



City of Bloomington Common Council

Legislative Packet – Addendum

Posted on Tuesday, 18 April 2023

Wednesday, 19 April 2023

Regular Session at 6:30 pm



To: Common Council, EDC, Stephen Lucas - Council Attorney
From: Andrea de la Rosa, Assistant Director Small Business Development
Cc: Alex Crowley - Exec. Dir. ESD, Larry Allen - Assistant City Attorney
Date: April 18, 2023

Re: Hoosier Energy Rural Electric Cooperative, Inc. Tax Abatement

Hoosier Energy Rural Electric Cooperative, Inc., headquartered in Monroe County since its founding in 1949, is owned by 18 rural electric cooperatives, or REMCs/RECs, throughout central and southern Indiana and southeast Illinois. It serves over 760,000 individuals, businesses, and farms in its service territory across a 15,000-square-mile area.

In 2013, the EDC approved Resolution 12-02, granting the area on Tech Park Boulevard and Schmaltz Boulevard, on Lots 1, 6-8, and 10-13 of the Mill Creek Planned Unit Development, located in the Tapp Road TIF District as an Economic Revitalization Area.

Upon submitting a statement of benefits to the Common Council, the Council unanimously approved Resolution 13-03 granting Hoosier Energy a 10-year tax abatement according to Indiana Code § 6-1.1-12.1-1.

Hoosier Energy holds a real property abatement for its LEED-certified headquarters on the southwest side of Bloomington. In year 5 of its abatement, it exceeded capital investment, jobs retained, and salary requirements and continues to do so in year 6. Compliance is as follows:

Capital Investment Value: \$20,800,000 (+\$800,000)
Total Jobs: 145 employees (+29)
Actual Total Salaries: \$19,998,493 (+\$8,879,729)
Average Salary Retained: \$172,401*
Average Salary Additional Employees: \$306,198**
Current Assessed Value: \$9,659,500 (+\$82,100)

Staff finds Hoosier Energy substantially compliant in accordance with the established Memorandum of Understanding with the City of Bloomington.

*Initially estimated numbers from SB-1 Form provided in 2013 to calculate retained Salary: total salaries divided by the number of employees retained.

**Actual numbers from the SB-1 Form provided in 2013 & CF-1 Form supplied in 2023 to calculate average wages for additional employees: Total CF-1 salaries minus total SB-1 salaries divided by total new CF-1 employees.



Memorandum

TO: Members of the City of Bloomington Common Council

FROM: Beth Cate, Corporation Counsel
Beverly Calender-Anderson, Director, Community and Family Resources Dept.

RE: Ordinance 23-09 amending Title 2 to create and reflect a joint Bloomington/Monroe County Human Rights Commission

DATE: April 17, 2023

On February 23, 2023, the Common Council unanimously passed Ordinance 23-02, amending Title 2 of the Bloomington Municipal Code to (1) transfer the City of Bloomington's Human Rights Commission from the Legal Department to the Community and Family Resources Department (CFRD), while retaining necessary legal support for the Commission's functions; and (2) make certain stylistic edits and updates to the language of the City's Human Rights Ordinance.

At the time, Legal and CFRD indicated that negotiations were underway with Monroe County government to create a joint city-county Human Rights Commission, and that we anticipated bringing to Council a subsequent ordinance that would further amend Title 2, and a corresponding interlocal agreement with the County, to achieve this.. The City and County have successfully negotiated the creation of a joint Commission for the benefit of residents throughout the City and the unincorporated areas of the County. Accordingly, we are bringing to Council Ordinance 23-09, which makes the necessary changes to the City's Human Rights Ordinance to create and reflect the joint Commission, and Resolution 23-07, which would approve the interlocal agreement the City and County have negotiated.

Briefly, under the interlocal agreement, the City will staff the joint Commission meetings; investigate and resolve complaints of discrimination under the City and County human rights ordinances (applying whichever ordinance is relevant given the specifics of each complaint); continue to ensure compliance by City contractors with the City's affirmative action requirements; engage in human rights education and awareness activities; and provide an annual report to the County Commissioners on activities under the agreement, in February of each year beginning February 2024.

In exchange, the County will contribute annually to Human Rights staffing by paying half of the total salary and benefits of the Human Rights Director and the Human Rights administrative support staff position, dedicated to human rights activities as a percentage of their overall work time.

That calculation for 2023, prorated for a start to the joint Commission in Q2, comes out to approximately \$35,000, and the County will pay that amount in 2023. The interlocal provides the relevant percentages of time for each of the two positions (director and support staff) for 2024-25. The interlocal has an initial 3-year term, to allow for early adjustments as needed based on experience, and then may be renewed for 5-year terms thereafter.

County legal staff are bringing the interlocal and corresponding County code revisions to the Commissioners and County Council. Once all approvals are obtained, a seven-member joint Bloomington/Monroe County Human Rights Commission will be established to replace the separate existing Bloomington and Monroe County Human Rights Commissions, and the members of the new joint Commission will be appointed by the mayor (three appointments), Common Council (2 appointments), and Commissioners (2 appointments).