

MEMORANDUM
Bloomington Common Council-Committee of the Whole
Bloomington City Hall, 401 N. Morton Street, Bloomington, Indiana
August 18, 2021

Per Executive Orders issued by the Governor, this meeting was conducted electronically via Zoom.

NOTE: Formal minutes are not produced for committee meetings; however the following summarizes actions taken at the following meeting of the Committee of the Whole.

Meeting called to order: 7:42pm

Chair: Ron Smith

Councilmembers present via Zoom: Matt Flaherty, Dave Rollo, Kate Rosenbarger, Susan Sandberg, Sue Sgambelluri, Jim Sims, Ron Smith

Councilmembers absent: Isabel Piedmont-Smith, Stephen Volan

City staff, officials, and guests present: Larry Allen, Christopher Kashman, Amber Skoby, John Zody, Gloria Colom Braña, Jacqueline Scanlan, Tom Jasin, Stephen Lucas, Clerk Nicole Bolden

Topics Discussed:

1. **Ordinance 21-33** - Final Approval to Issue Economic Development Revenue Notes and Lend the Proceeds for the Renovation of Affordable Housing - Re: Crestmont Community, 1002 N. Summit Street, Bloomington, Indiana (Bloomington Rad II, LP, Petitioner)

Synopsis: This Ordinance authorizes the City of Bloomington to issue economic development revenue notes pursuant to Indiana Code Chapters 36-7-11.9 and 36-7-12 in an amount not to exceed an aggregate principal amount of Thirty Million Dollars (\$30,000,000.00). The City would lend the proceeds from the economic development revenue notes to Bloomington RAD II, LP, an Indiana limited partnership and its affiliated partners or limited liability company for the acquisition, rehabilitation, and renovation of the affordable housing development known as the Crestmont Community at 1007 Summit Street in Bloomington. Bloomington RAD II, LP, and its partners would fully indemnify the City and take full responsibility for payment of the notes. The City would not bear liability, ongoing obligation, or cost related to the notes—the City would act only as a conduit allowing the borrower to access capital at a tax-exempt rate and receive equity for the project in the form of tax credits. The renovations to the community would focus on addressing code requirements, handicap accessibility, modernizing the units, and energy efficiency.

MOTION: Sims moved and it was seconded to make a Do Pass Recommendation for Ordinance 21-33.

ACTION: Do Pass Recommendation for Ordinance 21-33: Ayes: 6, Nays: 0, Abstain: 1 (Rollo).

2. **Ordinance 21-32** - To Amend Title 8 of the Bloomington Municipal Code, Entitled “Historic Preservation and Protection” to Establish a Historic District Re: The Thomas Smith House Historic District

Synopsis: This ordinance amends Chapter 8.20 of the Bloomington Municipal Code entitled “List of Designated Historic and Conservation Districts” in order to designate “The Thomas Smith House”, parcel number 53-08-03-400-008.001-009, located at 1326 South Pickwick Place, City of Bloomington, Monroe County, Indiana, as a historic district. Built in 1828, The Thomas Smith House is one the earliest examples of the I-House form in Bloomington. The home is only one of a handful of Covenanter brick farmhouses from the early settlement period of Bloomington that still stand and it maintains a high level of historic integrity due to the unaltered state of the original portion of the house. The house is associated with Thomas Smith, a member of the early Covenanter Church in Bloomington, a philanthropist, and a purported conductor on the Underground Railroad.

MOTION: Sims moved and it was seconded to make a Do Pass Recommendation for Ordinance 21-32.

ACTION: Do Pass Recommendation for Ordinance 21-32: Ayes: 7, Nays: 0, Abstain: 0.

3. **Ordinance 21-31** - To Amend the City of Bloomington Zoning Maps by Amending the District Ordinance and Preliminary Plan of the Curry PUD – Re: 105 S. Pete Ellis Drive (Curry Urban Properties, Petitioner)

Synopsis: Ordinance 21-31 amends the District Ordinance and Preliminary Plan for the Curry PUD to allow for 3-bedroom units and some design changes to the building among other changes, while still allowing the construction of one mixed-use building.

MOTION: Sims moved and it was seconded to make a Do Pass Recommendation for Ordinance 21-31.

ACTION: Do Pass Recommendation for Ordinance 21-31: Ayes: 5, Nays: 0, Abstain: 2 (Rollo, Sgambelluri).

MOTION: Sims moved and it was seconded to adjourn the meeting.

ACTION: Smith adjourned the meeting.

Meeting ended: 9:38pm

Memorandum prepared by:
Nicole Bolden, CLERK
City of Bloomington