

Bloomington Common Council-Regular Session Memorandum
Council Chambers, City Hall, 401 North Morton Street, Bloomington, Indiana
Wednesday, May 06, 2026, at 6:30pm

Council Vice President Zulich called the meeting to order. [6:30pm]

1. Roll Call (*indicates participation via Zoom) [6:31pm]

Council Members:

Isak Nti Asare	At-Large, Council President
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty	At-Large
Isabel Piedmont-Smith	District 1
Dave Rollo	District 4
Kate Rosenbarger	District 2
Andy Ruff	At-Large
Hopi Stosberg* (On Zoom from 6:50-6:59, arrived at 7:01)	District 3
Sydney Zulich	District 6, Council Vice President

City staff, officials, and guests present:

Nicole Bolden	City Clerk
Anna Killion-Hanson	Housing and Neighborhood Development (HAND), Director
Geoff McKim	Redevelopment Commission, Treasurer
Kerry Thomson	Mayor
Dana Kerr	Legal, Assistant City Attorney
Noah Sandweiss	HAND, Program Manager

2. Agenda Summation [6:32pm]

Daily moved and Asare seconded to amend the agenda to hear Ordinance 2026-06 before legislation for first readings. The motion was approved by voice vote.

Council Vice President Zulich summarized the agenda.

3. Minutes for Approval [6:34pm]

Daily moved and Asare seconded to approve the minutes of January 22, 2025. The motion was approved by voice vote.

4. Reports [6:35pm]

4.1. Councilmembers

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

CanopyBloomington, Ava Hartman

4.3. Council Committees

4.4. Public

5. Appointments to Boards and Commissions [6:48pm]

There were no appointments to boards or commissions.

6. Ordinance 2026-06 [6:49pm]

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

Daily moved, and Asare seconded that Ordinance 2026-06 be introduced and read by title and synopsis only. The motion was approved by voice vote. Clerk Nicole Bolden read the legislation by title and synopsis.

Daily moved, and Asare seconded the adoption of Ordinance 2026-06.

Flaherty moved, and Piedmont-Smith seconded to reconsider Reasonable Condition 06. The motion was approved by voice vote.

Flaherty moved, and Piedmont-Smith seconded to withdraw Reasonable Condition 06. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Flaherty moved, and Piedmont-Smith seconded to adopt Written Commitment 01. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Stosberg moved, and Asare seconded to discuss the three reasonable conditions related to affordability together. The motion was approved by voice vote.

Zulich passed the gavel to Daily.

Daily called a 10-minute recess. [7:44-7:55pm]

Piedmont-Smith moved, and Asare seconded to adopt Reasonable Condition 17. The motion received a roll call vote: Ayes: 6 (Flaherty, Piedmont-Smith, Zulich, Asare, Daily, Rosenbarger); Nays: 3 (Rollo, Ruff, Stosberg); Abstain: 0.

Daily passed the gavel back to Zulich.

The motion to adopt Ordinance 2026-06 as amended received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Rollo moved, and Ruff seconded to include copies of the legal guidance received from outside counsel in the minutes with the legislation adoption. After a brief discussion, Rollo withdrew the motion.

7. Legislation for First Readings [9:25pm]

7.1. Ordinance 2026-07

Ordinance 2026-07 To Amend Title 8 of the Bloomington Municipal Code, Entitled "Historic Preservation and Protection," and to Establish a Conservation District - "Cottage Grove Conservation District"

Daily moved, and Asare seconded that Ordinance 2026-07 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis.

Daily moved, and Asare seconded to discuss Ordinance 2026-07. The motion was approved by voice vote.

Stosberg moved and Piedmont-Smith seconded to postpone Ordinance 2026-07 to May 20, 2026, at the next Regular Session. The motion received a roll call vote: Ayes: 5 (Flaherty, Stosberg, Piedmont-Smith, Asare, Rosenbarger); Nays: 4 (Daily, Rollo, Ruff, Zulich); Abstain: 0.

Asare moved, and Daily seconded to reconsider the motion to postpone Ordinance 2026-07 to the next regularly scheduled session. After a brief discussion, Asare withdrew the motion.

7.2. Ordinance 2026-08

To Amend and Provide Technical Corrections to Title 20 of the Bloomington Municipal Code, Entitled "Unified Development Ordinance"

Daily moved, and Asare seconded that Ordinance 2026-08 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Bolden read the legislation by title and synopsis.

7.3. Ordinance 2026-09

To Amend and Provide Technical Corrections to Chapter 4: Development Standards & Incentives of Title 20 of the Bloomington Municipal Code, Entitled "Unified Development Ordinance"

Daily moved, and Asare seconded that Ordinance 2026-09 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis.

7.4. Ordinance 2026-10

To Amend and Provide Technical Corrections to Chapter 6 Administration & Procedures of Title 20 of the Bloomington Municipal Code, Entitled "Unified Development Ordinance"

Daily moved, and Asare seconded that Ordinance 2026-10 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis.

7.5. Ordinance 2026-11

To Amend and Provide Technical Corrections to Chapter 2 Zoning Districts, Chapter 3 Use Regulations, Chapter 5 Subdivision Standards, and Chapter 7 Definitions of Title 20 of the Bloomington Municipal Code, Entitled "Unified Development Ordinance"

Daily moved, and Asare seconded that Ordinance 2026-11 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis.

8. Legislation for Second Readings and Resolutions [10:41pm]

8.1. Resolution 2026-06

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

Daily moved that Resolution 2026-06 be introduced and read by title and synopsis only. There was no second. Daily withdrew the motion. There was no further motion to introduce this piece of legislation.

8.2. 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

Flaherty moved, and Asare seconded that Resolution 2026-05 be introduced and read by title and synopsis only. The motion received a roll call vote: Ayes: 3 (Flaherty, Piedmont-Smith, Rosenbarger); Nays: 6 (Stosberg, Zulich, Asare, Daily, Rollo, Ruff); Abstain: 0. FAILED.

9. Additional Public Comment [10:42pm]

10. Council Schedule [10:42pm]

11. Adjournment [10:44pm]

Zulich adjourned the meeting.

Memorandum prepared by:
Clerk Nicole Bolden

Clerk's Note: The above minutes summarize the motions passed and issues discussed rather than providing a verbatim account of every word spoken. Bloomington Common Council meetings can be accessed on the following websites:

- [Community Access Television Services](#)¹ (CATS)
- [City of Bloomington YouTube](#)²

[Background materials and packets](#)³ are available on the Common Council website.

¹ <https://catvstv.net>

² <https://youtube.com/@citybloomington>

³ <https://bloomington.in.gov/council/meetings>