City of Bloomington, Indiana Common Council Agenda and Notice: Regular Session

Wednesday, July 22, 2026, at 6:30 p.m.
Council Chambers (Room 115), City Hall
401 N. Morton Street, Bloomington, IN 47404

The meeting may also be accessed remotely.[1]

1. **Roll Call**

2. **Agenda Summation**

3. **Minutes for Approval**

4. **Reports (a maximum of twenty minutes is set aside for each part of this section)**
   A. Council members
   B. The Mayor, City Clerk, City Offices, and City Boards and Commissions
      - 2026 Human Rights Award Presentation - Bloomington/Monroe County Human Rights Commission

   C. Council Committees
   D. Public*

5. **Appointments to Boards and Commissions**

6. **Legislation for First Readings**
   A. Ordinance 2026-15 – Amending Title 2 of the Bloomington Municipal Code Regarding Establishment of the Fire Merit Commission
   Council Sponsor - CM Zulich

7. **Legislation for Second Readings and Resolutions**
   A. Resolution 2026-13 - Authorizing Issuance of Bonds for the BHA
   Council Sponsor - CM Zulich

   B. Ordinance 2026-12 - To Amend Title 15 of the Bloomington Municipal Code Entitled "Vehicles and Traffic" to Seasonally Provide a Carless Kirkwood
   Council Sponsor - CM Daily and Rosenbarger

   Actions on Legislation:

Council Action (June 10, 2026):	*Passed 5-4-0*
Mayor Veto (June 19, 2026)	
Council Action After Veto (July 22, 2026):	*Pending*

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[1] https://bloomington.zoom.us/j/81869911625?pwd=LtUe3btFRjohB8T7DqbS2Elq7dbcW7.1
Meeting ID: 818 6991 1625 Passcode: 135390

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

9. **Council Schedule**

10. **Adjournment**

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

- Community Action Television Services (CATS)[2]
- City's 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 is committed to providing equal access to information. If you encounter difficulties accessing material in this packet, please contact the Bloomington Common Council Office at council@bloomington.in.gov or 812-349-3409 and provide your name, contact information, and a link to or description of the document or web page with which you are having problems.

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[2] https://catstv.net/

[3] https://www.youtube.com/@citybloomington

[4] https://bloomington.in.gov/council/meetings/2026

Staff Memo

To: City Council
From: Christopher Wheeler, City Legal
Mtg Date: July 22, 2026
Subject: Ordinance 2026 – 15: Amending Title 2 (Fire Merit Commission)

On January 1, 2025, the City of Bloomington Fire Merit Commission (the "Commission") was established by operation of law pursuant to I.C. 36-8-3.5-5.5(d). In 2023, the Indiana State Legislature passed a law (I.C. 36-8-3.5-5.5(d)) which states as follows: Effective January 1, 2025, a merit system is established for each eligible department that does not have a merit system unless, not later than December 31, 2024, the unit, territory, or district adopts a resolution rejecting establishment of a merit system.

In 2024, the Bloomington Police Department sought rejection of a merit system, and the Common Council passed a resolution rejecting a merit system for the Police Department. The Bloomington Fire Department elected not to reject a merit system, allowing it to take effect January 1, 2025.

However, the Bloomington Municipal Code (BMC) does not mention the fire merit commission. Furthermore, Chapter 2.17 of Title 2 of the BMC still states that the Board of Public Safety shall control and oversee the fire department.

This amendment to Title 2 of the BMC will clarify that, while the Bloomington Board of Public Safety still has control of and oversees the fire department, it no longer controls the hiring, promotion and discipline of the fire department's members. With the creation of the Fire Merit Commission, those responsibilities now fall to the Fire Merit Commission.

It is appropriate to identify this delineation of responsibilities between the Board of Public Safety and the Fire Merit Commission. Furthermore, it is appropriate to amend Title 2 by adding a new chapter as Chapter 2.36. This new chapter sets forth the make-up of the Fire Merit Commission and its powers and duties in accordance with statutory provisions.

City Legal and the Board of Public Safety recommend adoption.

City Legal and the Board of Public Safety do not anticipate any fiscal impact to the City as a result of these proposed amendments to Title 2.

BLOOMINGTON COMMON COUNCIL

ORDINANCE NUMBER 2026-15
AMENDING TITLE 2 OF THE BLOOMINGTON MUNICIPAL CODE REGARDING ESTABLISHMENT OF THE FIRE MERIT COMMISSION

Preamble
Whereas, the City of Bloomington (the "City"), has previously established a Board of Public Safety under Bloomington Municipal Code 2.17; and

Whereas, on January 1, 2025, the City of Bloomington Fire Merit Commission (the "Commission") was established by operation of law pursuant to Ind. Code 36-8-3.5-5.5(d); and

Whereas, the Commission has the power and duty of hiring, promoting and disciplining members of the City of Bloomington Fire Department as set out in I.C. 36-8-3.5; and

Whereas, the Board of Public Safety continues to have control of and oversees all other aspects of the City of Bloomington Fire Department; and

Whereas, it is appropriate to identify this delineation of power between the Board of Public Safety and the Commission through an amendment to Chapter 2.17 of Title 2 of the Bloomington Municipal Code; and

Whereas, it is also appropriate to establish a new chapter 2.36 under Title 2 of the Bloomington Municipal Code that sets forth the powers and duties of the City of Bloomington Fire Merit Commission following the same or similar format set forth under Chapter 2.17; and

Whereas, on July 17, 2026, the Board of Public Safety considered the proposed amendment to Title 2 of the Bloomington Municipal Code, determined that the amendment is appropriate and necessary, and adopted a resolution recommending that the Common Council adopt the amendment in substantially the same form. A copy of the resolution is attached as Exhibit "A"; and

Whereas, the proposed amendments to Title 2 of the Bloomington Municipal Code has been duly considered by the Common Council of the City of Bloomington.

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

Section 1: Section 2.17.030 shall be amended in its entirety to read as follows:

"With the exception of the hiring, promoting and discipline of members of the fire department of the city, which shall be overseen by the City of Bloomington Fire Merit Commission, the board of public safety shall have control and oversee the police and fire department of the city pursuant to statute, and shall have the authority to allow and approve claims. "

Section 2: Chapter 2.36 shall be added to Title 2 of the Bloomington Municipal Code, shall be titled Fire Merit Commission, and shall read as follows:

2.36 - Fire Merit Commission.

2.36.000 - Establishment.
On January 1, 2025, pursuant to I.C. 36-8-3.5-5.5(d), by operation of law, a fire merit commission was established for the City of Bloomington Fire Department (the "Department") and is known as the City of Bloomington Fire Merit Commission (the "Commission").

2.36.010 - Appointments and Elections.
The Commission shall consist of five commissioners. Two commissioners, who shall be of different political parties, shall be appointed by the mayor, and shall serve at the pleasure of the mayor. One commissioner shall be appointed by the common council, and shall serve at the pleasure of the common council. Two commissioners, who shall be of different political parties, shall be elected by the active members of the Department. For purposes of this section, political affiliation shall be determined through the voter's registration records for the three most recent primary elections.

2.36.020 - Term.
The term of each commissioner shall be four years. However, one of the mayor's initial selected commissioners and one of the Department's initial elected commissioners shall initially serve a two year term.

2.36.030 - Qualifications.
Each commissioner shall:

a. Be at least 21 years of age;
b. Be a person of good moral character;
c. Not be an active member of any police or fire department or agency; and
d. Be a legal resident of the City of Bloomington for three consecutive years immediately preceding the commissioner's term.

Not more than two of the commissioners may be past members of a police or fire department or agency. No commissioners may receive any remuneration as salary from the City.

2.36.040 - Powers and Duties.
The Commission shall have the exclusive power to hire, promote and discipline members of the Department and shall have those powers and duties as are now set forth in I.C. 36-8-3.5, and as may be amended from time to time.

Section 3: **Severability**.
If any section, 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, or 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: Effective Date.
This Ordinance shall be in full force and effect from and after its adoption by the Common Council and approval by the Mayor.

Passed

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

Signature of the Common Council President Isak Nti Asare

Attestation of Bloomington City Clerk:

Signature of the Bloomington City Clerk Nicole Bolden

Presentation by Bloomington City Clerk:

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

Signature of the Bloomington City Clerk Nicole Bolden

Approval by the Mayor:

Signature of the Mayor Kerry Thomson

Synopsis

This ordinance amends Title 2 of the Bloomington Municipal Code to delineate the duties between the Bloomington Board of Public Safety and the City of Bloomington Fire Merit Commission and to create a new chapter which identifies the existence of the statutorily created City of Bloomington Fire Merit Commission.

CITY OF BLOOMINGTON BOARD OF PUBLIC SAFETY RESOLUTION 2026-01
TO RECOMMEND AN AMENDMENT TO TITLE 2 OF THE BLOOMINGTON MUNICIPAL CODE REGARDING THE ESTABLISHMENT OF THE BLOOMINGTON FIRE MERIT COMMISSION

Whereas, on January 1, 2025, the City of Bloomington Fire Merit Commission (the "Commission") was established by operation of law pursuant to I.C. 36-8-3.5-5.5(d); and

Whereas, the Commission has the power and duty of hiring, promoting and disciplining members of the City of Bloomington Fire Department as set out in I.C. 36-8-3.5; and

Whereas, the Board of Public Safety continues to have control of and oversees all other aspects of the City of Bloomington Fire Department; and

Whereas, it is appropriate to identify this delineation of power between the Board of Public Safety and the Commission through an amendment to Chapter 2.17 of Title 2 of the Bloomington Municipal Code; and

Whereas, it is also appropriate to establish a new chapter 2.36 under Title 2 of the Bloomington Municipal Code that sets forth the powers and duties of the City of Bloomington Fire Merit Commission following the same or similar format set forth under Chapter 2.17; and

Whereas, the Board of Public Safety has duly considered the proposed amendment to Title 2 of the Bloomington Municipal Code, determined that the amendment is appropriate and necessary and recommends that the same be adopted by the City of Bloomington Common Council.

Now, therefore, be it resolved by the Board of Public Safety of Bloomington, Indiana, as follows:

1. The Board approves this Resolution and hereby recommends to the Common Council that it adopt the proposed language set forth in Exhibit "A" attached hereto and by this reference incorporated herein.
2. This Resolution shall be in full force and effect upon its adoption by the Board.

Passed and Adopted on the 17th day of July, 2026.

____

Barbara McKinney, acting chair
Board of Public Safety

Exhibit “A”

BLOOMINGTON COMMON COUNCIL ORDINANCE NUMBER 2026-XX - AMENDING TITLE 2 OF THE BLOOMINGTON MUNICIPAL CODE REGARDING ESTABLISHMENT OF THE FIRE MERIT COMMISSION

Preamble

Whereas, the City of Bloomington (the “City”), has previously established a Board of Public Safety under Bloomington Municipal Code 2.17; and

Whereas, on January 1, 2025, the City of Bloomington Fire Merit Commission (the “Commission”) was established by operation of law pursuant to I.C. 36-8-3.5-5.5(d); and

Whereas, the Commission has the power and duty of hiring, promoting and disciplining members of the City of Bloomington Fire Department as set out in I.C. 36-8-3.5; and

Whereas, the Board of Public Safety continues to have control of and oversees all other aspects of the City of Bloomington Fire Department; and

Whereas, it is appropriate to identify this delineation of power between the Board of Public Safety and the Commission through an amendment to Chapter 2.17 of Title 2 of the Bloomington Municipal Code; and

Whereas, it is also appropriate to establish a new chapter 2.36 under Title 2 of the Bloomington Municipal Code that sets forth the powers and duties of the City of Bloomington Fire Merit Commission following the same or similar format set forth under Chapter 2.17; and

Whereas, on June 17, 2026, the Board of Public Safety considered the proposed amendment to Title 2 of the Bloomington Municipal Code, determined that the amendment is appropriate and necessary, and adopted a resolution recommending that the Common Council adopt the amendment in substantially the same form. A copy of the resolution is attached as Exhibit “A”; and

Whereas, the proposed amendments to Title 2 of the Bloomington Municipal Code has been duly considered by the Common Council of the City of Bloomington.

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

Section 1: Section 2.17.030 shall be amended in its entirety to read as follows:

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Section 2: Chapter 2.36 shall be added to Title 2 of the Bloomington Municipal Code, shall be titled Fire Merit Commission, and shall read as follows:

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2.36.020 - Term.
The term of each commissioner shall be four years. However, one of the mayor's initial selected commissioners and one of the Department's initial elected commissioners shall initially serve a two year term.

2.36.030 - Qualifications.
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a. Be at least 21 years of age;
b. Be a person of good moral character;
c. Not be an active member of any police or fire department or agency; and
d. Be a legal resident of the City of Bloomington for three consecutive years immediately preceding the commissioner's term.

Not more than two of the commissioners may be past members of a police or fire department or agency. No commissioners may receive any remuneration as salary from the City.

2.36.040 - Powers and Duties.
The Commission shall have the exclusive power to hire, promote and discipline members of the Department and shall have those powers and duties as are now set forth in I.C. 36-8-3.5, and as may be amended from time to time.

Section 3: Severability.
If any section, 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, or 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: Effective Date.
This Ordinance shall be in full force and effect from and after its adoption by the Common Council and approval by the Mayor.

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

Signature of the Common Council President Isak Nti Asare

Attestation of Bloomington City Clerk:

Signature of the Bloomington City Clerk Nicole Bolden

Presentation by Bloomington City Clerk:

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

Signature of the Bloomington City Clerk Nicole Bolden

Approval by the Mayor:

Signature of the Mayor Kerry Thomson

Synopsis:

This ordinance amends Title 2 of the Bloomington Municipal Code to delineate the duties between the Bloomington Board of Public Safety and the City of Bloomington Fire Merit Commission and to create a new chapter which identifies the existence of the statutorily created City of Bloomington Fire Merit Commission.

CITY OF
BLOOMINGTON
OFFICE OF THE COMMON COUNCIL

Council Staff Memorandum

To:	Bloomington Common Council
From:	Bloomington Council's Office
Date:	July 22, 2026
Subject:	Resolution 2026-13 Authorizing Bloomington Housing Authority Bonds

Executive Summary:

Resolution 2026-13 authorizes the Bloomington Housing Authority (BHA) to issue up to $100 million in bonds to acquire additional affordable housing units in Bloomington. BHA is seeking to use the bond funds to acquire five properties from Hometown Group that will include 924 units of affordable housing for rents at or below 100% of the Area Median Income (AMI). BHA would then invest an additional estimated $9 million in capital improvements to the properties. This bond issuance is not a general obligation of the City and is not payable from taxes. It also does not count against the City's bond limit.

Background and Details:

BHA intends to issue up to $100 million in tax-exempt bonds to acquire existing housing properties. The maximum interest rate for the bond cannot exceed 9% and the maximum term to maturity is 45 years from the date of issuance, although a shorter term is anticipated. The bonds would be payable from both the revenue from the acquired properties (rent and fees collected) and any general surplus revenue from BHA. While the statute requires the Common Council to authorize the issuance of the bonds, the bonds are not obligations of the City of Bloomington, do not affect the City's bond rating, and do not require any pledge from the City's general fund or tax rate.

Currently, BHA is attempting to acquire five properties from Hometown Group in the City of Bloomington:

- Summit Pointe – 701 Summit View Place
  - 288 units
- Basswood Apartments – 1000 S Basswood Circle
  - 240 units

- Kingston Manor – 3200 E Longview Avenue
    - 66 units
- Northcrest Apartments – 1440 N Woodburn Avenue
    - 48 units
- Woodland Springs – 3111 S Leonard Springs Road
    - 282 units

Altogether, these properties contain 924 units of affordable housing that are currently rented at or below 100% AMI. As part of the acquisition, BHA intends to use approximately $9 million of the bond funds to go toward necessary capital improvements to the properties. BHA will also seek out programs and partners to further update the properties. Because of the number of units, BHA intends to contract for external property management for these properties. It may also use other financing tools at its disposal in the future to renovate or upgrade the properties.

Legal Authority and Process:

Ind. Code Chapter 36-7-18 governs the powers of housing authorities in the state. Ind. Code § 36-7-18-30 gives housing authorities, including BHA, the ability to issue bonds. The statute explicitly notes that the bonds are not a debt of the city, and the city is not liable for the bonds. I.C. § 36-7-18-30(d).

The process of obtaining approval and issuing the bonds is set out in Ind. Code § 36-7-18-31, which requires BHA to obtain approval of the bond issuance from the Common Council, as the fiscal body for the City, following a public hearing. Upon receiving the Common Council's approval, BHA's board would then pass a confirmatory resolution to authorize the issuance.

On May 19, 2026, BHA presented to the Economic Development Commission, which indicated general support for the project and bonds. On May 26, 2026, BHA's board held a public hearing as required under the statute and approved an inducement resolution for the bonds. Pending approval from the Common Council, the BHA board will meet on July 28, 2026, to approve the issuance.

COMMON COUNCIL OF THE CITY OF BLOOMINGTON

RESOLUTION 2026-13
CONCERNING THE ISSUANCE OF BONDS
BY THE BLOOMINGTON HOUSING AUTHORITY
TO FINANCE THE
PURCHASE OF AN APARTMENT PORTFOLIO IN BLOOMINGTON, INDIANA

Preamble

WHEREAS, the Bloomington Housing Authority (the "Authority") has met and adopted a resolution approving the issuance of bonds for the purpose of financing the acquisition, renovation, improvement and operation of apartment complex for low to moderate income tenants known as Basswood Apartments, Kingston Manor Apartments, Northcrest Apartments, Woodland Springs Apartments and Summit Pointe Apartments (collectively, the "Project") within the incorporated area of Bloomington, Indiana or within five miles thereof; and

WHEREAS, Indiana Code Title 36, Article 7, Chapter 18 provides that the Authority may finance and operate facilities within five miles of the corporation boundaries of the City of Bloomington, Indiana, provided that Authority must receive the consent of the fiscal body of the municipality in which the facilities are to be located; and

WHEREAS, the Authority has represented that the Project is located within five miles of the corporation boundaries of the City of Bloomington, Indiana; and

WHEREAS, on May 19, 2026, the Economic Development Commission of the City of Bloomington received information with respect to the financing of the Project; and

WHEREAS, the residents of the City and their property are not and will not be liable, directly or indirectly, for or under the bonds to be issued by the Authority concerning the Project;

NOW, THEREFORE, RESOLVED, this Common Council, properly convened, hereby consents to and approves the issuance of bonds by the Bloomington Housing Authority in an amount not to exceed $100,000,000 (the "Series 2026 Bonds"), issued for the purpose financing the costs of the acquisition, renovation, improvement and operating apartment complexes known as Basswood Apartments, Kingston Manor Apartments, Northcrest Apartments, Woodland Springs Apartments and Summit Pointe Apartments; and

RESOLVED FURTHER, the Series 2026 Bonds shall be secured by the general revenues of the Authority and shall be payable from the proceeds of bonds to be issued by the Authority; and

RESOLVED FURTHER, that this Common Council hereby determines that this Resolution shall constitute the approval of the elected public officials of Bloomington, Indiana, to the issuance of the Series 2026 Bonds referenced above.

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

Signature of the Common Council President Isak Nti Asare

Attestation of Bloomington City Clerk:

Signature of the Bloomington City Clerk Nicole Bolden

Presentation by Bloomington City Clerk:

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

Signature of the Bloomington City Clerk Nicole Bolden

Approval by the Mayor:

Signature of the Mayor Kerry Thomson

Synopsis

Resolution 2026-13 authorizes the Bloomington Housing Authority (BHA) to issue up to $100 million in bonds to acquire five properties from Hometown Group. The properties include 924 units of affordable housing for rents at or below 100% of the Area Median Income (AMI). The bonds will be issued at an interest rate not to exceed 9% and a term to maturity of 45 years. This bond issuance is not an obligation of the City of Bloomington and does not count against the City's bond limit. The bonds are to be repaid from revenue from the acquired properties and any surplus revenue of the BHA.

Presentation to Common Council of the City of Bloomington, IN

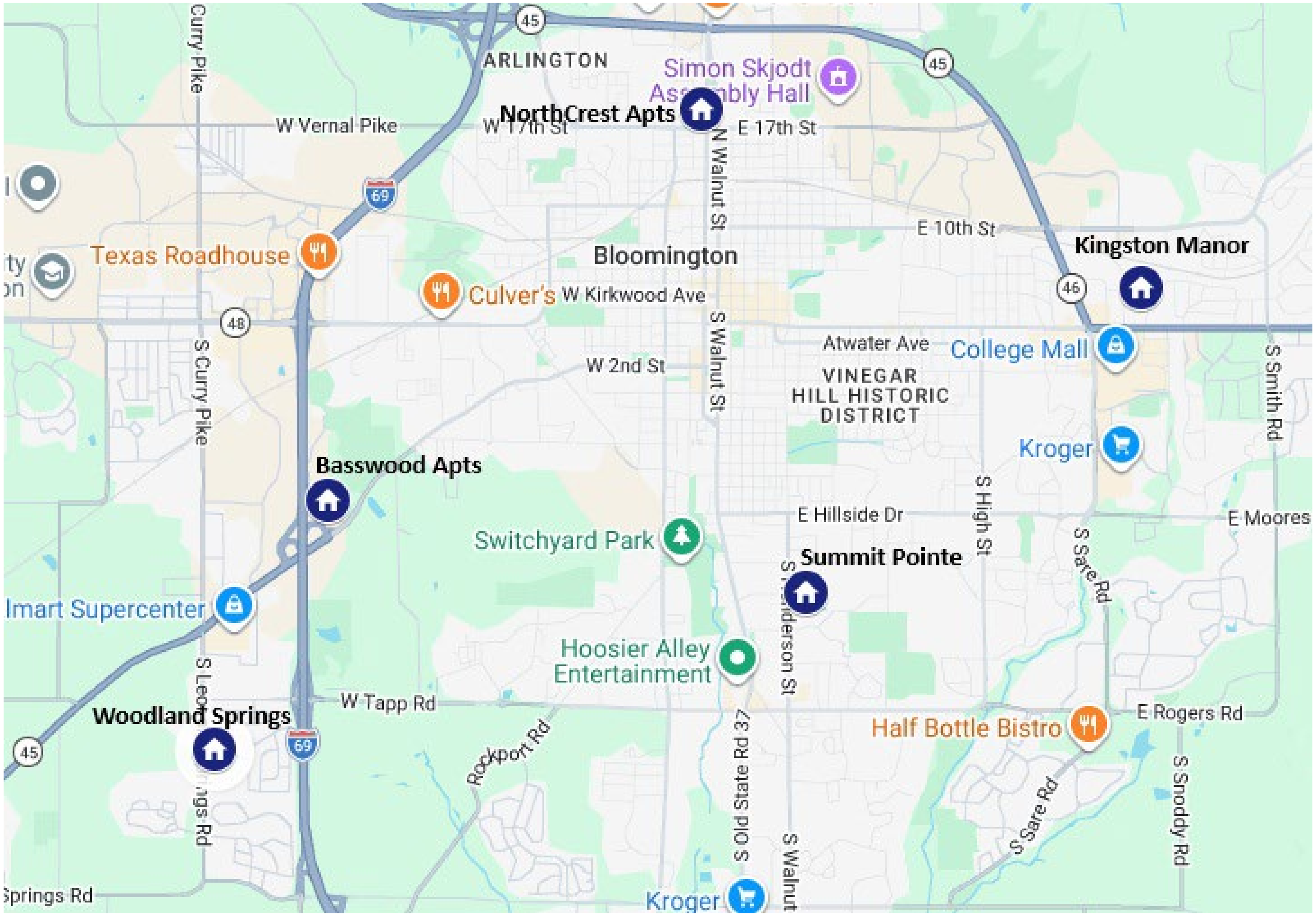
Bloomington Housing Authority

Bloomington Housing Authority General Revenue Bonds, Series 2026

Parties to the Transaction; Transaction Summary

- Ice Miller LLP, cfX (financial advisor)
- Colliers as bond underwriter
- Pledge of project revenues and remaining "surplus funds" of the BHA
- S&P Rating is currently being sought
  - Confidential rating to start
- Bonds to be offered on a limited basis in a negotiated sale
- IC 36-7-18-31(a) requires fiscal body approval

Hometown Group Properties



Properties

Summit Pointe - 701 E Summit View Pl
288 Units
1986 Year Built
94% Occupied
$1,049 Average Rent

Kingston Manor - 3200 E Longview Ave
66 Units
1964 Year Built
85% Occupied
$860 Average Rent

Basswood - 1000 S Basswood Cir
240 Units
1989 Year Built
94% Occupied
$1,022 Average Rent

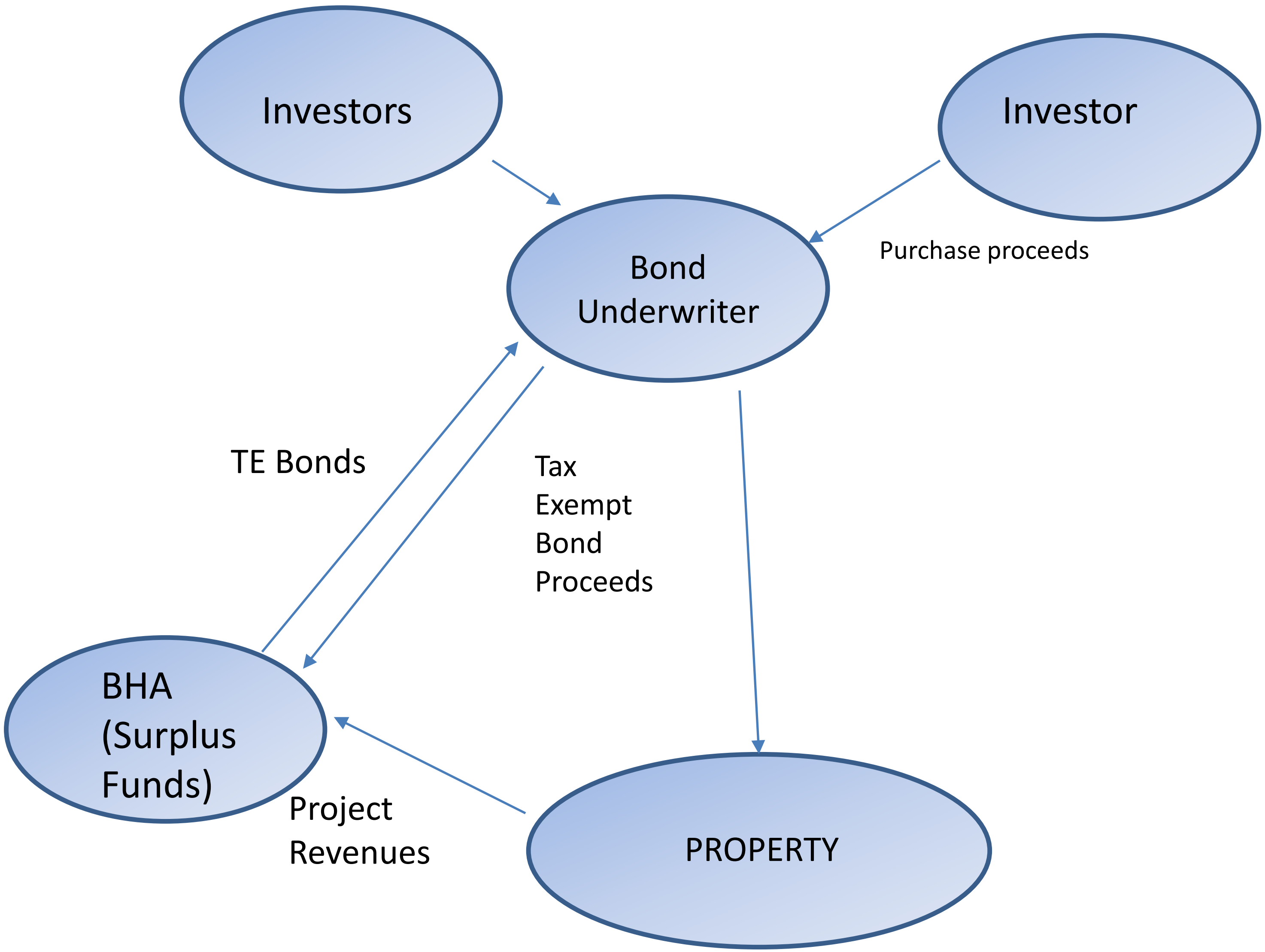
Northcrest - 1440 N Woodburn Ave
48 Units
1985 Year Built
69% Occupied
$811 Average Rent

Woodland Springs - 3111 S Leonard Springs Rd
282 Units
1970 Year Built
83% Occupied
$931 Average Rent

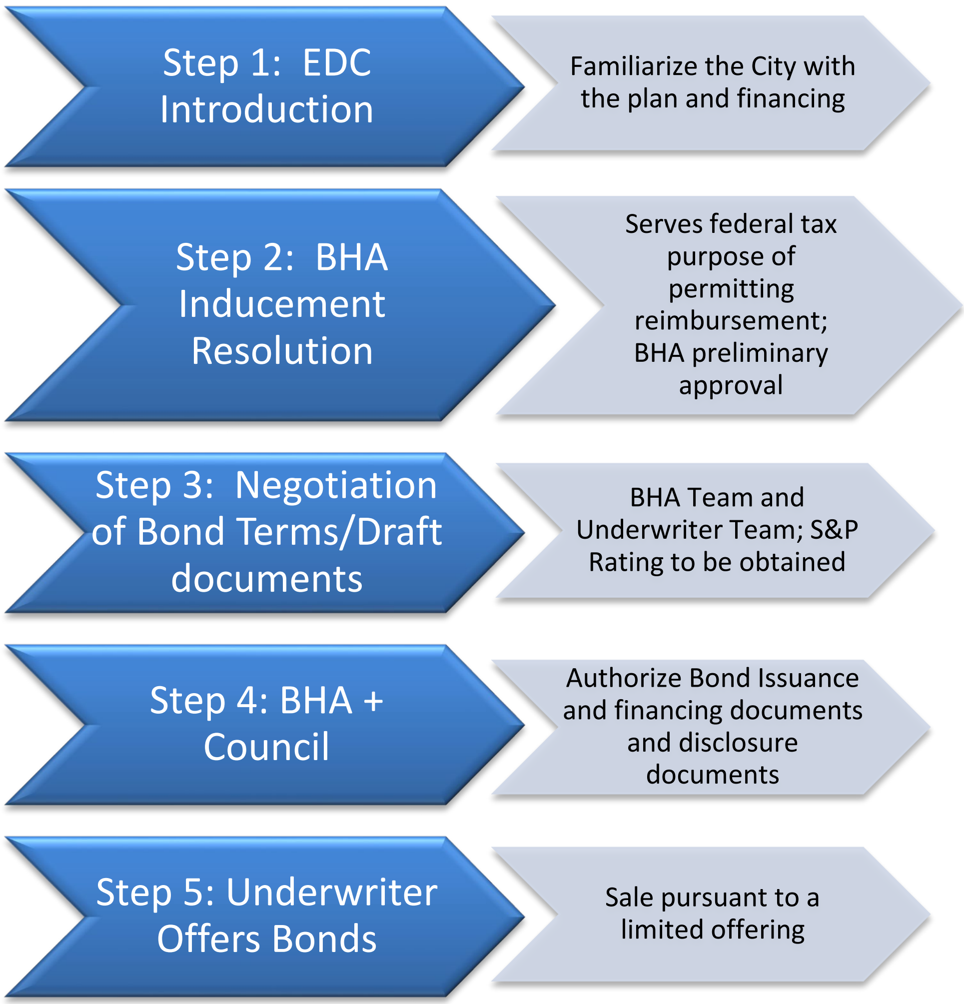
Project Scope

- 9 million estimated in Capex for repairs and improvements as part of purchase.
- Renovations focused on addressing code requirements, resurfacing interiors, roof & exterior replacement & repairs as needed, unit modernization and energy efficiency.
- These apartments will utilize AMIs that are consistent with workforce housing.
- BHA will explore utilizing HUD financing tools for more substantial renovations and deeper affordability in the coming years.

Bond and Credit Structure



Bond Issuance Process



Bond Characteristics

- Issued pursuant to IC 36-7-18-30
  - Bonds are payable from project revenues and [surplus] revenues of the BHA
- Bonds will not be payable from taxes or be a general obligation of the city; no effect on the city's constitutional debt limit or bank qualified limit
- Must be approved in final form by the City Council
- Interest on bonds will be exempt from federal and state taxation

Conclusion

Any Questions?

Thank you!

**RESOLUTION OF THE
BOARD OF COMMISSIONERS OF THE BLOOMINGTON HOUSING AUTHORITY
CONCERNING THE ISSUANCE OF
GENERAL REVENUE BONDS (BLOOMINGTON PORTFOLIO ACQUISITION
PROJECT) SERIES 2026**

WHEREAS, the Indiana General Assembly has declared a public purpose for the clearance, replanning, and reconstruction of the areas in which unsanitary or unsafe housing conditions exist and the providing of safe and sanitary dwelling accommodations for persons of low income are public uses and purposes for which public money may be spent and private property may be acquired; and

WHEREAS, the Housing Authority of the City of Bloomington ("Housing Authority") has heretofore provided housing for low and moderate income persons and the elderly; and,

WHEREAS, the Housing Authority has been advised that it may have an opportunity to become further financially self-sufficient, and the Housing Authority desires to utilize the experience and expertise developed in administering and operating leased housing to generate operating revenue by acquiring housing units to be leased to persons and families of low and moderate income; and,

WHEREAS, the Housing Authority has the opportunity to acquire a portfolio of apartments (the "Portfolio" or the "Housing Project"), located in Bloomington, Indiana and within five miles of the City of Bloomington (a true and correct description of which is attached hereto as Exhibit "A"); and,

WHEREAS, a portion of the cost to acquire, renovate, improve and equip the Housing Project is anticipated to be financed by the issuance of General Revenue Bonds (Bloomington Portfolio Acquisition Project) Series 2026 ("Bonds") in the aggregate principal amount of approximately $100,000,000;

WHEREAS, pursuant to IC 36-7-18, et. seq. (the "Act") the Housing Authority may prepare, carry out, acquire, lease and operate housing projects and provide for the construction, reconstruction, improvement, alteration or repair of all or part of a housing project; and

WHEREAS, the Act specifically empowers the Housing Authority to issue bonds, notes or warrants and refunding bonds to carry out and effectuate its purposes, the payment of principal of and interest on such bonds or notes or refunding bonds or notes to be paid from the income and revenues derived from housing projects financed with Bond proceeds, income and revenues of certain designated housing projects, whether or not they were financed in whole or in part with bond proceeds or from the Housing Authority's revenues generally; and

WHEREAS, the Housing Authority staff has reviewed the materials and other information gathered with respect to the Housing Project and has made a recommendation to the Executive Director and a determination that the Housing Project is eligible for financing with the Bonds; and

WHEREAS, the Housing Authority staff has completed its review of the Housing Project and the Executive Director, based upon the Housing Authority staff analysis, has recommended that the Housing Authority issue the Bonds with respect to the Housing Project; and

WHEREAS, the Housing Authority has reviewed the Housing Authority staff analysis and recommendation of the Executive Director and has determined that the Housing Project meets the requirements of the Act and the rules and regulations of the Housing Authority; and

WHEREAS, the Housing Authority has determined to issue the Bonds (as hereinafter defined), in one or more series, to assist in financing the Housing Project, which Bonds will not constitute a debt, liability or obligation of the State of Indiana or the City of Bloomington, Indiana or a pledge of the faith and credit of the State of Indiana or the City of Bloomington, Indiana;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF BLOOMINGTON THAT:

1. The legislative findings of the Indiana General Assembly itemized in the recitals hereof hereby are ratified and confirmed and it is specifically found that:

(a) the need for clearance, replanning, and reconstruction in areas in which unsanitary or unsafe housing conditions continue to exist; and

(b) the providing of safe and sanitary dwelling accommodations for persons of low income continues to be a valid public purpose for which public moneys may be spent.

2. The Housing Authority hereby makes the following additional findings and determinations in connection with proceeds of the Bonds to assist in the financing of the Housing Project:

(a) The issuance of the Bonds accomplishes the purposes of the Housing Authority by permitting the Housing Authority to provide safe and sanitary housing for persons and families of low income;

(b) Based upon the review of materials describing the Housing Project:

(i) There exists a need for continued safe and sanitary housing within the general housing market area to be served by the proposed Housing Project;

(ii) The financing of the Project will assist in providing safe, and sanitary residential housing for persons and families of low income; and

(iii) The proposed Project will be of public use and will provide a public benefit.

3. The issuance and sale by the Housing Authority of the Bonds in one or more series or sub-series and at separate times, if necessary, and the use of the funds therefrom to finance and refinance a portion of the costs of the Housing Project in accordance with the Act are hereby determined to be consistent in all respects with the purposes for which the Housing Authority was created and exists.

4. The interest rate with respect to the Bonds, the final principal amount of the Bonds, the terms and amortization requirements of the Bonds, related matters and terms and conditions shall be as set forth in the Indenture (as defined herein). The principal of and interest on the Bonds and all other payments provided for in this Resolution will be paid solely from the General Revenues (as defined in the Indenture) of the Housing Authority, and from the money and investments held in the funds and accounts held by the Trustee under the Indenture until disbursed as provided therein. The pledge of the Housing Authority's General Revenues to the payment of the Bonds is subject to the right of the Housing Authority to issue, without limitation, other obligations to be paid from the General Revenues on a parity of lien with the Bonds, in accordance with the Indenture.

5. To further the purposes of the Housing Authority under the Act, the Housing Authority hereby authorizes and ratifies the issuance of the Bonds, in one or more taxable or tax-exempt series or sub-series, in a combined aggregate principal amount not to exceed One Hundred Million Dollars ($100,000,000), issued as fixed rate bonds or variable rate bonds bearing interest at an initial rate not to exceed nine percent (9.0%) and maturing no later than forty-five (45) years from the date of issue. The Housing Authority hereby authorizes and ratifies:

(i) the issuance of the Bonds pursuant to the terms of a Trust Indenture, substantially in the form of the Trust Indenture presented to the Housing Authority at this meeting (the "Indenture") between the Housing Authority and a trustee to be selected by the Housing Authority, as trustee (the "Trustee");

(ii) the marketing of the Bonds pursuant to a Preliminary Official Statement or Preliminary Limited Offering Memorandum (the "Preliminary Official Statement"), substantially in the form of the Preliminary Official Statement or Preliminary Limited Offering Memorandum presented at this meeting, and the offering and sale of the Bonds pursuant to a final Official Statement or Limited Offering Memorandum (the "Official Statement");

(iii) the sale and delivery of the Bonds pursuant to the terms of the Bond Purchase Agreement between Colliers Securities LLC and the Housing Authority (the "Bond Purchase Agreement"), substantially in the form of the Bond Purchase Agreement presented to the Housing Authority at this meeting; and

(iv) the required disclosure of certain financial information and operating data regarding the Project and the Bonds pursuant to the terms of a Continuing Disclosure Agreement, substantially in the form of the Continuing Disclosure Agreement presented to the Housing Authority at this meeting (the "Continuing Disclosure Agreement"), between the Housing Authority and a dissemination agent to be selected by the Housing Authority; and

(v) the use of the proceeds received from the sale and purchase of the Bonds, which may include original issue premium, in accordance with the terms of the Indenture and in accordance with the Act and the applicable provisions of the Internal Revenue Code of 1986, as amended (the "Code").

6. The Housing Authority hereby approves the substantially final forms of the Indenture, the Preliminary Official Statement, the Bond Purchase Agreement and the Continuing Disclosure Agreement (all such foregoing documents referred to collectively as the "Bond Documents"). The forms of the Bond Documents presented hereby are substantially final forms and the Housing Authority hereby authorizes the Chair, the Vice Chair, the Executive Director and the Chief Financial Officer (the "Authorized Officers"), or any one of them individually, with the advice of counsel to the Housing Authority, to execute by manual or facsimile signature and deliver the Bond Documents to which they are a party with such changes in form or substance as may be necessary or appropriate to accomplish the purposes of this Resolution as shall be approved by the Authorized Officers, such approvals to be conclusively evidenced by the execution thereof or certification as applicable, and to take such further actions necessary or appropriate to approve the sale and issuance of the Bonds, such approvals to be conclusively evidenced by their execution of the Bonds.

7. The Housing Authority hereby delegates to the Authorized Officers the authority to execute by manual or facsimile signature and deliver the Bond Documents provided that any of the Authorized Officers acting alone is authorized and has full power to execute by manual or facsimile signature and deliver the Bond Documents, as appropriate, and hereby authorizes the Authorized Officers to take such further actions necessary and appropriate to approve the sale and issuance of the Bonds.

8. The Housing Authority authorizes each of the Authorized Officers to execute by manual or facsimile signature such other documents and to take any and all other actions on behalf of the Housing Authority as may be necessary or appropriate to carry out and implement the purposes of this Resolution, including the execution by manual or facsimile signature and delivery of any certificates, contracts or other agreements in connection therewith. Any Authorized Officer is hereby authorized to execute and deliver the Bonds by manual or facsimile signature pursuant to the Bond Documents and to direct the authentication of the Bonds, and to contract for a book-entry-only registration system for all or any portion of the Bonds.

9. The Housing Authority hereby agrees to cooperate with Bond Counsel in establishing documentation sufficient to provide for post-issuance compliance with respect to the Bonds under the Code and the regulations promulgated thereunder. Any one of the Authorized Officers is hereby specifically authorized and empowered to execute and deliver such certificates and enter into such agreements concerning such post-issuance compliance.

* * * * *

ADOPTED unanimously by the Board of Commissioners of the Housing Authority of the City of Bloomington.

__________________________ _________________________________

__________________________ _________________________________

__________________________ _________________________________

__________________________ _________________________________

ATTEST:

By: ___________________________________
Nathan Ferriera, Executive Director

CITY OF
BLOOMINGTON
OFFICE OF THE COMMON COUNCIL

Council Staff Memorandum

To: Bloomington Common Council
From: Bloomington Council's Office
Date: July 22, 2026
Subject: Ordinance 2026-12 To Amend Title 15 of the Bloomington Municipal Code Entitled "Vehicles and Traffic" to Create a Chapter for Streets and Alleys that are Closed to Vehicular Traffic

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Summary and Process:

On June 10, 2026, the Common Council adopted Ordinance 2026-12 as amended by a vote of 5 in favor, 4 against, and zero abstentions. The ordinance codifies the seasonal carless schedule of specific blocks of Kirkwood Avenue. The Clerk presented the ordinance to the Mayor for her signature on June 16, 2026. On June 22, 2026, the Mayor returned the legislation unsigned along with a letter explaining her decision to veto the legislation (attached).

Ind. Code § 34-4-6-16 and Bloomington Municipal Code 2.04.350 set out the procedures available to the Common Council to override a veto. If taken up by Council at its meeting on July 22, 2026, the ordinance would need to be passed with a 2/3's majority. This can only be done at the first regular or special session immediately following the 10-day period within which a mayor may sign or veto legislation. The legislation can neither be amended nor postponed to later a date. A failure to pass the legislations with the required 2/3's majority results in the defeat of the ordinance by veto.

Introduction and consideration of the legislation should following the Council's normal introduction and adoption procedures during the meeting. Failure to obtain the necessary votes to introduce the legislation also results in its defeat. If the legislation is introduced, the Clerk shall read the ordinance by title and synopsis. The Council may also request that the Clerk read Mayor Thomson's veto statement as well.

June 22, 2026

CITY OF BLOOMINGTON

A Letter from Mayor Kerry Thomson on Kirkwood Avenue

Dear Bloomington,

I have been heartened by the deep and diverse engagement we have had on Council's proposed Kirkwood closure. Last Tuesday night, that conversation emerged as an example of civic engagement that rarely happens in today's world. Residents with differing opinions showed up to listen to one another. To express their dreams for a space we share—and indeed a space that brings about the creative collisions that have long made Bloomington a place where everyone can belong, where we each can begin imagining our futures, and tapping our potential.

Kirkwood is a place of memory, movement, commerce, and gathering—it is often the heartbeat of our civic life. Kirkwood is, in so many ways, the photo in our postcard memory of what Bloomington is—of who we are. And for that very reason, a permanent decision about Kirkwood deserves to have Bloomington's imagination and innovation captured in a plan to be executed when the community can fund it.

The kind of vibrancy that many envision for Kirkwood must be invited, planned, funded, staffed, maintained, and cultivated. It doesn't happen, and hasn't happened over the past 5 years of closure, simply by eliminating vehicles without adding accessibility, or by allowing pedestrians to walk the street without creating physical spaces sheltered from the elements.

I am grateful to the many who have brought forward the elements and extensive research on successful pedestrian malls. Bigger, more affluent communities like Boulder and Madison have gotten those spaces right—and they have learned from their mistakes as well. A significant shift in Kirkwood's daily life deserves to have the voices of our community incorporated before we take a plan created for another city's assets and needs and hope the very same plan works for us. The failure rate has been too profound in other spaces, and Bloomington is too good for that.

I also want to acknowledge Councilmembers Daily, Stosberg, and Zulich, who attended the community listening session and heard directly from residents. Additional gratitude to our staff from Economic and Sustainable Development, Engineering, Public Works, Bloomington Police Department, and Bloomington Fire Department, who have highlighted many of the concerns we are now hearing voiced publicly as my administration worked to make a decision on Kirkwood earlier this year.

The city also had not had open community input on the Kirkwood closure, but instead only reactions to the resolution, which many, including the businesses and residents most affected, did not know about in time to offer input.

To that end, I am vetoing Council's Ordinance 2026-12 to close Kirkwood, which arrived absent of a plan to ensure its success or an analysis of fiscal impact, much less identification of the funding to do so. This is particularly significant as Indiana communities adjust to Senate Enrolled Act 1, which creates substantial uncertainty for municipal revenue and long-term financial planning. In that environment, the City must be especially disciplined about adopting recurring commitments. Every public investment reflects a choice. Before committing significant resources to Kirkwood, we should be clear not only about what we hope to build, but also about what other programs, projects, services, or infrastructure improvements we may be asking the community to postpone or relinquish in order to fund it.

Additionally, a transformation of this significance should be carried out by the people whose lives and livelihoods it will shape. The voices we have heard do not yet reflect the broad community support and shared confidence that a long-term transformation of this scale requires.

Instead, it is time to engage in a process that is certainly worthy of more imagination. One where the answer, as Jeff Richardson so eloquently put it, is not simply to open or close Kirkwood, but instead to envision together what this street and its shared spaces can really offer to our community.

Such a plan requires that we listen to those who have lived experience with where the friction lies—those who actively feel excluded when the ballasts are installed, businesses who have struggled with deliveries, staffing, and returns on their extensive investments attempting to activate a space piecemeal, and City staff whose professional expertise and daily operational experience in understanding what can responsibly be implemented and maintained. It deserves input on public safety—bike and pedestrian safety, fire and police safety, and public health safety.

Today, I met with Councilmember Daily, who has created a plan to get input from residents together with Councilmember Rosenbarger. This is a step towards leaning into the public discourse we saw happen on Tuesday evening, and a sign that Bloomington can do civic process collaboratively.

As public servants, we hope to earn public trust. That is a heavy weight for me every day—living into that trust requires deep listening and tough decisions. This decision is not a retreat from a vision—it is instead a deeper commitment to getting it right for as many of our neighbors as we can.

This veto is not a rejection of a council vote, but instead an invitation to further engagement.

Passed 5 (Asare, Daily, Flaherty, Rollo, Rosenbarger) - 4 (Stosberg, Piedmont-Smith, Zulich, Ruff)

Bloomington Common Council Ordinance No. 2026-12 - To Amend Title 15 of the Bloomington Municipal Code Entitled "Vehicles and Traffic" to Create a Chapter for Streets and Alleys that are Closed to Vehicular Traffic

Preamble

Whereas, the City of Bloomington originally implemented the seasonal conversion of certain blocks of Kirkwood Avenue to a carless street to support local businesses, enhance pedestrian safety, and foster community vibrancy; and

Whereas, the Common Council, in Resolution 2025-05, signaled a commitment to a predictable seasonal schedule, and still seeks to provide long-term certainty to businesses, residents, and visitors regarding the summer street closure, allowing them to plan, adapt, and invest with confidence; and

Whereas, the Common Council recognizes that while daily visit rates may fluctuate due to construction or weather, the documented increase in "dwell time" suggests that a pedestrian-oriented Kirkwood Avenue creates a higher quality of engagement and a more meaningful "third space" for the community; and

Whereas, in the Common Council Budget Priorities sent by the Council on April, 1, 2026, the Council stated in Priority No. 10 its desire to create vibrant third places to activate spaces and invest in ensuring public spaces are high quality, engaging, and active; and

Whereas, the City of Bloomington's Climate Action Plan, which was unanimously adopted on April 21, 2021, includes Action TL1-A-5 for Transportation and Land Use Goal 1: the city would "[d]etermine appropriate locations for car-free pedestrian zones in high-density areas," including supporting periods of time when Kirkwood would be closed to vehicular traffic; and

Whereas, by formalizing this closure within Title 15, the City establishes a transparent framework for governance, allowing the of the City Engineer to manage emergencies while maintaining a consistent and predictable standard for the public; and

Whereas, the City Council is committed to activating Kirkwood Avenue as a premier destination for commerce, pedestrians, civic engagement, and community life, fostering economic vitality and social interaction; and

Whereas, this ordinance does not preclude the City of Bloomington from advancing additional investments in Kirkwood Avenue as outlined in the Transportation Plan and

Safe Streets for All Plan, ensuring future improvements align with the city's vision for a vibrant, accessible, and multimodal corridor.

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

Section 1.
Title 15, entitled "Vehicles and Traffic," is amended to add the following chapter:

15.65 – STREETS AND ALLEYS CLOSED TO VEHICULAR TRAVEL.
Upon those streets and parts of streets described in Schedule X, attached hereto and made a part hereof, motor vehicular traffic shall be prohibited on such dates as are indicated therein. In case of emergency, the City Engineer may temporarily restore motor vehicle traffic as authorized in 15.08.040 - Temporary, experimental or emergency traffic regulations. If the City Engineer proposes to restore motor vehicular traffic for more than 90 days (consecutive days, or cumulative over the span of the annual closure), the restoration must be approved by the City Council.

SCHEDULE X

Restricted Streets

Street	From	To	Closure Period
E Kirkwood Ave.	S Walnut St.	S Washington St.	April 1 to November 15, annually
E Kirkwood Ave.	S Washington St.	S Lincoln St.	April 1 to November 15, annually
E Kirkwood Ave.	S Lincoln St.	S Grant St.	April 1 to November 15, annually
E Kirkwood Ave.	S Grant St.	S Dunn St.	April 1 to November 15, annually
E Kirkwood Ave.	S Dunn St.	S Indiana Ave.	April 1 to November 15, annually

Section 2. 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.

Section 3. Effective Date
This Ordinance shall have an effective date of April 21, 2027.

Passed
Passed by the Common Council of the City of Bloomington, Monroe County, Indiana, upon the 10 day of June, 2026.

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 16 day of June, 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 ordinance seeks to codify streets and alleys in Bloomington that disallow vehicular traffic. Specifically, this ordinance codifies the seasonal carless schedule of specific blocks of Kirkwood Avenue. With this ordinance, businesses and residents can expect a permanent seasonal carless Kirkwood, allowing businesses the predictability to invest in outdoor infrastructure for guests. The City Administration has provided valuable operational feedback in its 2026 memorandum, identifying important challenges regarding infrastructure, sanitation, public safety, and accessibility that naturally arise as temporary programs transition toward permanent city fixtures. With that, this ordinance aims to provide the necessary legal and budgetary certainty for the City to move beyond "incomplete solutions" and invest in more permanent infrastructure, such as more ADA-compliant features and high-quality seating, recommended by staff.

Distributed to: Clerk, Council Attorney, ESD, Engineering, Legal, and Mayor.