to the Mayor of Bloomington, Monroe County, Indiana, upon this day of _____, 2026:

Nicole Bolden
Clerk, City of Bloomington

Approval by Mayor:

Signed and approved by me upon this upon the day of , 2026:

Kerry Thomson
Mayor, City of Bloomington

Synopsis

This Resolution 2026-07, authored by Councilmembers Sydney Zulich and Courtney Daily, supports the Monroe County Council’s decision not to fund acquisition of the North Park site for a new criminal justice center and reaffirms the Bloomington Common Council’s position that such facilities should remain within city limits and near social services. This Resolution expresses concern about access impacts on low-income residents if relocated outside the city and commits to working with County officials to support an expedited permitting process for a justice center located within city limits.

RESOLUTION NO. 26-08

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

WHEREAS, the Redevelopment Commission of the City of Bloomington (the “Redevelopment Commission”), as the governing body for the City of Bloomington Redevelopment Department, pursuant to Indiana Code 36-7-14, as amended (the “Act”), adopted a Declaratory Resolution on March 2, 2026, (the “Declaratory Resolution”), designating an area known as the Summit District Economic Development Area (the “Area”) as an economic development area pursuant to Section 41 of the Act, designating the Shasta Meadows Allocation Area as an allocation area (the “Allocation Area”) pursuant to Sections 39 and 56 of the Act, approving an economic development plan for the Area (the “Plan”), and establishing, as a component of the Plan, a residential housing development program pursuant to Section 53 of the Act;

WHEREAS, on April 13, 2026, the City of Bloomington Advisory Plan Commission (the “Plan Commission”) met and adopted and approved its resolution determining that the Declaratory Resolution and the Plan conform to the plan of development for the City of Bloomington, Indiana (the “City”), and designated such resolution as the written order of the Plan Commission approving the Declaratory Resolution and the Plan, as required by Section 16 of the Act (the “Plan Commission Order”);

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

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

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

SECTION 2. The determination that the Area constitutes an “economic development area” under the Act is hereby approved pursuant to the Act and that the Allocation Area is an allocation area pursuant to Sections 39 and 56 of the Act

SECTION 3. If any sections, 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 4. This Resolution shall be in full force and effect from and after its passage by the

Common Council and approval by the Mayor as required by law.

DULY PASSED on this ____ day of _____, 2026, by the Common Council of the City of Bloomington, Indiana.

COMMON COUNCIL
CITY OF BLOOMINGTON, INDIANA

Isak Nti Asare, President

ATTEST:

Nicole Bolden, Clerk

Presented by me to the Mayor of the City of Bloomington for her approval or veto pursuant to Indiana Code § 36-4-6-15 and 16, this ____ day of _____, 2026.

Nicole Bolden, Clerk

This Resolution having been passed by the legislative body and presented to me is approved by me and duly adopted, pursuant to Indiana Code § 36-4-6-16 (a)(1), this ____ day of _____, 2026.

Kerry Thomson, Mayor

Synopsis:

This Resolution originated from the Bloomington Redevelopment Commission to establish the new Summit District Economic Development Area, the Summit District EDA, and a part of that Area, Shasta Meadows, as an allocation area having a residential housing program. Assuming the statutory process is completed, this will establish what is commonly referred to as a Residential Tax Increment Financing (TIF) area for the Shasta Meadows allocation area. Allocation areas for the remainder of the Summit District EDA will be created as development plans further advance.

Bloomington Common Council Fiscal Impact Statement

Per BMC §2.04.290, any legislation that makes an appropriation or has a major impact on existing city appropriations, fiscal liability, or revenues shall be accompanied by a fiscal impact statement.

Legislation Number and Title:

Resolution 26-08 - Resolution of the Common Council of the City of Bloomington, Indiana, approving Certain Matters in Connection with the Formation of a Certain Economic Development Area

Proposed Effective Date:

April 23, 2026

No Fiscal Impact

Will the legislation have a major impact on existing City appropriations, fiscal liability, or revenues? If the legislation will not have a major fiscal impact, please briefly explain below.

There will be no direct fiscal impact in the formation of the Summit District TIF or the Shasta Meadows Allocation Area. Shasta Meadows will be a Residential TIF area, so there will be no loss of revenue from the base assessed values. Incremental increases in assessed values for the life of the Shasta Meadows Allocation Area will be directed to the Bloomington Redevelopment Commission unless passed through to the underlying taxing authorities.

If the housing development was completed but NOT in a TIF, the City of Bloomington would receive an estimated \$73,940 more (\$50,090 in circuit breaker impact and \$23,850 in rate-driven funds) annually than it would with the proposed TIF. However, TIF revenue collections would increase by an estimated \$443,039, for a total of \$369,099 in additional revenue attributed to the residential TIF.

Signatures

Geoff McKim, Controller, signed this 17th day of April, 2026.

26-17

**RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE CITY OF BLOOMINGTON, INDIANA**

**DESIGNATING AND DECLARING
A CERTAIN AREA AS AN ECONOMIC DEVELOPMENT AREA,
(SUMMIT DISTRICT EDA)
APPROVING AN ECONOMIC DEVELOPMENT PLAN FOR SAID AREA,
ESTABLISHING A RESIDENTIAL HOUSING PROGRAM IN SAID AREA AND
REGARDING RELATED MATTERS**

WHEREAS, the City of Bloomington Redevelopment Commission (the “Commission”), the governing body of the City of Bloomington, Indiana, Department of Redevelopment (the “Department”) and the City of Bloomington Redevelopment District (the “District”) exists and operates under the provisions of Indiana Code 36-7-14, as amended from time to time (the “Act”);

WHEREAS, the Commission has thoroughly studied and investigated that area of the City of Bloomington, Indiana (the “City”), as described at Exhibit A attached hereto and hereby designated as the “Summit District Economic Development Area” (the “Economic Development Area”);

WHEREAS, the Department, pursuant to the Act, has conducted surveys and investigations and has thoroughly studied the Economic Development Area;

WHEREAS, the Commission has caused to be prepared maps and plats of the Economic Development Area, said maps and plats of the Economic Development Area showing the boundaries of the Economic Development Area; the location of the various parcels of property, streets and alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, redevelopment or economic development of the Economic Development Area; and the parts of the Economic Development Area that are to be devoted to public ways, levees, sewerage, parks, playgrounds and other public purposes under the Plan (as defined herein);

WHEREAS, the Commission has caused to be prepared estimates of the costs of the economic development projects as set forth in the Plan;

WHEREAS, there has been presented to this meeting for consideration and approval of the Commission an economic development plan for the Economic Development Area entitled “Summitt District Economic Development Plan (Including Residential Housing Development Program),” dated March 2, 2026 (the “Plan”);

WHEREAS, the Plan and supporting data were reviewed and considered by the Commission at this meeting;

WHEREAS, the Plan conforms to other development and redevelopment plans for the City;

WHEREAS, Section 39 of the Act permits the creation of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section;

WHEREAS, Sections 41 and 43 of the Act permit the creation of “economic development areas” and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in an area needing redevelopment or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act;

WHEREAS, the Commission deems it advisable to apply the provisions of said Sections 39, 41, and 43 of the Act to the Plan and the financing of the Plan;

WHEREAS, Section 53 of the Act permits the establishment, as a component of the Plan, of a “residential housing development program” by resolution for the construction of new residential housing or the renovation of existing residential housing in the manner provided in said section;

WHEREAS, the Commission desires to establish, as a component of the Plan, a residential housing development program (the “Program”) in the Economic Development Area; and

WHEREAS, prior to this meeting, the Department (i) consulted with persons interested in or affected by the Program; (ii) provided the affected neighborhood associations, if any, residents, and township assessors with an adequate opportunity to participate in an advisory role in planning, implementing, and evaluating the proposed program; and (iii) held a public meeting to obtain the views of neighborhood associations, if any, and residents, and provided notice thereof at least thirty (30) days prior thereto to the fiscal officers of all affected taxing units and to the superintendents and governing body presidents of all school corporations located within the proposed Economic Development Area;

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The Plan for the Economic Development Area promotes significant opportunities for the gainful employment of the citizens of the City, will assist in attracting major new business enterprises to the City, may result in the retention or expansion of significant business enterprises existing in the City, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation, benefiting the public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the “State”), and serving to protect and increase property values in the City and the State.

2. The Plan for the Economic Development Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public improvements, existence of improvements or conditions that lower the value of the land below that of nearby land, or other similar conditions, including without limitation the cost of the projects contemplated by the Plan and the necessity for requiring the proper use of land so as to best serve the interests of the City and its citizens.
3. The Commission hereby finds and determines that the public health and welfare will be benefited by accomplishment of the Plan with respect to the Economic Development Area.
4. The accomplishment of the Plan for the Economic Development Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.
5. The Commission hereby finds that the Declaratory Resolution and the Plan conform to the comprehensive plan for the City.
6. In support of the findings and determinations set forth in Sections 1 through 5 above, the Commission hereby adopts the specific findings set forth in the Plan.
7. The Department does not currently propose to acquire any real estate in the Economic Development Area. If, in the future, the Department proposes to acquire interests in real property in the Economic Development Area, the required procedures for amending the Plan under the Act will be followed, including notice by publication and to the affected property owners and a public hearing.
8. The Commission finds that no residents of the Economic Development Area will be displaced by any project resulting from the Plan, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.
9. The Plan is hereby in all respects approved, and the Secretary of the Commission is hereby directed to file a certified copy of the Plan with the minutes of this meeting.
10. The Economic Development Area is hereby designated as an “economic development area” under Section 41 of the Act.
11. The Commission hereby establishes the Program in the Economic Development Area as a component of the Plan.
12. The Commission hereby finds and determines that the public health and welfare will be benefited by the accomplishment of the Program, and the accomplishment of the Program will be of public utility and benefit as measured by: (i) the provision of adequate residential housing; (ii) an increase in the property tax base; or (iii) similar benefits.

13. The Commission approves the Program as part of the Plan for the Economic Development Area. The Program shall expire on the date that is twenty (20) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues from the Program.
14. The area as described on Exhibit A is hereby designated as the “Shasta Meadows Allocation Area” (the “Allocation Area”). The Allocation Area is hereby designated as an allocation area pursuant to Section 39 as the same is modified by Section 56 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Sections. Based on an examination of the Allocation Area and information provided to the Commission, the Commission hereby specifically finds that the adoption of the allocation provision as provided herein will result in new property taxes in the Allocation Area that would not have been generated but for the adoption of the allocation provision. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Allocation Area shall be allocated and distributed as follows:
Except as otherwise provided in said Sections 39 and 56, the proceeds of taxes attributable to the lesser of the assessed value of the property located in the Allocation Area for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Sections 39 and 56, property tax proceeds in excess of those described in the previous sentence for the Allocation Area shall be allocated to the District and when collected paid into the Shasta Meadows Allocation Fund (the “Allocation Fund”) that may be used by the District to do one or more of the things specified in Section 56(c) of the Act, as the same may be amended from time to time, and for such other purposes as may be permitted by law. Amounts deposited into the Allocation Fund may not be used for operating expenses of the Commission. The base assessment date for the Allocation Area shall be January 1, 2026. This allocation provision shall expire on the date that is twenty (20) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues from the Program.
15. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) as the same is modified by Section 56(d) of the Act with respect to the Allocation Area.
16. The Secretary of the Commission is directed to file a certified copy of the Plan and this Resolution with the minutes of this meeting.
17. The officers of the Commission are hereby directed to make any and all required filings and recordings with the Indiana Department of Local Government Finance, the Monroe County Auditor and the Pike County Recorder in connection with the actions of the Commission contained in this Resolution regarding the Allocation Area and the establishment of the Program.

18. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

19. This Resolution, together with supporting data, shall be submitted to the City of Bloomington Plan Commission and the Common Council of the City, as provided by Sections 16 and 53(b) of the Act, for the approval of this Resolution, the Plan and the establishment of the Program, and if approved by the City of Bloomington Advisory Plan Commission and the Common Council of the City, this Resolution and the Plan shall be submitted to public hearing and remonstrance as proved by Section 17 of the Act, after public notice in accordance with Sections 17 and 17.5 of the Act and Indiana Code 5-3-1 and after all required filings with governmental agencies and officers have been made pursuant to Section 17(b) of the Act.

20. This Resolution shall be in full force and effect from and after its adoption by the Commission.

ADOPTED this 2nd DAY OF March, 2026.

BLOOMINGTON REDEVELOPMENT COMMISSION

DocuSigned by:

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President

Signed by:

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Vice President

Signed by:

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Secretary

DocuSigned by:

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Member

Member

EXHIBIT A
Map of the Area

CITY OF BLOOMINGTON REDEVELOPMENT COMMISSION
SUMMIT DISTRICT ECONOMIC DEVELOPMENT PLAN
(INCLUDING RESIDENTIAL HOUSING DEVELOPMENT PROGRAM)

Dated: March 2, 2026

Purpose and Introduction

The City of Bloomington Redevelopment Commission (the “Redevelopment Commission”) proposes to designate and declare an economic development area within the City of Bloomington, Indiana (the “City”), to be known as the “Summit District Economic Development Area” (the “Area”). This is the plan for the Area (the “Plan”). This Plan may be amended as provided in the Plan and Indiana Code (IC) §36-7-14, as amended from time to time (the “Act”).

The Plan must be approved by the City's Redevelopment Commission, the Plan Commission, and the Common Council pursuant to state law (IC § 36-7-14-15 and IC § 36-7-14-16). Upon approval, the Redevelopment Commission will hold a public hearing, pursuant to state law (IC § 36-7-14-17), before confirming (or modifying and confirming) the designation of the Area and the approval of the Plan.

Project Objectives

The purposes of the Plan are to benefit the public health, safety, morals and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana; and serve to protect and increase property values in the City and the State of Indiana. The Plan is designed to provide for local public improvements in or serving the Area and to promote significant opportunities for the residential development, in order to attract and retain permanent jobs, promote a variety of residential housing types, increase the number of students within the associated school districts, and increase the property tax base.

This area is under significant development pressure, but lacks the necessary infrastructure and means to provide the infrastructure in order to attract the private investment needed to spur residential growth within the area. The Plan will focus on utilizing the various tools permitted by the statutes governing the residential economic development area. These tools include the ability to acquire property for development, construct infrastructure improvements, and implement public/private partnerships in order to develop housing opportunities. The following plan will allocate resources to accomplish the goals established within the plan.

Description of Area

The Summit District Economic Development Area consists of approximately 138.51 acres of land, that is undergoing a rezone to a planned unit development (PUD). The Area is located in the

southwestern portion of Bloomington, Indiana. The Area is generally described in Attachment 1, which is attached hereto and made a part of the Plan by this reference.

Estimate of Cost and Description of Projects

The City of Bloomington Redevelopment Commission is establishing the Summit District Economic Development Area (the “Area”) in order to increase the development of housing opportunities within the City and the Summit District Area. The City is a community with increasing housing demands and has shortages in available housing options. In order to create tools that will be available to implement those strategies in the future, the Redevelopment Commission is targeting economic development areas that will accommodate housing developments, including the following.

1. The construction of 4,250 dwelling units, as well as 300 hotel rooms and 100,000 square feet of retail and commercial space within the Area. The development will require the installation, construction and/or repair of related infrastructure consisting of, but not limited to, streets, lanes, storm water ways, sanitary sewer lines, water lines, sidewalks, and underground electric and gas lines. It is estimated that the development will create over \$477,000,000 in new assessed value.
2. It is estimated that the cost of the installation, construction and/or repair of infrastructure improvements serving or benefitting the Area will be \$75,000,000 - \$95,000,000. However, this is just an estimated cost range. As specific infrastructure projects are identified and cost estimates are refined, this Plan may be updated.
3. Timeline: 10 to 15 years

Currently there are no other major residential projects contemplated within the Area as determined by the Redevelopment Commission.

While the project above represents a significant amount of infrastructure improvements within the Area, it is not intended to represent a complete list of projects and may be updated from time to time as future developments are proposed. All of the projects proposed is expected to foster additional economic growth within the Area. The projects contemplated by this Plan (collectively, the “Project”) consists of the design, acquisition, construction and installation of public infrastructure, the costs of which are roughly estimated based on current market conditions and are expected to foster additional economic growth in the Area.

Permissible Projects

The Shasta Meadows Allocation Area (the “Allocation Area”) is delineated on Attachment 2. Tax increment revenues from the Allocation Area, to be created in conjunction with the creation of the Area, or other sources of funds available to the Redevelopment Commission, may be used for the purposes permitted in Sections 53-56 of the Act, as may be amended from time to time.

Specifically, tax increment revenues from the Allocation Area or other sources of funds available to the Redevelopment Commission may be used to finance the cost of infrastructure improvements in or serving the Allocation Area (as well as demolition, in, serving or benefiting the Allocation Area), including without limitation, (1) transportation enhancement projects including, without limitation, curbs, gutters, shoulders, street paving and construction, bridge improvements, sidewalk and multiuse pathway improvements, street lighting, traffic signals, and site improvements including landscape buffers; (2) utility infrastructure projects including, without limitation, utility relocation, water lines, water wells, water towers, waste water lines, storm water lines, retention ponds, ditches, and storm water basin improvements; and, (3) public park improvements and recreational equipment. Although the precise nature of infrastructure that may be necessary from time to time to attract and retain prospective redevelopment and economic development opportunities in the Allocation Area cannot be predicted with certainty, the availability of adequate infrastructure is of fundamental importance in attracting and retaining such opportunities in the Allocation Area.

Tax increment revenues from the Allocation Area or other sources of funds available to the Redevelopment Commission may also be used to offset payments by developers on promissory notes in connection with economic development revenue bond financings undertaken by the unit, or to pay principal or interest on economic development revenue bonds issued by the unit to provide incentives to developers, in furtherance of the economic development or redevelopment purposes of the Allocation Area. The provision of incentives by the application of tax increment revenues to offset developer promissory notes that secure economic development revenue bonds, or to pay principal or interest on economic development revenue bonds issued by the unit to provide incentives to developers, in furtherance of the economic development or redevelopment purposes of the Allocation Area, has become an established financing tool and an increasingly common form of incentive for attracting economic development and redevelopment.

The acquisition or construction of projects to enhance the cultural attractiveness of the entire unit, including the Area.

Acquisition or construction of projects (including the acquisition of vehicles and equipment) to enhance the public safety of the entire unit, including the Area.

Acquisition List

This Plan does not currently contemplate any property acquisition.

Disposal of Property

If the Redevelopment Commission were to acquire real property, the Redevelopment Commission may dispose of it by sale or lease to the public pursuant to procedures set forth in Section 22 of the Act.

Statutory Findings of Fact

A. The Plan for the Area meets the following required findings under Sections 41(b) and 55(b) of the Act, as evidenced by the following findings of fact:

1. The Plan for the Area promotes significant opportunities for the gainful employment of the citizens of the City, attracts new business enterprise to the City, retains or expands a business enterprise existing in the City, or meets other purposes of Sections 2.5, 41 and 43 of the Act.

The Plan will improve the City's infrastructure and aesthetics and foster additional economic development in and serving the Area. In addition, the Plan will provide and improve existing infrastructure that is required to attract new residential housing development in the Area and thereby foster additional commercial and retail development in and serving the Area. These new business enterprises will provide opportunities for employment for the citizens of the City, and increasing the diversity and number of residential housing options in the City will help drive new commercial and retail development.

2. The Plan for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41, 43, and 53 of the Act due to a lack of local public improvements.

The Area and adjacent territory is limited in the scope of residential housing developments that it can support due to the present capacity, condition and structure of its existing infrastructure and other local public improvements. To provide additional housing options and diversify the types of housing available within the City, which in turn will help retain, expand and attract businesses that will provide gainful employment opportunity within the City, the City must improve the existing infrastructure in and near the Area. Implementation of the Plan is necessary because local public improvements are greatly needed and lack thereof is resulting in decreased property values in the City. The Commission's contribution of the Projects will pave the way for future growth and development in and serving the Area. The implementation of the Plan will also provide greater accessibility and walkability for residents and commercial entities in the Area.

3. The public health and welfare will be benefited by accomplishment of the Plan for the Area.

The implementation of the Plan will benefit the public health and welfare for the citizens of the City as measured by providing additional housing options in the City as well encouraging additional commercial and retail growth and greater public outdoor space and parking. Increasing the number and diversity of the City's residential housing options will help support and accommodate the needs that will result from the expansion or addition of significant business enterprises and the overall increased demands on the City's infrastructure as a result of the anticipated economic expansion related to the addition of new business enterprises in the City. In addition, the general welfare of the citizens of the

City is inextricably related to the economic opportunities available to them. The Projects will accommodate additional business activity within the Area and surrounding territory, thus attracting new business enterprises and promoting significant employment opportunities for residents of the City.

4. The accomplishment of the Plan for the Area will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, and other similar public benefits.

The Projects contemplated by the Plan will be of public utility and benefit by putting in place infrastructure and/or other incentives to support quality of place and future development, thereby retaining or creating new jobs, maintaining the property tax base and allowing for further economic development and improved diversity of the economic base of the City.

5. The Plan for the Area conforms to other development and redevelopment plans for the City.

The Plan is intended to facilitate an increase in the number and diversity of the City's residential housing units which will support the retainage of and increase in the number of jobs within the City. The Plan conforms with the intended plan of development for the Area as prescribed by the Plan Commission. The Plan does not provide for any change in use of the property in the Area, but rather better utilization of the Area for the purposes currently contemplated by the intended plan of development for the City.

6. The accomplishment of the purposes of the Residential Housing Program will be of public utility and benefit as measured by: (A) the provision of adequate housing; (B) an increase in the property tax base; or (C) other similar public benefits.

The establishment of the Program will allow the Commission to incentive development of an additional single-family housing developments within the Area. The result of such new investment will increase assessed valuation in the City and provide greater housing opportunities for current and future residents in the City.

- B. The Plan for the Area addresses the statutory requirements under Section 39(b) of the Act, as follows:

The adoption of the respective allocation provisions for the Allocation Area will result in new property taxes in the Area that would not have been generated but for the adoption of such allocation provisions. After studying the Allocation Area and discussing the multiple proposed housing developments with the proposed developers within the respective Allocation Area and with various stakeholders, the Commission finds that the ability to attract new housing developments in the respective Allocation Area would not occur but for the availability of tax increment revenues to finance the Projects as contemplated by this Plan. The Commission has determined that the full development of the Allocation Area will not proceed, or will not proceed along the scope and timetable as planned, without the contribution of tax increment revenues to be derived from the respective Allocation Area to the respective Projects described

above, due to the lack of adequate infrastructure and other local public improvements in or serving the Area. The Commission does not have any other method of financing the costs of the Projects, absent issuing bonds payable from a special benefits tax to be levied upon all taxable property within the District, without the prospect of replacing the source with tax increment revenues from developments within the Allocation Area. The Commission hereby finds that designating the Allocation Area as an allocation area will allow for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements located in or serving or benefitting the Area, thereby facilitating additional investment in the Area that would otherwise not occur.

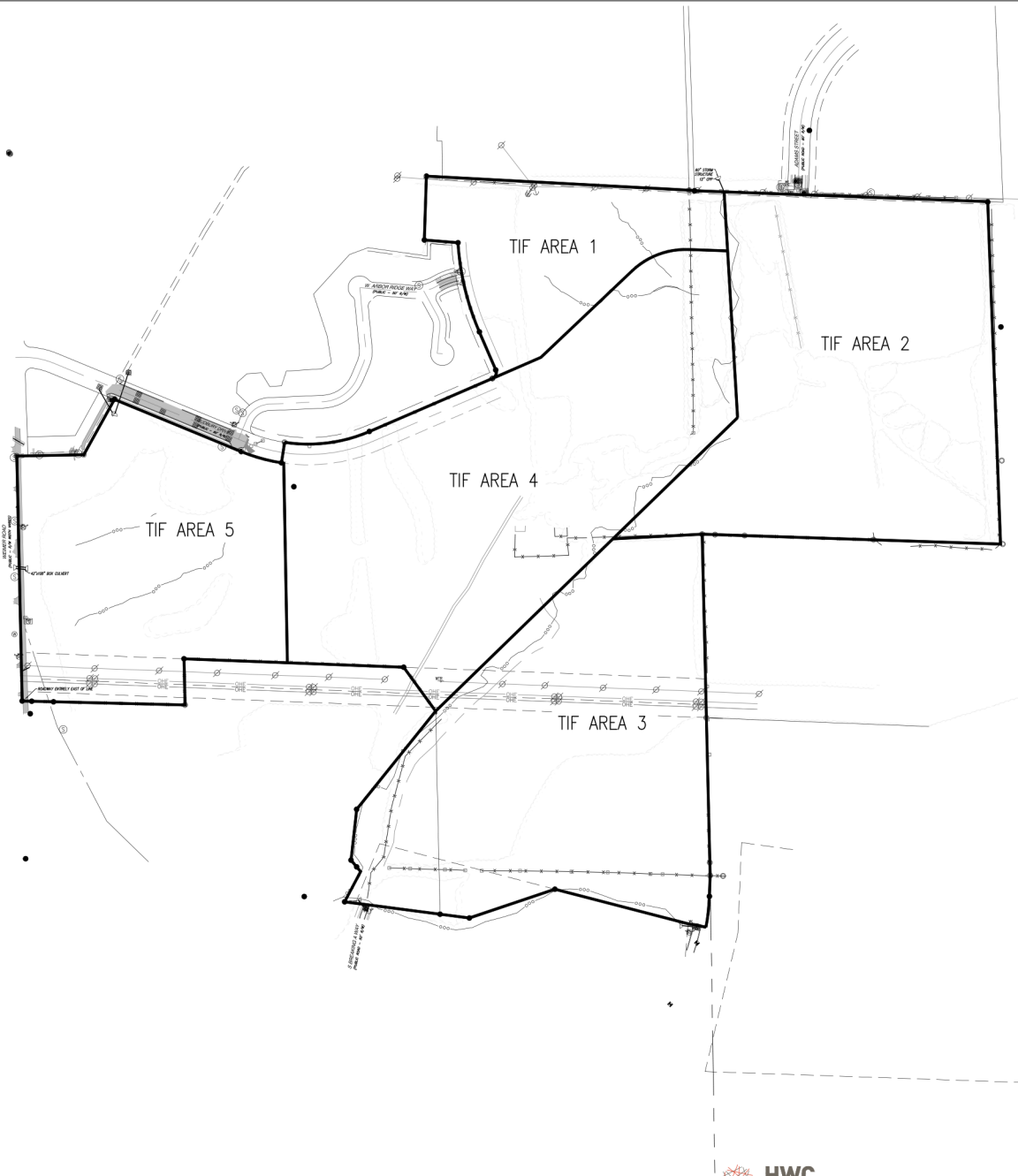
Amendment of Plan

This Plan may be amended by following the procedures described in Section 17.5 of the Act.

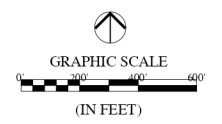
Attachment 1
Map of the Summit District Economic Development Area

Attachment 2
Map of the Shasta Meadows Allocation Area

Attachment 2
Shasta Meadows Allocation Area
Includes TIF Area 5



SUDBURY PUD
TIF BOUNDARY EXHIBIT
BLOOMINGTON, INDIANA
Thursday, January 29, 2026



Resolution No. ZO2026-04-0005

A RESOLUTION OF THE CITY OF BLOOMINGTON ADVISORY PLAN COMMISSION APPROVING A RESOLUTION OF THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON DECLARING AN AREA IN THE CITY OF BLOOMINGTON, INDIANA, AS AN ECONOMIC DEVELOPMENT AREA, APPROVING AN ECONOMIC DEVELOPMENT PLAN FOR SAID AREA, ESTABLISHING A RESIDENTIAL HOUSING PROGRAM AND ALL MATTERS RELATED THERETO

WHEREAS, the City of Bloomington Advisory Plan Commission (the "Plan Commission"), is the body charged with the duty of developing a general plan of development for the City of Bloomington, Indiana (the "City");

WHEREAS, the Redevelopment Commission of the City of Bloomington (the "Redevelopment Commission"), the governing body of the City of Bloomington Department of Redevelopment, on the 2nd day of March, 2026, did approve and adopt a Declaratory Resolution entitled "Resolution of the Redevelopment Commission of the City of Bloomington, Indiana Designating and Declaring a Certain Area as an Economic Development Area, (Summit District EDA) Approving an Economic Development Plan for Said Area, Establishing a Residential Housing Program in Said Area and Regarding Related Matters" (the "Declaratory Resolution");

WHEREAS, the Declaratory Resolution designates and declares an Economic Development Area to be known as the "Summit District Economic Development Area" (the "Summit District EDA"), designates the Shasta Meadows Allocation Area as an allocation area pursuant to the provisions of I.C. § 36-7-14, as amended (the "Act"), adopts an Economic Development Plan for the Summit District EDA (the "Plan"), and establishes, as a component of the Plan, a residential housing development program pursuant to Section 53 of the Act;

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the Plan to this Plan Commission for approval pursuant to the Act, which Declaratory Resolution and Plan are attached hereto as Exhibit A, and made a part hereof; and,

WHEREAS, pursuant to the provisions of the Act, the Plan Commission seeks to issue its written order approving the Declaratory Resolution and the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF BLOOMINGTON ADVISORY PLAN COMMISSION AS FOLLOWS:

Section 1.

The Declaratory Resolution and the Plan conform to the plan of development of the City.

Section 2.

This Plan Commission hereby approves the Declaratory Resolution and the Plan in all respects.

Section 3.

This Resolution hereby constitutes a written order of the Plan Commission approving the Declaratory Resolution and the Plan pursuant to Section 16 of the Act.

Section 4.

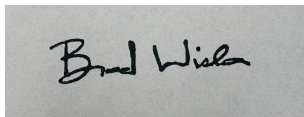
The Secretary of the Plan Commission is hereby directed to file a copy of the said Declaratory Resolution and the Plan with the minutes of this public meeting.

Section 5.

This Resolution shall be in full force and effect after its passage and approval by the Plan Commission in conformance with applicable law.

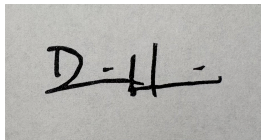
PASSED, ISSUED AND APPROVED at a meeting of the City of Bloomington Advisory Plan Commission, held on the 13th day of April, 2026.

CITY OF BLOOMINGTON ADVISORY PLAN COMMISSION



Brad Wisler, President

ATTEST:



David Hittle, Secretary and

Director of Planning and Transportation Department

EXHIBIT A

Declaratory Resolution and Plan

(Attach)

Ordinance 2026-06 To Amend the City of Bloomington Zoning Maps by Rezoning a 6.3 Acre Property from Residential Urban Lot (R4) and Residential Multifamily (RM) within the Transform Redevelopment Overlay (TRO) to Planned Unit Development (PUD) and to Approve a District Ordinance and Preliminary Plan

Materials for Ordinance 2026-06 will be sent out in an addendum.



**City of Bloomington
Common Council**

MEMORANDUM

To: Members of the Common Council

From: Councilmember Flaherty

Date: March 26, 2026

Re: Resolution 2026-05 to initiate proposals to amend the text of the UDO

Summary

This memo addresses Resolution 2026-05, which would initiate proposals to amend the text of the city's Unified Development Ordinance ("UDO"). A prior version of this memo was written by Ash Kulak, the former Deputy Administrator / Deputy Attorney for the Common Council in order to accompany a prior version of this Resolution. In this update of the memo, most details regarding the UDO text amendment process remain the same, while minor updates were made to reflect the substance of this Resolution.

Additional edits were made to this memo after its initial inclusion in the March 25, 2026 council packet to reflect changes to Indiana Code 36-7-4, 600 series (see bolded text below).

Resolution 2026-05 addresses lot dimensional requirements and sustainable development incentives by asking the Plan Commission to prepare a UDO text amendment that would:

1. Reduce minimum lot widths and lot areas; and propose any related changes to setback requirements, impervious surface coverage maximums, lot frontage requirements, and subdivision standards.
2. Add a new electric-building or on-site renewable energy requirement for PUDs and development projects seeking to be eligible for the sustainable development incentives; and
3. Eliminate marking minimums.

UDO Text Amendment Process

[Indiana Code \(IC\) 36-7-4-602\(b\)](#) allows either the Plan Commission or the Common Council to initiate this process to amend the text of the UDO. When the Council wishes

to consider a text amendment, it may initiate the proposal via resolution and direct the Plan Commission to prepare it. This resolution directs the Plan Commission to prepare and recommend UDO amendments in response to the resolution. The Plan Commission must first hold a public hearing in accordance with IC 36-7-4-604 and then vote on the proposal within 60 days of holding the public hearing.

Upon passage of these resolutions, the Plan Commission will begin the process of preparing the proposal and its recommendation, which entails drafting the text changes, providing required notices to property owners, and holding the required public hearing on the proposal. Once the Plan Commission determines its recommendation on the proposal, it will certify the proposal to the Council. At this point, the process normally followed by the Council for UDO text amendments will begin. Proposals to amend the text of the UDO are governed by state law under IC 36-7-4 in the “[600 Series – Zoning Ordinance](#)”.

As a threshold matter, state law 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 and local codes require the legislative body to pay reasonable regard to:

1. the Comprehensive Plan (<https://bloomington.in.gov/planning/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.

[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 receiving the proposal, the Plan Commission must hold a public hearing within 60 days. The Plan Commission must then vote on the proposal within 60 days of holding the public hearing.**
- 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. The Council must consider the recommendation 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, 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.
- If the Plan Commission approves of the Council's amendment(s) or fails to act within 45 days, the ordinance would stand as passed by the Council. If the Plan Commission disapproves of the amendment(s) or rejection, the Council's action on the original amendment or rejection stands only if confirmed by another vote of the Council within 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.

Resolution 2026-05 - A Resolution to Initiate a Proposal to Amend Title 20 (Unified Development Ordinance) of the Bloomington Municipal Code in order to Improve Sustainability and Housing Affordability

Preamble

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") in order to implement the vision for community development put forward in the Comprehensive Plan; and

Whereas, on December 18, 2019, the Common Council passed Ordinance 19-24, to repeal and replace the UDO, and the Mayor signed and approved this ordinance; and

Whereas, the minimum lot widths and areas required by the UDO in several residential zones do not align well with the historic and existing form of the relevant zoning districts, and these requirements unduly restrict housing development, exacerbating housing availability and affordability challenges; and

Whereas, the Climate Action Plan calls for a decrease in the use of on-site fossil fuel combustion systems citywide through electrification (Goal EB-4) and specifically to "Explore the establishment of policies or ordinances supporting all electric buildings, such as an all electric requirement for buildings receiving PUD or Conditional Use Permit approvals;" and

Whereas, decades of policies that require minimum parking space allotments for development projects have contributed significantly to urban sprawl, car dependency, and a lack of abundant and affordable housing, all of which further exacerbate local contributions to climate change and are broadly counter to the goals contained in the city's Comprehensive Plan and Climate Action Plan; and

Whereas, the Common Council wishes to initiate a proposal to amend the UDO to increase sustainability and reduce greenhouse gas emissions in the built environment, specifically through building electrification, building energy efficiency, more efficient land use and reduced sprawl, and reduced vehicle miles traveled; and

Whereas, pursuant to Indiana Code 36-7-4-602, the Common Council may initiate a proposal to amend or partially repeal the text of the UDO and require the Plan Commission to prepare it; and

Whereas, in preparing and considering this proposal, the Plan Commission and Common Council shall pay reasonable regard to: the Comprehensive Plan; current conditions and character of current structures and uses in each district; the most desirable use for which land in each district is adapted; and the conservation of property values throughout the jurisdiction; and responsible development and growth;

Be It Resolved by the Common Council of the City of Bloomington, Monroe County, Indiana, That:

Section 1

The Common Council directs the Plan Commission to prepare a proposal to amend the text of the UDO to reduce minimum lot widths and minimum lot areas in zones R1, R2, R3 and R4, in order to better align these requirements with: (1) the dimensions of preexisting, lawfully nonconforming lots within Bloomington neighborhoods of the same zoning district, and (2) the dimensions in recent PUDs where houses were built along the B-Line trail between Dodds St. and Allen St. and on S. Dunn St. between Grimes Ln. and Hillside Dr. The Plan Commission may also consider and propose to reduce minimum lot widths and minimum lot areas in other zones.

Section 2

Based on reduced minimum lot widths and lot areas proposed pursuant to Section 1, the Plan Commission shall consider reductions in setback requirements to: (1) better align with the historic form and development patterns within the relevant zoning districts; and (2) make lot subdivision and small-scale development more feasible. Concurrently, the Plan Commission may also consider and propose additional text changes that would further support small-scale development and affordability, including but not limited to: impervious surface coverage maximums, lot frontage requirements, and subdivision standards.

Section 3

The Common Council directs the Plan Commission to prepare a proposal consistent with this resolution to amend the text of the Unified Development Ordinance (UDO) section 20.04.110(d) (Sustainable Development) to add a new requirement for projects seeking to be eligible for the Sustainable Development incentives. This new requirement should express that projects brought by petitioners seeking to utilize the Sustainable Development incentives established in section 20.04.110(d)(3), via Option 1 or Option 2, must only include buildings that use either electricity or on-site renewable energy sources for all significant energy needs, including for space heating, water heating, and cooking. The Plan Commission may consider and propose exceptions for specific uses based on best practices in all-electric building codes.

Section 4

The Common Council directs the Plan Commission to prepare a proposal consistent with this resolution to amend the text of the UDO section 20.02.050(b) (Planned Unit Development (PUD) district) to add a new Qualifying Standard for proposed Planned Unit Developments (PUDs) requiring that the development is subject to the applicable standards established in section 20.04.110(d) (“Sustainable Development”).

Section 5

The Common Council directs the Plan Commission to prepare a proposal consistent with this resolution to amend the text of the UDO section 20.04.060 (Parking, loading, and storage) to eliminate minimum parking requirements in all zones and to make any additional parking-related text changes necessitated by this policy change.

Section 6

Upon passage of this resolution, the Plan Commission shall review and recommend amendments to the Unified Development Ordinance to the Common Council in response to this resolution. Pursuant to Indiana Code 36-7-4-602, the Plan Commission is instructed to prepare and submit this amendment in the same manner as any other amendment to the Unified Development Ordinance. The Plan Commission is instructed to prepare and submit the amendment within 90 days from the effective date of this resolution, unless granted an additional extension of time, of specified duration, in which to prepare and submit the amendment.

Section 7

If any section, sentence or provision of this legislation, 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 legislation which can be given effect without the invalid provision or application, and to this end the provisions of this legislation are declared to be severable.

Passed

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

Signature of Bloomington Common Council President:

Isak Nti Asare
President, Bloomington Common Council

Attestation of Bloomington City Clerk:

Nicole Bolden
Clerk, City of Bloomington

Presentation by Bloomington City Clerk:

Presented by me to the Mayor of Bloomington, Monroe County, Indiana, upon this day
of , 2026:

Nicole Bolden
Clerk, City of Bloomington

Approval by Mayor:

Signed and approved by me upon this upon the day of , 2026:

Kerry Thomson
Mayor, City of Bloomington

Synopsis

This resolution, sponsored by Councilmember Flaherty, directs the Plan Commission to prepare amendments to the Unified Development Ordinance regarding: (1) a reduction of minimum lot widths, lot areas, and building setback requirement to better align with Bloomington’s historic form and character; (2) sustainability incentives and planned unit development requirements for building electrification; and (3) the elimination of minimum parking requirement to facilitate housing development and reduce housing costs.

Amendment Form

- Resolution: 2026-06
- Amendment: 1
- Submitted by: Councilmember Flaherty
- Date: April 1, 2026

Proposed Amendment:

Section 6 of the resolution shall be updated to read as follows:

Section 6

Upon passage of this resolution, the Plan Commission shall review and recommend amendments to the Unified Development Ordinance to the Common Council in response to this resolution. Pursuant to Indiana Code 36-7-4-602 and 36-7-4-607, the Plan Commission is instructed to prepare and submit this amendment in the same manner as any other amendment to the Unified Development Ordinance. The Plan Commission shall, within 60 days from the effective date of this resolution, hold a public hearing in accordance with IC 36-7-4-604. The Plan Commission shall vote on the proposal within 60 days of holding the public hearing.

Synopsis:

This amendment updates Section 6 of the resolution to align with current procedural requirements under Indiana Code 36-7-4-602 and 36-7-4-607. Specifically, while the process formerly required Plan Commission action within 90 days, the current requirements phase Plan Commission action into two windows of up to 60 days: first to hold a public hearing; and second, to vote on a proposal.

04/01/2026 Regular Session Action: Pending

Redline markup showing the proposed changes to Section 6:

Section 6

Upon passage of this resolution, the Plan Commission shall review and recommend amendments to the Unified Development Ordinance to the Common Council in response to this resolution. Pursuant to Indiana Code 36-7-4-602 and 36-7-4-607, the Plan Commission is instructed to prepare and submit this amendment in the same manner as any other amendment to the Unified Development Ordinance. ~~The Plan Commission is instructed to prepare and submit the amendment within 90 days from the effective date of this resolution, unless granted an additional extension of time, of specified duration, in which to prepare and submit the amendment.~~ The Plan Commission shall, within 60 days from the effective date of this resolution, hold a public hearing in accordance with IC 36-7-4-604. The Plan Commission shall vote on the proposal within 60 days of holding the public hearing.

Resolution 2026-05

PROPOSAL TO AMEND TITLE 20 IN ORDER TO IMPROVE
SUSTAINABILITY AND HOUSING AFFORDABILITY

Summary of Resolution 2026-05

This resolution would **initiate a phased process taking up to 120 days** for the Plan Commission (with staff support) to **recommend amendments** to the Unified Development Ordinance (UDO) as follows:

- Amend the **minimum lot areas and lot widths** in R1, R2, R3, and R4 zoning districts to match historical development patterns
 - Consider potential related changes to: lot setback requirements, impervious surface coverage maximums, lot frontage requirements, and subdivision standards.
- Add **building electrification** to the Sustainable Development incentives
- Amend Planned Unit Development (**PUD**) **district standards** to require consistency with the updated Sustainable Development incentives (including proposed updates)
- Eliminate **minimum parking requirements** in the limited areas these remain in effect

Process and Collaboration (Future)

- **Current Step:** Council discusses substance of Resolution 2026-25 and decides how best to proceed
 - **Resolutions are the statutorily required tool** to initiate the process of directing the Plan Commission and staff to develop proposed UDO changes and **Plan Commission recommendations** for future **Council consideration via ordinance**
 - **We've done this regularly in recent years**, for example:
 - Development of Transform Overlay for Hopewell neighborhood (and potential use elsewhere)
 - Addition of Single Room Occupancy (SRO) to UDO Use Table
 - Adjustments to Affordable Housing incentives structure
- **Next Steps**
 - **Policy Details:** How the Administration and Council would like to pursue next steps is flexible and open-ended
 - **Plan Commission:** Consideration of proposals within 90 days (although council can extend timeline as needed for adequate time)
 - **City Council:** Consideration of ordinances based on Plan Commission recommendations

Minimum Lot Areas and Widths (R1-R4)

Proposed Change: Amend the minimum lot areas and lot widths in R1, R2, R3, and R4 zoning districts to match historical development patterns.

Rationale: Reducing minimum lot sizes/widths will unlock potential for additional modest housing in Bloomington, adding “gentle density”—with its affordability, climate, and equity benefits—within our existing historical develop patterns and urban form.

- Currently, minimum lot sizes in R1-R4 exceed many existing lot sizes
- Changing minimum lot widths follows from the same rationale
- Consideration of potential changes to minimum setback requirements, impervious surface coverage maximums, lot frontage requirements, and subdivision standards.
- Likely thousands of existing lots and homes in Bloomington are “legal pre-existing, non-conforming” with respect to lot size, width, and/or setbacks
 - Staff could assess some or all of this systematically vis GIS
 - A sampling approach could also be helpful
 - Using “typical” or “average” dimensions is not appropriate when establishing *minimums*

Illustrative Example: R3 Zoning District

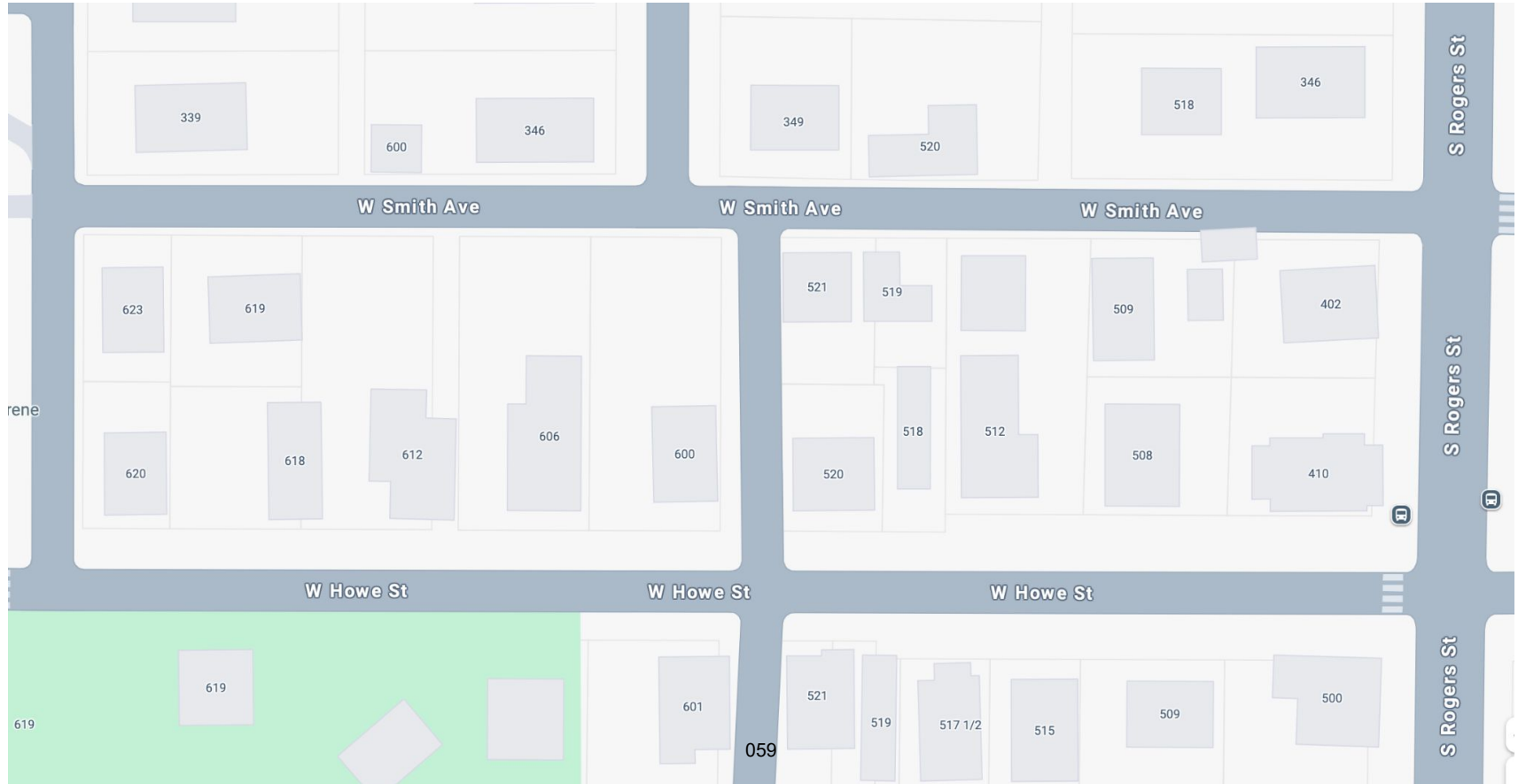
(2) Dimensional Standards

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

Table 02-4: R3 District Dimensional Standards

Lot Dimensions (Minimum, only for lots created after the effective date)		
A	Lot area	5,000 square feet (0.115 acres) [1]
B	Lot width	50 feet [1]
Building Setbacks (Minimum)		
C	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
D	Side	First floor: 6 feet [2]
		Each story above the ground floor: 10 feet [1] [2]
E	Rear	25 feet [1]
Other Standards		

Illustrative Example: Conforming and Non-conforming Lots in R3



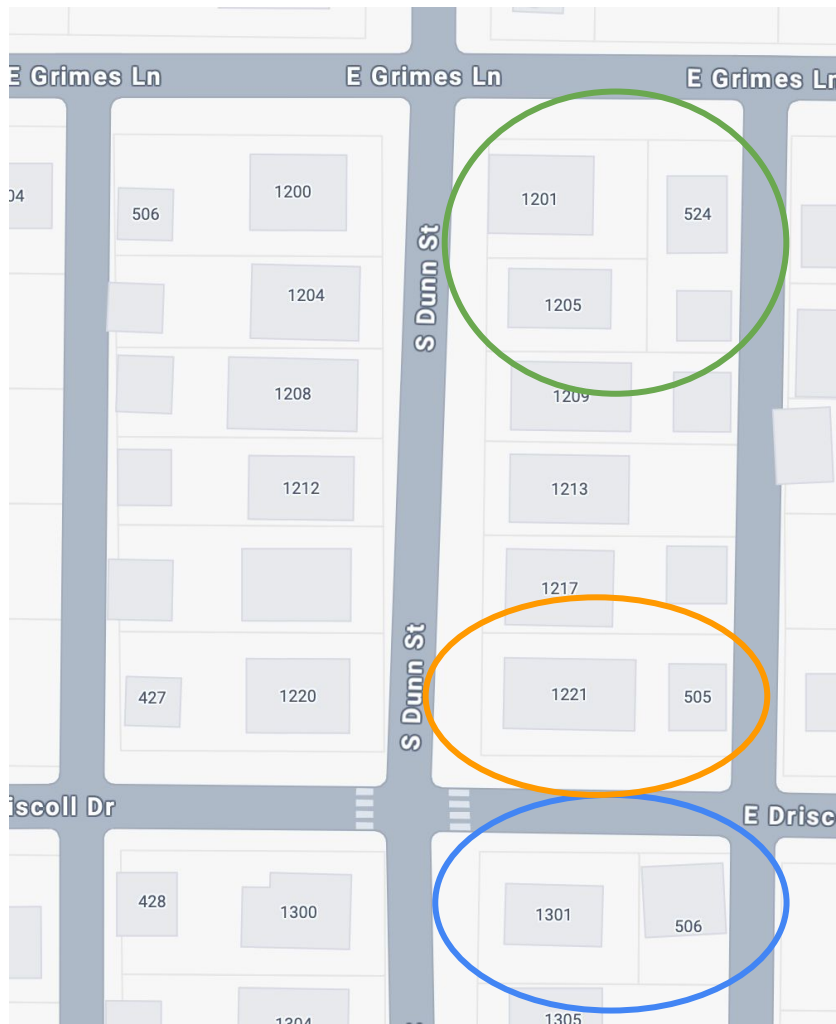
R3 Lot Dimension Minimums: 5,000 sq. ft. (area), 50' (width)



~6,000-8,000 sq. ft. lots

060

~2,000-4,000 sq. ft. lots



South Dunn Street

- A PUD, but surrounded by R3
- Lot areas ~3,000-5,000 sq ft.
- Lot widths ~30-50'
- Smaller setbacks

Building Electrification (Incentives)

Proposed Change: Add a requirement for building electrification to Sustainable Development incentives (options 1 and 2)

Rationale: Aligned with Climate Action Plan (Action EB4-A-2); an essential step in eliminating fossil fuels from the buildings sector

- With new construction, electrification and efficiency are cost-competitive or cost-saving relative to methane (natural) gas
- Improved indoor air quality and health outcomes
- Recent voluntary examples in development further demonstrate viability in Bloomington market and climate today
- Well supported by climate policy experts and leading cities and states across the country

Planned Unit Development (PUD) District Standards

Proposed Change: Updated PUD District Standards to require alignment with both Sustainable Development sections of Incentives

Rationale: PUDs should, at minimum, align with our Incentives requirements. *Current* PUD Qualifying Standards are vague with respect to sustainability and are not consistent with our Climate Action Plan

- The city's Climate Action Plan (Goal EB-4) includes the following: "Explore the establishment of policies or ordinances supporting all electric buildings, such as an all electric requirement for buildings receiving PUD or Conditional Use Permit approvals;"
- Section 3 of this resolution proposes building electrification requirements, and PUDs would be required to follow these requirements
 - Sustainable Development incentives also require various clean energy, energy efficiency, and/or climate resilience measures

Eliminate Minimum Parking Mandates

Proposed Change: Eliminate **minimum parking requirements** citywide

Rationale: Minimum parking mandates prevent housing from being built, exacerbate sprawl, and increase housing costs

- **Does not propose changing *maximum* parking allowed** — i.e., there would be no impact on the amount of parking a developer or home builder is *allowed* to include on site
- Parking minimums undermine the potential for small-scale development, especially **transit-oriented development**
 - Incremental Development Alliance (local, small-scale focus) expert and course instructor: **“Parking requirements will kill your project faster than anything else.”**
- Parking minimums undermine **home-builder and resident choice**
 - ~13% of households, or over 4,000 households in Bloomington, are zero-vehicle households
 - 44% of Bloomington households are single-person households
- **Local Example:** “Bicycle Apartments” (4th & Rogers)
- This proposed policy change is supported by urban planning, parking economics, and urban sustainability policy experts; along with scores of leading cities around the country

Cities that Eliminated All Minimum Parking Requirements

South Bend, IN	Hartford, CT	Birmingham, AL	Burlington, VT
La Crosse, WI	Bridgeport, CT	Rogers, AR	Springfield, OR
Eugene, OR	Portland, ME	Branson, MO	Bend, OR
Cambridge, MA	Dover, NH	Austin, TX	Ashland, OR
Lexington, KY	Richmond, VA	Spokane, WA	Sacramento, CA
Durham, NC	Raleigh, NC	Portland, OR	San Francisco, CA
Gainesville, FL	Minneapolis, MN	Longmont, CO	San Jose, CA
Somerville, MA	St. Paul, MN	Roanoke, VA	Alameda, CA
Corvallis, OR	Portsmouth, OH	Buffalo, NY	<i>and many more...</i>
Charlottesville, VA	Jackson, TN ⁰⁶⁵	Salem, OR	

A few closing thoughts...

- The goal of these proposed steps are to increase in-fill housing development at a modest and more affordable scale; to reduce climate pollution; to enhance resilience; and to improve social, economic, and environmental sustainability in our built environment—consistent with existing character.
- Consistent with affordability changes proposed by the Administration in its Hopewell South PUD
- Informed by direct and extensive collaboration with city staff in multiple departments & across two administrations + our Comprehensive Plan and Climate Action Plan + input from the public, policy advocates & policy experts.
- This resolution is a step—and the statutorily required action—to initiative policy proposals consistent with our plans; mirroring the process of other recent proposals for changes to the UDO proposals.
- Numerous opportunities (and requirements) for additional outreach, engagement, and collaboration remain. Council makes final decision later.

Resolution No. 2026-06

A Resolution Directing the Housing and Neighborhood Development Department to Develop a Framework for Long-Term Housing Affordability

Preamble

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, 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") in order to implement the vision for community development put forward in the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan identifies housing affordability as a critical priority and calls for the preservation and expansion of long-term affordable housing opportunities for residents of all income levels; and

WHEREAS, the City of Bloomington, through its Housing and Neighborhood Development Department ("HAND"), administers programs and incentives designed to support the creation and preservation of affordable owner-occupied housing; and

WHEREAS, many affordable owner-occupied housing units created through public subsidy or regulatory incentives do not remain affordable in perpetuity, resulting in the loss of affordable housing stock over time, and communities across the United States have implemented mechanisms such as silent second mortgages and recorded rights-of-first-refusal to attempt to ensure long-term or permanent affordability of housing units; and

WHEREAS, a consistent, citywide framework for long-term affordability would provide clarity to developers, protect public investment, and ensure that affordable housing benefits are preserved for future residents; and

WHEREAS, the Common Council desires to assist and encourage HAND in the development of policies and tools that ensure owner-occupied housing units supported by public resources remain affordable over the long term, including upon resale or transfer; and

WHEREAS, pursuant to IC 36-7-4 et seq. and other applicable provisions of Indiana law, the City may establish policies governing the use of public funds and the disposition of housing supported by such funds;

Be It Resolved by the Common Council of the City of Bloomington, Monroe County, Indiana, that:

Section 1: Directing the Housing and Neighborhood Development Department.

The Common Council directs the Housing and Neighborhood Development Department (HAND) to develop and present a proposal establishing a consistent framework for incentivizing and ensuring long-term affordability of owner-occupied housing units that developers choose to create or preserve through City programs, subsidies, incentives, or other forms of public support including recommendations for any necessary amendments to Title 20 of the Bloomington Municipal Code.

Section 2: Evaluation of Tools.

This framework shall include, but not be limited to, the evaluation and potential implementation of legally-available tools such as silent second mortgages, homeowner association covenants & restrictions, shared equity models, and rights-of-first refusal in favor of the City, its designee, or other entities created for the purpose of developing and maintaining affordable housing.

Section 3: Development of Clear Standards

The framework shall establish clear standards for the duration of affordability, eligibility requirements for purchasers or occupants, resale procedures, and enforcement mechanisms to ensure continued compliance over time.

Section 4: Review of Best Practices.

HAND is directed to review best practices from peer cities and organizations, and to engage relevant stakeholders, including affordable housing developers, community organizations, and financial institutions, in the development of this framework.

Section 5: Presentation of Findings.

HAND shall present its findings and recommendations to the Common Council within one hundred twenty (120) days of the effective date of this resolution, unless granted an extension by the Common Council.

Section 6: Next Steps.

Upon receipt of the recommendations, the Common Council may consider additional legislative or administrative actions necessary to implement the proposed framework of incentives and options

Section 7: Severability

If any section, sentence or provision of this legislation, 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 legislation which can be given effect without the invalid provision or application, and to this end the provisions of this legislation are declared to be severable.

Passed

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

Signature of Bloomington Common Council President:

Isak Nti Asare
President, Bloomington Common Council

Attestation of Bloomington City Clerk:

Nicole Bolden
Clerk, City of Bloomington

Presentation by Bloomington City Clerk:

Presented by me to the Mayor of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2026:

Nicole Bolden
Clerk, City of Bloomington

Approval by Mayor:

Signed and approved by me upon this upon the _____ day of _____,
2026:

Kerry Thomson
Mayor, City of Bloomington

Synopsis

This resolution sponsored by Councilmember Zulich directs the Housing and Neighborhood Development Department (HAND) to develop a legally-permissible framework for ensuring the long-term affordability of housing units supported by the City, including the use of tools such as silent second mortgages, rights-of-first-refusal, and other shared equity mechanisms, and to provide recommendations for any necessary amendments to the Unified Development Ordinance and related provisions of the Bloomington Municipal Code.