

Bloomington Common Council-Deliberative Session Minutes
Council Chambers, City Hall, 401 N. Morton Street, Bloomington, Indiana
Wednesday, April 15, 2026, 6:30pm

Council President Isak Nti Asare called the meeting to order. **[6:30pm]**

1. Roll Call (* indicates participation via Zoom) [6:30pm]

Council Members:

Isak Nti Asare	At-Large, Council President
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty	At-Large
Isabel Piedmont-Smith	District 1
Dave Rollo	District 4
Kate Rosenbarger	District 2
Andy Ruff (arrived 6:35pm)	At-Large
Hopi Stosberg	District 3
Sydney Zulich	District 6, Council Vice President

City staff, officials, and guests present:

Nicole Bolden	City Clerk
Randy Cassady	Bloomington Redevelopment Commission, Commissioner
Sue Sgambelluri	Bloomington Redevelopment Commission, Vice President
Deborah Myers	Bloomington Redevelopment Commission, President
Laurie McRobbie	Bloomington Redevelopment Commission, Commissioner
Allison Thurmond Quinlan	Flintlock LAB, Principal Architect + Landscape Architect
David Hittle	Planning and Transportation, Director
Anna Killion-Hanson	Housing and Neighborhood Development, Director

2. Hopewell South Planned Unit Development (PUD) Presentation [6:38pm]

The goal of the meeting was to discuss the Reasonable Conditions (RC) put forth by the council for the Hopewell PUD with the Redevelopment Commission (RDC). Allison Thurmond Quinlan, Flintlock LAB, Principal Architect + Landscape Architect, presented a high-level overview of the PUD. They aimed to deliver the maximum number of homes at the most attainable price point possible. She believed more restrictions would result in fewer units and more expensive homes. She addressed the council’s RCs and discussed the impacts of each.

3. Reasonable Conditions [6:55pm]

The council, RDC, city staff, and Allison Thurmond Quinlan discussed each of the RCs; RCs 6 and 7 addressed sustainability, 13 which addressed short-term rentals, and 8-12 on sidewalk, lane, and tree plot widths. There was discussion on energy efficiency, the Transportation Plan, and infrastructure quality, accessibility, and pedestrian safety. Thurmond Quinlan stated that wider sidewalks could be implemented without impact in some areas, but others would result in fewer housing units and the loss of accessible units. Councilmembers expressed concern about enforcement consistency, stating that the city held private developers and homeowners to the standards in the Unified Development Ordinance (UDO), but not the city. There was discussion on speeding concerns, traffic calming devices, parking, permanent affordability, and home equity. Commissioners and councilmembers shared final thoughts on the Hopewell PUD and the discussion.

4. Adjournment [8:57pm]

Asare adjourned the meeting.

Meeting Date: April 15, 2026

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>