

Bloomington Common Council Regular Session Packet Addendum #1

Wednesday, July 22, 2026, at 6:30 p.m.

Council Chambers, City Hall, 401 North Morton Street, Bloomington, IN 47404

The meeting may also be accessed [remotely via Zoom](#)¹.

1. Amended Agenda for July 22, 2026 Regular Session
2. Slides for 2026 Human Rights Award Presentation -
Bloomington/Monroe County Human Rights Commission
3. Updated Resolution 2026-13 Concerning the Issuance of Bonds by the Bloomington Housing
Authority to Finance the Purchase of an Apartment Portfolio in Bloomington, Indiana
4. Resolution 2026-12 Establishing Rules, Procedures, and Public-Interest Guidelines for City-
Influenced Alcoholic Beverage Permits
Council Sponsor: Isak Asare

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

- [Community Access Television Services \(CATS\)](#)²
- [City's YouTube Channel](#)³

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

¹ <https://bloomington.zoom.us/j/81869911625?pwd=LtUe3btFRjohB8T7DqbS2Elq7dbcW7.1>

Meeting ID: 818 6991 1625 Passcode: 135390

² <https://catstv.net/>

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

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

Posted: July 22, 2026

City of Bloomington, Indiana Common Council

Amended Agenda: 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 2026-12 Establishing Rules, Procedures, and Public-Interest Guidelines for City-Influenced Alcoholic Beverage Permits
Council Sponsor: CM Asare

Actions on Legislation: Postponed to July 22, 2026
 - B. Resolution 2026-13 - Authorizing Issuance of Bonds for the Bloomington Housing Authority
Council Sponsor - CM Zulich

¹<https://bloomington.zoom.us/j/81869911625?pwd=LtUe3btFRjohB8T7DqbS2Elq7dbcW7.1>

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- C. 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:

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

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

9. Council Schedule

10. Adjournment

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*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.

² <https://catstv.net/>

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Bloomington/Monroe County Human Rights Commission

2026 Human Rights Awards



Individual: Melanie Davis



Organization: Mother Hubbard's Cupboard

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 complexes 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.



**City of Bloomington
Common Council**

MEMORANDUM

To: Members of the Common Council
From: CM Asare
Date: June 8, 2026
Re: Resolution 2026-12 Establishing Rules, Procedures, and Public-Interest Guidelines for City-Influenced Alcoholic Beverage Permits

Synopsis

Resolution 2026-12 establishes a general framework for how the City of Bloomington may interact with the alcoholic beverage permitting process where the City has a role under Indiana law. It is intended to provide clear local guidance before the City establishes any eligible district authorized by Indiana Code, such as a municipal riverfront development project, and before the issuance of new permits authorized for Bloomington under Ind. Code § 7.1-3-20-16.8(q).

Background

As a result, three-way permits can become scarce and expensive private-market assets. Recent reporting on Bloomington's liquor-license market noted a median transfer price of \$235,000 for Bloomington three-way permits, with the highest listed transfer at \$305,000. By contrast, the two new Bloomington permits authorized by SEA 89 would have an initial cost of \$40,000.

Indiana law also contains several mechanisms for permits outside ordinary quota limits or tied to specific districts. These include municipal riverfront development project permits under Indiana Code § 7.1-3-20-16(d) and § 7.1-3-20-16.1, historic district or other qualifying permits under Indiana Code § 7.1-3-20-16, and two previously mentioned new Bloomington permits authorized under Indiana Code § 7.1-3-20-16.8(q).

Resolution 2026-12 is being introduced in this context. The immediate trigger is the state's authorization of two additional three-way permits for Bloomington. But the resolution is broader than those two permits. It also establishes a framework that would apply to possible future historic-district permits, municipal riverfront permits, or other permits where Indiana law gives the City a role, should the city decide to establish such districts.

Why the Resolution Is Being Brought Forward

The resolution is being brought forward to provide public guardrails for future City-influenced alcoholic beverage permits. This is especially important before the City considers or establishes any future district, such as a municipal riverfront development project.

The goal is to avoid confusion between district creation and permit approval. Establishing an eligible district would create a legal framework for possible permit applications, but it would not automatically approve any permit, applicant, location, business model, chain establishment, bar, tavern, or late-night alcohol-focused use.

The resolution also responds to common public concerns about special alcohol permits, including concerns about speculative permits, loss of local input, concentration of bars, student-oriented late-night uses, and permits going to businesses that do not advance local economic development goals.

Main Provisions

Because alcoholic beverage permits are issued by the Indiana Alcohol and Tobacco Commission, the resolution does not issue permits or determine final permit approvals. Instead, it establishes guidance for how the City may interact with the state permitting process where Indiana Code gives the City a role, such as through recommendations, support, written agreements, formal written commitments, public input, compliance monitoring, or objections to renewal or transfer. The resolution makes clear that establishing an eligible district does not, by itself, approve any applicant or permit. It suggests that, when the City does participate in the process, it should prioritize restaurant-oriented uses, local ownership, independent and locally rooted businesses, district vitality, compatibility with nearby uses, responsible alcohol service, public safety, workforce practices, compliance history, and consistency with adopted City plans or permit-cycle preferences. It also allows for a low-burden administrative framework to be created by ESD so that the process remains accessible while preserving public-interest guardrails.

What the Resolution Does Not Do

Resolution 2026-12 does not establish a municipal riverfront development project.

It does not create an eligible district.

It does not issue an alcoholic beverage permit.

It does not approve any specific applicant, business, location, or permit.

It does not replace the Indiana Alcohol and Tobacco Commission's authority over permit issuance, renewal, transfer, suspension, or revocation.

It does not require Council to support every available permit, or any permit at all.

It does not guarantee that any applicant will receive City support, a Council recommendation, a written agreement, or a permit.

Policy Effect

The practical effect of Resolution 2026-12 is to create a predictable local framework before individual permit decisions arise. It gives applicants clearer expectations, gives the public a defined process for input, and gives Council a policy basis for deciding whether to support, condition, object to, or monitor City-influenced alcoholic beverage permits.

The resolution also makes clear that special district permits are intended to serve public economic development purposes. They are not automatic entitlements, and the creation of an eligible district should not be understood as approval of any particular permit or business model.

Fiscal Impact

This legislation is not expected to have a major impact on existing City finances including, but not limited to, revenues, expenditures, and any new debt obligations.

RESOLUTION 2026-12

A RESOLUTION ESTABLISHING RULES, PROCEDURES, AND PUBLIC-INTEREST GUIDELINES FOR CITY-RECOMMENDED, CITY-CONTROLLED, OR CITY-INFLUENCED ALCOHOLIC BEVERAGE PERMITS

WHEREAS, the Indiana Alcohol and Tobacco Commission ("Commission") has authority under Indiana law to issue certain alcoholic beverage permits outside ordinary quota limitations when statutory requirements are satisfied;

WHEREAS, Indiana Code Chapter 7.1-3-20 authorizes the issuance of certain alcoholic beverage permits for restaurants located in or associated with specified redevelopment, riverfront, historic, cultural, economic development, or other qualifying areas ("Eligible District");

WHEREAS, Indiana Code § 7.1-3-19-17 authorizes a municipal legislative body to require a permit holder to enter into a formal written commitment ("Formal Written Commitment") as a condition of eligibility for certain permits, and provides that such formal written commitment is binding on the permit holder and on any lessee or proprietor of the permit premises once it is approved by ordinance;

WHEREAS, Indiana Code also authorizes the City of Bloomington by and through its Common Council to offer its recommendations to the Commission regarding certain alcoholic beverage permits;

WHEREAS, the Bloomington Common Council finds that such permits are scarce public economic development tools and should be allocated, recommended, supported, conditioned, renewed, or objected to through a transparent, predictable, low-burden, public-interest-oriented process;

WHEREAS, the Bloomington Common Council further finds that the creation of an eligible district, including a municipal riverfront development project, economic development area, redevelopment area, downtown revitalization district, or similar district, should not be conflated with approval of any particular permit applicant, premises, business model, chain establishment, bar, tavern, or late-night alcohol-focused use;

WHEREAS, the Bloomington Common Council desires to make clear that the establishment of an eligible district creates only a legal framework for possible permit consideration and does not create an entitlement to receive City support, Council recommendation, or an alcoholic beverage permit;

WHEREAS, the Bloomington Common Council seeks to ensure that City-recommended alcoholic beverage permits support restaurants, locally rooted entrepreneurship, economic vitality,

responsible alcohol service, public safety, workforce standards, neighborhood compatibility, quality of place, public input, and adopted City plans; and

WHEREAS, the Bloomington Common Council desires to establish rules that protect the public interest but remain agile and accessible to small, independent, and locally owned restaurants;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON:

Section 1. Purpose.

The purpose of this Resolution is to establish rules, procedures, and public-interest guidelines for alcoholic beverage permits for which the City of Bloomington, the Bloomington Common Council, or any City entity has authority, discretion, or influence to recommend, support, condition, object to, monitor, or otherwise participate in the permit process.

These Guidelines are intended to:

1. separate the establishment of an eligible district from the later review of specific permit applicants;
2. ensure that special alcoholic beverage permits serve public economic development purposes;
3. Provide pathways for local input before City support is provided;
4. prioritize restaurant-oriented uses over alcohol-consumption-focused uses;
5. support locally rooted businesses and neighborhood-compatible development;
6. establish predictable and low-burden procedures for applicants;
7. provide ongoing accountability after City support is given.

Section 2. Covered Permits.

These Guidelines apply to any City-Influenced District Permit ("District Permit"), meaning any alcoholic beverage permit for which Indiana Code provides the City of Bloomington, the Bloomington Common Council, or another City entity with authority and discretion to recommend, support, condition, object to, monitor, or otherwise participate in the permit process, including:

1. permits associated with a municipal riverfront development project under Indiana Code § 7.1-3-20-16(d) and Indiana Code § 7.1-3-20-16.1;
2. permits associated with a historic district or other qualifying district under Indiana Code § 7.1-3-20-16;
3. permits authorized for the City of Bloomington under Indiana Code § 7.1-3-20-16.8(q);
4. permits issued without regard to ordinary quota limitations and tied to economic development, redevelopment, downtown vitality, riverfront development, historic preservation, or similar public purposes; and

5. any alcoholic beverage permit for which Indiana Code provides a role for municipal recommendation, approval, written commitment, objection, or other municipal action.

Section 3. Separation of District Establishment from Permit Allocation.

The establishment of an Eligible District shall not, by itself, constitute approval, endorsement, recommendation, or support of any alcoholic beverage permit applicant, permit premises, business model, permit holder, permit transfer, or permit renewal.

The purpose of establishing an Eligible District is to create a legal framework under which qualifying applicants may seek consideration for a District Permit. The recommendation, support, renewal, transfer, or continued operation of any District Permit shall remain subject to these Guidelines, applicable Indiana Code, Indiana Alcohol and Tobacco Commission procedures, any permit-specific preferences adopted by Council, and any Written Agreement required by Council or relevant city offices.

No person or business shall acquire any entitlement, vested right, expectation, preference, or priority to receive City recommendation or City support solely because the person or business owns, leases, operates, develops, or invests in property located within an Eligible District.

Section 4. Administrative Design Principle.

The City shall seek to avoid unnecessary administrative burden, especially for small, independent, and locally owned restaurants, while preserving sufficient review to ensure that District Permits serve their intended public purposes.

The City may use standardized forms, checklists, applicant certifications, affidavits, staff verification, and template Written Agreements to streamline review.

Additional documentation, public presentation, Council appearance, legal review, or enhanced review may be required when an application raises material questions regarding eligibility, ownership, transfer, compliance, public safety, neighborhood impact, restaurant status, or consistency with the City's stated preferences.

Section 5. Permit-Specific Preferences.

The City administration or council may, from time to time, adopt, publish, or announce preferences, priorities, or desired public benefits for a particular District Permit type, Eligible District, geographic area, application cycle, or public purpose.

Such preferences may address, among other matters:

1. local ownership;
2. independent restaurants;

3. underrepresented entrepreneurs;
4. family-friendly dining;
5. adaptive reuse of vacant or underused buildings;
6. activation of priority corridors;
7. activation of riverfront or downtown areas;
8. historic preservation;
9. cultural amenities;
10. affordability and accessibility;
11. workforce practices;
12. hours of operation;
13. outdoor dining;
14. neighborhood compatibility;
15. concepts that fill an identified market or neighborhood need.

Unless expressly adopted as mandatory eligibility requirements, such preferences shall guide the City's discretionary evaluation and shall not create an entitlement to receive City recommendation or support.

Section 6. Public Purpose and Guardrails.

District Permits are intended to support restaurant-based economic development and district vitality. They shall be reviewed as public-purpose tools, not as transferable private assets or automatic entitlements.

In deciding whether to recommend, support, condition, or object to a District Permit or its renewal, the Council may consider the applicant's compliance with these Guidelines, any approved Written Agreement, including a Formal Written Commitment, the proposed use's contribution to the applicable district, its consistency with adopted City plans and stated permit-cycle preferences, and its likely effects on nearby residents, businesses, public safety, and the public interest.

The Council may decline to support any application or renewal that, in its judgment, does not advance the public purposes of these Guidelines.

Section 7. Minimum Eligibility Requirements.

Unless Council expressly waives a requirement where waiver is legally permissible and in the public interest, an applicant seeking City support for a District Permit must satisfy the following minimum eligibility requirements:

1. **City Location.** The proposed permit premises must be located within the corporate boundaries of the City of Bloomington.
2. **Eligible District.** The proposed permit premises must be located within the Eligible District or geographic area required by the applicable Indiana Code provision.

3. **Restaurant Requirement.** The applicant must operate, or propose to operate, a Retailer Restaurant with at least sixty percent (60%) of gross retail income being attributed to food sales (excluding carry-out and catering) .
4. **Proprietor Requirement.** The applicant must be the proprietor, as owner or lessee, or both, of the Restaurant and proposed permit premises where required by applicable Indiana Code.
5. **Indiana Formation and Local Office.** If the applicant is an entity, the applicant's jurisdiction of formation must be Indiana, and the applicant's principal office address must be located in Monroe County, Indiana.
6. **Local Ownership.** More than fifty percent (50%) of the ownership interests in the applicant must be owned by one or more individuals whose primary home address is located in Monroe County, Indiana, unless Council determines that a different ownership structure substantially advances the public purposes of these Guidelines.
7. **No Existing Three-Way Permit for Proposed Premises.** The applicant may not hold or use an existing three-way alcoholic beverage permit for the proposed permit premises unless the applicant transfers the existing permit, places the existing permit in escrow, or otherwise resolves the existing permit in accordance with Indiana Alcohol and Tobacco Commission requirements and applicable Indiana Code before receiving City support for a District Permit.
8. **Minimum Operations.** The business must be open and operational for at least two hundred sixteen (216) days each calendar year, unless Council grants a written exception for good cause.
9. **Closing Time.** The business shall not remain open to the public past 12:00 a.m., unless Council expressly approves a different closing time in the Written Agreement.
10. **Living Wage Compliance.** The business shall comply with the City of Bloomington's Living Wage Ordinance to the extent applicable. Compliance shall be demonstrated by an annual affidavit submitted to the City.
11. **City Good Standing.** The business must be in good standing with all applicable departments of the City of Bloomington, as verified by City staff.
12. **External Good Standing.** The business must provide evidence of good standing, as applicable, with the Monroe County Health Department, the Indiana Department of Revenue, and the Indiana Secretary of State.
13. **Insurance.** The business must submit proof of compliance with all applicable local, state, and federal insurance requirements.
14. **Application Compliance.** The business must comply with all application procedures required by the City and the Indiana Alcohol and Tobacco Commission.
15. **Written Agreement.** The business must execute a Written Agreement with the city of Bloomington before the City transmits a favorable recommendation, approval, support letter, or other supporting action to the Indiana Alcohol and Tobacco Commission.
16. **Economic Vitality Statement.** The applicant must submit a written statement describing the expected impact of the District Permit on business operations and explaining how the business will contribute to the economic vitality of the applicable Eligible District.

17. **Continuing Compliance.** The business must remain in compliance with these Guidelines, applicable Indiana Code, applicable local ordinances, Indiana Alcohol and Tobacco Commission requirements, any applicable Written Agreement and its Formal Written Commitment throughout the period in which it seeks issuance, renewal, or operation of a District Permit.

Section 8. Application Process.

When the City determines that one or more District Permits may be available or that the City may consider supporting one or more District Permit applications, the City shall publish notice on the City website.

The notice should identify, to the extent known:

1. the type and number of District Permits potentially available;
2. the applicable Indiana Code authority;
3. the Eligible District or geographic area;
4. the application deadline;
5. the application materials required;
6. any permit-cycle preferences adopted or published by Council;
7. the anticipated schedule for staff review, public comment, Council presentation, and Council action.

The City may maintain a standard application packet for District Permits. The application packet should be concise and accessible and may require:

1. applicant name and contact information;
2. ownership and management information;
3. proposed permit premises;
4. proof of ownership, lease, or site control;
5. description of restaurant concept;
6. proposed menu;
7. proposed hours of operation;
8. responsible alcohol service plan;
9. economic vitality statement;
10. ownership certification;
11. good-standing certifications;
12. insurance documentation;
13. signed acknowledgment of these Guidelines;
14. willingness to execute a Written Agreement.

Council may require additional materials when necessary to evaluate eligibility, public impact, or compliance.

Section 9. Staff Review.

City staff may review applications for completeness, statutory eligibility, zoning, land use, public safety, economic development, good standing, and consistency with these Guidelines.

City staff shall prepare a written review for Council. Staff review is advisory only and does not bind Council.

Staff may verify routine eligibility items and may request reasonable supplemental documentation from an applicant.

Section 10. Public Input and Public Presentation.

Council may require applicants to make a public presentation before Council or a committee of Council before Council takes final action on a recommendation, approval, support letter, Formal Written Commitment, or other City action related to a District Permit.

Council may receive written public comment before acting on an application.

A public presentation may include:

1. the proposed business concept;
2. the proposed premises;
3. ownership and management structure;
4. menu and service model;
5. expected hours of operation;
6. responsible alcohol service plan;
7. anticipated public benefits;
8. neighborhood compatibility;
9. compliance with the City's eligibility requirements;
10. consistency with permit-cycle preferences;
11. any requested exception, waiver, or special condition.

Council may use a streamlined public process for applications that clearly satisfy the eligibility requirements, present no material compliance concerns, and align with the City's stated preferences.

Section 11. Evaluation Criteria.

After determining whether an applicant satisfies the minimum eligibility requirements, Council may evaluate the application using public-interest criteria, including:

1. contribution to downtown, riverfront, or district vitality;
2. restaurant quality and food-service orientation;
3. distinctiveness of concept;

4. local ownership and local entrepreneurship;
5. support for underrepresented entrepreneurs;
6. activation of vacant, underused, or strategically important properties;
7. compatibility with surrounding land uses;
8. public safety impacts;
9. nuisance, noise, litter, parking, traffic, and crowd-management impacts;
10. accessibility and walkability;
11. consistency with adopted City plans;
12. workforce practices;
13. responsible alcohol service;
14. compliance history;
15. financial and operational capacity;
16. likelihood of year-round operation;
17. ability to draw residents and visitors to the district;
18. public comments received;
19. consistency with permit-cycle preferences adopted or published by Council and/or city offices.

Council may weigh these criteria as it determines appropriate for the permit type, district, application cycle, and public purpose.

Nothing in this Resolution requires Council to recommend the highest-scoring applicant, any particular applicant, or any applicant at all.

Section 12. Proportionate Review.

The City may use a streamlined review process for applications that clearly satisfy the eligibility requirements, present no material compliance concerns, and align with the City's stated preferences.

Streamlined review may include staff verification, standardized forms, applicant certifications, affidavits, a concise staff report, and Council approval at a public meeting.

The City may require enhanced review when an application involves:

1. a proposed transfer;
2. a change of ownership or control;
3. a material change in business model;
4. prior compliance issues;
5. substantial public concern;
6. proximity to sensitive uses;
7. proposed late-night operations;
8. uncertainty regarding restaurant status;
9. alcohol-service concerns;

10. nuisance concerns;
11. any other matter Council determines requires additional scrutiny.

Enhanced review may include supplemental documentation, staff analysis, public presentation, written responses to Council questions, neighborhood notice, additional public comment, or additional conditions in the Written Agreement.

Section 13. Written Agreement and Formal Written Commitment.

Before the City transmits any favorable recommendation, approval, support letter, or similar action to the Indiana Alcohol and Tobacco Commission, the applicant shall execute a Written Agreement with Council.

Where authorized or required by Indiana Code § 7.1-3-19-17, Council may require the applicant to enter into a Formal Written Commitment as a condition of eligibility for a District Permit. Any Formal Written Commitment shall be approved in the manner required by Indiana Code § 7.1-3-19-17.

A Written Agreement may include:

1. the character and type of business to be conducted on the permit premises;
2. restaurant and food-service requirements;
3. operating-hour requirements;
4. responsible alcohol service obligations;
5. local ownership representations;
6. ownership-change notice requirements;
7. prohibition on transfer except as allowed by Indiana Code and approved by Council;
8. prohibition on relocation except as allowed by Indiana Code and approved by Council;
9. annual reporting requirements;
10. good-standing requirements;
11. living wage affidavit requirements;
12. insurance requirements;
13. health, safety, zoning, building, and fire compliance requirements;
14. outdoor seating, trash, noise, maintenance, and security obligations;
15. notice requirements for material changes;
16. remedies for noncompliance;
17. City objection rights before the Indiana Alcohol and Tobacco Commission.

Section 14. Nontransferability and Anti-Speculation.

A District Permit shall not be transferred, sold, assigned, relocated, pledged, monetized, or otherwise conveyed except to the extent expressly allowed by Indiana Code and approved in writing by Council.

Council shall not support the transfer, sale, assignment, relocation, or other conveyance of a District Permit unless Council determines that the action is lawful, consistent with Indiana Code, consistent with the applicable Written Agreement, and consistent with the public purposes of these Guidelines.

The City may require documentation showing that the value of a District Permit is not being sold, capitalized, or transferred as part of a business sale or ownership transaction, except to the extent permitted by Indiana Code.

Section 15. Material Changes.

A Permit Holder shall provide written notice to the City before making any Material Change, or within a reasonable time if advance notice is impracticable.

Council may require review or approval of a Material Change if the change affects the basis on which Council recommended, approved, or supported the District Permit.

A Material Change made without required notice or approval may constitute grounds for Council to withdraw support, object to renewal, object to transfer, notify the Indiana Alcohol and Tobacco Commission of noncompliance, or pursue any other lawful remedy.

Section 16. Annual Compliance Affidavit.

Each Permit Holder operating under a District Permit for which the City has provided a recommendation, approval, Written Agreement, Formal Written Commitment, or other required municipal action shall submit an annual compliance affidavit on a form approved by the City.

The affidavit shall certify, at minimum, that the business:

1. remains in operation as a Restaurant;
2. remains located at the approved permit premises;
3. remains in good standing with applicable public agencies;
4. maintains required insurance;
5. has not transferred or attempted to transfer the District Permit except as allowed by Indiana Code and approved by Council;
6. has provided notice of any Material Change;
7. has complied with applicable wage requirements;
8. has complied with applicable operating-day and operating-hour requirements;
9. has complied with its Written Agreement;
10. continues to satisfy the public-purpose commitments made in its application.

The City may request reasonable supporting documentation if the affidavit is incomplete, if staff identifies a compliance concern, or if Council receives credible information suggesting noncompliance.

Section 17. Cessation of Operations.

If business operations cease at the permit premises for more than six consecutive months, the District Permit shall be handled in accordance with applicable Indiana Code.

Where applicable Indiana Code provides that a District Permit reverts to the Indiana Alcohol and Tobacco Commission after business operations cease for more than six months, the City may notify the Indiana Alcohol and Tobacco Commission of the cessation of operations and request action consistent with Indiana Code.

Council may recognize good-cause circumstances when deciding whether to withdraw support, object to renewal, or notify the Indiana Alcohol and Tobacco Commission, including casualty, fire, flood, construction, major repairs, health department closure, force majeure, or other circumstances beyond the Permit Holder's reasonable control.

Section 18. City Objection or Withdrawal of Support.

The City may withdraw support, object to renewal, object to transfer, object to relocation, notify the Indiana Alcohol and Tobacco Commission of noncompliance, or pursue any other lawful remedy if a Permit Holder:

1. materially changes the business concept without required notice or approval;
2. ceases to operate as a Restaurant;
3. ceases operations for more than six consecutive months;
4. violates its Written Agreement or Formal Written Commitment;
5. violates applicable Indiana Code;
6. violates applicable local ordinances;
7. violates Indiana Alcohol and Tobacco Commission requirements;
8. creates persistent nuisance conditions;
9. fails to maintain good standing;
10. fails to maintain required insurance;
11. misrepresents material facts to the City or to the Indiana Alcohol and Tobacco Commission;
12. attempts to transfer, sell, assign, relocate, monetize, or otherwise convey the District Permit contrary to Indiana Code or these Guidelines.

Section 19. Communications During Application Period.

To protect fairness and transparency, Council may establish communication rules for any application cycle.

Such rules may require applicants, owners, representatives, agents, employees, or persons acting on behalf of applicants to direct substantive communications through a designated City contact or through the public meeting process.

Council may disregard or treat as a negative factor any attempt to circumvent published application procedures or communication rules.

Nothing in this section shall prohibit public comment, legally protected petitioning activity, or communications required by law.

Section 20. Over-Subscription and Competitive Cycles.

If more eligible applicants seek City support than there are available District Permits, the City may conduct a competitive review.

In a competitive review, the City may consider the evaluation criteria in Section 13, any permit-cycle preferences adopted or published under Section 7, public input, staff analysis, and any other lawful public-interest factor.

The City may recommend one applicant, multiple applicants, no applicants, or fewer applicants than the number of District Permits available.

Section 21. Periodic Review.

These Guidelines shall be reviewed by Council not less than once every two years.

Council may conduct an earlier review after the first District Permit application cycle under these Guidelines, after establishment of any municipal riverfront development project, or upon request of Council members.

The review may include consideration of:

1. permit utilization;
2. compliance history;
3. economic development outcomes;
4. geographic distribution;
5. applicant diversity;
6. public safety impacts;
7. neighborhood impacts;
8. administrative burden;
9. legal developments;
10. whether these Guidelines continue to advance the City's public purposes.

Council may amend, replace, suspend, or repeal these Guidelines by resolution or ordinance.

Section 22. Relationship to Indiana Code and ATC Authority.

The Indiana Alcohol and Tobacco Commission retains authority over the issuance, renewal, transfer, suspension, and revocation of alcoholic beverage permits as provided by Indiana Code.

If any provision of these Guidelines conflicts with Indiana Code or binding Indiana Alcohol and Tobacco Commission requirements, Indiana Code and binding Indiana Alcohol and Tobacco Commission requirements shall control.

Section 23. Severability.

If any section, sentence, clause, phrase, or provision of this Resolution is held invalid or unenforceable, the remaining portions shall remain in full force and effect to the maximum extent permitted by law.

Section 24. Effective Date.

This resolution shall be effective upon its passage by the Common Council of the City of Bloomington, Indiana, and upon approval of the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2026.

Isak Nti Asare, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

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

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2026.

KERRY THOMSON, Mayor
City of Bloomington

Synopsis

Resolution 2026-12 establishes rules, procedures, and public-interest guidelines for alcoholic beverage permits for which the City of Bloomington has authority, discretion, or influence to recommend, support, condition, object to, monitor, or otherwise participate in the alcoholic beverage permitting process.