

Bloomington Common Council-Regular Session Minutes
Bloomington Council Chambers, City Hall, 401 North Morton Street, Bloomington, Indiana
Wednesday, June 03, 2026 at 6:30pm

Council President Isak Nti Asare called the meeting to order.

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

Council Members:	
Isak Nti Asare	At-Large, Council President
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty*	At-Large
Isabel Piedmont-Smith	District 1
Dave Rollo* (arrived at 6:33pm)	District 4
Kate Rosenbarger* (arrived at 7:56pm)	District 2
Andy Ruff	At-Large
Hopi Stosberg	District 3
Sydney Zulich	District 6, Council Vice President

City staff, officials, and guests present:	
Nicole Bolden	City Clerk
Larry Allen	Common Council, Attorney (temporary)
Dana Thompson	Commission on Aging, Chair
Cee-Cee Swalling	Commission on the Status of Women, Chair
Marissa Parr-Scott	Community and Family Resources Department, Special Projects Program Specialist
Katherine Zaiger	City of Bloomington Utilities, Director
Chris Wheeler	Legal, Assistant City Attorney
Gretchen Knapp	Deputy Mayor
Andrew Cibor	City Engineer

2. Agenda Summation [6:32pm]

Council President Asare summarized the agenda.

3. Approval of Minutes [6:32pm]

There were no minutes for approval.

4. Reports [6:33pm]

4.1. Councilmembers:

Piedmont-Smith read a letter from council to the Redevelopment Commission (RDC) regarding College Square Real Estate. She discussed ways to preserve affordable housing, the cost of purchasing College Square, and a land swap. Daily thanked Piedmont-Smith for her work on the letter and believed there should be a full land swap; she would sign the letter. Zulich concurred and asked for a roll call vote. Flaherty thanked Piedmont-Smith, Bloomington Homes for All (BHFA), and Bloomington Democratic Socialists of America (BDSA) for their work. He said that the Food and Beverage Tax (FAB) was the city’s contribution to the Convention Center expansion project, and was against additional city subsidies for the Convention Center. He urged the RDC to be thoughtful about fiscal stewardship. Rollo agreed and hoped to save Seminary Pointe as affordable housing. *Clerk’s note: The signed letter is attached to this set of minutes.*

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Daily moved and Zulich seconded to suspend the rules to allow for public comment on the subject of the letter to the Redevelopment Commission with signatures from the Common Council Members. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Bryce Green, BDSA, BHFA, spoke against expanding public subsidies and for a land swap. Barry Herbers thanked council for their collaboration with activists in the community. Sarah Wolford, Housing Solutions Director, Habitat for Humanity, and BHFA, appreciated the council’s support. She spoke of an upcoming event presented by BHFA. Matthew Joseph commented on the land by Seminary Pointe; he did not believe that the RDC had negotiated with the Capital Improvement Board.

Zulich moved and Daily seconded to approve the letter. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Stosberg wished everyone a Happy Pride since it was June. She noted that Bloomington Pride was looking for board members. She spoke about conversations with constituents on affordable housing, livable communities, safe streets, and enforcement of traffic laws.

Asare extended reports from the council by three minutes. Zulich wished everyone a Happy Pride.

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

Dana Thompson, Commission on Aging (COA), Chair, presented the 2025 Annual Report. She discussed the commission’s charge and focus, advocacy, and mission. The commission brought awareness of the senior/aging community, celebrated accomplishments, and identified concerns of older adults. The COA created a Senior Resource Guide with information about services and opportunities, as well as the Senior Healthcare Guide. Daily asked about dementia-friendly training, and Thompson said there were forty individuals that could provide the training. Stosberg thanked the COA for keeping the guides up to date. Piedmont-Smith asked if the COA had discussed the possible closure of Kirkwood Avenue; Thompson said no. Asare asked how council could support the COA and Thompson said transportation was a large factor in the city. It was also important to include the concept of “aging well” including non-medical activities.

Cee-Cee Swalling, Commission on the Status of Women (CSW) commissioner, presented the 2025 Annual Report. She described the charge, focus, mission, and core approach. She highlighted the Women’s History Month Luncheon, the Women’s Market, and the Young Women’s Leadership Summit. She then discussed goals, opportunities, and the CSW’s direction. Stosberg asked about collaboration with the Monroe County Community School Corporation (MCCSC). Marissa Parr-Scott, Community and Family Resources Department, Special Projects Program Specialist, said there was coordination about events to students as well as school-provided bus transportation. She noted LaSaundra McCoy, MCCSC Resource Officer, who was instrumental in the Young Women’s Leadership Summit the previous year. Asare asked how council could assist the CSW. Swalling said the primary concern was with the state of Indiana legislation that affected women disproportionately.

4.3. Council Committees:

There were no reports from council committees.

4.4. Public:

Kathy Berry spoke about her neighbor, Frank Young’s, art exhibit that weekend.

5. Appointments to Boards and Commissions [7:16pm]

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There were no appointments to boards and commissions.

6. Legislation for First Reading [7:17pm]

6.1. Ordinance 2026-13

To Amend Title 2 of the Bloomington Municipal Code Regarding Loans Between Utilities

Daily moved and Zulich seconded that Ordinance 2026-13 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0. Clerk Nicole Bolden read the legislation by title and synopsis.

Daily moved and Zulich seconded to discuss Ordinance 2026-13. The motion to discuss Ordinance 2026-13 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Asare passed the gavel to Zulich.

Katherine Zaiger, City of Bloomington Utilities (CBU), Director, presented Ordinance 2026-13 which would allow a loan between utilities per state code. The legislation would make a loan from CBU’s waste water utility to the water utility. She explained the process to be followed. Stosberg asked about the interest rate and Zaiger said there was no interest on the loan. Piedmont-Smith asked for clarification and Zaiger clarified the purpose of the loan, and said it would last less than twelve months. There was a water rate case with a goal of implementing rates in the fall. Asare asked about risk and Zaiger said with good oversight, there was minimal risk of one fund subsidizing another. Stosberg referenced code and asked for clarification on the language. Zaiger and city staff would provide council with clarification after researching. There was discussion on capping the percentage of loans, guardrails on loans, and more. Rollo asked what the loan would be; Zaiger anticipated that it would be capped at \$4 million but most likely not that high.

Eric Ost was curious what would happen if the entire loan was not spent.

Chris Wheeler, Assistant City Attorney, said any funds that were unspent would be used to pay the loan. Ruff noted that the purpose of the utility was to deliver services and cover costs. Wheeler said rate cases were staggered and funds were allowed to loan to the other fund in the off year. Asare was supportive of the legislation though preferred the language be cleaned up. Wheeler said the language in the legislation followed what was in code.

Stosberg moved and Asare seconded to postpone consideration of Ordinance 2026-13 until the next Regular Session to be held on June 10, 2026 at 6:30pm. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Zulich passed the gavel back to Asare.

6.2. Ordinance 2026-14

To Amend Title 2 of the Bloomington Municipal Code Entitled “Administration and Personnel” to Require Councilmember Sponsorship of Legislation Under Chapter 2.04

Daily moved and Zulich seconded that Ordinance 2026-14 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0. Bolden read the legislation by title and synopsis.

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Daily moved and Zulich seconded to discuss Ordinance 2026-14. The motion to discuss Ordinance 2026-14 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Piedmont-Smith presented the legislation and noted key points. Rollo said that sponsorship typically indicated support of proposed legislation and asked for clarification. Piedmont-Smith said that the administration would likely request sponsorship from a councilmember who would support the legislation. There was discussion on legislation failing due to not having a sponsor, legislation that had unanimously failed in the past, and a sponsor voting against the legislation.

Iris Bull expressed concerns with the legislation for various reasons. Dave Askins, B Square Bulletin, asked several questions for council to consider. Zack Ammerman spoke in support of the legislation.

Daily moved and Zulich seconded to postpone consideration of Ordinance 2026-14 until the next Regular Session to be held on June 10, 2026 at 6:30pm. The motion received a roll call vote of Ayes: 6 (Asare, Daily, Flaherty, Stosberg, Piedmont-Smith, Zulich), Nays: 2 (Rollo, Ruff), Abstain: 1 (Rosenbarger). *Clerk’s note: Rosenbarger had just arrived to the meeting via Zoom.*

7. Legislation for Second Reading and Resolutions [7:56pm]

7.1. Resolution 2026-09

To Adopt the Monroe County Multi-Hazard Mitigation Plan

Daily moved and Zulich seconded that Resolution 2026-09 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 2 (Daily, Zulich), Nays: 7 (Asare, Flaherty, Piedmont-Smith, Rollo, Ruff, Rosenbarger, Stosberg), Abstain: 0. FAILED. *Clerk’s note: The legislation had been given to council the previous day and council did not have sufficient time to read the proposal.*

7.2. Ordinance 2026-12

To Amend Title 15 of the Bloomington Municipal Code Entitled “Vehicles and Traffic” to Seasonally Provide a Carless Kirkwood

Daily moved and Zulich seconded that Ordinance 2026-12 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Bolden read the legislation by title and synopsis.

Daily moved and Zulich seconded to adopt Ordinance 2026-12. *Clerk’s note: Ordinance 2026-12 proposed a change in Title 15, so a statement from the Transportation Commission was required. The commission would meet prior to the Common Council’s next Regular Session.*

Daily presented Ordinance 2026-12, highlighting key points. She noted that the Convention Center expansion would draw more people to the city’s downtown, especially to a pedestrian-friendly Kirkwood. Zulich said many businesses in Downtown Bloomington were opposed to the proposal, specifically the block that the public library was on. Flaherty stated that Rosenbarger had circulated a memo from the Kirkwood Business Association supporting the proposal of a permanent conversion to a carless Kirkwood. There were valid questions that could be answered by looking at peer cities with carless streets, and other solutions. Piedmont-Smith said investments like more shade would improve Kirkwood. It was necessary for council to push it up on the mayor’s agenda. It would be difficult to implement the closure until 2027. Rollo asked about postponing the implementation date to 2027. Daily was flexible, and Rosenbarger said the goal was to determine the start date with council at the following meeting. She discussed improvements that could be done, a hybrid option with a carless Kirkwood on all home football games and other big events, and how to implement it in

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the late summer or fall. Asare said Bloomington was a college city and if done right, the proposal could be successful. He believed a revitalized downtown could be beneficial for residents with children. It might be necessary to use council’s budgetary power to make the proposal happen. Piedmont-Smith said it was not known if a majority of residents wanted a carless Kirkwood and spoke about other corridors with greater needs for improvement, like South Walnut Street which had no separation for the sidewalk from the street; it was not a nice area to walk. Zulich concurred.

Jim Doering, Downtown Bloomington, President, spoke against the proposal. Zack Ammerman, Commission on Sustainability and Resilience, Vice Chair, referenced a resolution passed by the commission in favor of Ordinance 2026-12 and gave a variety of reasons in support. Hillary Martel, Hartzell’s Ice Cream, spoke against a carless Kirkwood; parking was already difficult on Kirkwood and the closure benefitted only a handful of restaurants. Chris Sturbaum spoke about failed street closures in other cities, including Muncie, Indiana; he opposed a carless Kirkwood. Paul Rousseau commented in favor of a carless Kirkwood and provided reasons in support. Christopher Emge, Greater Bloomington Chamber of Commerce, urged the city to study the cost/benefit of a carless Kirkwood and gave suggestions for the proposal.

Rollo asked why a statement was needed from the Transportation Commission. Larry Allen, Council Administrator/Attorney, referenced city code which required that the commission review legislation that amended Title 15. There was discussion on actions the council could take and on the Transportation Commission’s deadlines and upcoming meetings. Deputy Mayor Gretchen Knapp spoke about the upcoming corridor study which would help provide a vision for a vibrant Kirkwood that was accessible to all; pedestrians, bicyclists, people with limited mobility, and people who needed to park. There were differences from other cities like budgets, population, and number of police officers. Andrew Cibor, City Engineer, appreciated the discussion and the intent to wait for a statement from the Transportation Commission. There were two questions in the legislation, whether to close Kirkwood to cars for a certain period of time, or general street usage. Ruff added that some carless streets were created in the 1970s when fewer students had cars.

Zulich moved and Piedmont-Smith seconded to postpone Ordinance 2026-12 to the next Regular Session on June 10, 2026, at 6:30pm.

Stosberg noted the fiscal impact statement stated there was no fiscal impact. Rosenbarger said the legislation only dealt with the street closure to cars. The outdoor dining legislation was separate. There was no fiscal impact and because it was about street use, the legislation belonged in Title 15.

The motion received a roll call vote: Ayes: 8 (Asare, Daily, Flaherty, Stosberg, Piedmont-Smith, Zulich, Rollo, Rosenbarger); Nays: 1 (Ruff); Abstain: 0.

8. Additional Public Comment [9:02pm]

There was no additional public comment.

9. Council Schedule [9:02pm]

Asare reviewed the council’s upcoming schedule including the Hiring Committee. Stosberg noted the upcoming Fiscal Committee’s meeting.

10. Adjournment [9:04pm]

Asare adjourned the meeting.

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APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this day: 14th of October, 2026.

APPROVE:

Signed by:



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Signature of Isak Nti Asare, Common Council President

ATTEST:

Signed by:

Nicole Bolden

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Signature of City Clerk Nicole Bolden

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

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

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

¹

<https://catvstv.net>

²

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

³

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

REVISED LETTER

June 3, 2026

Redevelopment Commission (RDC)
City of Bloomington
c/o Housing and Neighborhood Development
401 N. Morton St.
Bloomington, IN 47404

Dear Members of the Redevelopment Commission:

We, the undersigned members of the Bloomington Common Council, are writing to clarify our position regarding the disposition of the College Square site, currently owned by the RDC and identified by the Capital Improvement Board (CIB) as the ideal location for a new convention center hotel. In a May 6, 2024 letter to you signed by 8 of 9 council members, and a Dec. 15, 2025 letter to you signed by 4 council members, members of the council communicated to you that the College Square property should only be used for the convention center project (including a new hotel) if the RDC recouped the monies it spent acquiring the site, which came to a total of \$6,895,000.

We wish to state clearly that we are not opposed to the RDC's disposition of the site for an amount less than the purchase price if significant public benefit can be gained, such as the preservation and/or provision of low-income housing. As the Dec. 15 letter indicated:

There are **multiple ways to leverage this property to advance affordable housing and enable downtown residency for those who otherwise could not afford it**. These options include: (1) developing affordable housing on the site; (2) exchanging the property for nearby land owned by the Monroe County government [now the CIB] and then developing (or even preserving existing) affordable housing there; or (3) selling the property at market rate and reinvesting the proceeds in affordable housing.

In regards to option (2) above, we recommend that the May 18 proposal by Bloomington Homes For All (BH4A) and the Bloomington Democratic Socialists of America (BDSA) Housing Working Group be considered, which would entail an exchange of property with the CIB to allow a hotel on the College Square site. Creative solutions should be considered to maximize public benefit and also facilitate the best location for a convention center hotel.

Sincerely,