

City of Bloomington Common Council

Legislative Packet

Containing legislation and materials related to:

Wednesday, 01 November 2023

Regular Session at 6:30pm



CITY OF BLOOMINGTON COMMON COUNCIL

AGENDA AND NOTICE:
REGULAR SESSION
WEDNESDAY | 6:30 PM
01 November 2023

*Council Chambers (#115), Showers Building, 401 N. Morton Street
The meeting may also be accessed at the following link:*

<https://bloomington.zoom.us/j/83709204378?pwd=QUp1WVRwU0gydW5laC8zQmJ4TjNhZz09>

- I. ROLL CALL
- II. AGENDA SUMMATION
- III. APPROVAL OF MINUTES:
 - A. January 18, 2023 – Regular Session
- IV. REPORTS *(A maximum of twenty minutes is set aside for each part of this section.)*
 - A. Councilmembers
 - B. The Mayor and City Offices
 - i. Status report on Plexes/ADUs per Ordinance 21-23
 - C. Council Committees
 - D. Public*
- V. APPOINTMENTS TO BOARDS AND COMMISSIONS
- VI. LEGISLATION FOR SECOND READINGS AND RESOLUTIONS
 - A. Resolution 23-18 – To Extend the Bloomington Urban Enterprise Zone for an Additional Five Years
- VII. LEGISLATION FOR FIRST READINGS *None*
- VIII. ADDITIONAL PUBLIC COMMENT *
(A maximum of twenty-five minutes is set aside for this section.)
- IX. COUNCIL SCHEDULE
- X. ADJOURNMENT

*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 five minutes; this time allotment may be reduced by the presiding officer if numerous people wish to speak.

Auxiliary aids are available upon request with adequate notice. To request an accommodation or for inquiries about accessibility, please call (812) 349-3409 or e-mail council@bloomington.in.gov.

Posted: 27 October 2023



**City of Bloomington
Office of the Common Council**

Minutes for Approval

18 January 2023

In the Council Chambers of the Showers City Hall, Bloomington, Indiana on Wednesday, January 18, 2023 at 6:30pm, Council President Sue Sgambelluri presided over a Regular Session of the Common Council.

COMMON COUNCIL
REGULAR SESSION
January 18, 2023

Councilmembers present: Matt Flaherty, Isabel Piedmont-Smith, Dave Rollo, Kate Rosenbarger, Susan Sandberg, Sue Sgambelluri, Ron Smith, Stephen Volan
Councilmembers present via Zoom: none
Councilmembers absent: Jim Sims

ROLL CALL [6:31pm]

Council President Sue Sgambelluri summarized the agenda.

AGENDA
SUMMATION
[6:32pm]

Rollo moved and Piedmont-Smith seconded to approve the minutes of April 14, 2021, September 08, 2021, October 27, 2021, November 03, 2021, and November 17, 2021. The motion was approved by a voice vote.

APPROVAL OF
MINUTES [6:35pm]

Sgambelluri read a council statement condemning the recent racially-motivated attack on a public bus in Bloomington:

REPORTS [6:36pm]

“On January 11, 2023, we learned of the racially motivated attack against an Asian-American woman on one of our city buses. We condemn this crime unequivocally. Like many of our neighbors and colleagues, we are shocked by this incident, and we are deeply concerned about a climate in which some of our residents feel unsafe. We stand by Common Council “[Resolution 20-06](#), Denouncing and Condemning White Nationalism and White Supremacy,” which we adopted unanimously on May 6, 2020. Initiated and sponsored by Councilmember Sims, and co-sponsored by all nine councilmembers, this Resolution condemns white nationalism, white supremacy, bigotry, racism, and hatred while upholding values of equity, inclusivity, respect, and kindness. Together, as members of the Bloomington Common Council, we condemn racism, the violence it begets, and the ignorance and fear on which it is based. We affirm our support for the Asian and Asian-American community here, and for all persons of color. We are determined to lead with integrity and to do all we can as elected officials to ensure that Bloomington truly reflects the diversity, equity, and inclusiveness that we value so deeply. City of Bloomington Common Council”

COUNCIL MEMBERS
[6:36pm]

Rollo moved and Piedmont-Smith seconded that the statement be released on behalf of council. The motion was approved by a voice vote.

Vote to release
statement [6:38pm]

Sandberg mentioned her and Rollo’s upcoming constituent meeting.

Flaherty noted his upcoming constituent meeting via Zoom.

Deputy Mayor Mary Catherine Carmichael read a statement from Mayor Hamilton regarding the recent attack.

The MAYOR AND
CITY OFFICES
[6:39pm]

“Following the brutal attack of a member of our community, I want to state categorically that here in the City of Bloomington, we deplore any form of racism or discrimination, especially hate-based violence. This behavior is not acceptable and will be dealt with accordingly. I appreciate the quick response of a witness to the crime, who helped police locate and identify the suspect, along with the Bloomington Police Department, and the Indiana University Community of Care for embracing the victim and provide appropriate support as she goes through this terrible ordeal. We know when a racially-motivated incident like this resonates throughout the community it can leave us feeling less safe. We stand with the Asian community and all who feel threatened by this event. Our staff will continue to do all we can for the victim and the larger community. Bloomington is a relatively safe place but we are not immune to issues with which our entire nation is dealing. This senseless incident is a

reminder that we should all look out for each other, be aware of our surroundings, and seek to combat racism and prejudice in all its forms, wherever and whenever we encounter it. Thank you.”

The Mayor and City Offices (*cont'd*)

There were no council committee reports.

COUNCIL
COMMITTEES
[6:41pm]

David Wolfe Bender, Indiana University Student Government, read a statement on behalf of the executive branch regarding recent events, including condemning the racially-motivate, heartless attack on an IU student. He referenced other events across the nation and in the student.

PUBLIC [6:41pm]

Eric Spoonmore, President, Greater Bloomington Chamber of Commerce, spoke about membership, quality of life, public safety, crimes in the city, crime prevention strategies, sworn officers, and more.

Bradley Rushton, President of the American Federation of State, County, and Municipal Employees (AFSCME), discussed the disproportionate ratio of Fleet Maintenance department's five technicians to the six hundred and forty-nine pieces of equipment that need serviced. He highlighted the need for technicians to keep the city equipment, like fire trucks and police cars, running properly.

Renee Miller noted the systemic classicism issue in the city, the rising cost of living, and crimes committed by desperate people that needed help. She also discussed problems that those experiencing homelessness encountered.

Sgambelluri discussed the option for appointments of councilmembers to boards and commissions.

APPOINTMENTS TO
BOARDS AND
COMMISSIONS

Sgambelluri moved and Rollo seconded that the following Council appointments to various positions be made:

[6:55pm]

- Citizens Advisory Committee-Community Development Block Grants (CDBG)-Social Services **Smith**
- CDBG-Physical Improvements **Rosenbarger**
- Commission for Bloomington Downtown, Inc. **Sgambelluri**
- Economic Development Commission (City) **Flaherty**
- Economic Development Commission (County) **Sandberg**
- Parking Commission **Volan**
- Monroe County Food and Beverage Tax Advisory Commission **Volan**
- Public Safety Local Income Tax Committee **Piedmont-Smith, Rollo, Sandberg, Sims**
- Plan Commission **Smith**
- Solid Waste Management District **Piedmont-Smith**
- Board of the Urban Enterprise Association **Rosenbarger**
- Environmental Resource Advisory Council **Rollo**
- Utilities Services Board **Sims**
- Bloomington Economic Development Corporation **Sgambelluri**
- Bloomington Commission on Sustainability **Flaherty**
- Metropolitan Planning Organization **Volan**

The motion was approved by voice vote.

Vote to approve
appointments
[6:56pm]

Flaherty moved and it was seconded to make the following reappointments:

- For the Bicycle and Pedestrian Safety Commission - to reappoint Ann Edmonds to seat C-1
- For the Commission on the Status of Women - to reappoint Landry Culp to seat C-4

- For the Community Advisory on Public Safety - to reappoint Kamala Brown-Sparks to seat C-6 and Renee Miller to seat C-9
- For the Environmental Commission - to reappoint Donald Eggert to seat C-5
- For the Traffic Commission - to reappoint Greg Alexander to seat C-5
- For the Utilities Service Board - to reappoint Amanda Burnham to seat C-2

Appointments to boards and commissions (*cont'd*)

The motion received a roll call vote of Ayes: 6, Nays: 1 (Rollo), Abstain: 1 (Sandberg).

Vote to approve appointments [6:58pm]

LEGISLATION FOR SECOND READING AND RESOLUTIONS [6:58pm]

Rollo moved and it was seconded that Resolution 23-01 be read by title and synopsis only. The motion was approved by voice vote. Clerk Nicole Bolden read the legislation by title and synopsis.

Resolution 23-01 – Resolution Seeking an End to the United States’ Economic, Commercial and Financial Embargo Against Cuba [6:58pm]

Rollo moved and it was seconded that Resolution 23-01 be adopted.

Rollo read Resolution 23-01 in full. He gave a brief comment on the status of residents in Cuba.

Piedmont-Smith noted that there were sanctions that she did not want to waive, like restricting transactions with the Cuban military. She asked if ending the embargo would imply the support for ending all sanctions, like working with the military or eliminating economic sanctions on the oppressive regime.

Council questions:

Sandberg said that the Resolution 23-01 was primarily resident-driven, brought by Cubamistad, and they could best provide answers.

Piedmont-Smith asked where the information indicating that the majority of the United States (US) believed the embargo was ineffective came from.

Rollo understood that it was based on a poll by the Atlantic Council which found that 56% of respondents favored changing US policy towards Cuba.

Bess Lee, Cubamistad, hoped that councilmembers would visit a sister-city in Cuba. She commented on the impacts of the economic embargo, her experiences in Cuba, the high literacy rate in the world, incredible healthcare and medicine, and some details of the embargo.

Public comment:

Cynthia Roberts, a founder of Cubamistad, spoke on the embargo, immigration, and individuals advocating for the removal of Cuba from the list of state-sponsors of terrorism since it had no factual or legal basis for being listed. She discussed the hardships from the embargo, as well as Cuba’s medical, research, and biomedicine advances despite not being able to purchase United States-made products like reagents. She referenced the Cubamistad website, cubamistad.wordpress.archive.com, which had a wealth of information.

Frank Marshalek, Department of Geography at Indiana University (IU), discussed his experience in visiting Cuba and his dissertation on the reform process there. He gave some details on economic and social reform processes and commented on Cuba’s wrongful status of being on the state-sponsored terrorism list. Cuba sent medical brigades around the world including to the US who always rejected the offer. He recognized the progress in Cuba and encouraged councilmembers to visit. He noted that the embargo had the most negative impact on Cuban citizens.

Greg Alexander commented that Cuba was a great nation and he was impressed how the country had outlawed homelessness by housing everyone. He noted the minimal impact the legislation would have and said that Sandberg and Rollo, sponsors of the legislation, had repeatedly voted to make it harder to build new

housing and favored criminalizing homelessness. He said that the sponsors were using the legislation as a distraction from their stances regarding local issues. Resolution 23-01 (cont'd)

Daryl Rubel asked why council was worried about Cuba and not local problems in the city. He encouraged councilmembers to quit worrying about Cuba and to instead worry about Bloomington. He appreciated Smith and Sims. Ruble commented on the alcohol and drug use in Seminary Park. He claimed that the US was being invaded at the border. He also discussed the understaffing of the Bloomington Police Department (BPD).

Sandberg resented the sentiment that sponsoring the legislation was not important despite it being non-binding. Resolution 23-01 was brought forward because it was a concern of many community members. She expressed disdain that such a positive meeting, including council's statement against hate, had turned into a negative discussion including accusations.

Council comment:

Piedmont-Smith stated that her earlier question had not been answered and restated her question, briefly.

Rollo did not see Cuba as a threat and the meaning of the legislation was in support of food, et cetera.

Marshalek noted that the military controlled a significant amount of the economy and ran state-owned industries. The military was not involved with repression of the Cuban people and police handled civilian affairs. He asked for clarification on the question.

Piedmont-Smith read the selected US sanctions referencing the military and gave examples of other concerning issues.

Marshalek was not sure if the military was active in repression of protests. He noted that even in the US, many demonstrators were repressed. He said that there were economic inequality issues that favored those in power, which was problematic. He provided additional details involving the private sector.

Lee noted that the embargo prevented trade with Cuba though there were worse countries that participate in trading. Passing the legislation would be a building block of support across the US to which the federal government would have to take note of.

Piedmont-Smith was in favor of lifting the embargo but was concerned with details, and wanted to know exactly what she was voting on. She was satisfied and could vote in favor of Resolution 23-01. She understood that the legislation would not change an embargo that had been in place for sixty years.

Volan commented on some of the negative comments that evening, and noted that it was a legitimate question to ask why the City of Bloomington took up legislation like Resolution 23-01. He commented on the Comprehensive Plan, and the Unified Development Ordinance (UDO). Resolutions were passed as a temperature of the council. Council should be looking at prior resolutions which were relevant to the community like Resolution 23-01 because there were community members with ties to Cuba. He said that resolutions should be incorporated into the Comprehensive Plan. He would support Resolution 23-01.

Rollo believed that the vast majority of council's work pertained to Bloomington. Council reserved time for community members to advocate for matters like Resolution 23-01. He spoke about his experience as a councilmember, and referenced the resolution against the war in Iraq. He noted Bloomington's and community members' relationship with Cuba, prior year's demonstrations against nuclear war, and commented on the effectiveness of resolutions.

Sandberg expressed gratitude for Cubamistad and the community members that brought the matter forward. She commented on Bloomington's sister cities and noted that importance. She believed that it was important to consider issues that were important to Bloomington residents and spoke against the weaponizing of the discussion by some residents.

Sgambelluri thanked the residents who brought the legislation forward, and for their research on, and time in, Cuba. She had disdain for impacts from embargoes and sanctions on scholarly pursuits. She would support Resolution 23-01.

Resolution 23-01
(cont'd)

The motion to adopt Resolution 23-01 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Vote to adopt
Resolution 23-01
[7:52pm]

Rollo moved and it was seconded that Resolution 23-02 be read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis.

Resolution 23-02 –
Resolution of the
Common Council of
the City of

Rollo moved and it was seconded that Resolution 23-02 be adopted.

Bloomington,
Adopting Indiana
Code § 5-23 For Use
as an Alternative
Procurement Method
Resolution [7:52pm]

Chris Wheeler, Assistant City Attorney, summarized Resolution 23-02 including the city’s ability to enter into agreements via public private partnerships. He provided a brief history, and explained why the legislation was necessary.

Council questions:

Piedmont-Smith asked if there was an upcoming public private partnership that highlighted the oversight of not having already resolved the problem.

Wheeler said that Utilities had been discussing with the Controller’s office other ways to undertake various public work projects, and provided examples.

Sgambelluri asked for clarification on the definition of a board with the power to award contracts on behalf of the public agency, and if that included the launched 501(c)3 City of Bloomington Capital Improvements.

Wheeler explained that it depended on the type of agreement. If they were not entering into a public private partnership, then it would not fall under the rubric.

Sgambelluri clarified that she was curious about Resolution 23-02 and the 501(c)3.

Beth Cate, Corporation Counsel, stated that she had not reviewed that but would do so and update council.

There was no public comment.

Public comment:

There were no council comments.

Council comments:

The motion to adopt Resolution 23-02 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Vote to adopt
Resolution 23-02
[8:01pm]

Rollo moved and it was seconded that Appropriation Ordinance 22-06 be introduced and read by title and synopsis only. The motion was approved by a voice vote. Bolden read the legislation by title and synopsis.

Appropriation Ordinance 22-06 –
An Ordinance
Appropriating the
Proceeds of the City
of Bloomington,
Indiana, General
Revenue Annual
Appropriation Bonds
of 2022, Together
With All Investments
Earnings Thereon,
for the Purpose of
Providing Funds to
Be Applied to the
Costs of Certain
Capital
Improvements for

Rollo moved and it was seconded that Appropriation Ordinance 22-06 be adopted.

Mary Catherine Carmichael, Deputy Mayor, presented Appropriation Ordinance 22-06 and stated that the discussion on purchasing the additional Showers property and uniting public safety under one roof had unfortunately become an “us versus them” situation. The goal was to better integrate public safety services and to allow for enhanced and expanded public safety spaces. From the administration’s perspective, the proposed purchase was in an effort to enhance, elevate, and better enable the work of public safety personnel. The space had been extremely well-maintained and could be designed properly to fit the needs of the city. The goal was to unite the Bloomington Police Department and Fire Department Administration in one location. Carmichael provided

additional benefits of the investment of purchasing the additional Showers property.

Volan read the report from the ad hoc committee on the Public Safety Headquarters consisting of Piedmont-Smith, Rollo, Sandberg, and Volan with the goal of more fully understanding the options evaluated by the administration. He summarized questions, answers, cost estimates, and the three different plan options. He gave brief details on the plans, committee meetings, perspectives from representatives of the Fraternal Order of Police (FOP), and responses from Deb Kunce from the firm J.S. Held. Other participants in the meetings included Fire Chief Jason Moore, Police Chief Mike Diekhoff, and other city staff. Volan extensively reviewed a spreadsheet evaluating the plans for a new public safety headquarters including cost estimates. The committee did not form with the intent of making a recommendation to council.

Rollo provided additional information on the analysis of the cost estimates and noted that some were higher than necessary. He also spoke on the Springpoint feasibility study, done in partnership with an expert consultant on renovating historic buildings into public safety facilities. He added that the cost estimate from that study did not include the land acquisition or purchase of the building. Their recommendation was \$24 million just for the renovation.

Rollo asked for clarification on the reduction of costs done by Kunce, like omitting ballistic glass. He questioned the process of deciding what was not necessary in the renovation, and resulting in different cost estimates.

Kunce stated that she had read the report, and used her expertise in working on public safety facility projects. She explained that not every police station had ballistic glass.

Rollo clarified that the feasibility study experts had used best practices, and again asked if ballistic glass was really not necessary.

Kunce explained that she had worked with the police chief to make choices in what to include or exclude. She said that she had worked with the feasibility study experts and had several meetings with them, along with Chief Diekhoff.

Rollo said that police officers felt exposed by having lots of glass without protection.

Kunce reiterated that it was her role to provide options, and it was up to the city, staff, and administration to decide what would be included or not. The decision of the group was to exclude it. Any time an architect did an estimate, it was collaborative and based on the scope of the project.

Smith asked what happened with the revenue from tenants, should the city acquire the building, including tenants.

Volan said that the lease expirations varied, and the administration would be best able to answer that.

Carmichael said that the current revenue was \$37,000 per month.

Smith asked if that would be applied to the bond to reduce it.

Carmichael stated that it would be used for the maintenance of the building.

Volan asked if the administration's new 501(c)3 would manage those funds.

Carmichael said that had not been determined yet.

Larry Allen, Assistant City Attorney, said that there were some properties leased to third parties, but were mainly done so through the Redevelopment Commission. He provided some examples.

Volan asked if the city or the Redevelopment Commission would be the purchaser.

Allen said it would be the Redevelopment Commission, but it could transfer ownership to the city. He briefly explained how the Redevelopment Commission functioned and used revenue for investing into the facility for repairs, utilities, et cetera.

Volan asked for clarification on the design of the space including possibly relocating current tenants.

Public Safety Facilities, and Paying Miscellaneous Costs In Connection with the Foregoing and the Issuance of Said Bonds and Sale Thereof, and Approving and Agreement of the Bloomington Redevelopment Commission to Purchase Certain Property [8:01pm]

Council questions:

Allen said that the usable square footage after the renovation was done would decrease because the current estimate included shared space, like hallways. He explained that the leases were scattered throughout the building and provided additional details.

Appropriation
Ordinance 22-06
(cont'd)

Sandberg asked about future expansion plans including Utilities, and Public Works, and possibly needing additional space.

Carmichael said that Utilities would be moving to the Winston Thomas site and Public Works, would move to where Utilities currently was. Both were equipment-heavy departments.

Sandberg asked if there were other departments that needed space and might go into the additional Showers property.

Carmichael said there were no plans in place for that.

Volan asked for clarification on the square footage and ability to renovate.

Kunce said that the cost estimates she provided included shared space. She clarified that the decrease referenced by Allen was due to not all of the space being leasable.

Volan asked about renovating, construction phases, and timing.

Kunce gave an examples of her recommendation.

Volan questioned the notion of uniting public safety while also planning for other departments to move out of Showers, like Public Works.

Carmichael said that it was due to the amount and size of the equipment.

Volan wondered if it made sense to have most city departments together.

Carmichael explained reasons in favor of some departments being located outside of City Hall, like Utilities which had large pipes and more.

Sandberg was troubled with shoehorning the police and fire departments in an administrative building, with not the best egress and ingress. She said the police department's function was not administrative.

Carmichael explained the difference between the dispatching of police and fire.

Sandberg believed that the functionality of the current police station was ideal and did not understand why the goal was to locate the headquarters at Showers.

Carmichael reiterated that the purchase of the Showers building was an expansion and not a shoehorn solution.

Piedmont-Smith asked if it was correct that the mayor's position was that the current police station would not be even considered for expansion.

Carmichael confirmed that was correct.

Piedmont-Smith understood that Public Works would be moving from City Hall to Utilities, and asked if that department's former offices provided enough space for fire administration to occupy.

Carmichael said that she did not believe so, since it was three small offices.

Fire Chief Jason Moore stated that the space would definitely not suffice. He clarified that the space needed to accommodate about twenty personnel, with around five thousand square feet, not including expansion.

Smith said the proposal and analyses were complex and referenced a report from the International Association of Chiefs of Police listing the steps necessary for developing a plan. He asked if there had been a planning analysis using standards that guided the selection of the sites.

Kunce said she was not personally involved in the entire process, but understood that the first step was looking at properties that the city already owned, and then other properties that were for sale.

Volan asked Kunce to cite her expertise with public safety facilities.

Kunce explained her experience like the facilities in Carmel and Lafayette, which she had already spoken about. Also, she was not involved in the analysis of the properties.

Allen said that early in the process the administration considered sites for their feasibility, and Spingpoint was brought on because they were certified by the Commission on Accreditation for Law Enforcement Agencies (CALEA). Springpoint specialized in the functionality of police departments, and the administration felt it was important to work with architects with that specialized knowledge.

Appropriation
Ordinance 22-06
(cont'd)

Rollo asked for clarification on why expansion at the current police station was unfavorable to the mayor. He referenced email correspondence with the mayor that noted costs. Funds could be used for expanding the current police station, by not purchasing the Showers location. He asked what the specific reason was for not pursuing the expansion.

Carmichael explained that there would be costs more than Rollo noted, like fixing the current building before being able to expand in that location. She said there was a fundamental disagreement about the cost of expansion. She also noted the many concerns with the current police station.

Rollo said that police officers had said that a fifteen thousand square foot addition was more than sufficient, with ten thousand square feet for police, and five thousand square feet for fire administration.

Carmichael reiterated some key points, including the consideration for future expansions at Showers, which was not feasible at the current station.

Sgambelluri asked if it was correct that the proposal was for the purchase of Showers with the proceeds of the bond, which had an approved list of projects for public safety. She asked it was also correct that the funding could be used for any public safety facilities and not just for the Showers proposal.

Allen stated that was all correct.

Volan asked if Police Chief Mike Diekhoff had any comments.

Diekhoff said that police needed a new building or new space. The Showers purchase had thirty thousand square feet, and allowed for future expansion. The current police station had a limited footprint for future expansion.

Volan understood that there was a substantial backlog of capital needs in the fire department. He asked for clarification on the fire stations.

Moore explained that an engineering study showed that three of the five stations needed to be replaced, but with the flood at Fire Station 1, it was now four. There were limitations for projects with bonds. Several stations were being renovated to last for another five to fifteen years using Public Safety Local Income Tax (PSLIT) funds. He said that annexation would have an impact too, including where stations would be located in the future.

There was additional discussion on the location of fire stations, the impact of annexation, and funding sources.

Piedmont-Smith asked if money from the bonds could be used for the fire department's needs if council did not approve the purchase of the Showers building.

Carmichael confirmed that was correct.

Moore provided additional information about alternatives if the purchase of the Showers building was not approved.

Diekhoff said that the mayor had made it clear that there would not be an expansion of the police station.

Piedmont-Smith asked what the backup plan was for fire administration.

Moore said fire administration would likely have to go to the training logistics facility. He said there was a potential to add fire administration along with a new fire station. Currently, fire administration was using a temporary headquarters that allowed all administration personnel to be collocated, and previously, had been spread out around the city. He gave additional details on fire stations, which were designed for operational crews. He also noted that fire department sites had been given up by previous administrations, like the Lotus building which had been a fire department building. Having all fire administration personnel together was beneficial and Moore provided reasons.

Sandberg was concerned with the administration’s push for the Showers building, and the possibility of not fully supporting other options. She wondered about the use of funding from the Economic Development Local Income Tax (EDLIT) for public safety. She wanted a full account of PSLIT and why it seemed to be used up.

Appropriation Ordinance 22-06
(cont’d)

Jeff Underwood, Controller, explained that PSLIT funding was a yearly estimate from the state that funded the Public Safety Answering Point (PSAP). Stinesville, Ellettsville, Monroe County, and Bloomington could also make requests for funding based on the allocation factor. There was a ten year PSLIT budget capital plan and there were always more needs than available funds, primarily for equipment and rehabilitation.

Moore reiterated that the PSLIT funding maintained the ten year plan. Staff strongly opposed using PSLIT funds for bigger projects. The EDLIT funding was for all the unfunded needs in public safety.

Diekhoff said that PSLIT was relied upon for replacing equipment and there was not money left over. He gave additional information on staffing, salaries, and other ways to get fully staffed.

Sandberg asked if council should have raised the rates for the EDLIT and PSLIT given current fiscal situation.

Sgambelluri said that traffic patterns around a police station were different than other locations and asked what conversations had been held with nearby neighborhoods about having a police station in close proximity.

Carmichael said that the current police station also had residential neighborhoods nearby and believed that neighbors near public safety headquarters would likely be happy to be nearby.

Diekhoff said that some neighbors of the current facility were not pleased with siren testing, done three times per day.

Paul Post, President of the Fraternal Order of Police Lodge 88, thanked council and the administration for the efforts to support public safety, and for including police staff. He said that there was overwhelming non-support for the purchase of the Showers building from officers and gave reasons why. He urged council reject the proposal.

Public comment:

Jeff Rogers thanked council for receiving feedback and for supporting the police department. He expressed concerns with purchasing the Showers building for a police headquarters and provided reasons for the concerns. He urged council to not pass the legislation.

Smith moved and it was seconded to adopt Amendment 01 to Appropriation Ordinance 22-06. He explained that it removed the Showers building from the purchase.

Amendment 01 to Appropriation Ordinance 22-06

Amendment 01 Synopsis: This amendment removes language from the appropriation ordinance related to a Redevelopment Commission purchase agreement for a portion of the Showers Building complex at a purchase price exceeding \$5,000,000. The intent behind the removal of this language is to indicate that the Council does not approve of said agreement. It also makes clear that the additional funds to be appropriated by App Ord 22-06 shall not be used for the purpose of paying costs associated with the acquisition of any portion of the property comprising the existing Showers Building complex not currently owned by the City.

There was a discussion on postponing consideration on Appropriation Ordinance 22-06, and, Amendment 01, the bonding process, and the list of possible projects. There was also a discussion on the impact of Amendment 01, as well as postponing consideration of the legislation.

Christopher Emge, Greater Bloomington Chamber of Commerce, believed that postponement was necessary.

Public comment:

Volan did not feel like he could make a decision that evening and that postponement was ideal.

Council comment:

Sandberg stated that she supported Amendment 01 and postponement might be advisable.

Rollo supported Amendment 01 and commented on his recent tour of the police station along with Piedmont-Smith and Volan. He understood there were specific needs pertaining to the renovation which led him to question the estimated costs. He believed the renovation was minimal and provided examples. He noted that police officers were almost unanimous against moving the police headquarters. He said that those who served at the pleasure of the mayor were guarded in their answers, understandably. He commented on the structure of the current police station, and several concerns with the Showers building. He concluded by saying that there were issues with the way the cost estimates were done.

Smith said that the city was overbuying with the purchase of the Showers building. Council needed to be good stewards of taxpayers' money. He noted that the officers said that the Showers building would not work. For those reasons, he did not support having the Showers building as a police station.

Sandberg said that she always went to the stakeholders directly, and in this case it was police officers. The current police station was older but officers would prefer to stay in that location, and expand, rather than to move to an unideal location. That would have an impact on reaching appropriate staffing levels.

Piedmont-Smith stated that there was a lot to consider. Police was one part of public safety, but for many community members, it was not the most important part. She commented on the Community Advisory on Public Safety commission study which found that many people considered housing to be the number one concern as far as safety. While police were vitally important, they were one component of public safety for the community. She commented on the benefits of having public safety closer to other city offices. Piedmont-Smith stated that she did not vote in favor of something because it was the administration's wishes, and she always asked many questions. She noted that one fire department had been next to the B-Line trail with no accidents with pedestrians, et cetera, for eighteen months. She appreciated the feedback from the FOP as well as their estimate of renovation costs at the current police station. However, there was not a full, professional evaluation conducted, understandably since they could not request one be done. The experts were focused on Showers. She commented on the FOP survey, and said that the cheapest option was not always the best one. There were also long term considerations. She hoped council would postpone Appropriation Ordinance 22-06.

Rosenbarger stated that her comments were the same as the previous two meetings so she would not be redundant. She supported postponing Appropriation Ordinance 22-06 since there was one councilmember absent.

Volan supported postponing Appropriation Ordinance 22-06 for one week. He said that the administration had wanted council to make the decision in one legislative cycle, and tied to the approval of the bond. If there had been a Public Safety Committee perhaps the administration would have involved a councilmember which would have already considered many of the issues in the discussion that evening. But council had voted to cancel some standing committees. He commented on the land-lock nature of the both the current police station and Showers. Officers had stated that they did not need wide swaths of land, since their primary tool was a car. He questioned the proposed use of space in Showers. He commented on future expansions, fallow space and costs, and saving funds for other priorities. He appreciated the administration's attempt to synthesize public safety. He gave additional comments on what

needed to be considered regarding Appropriation Ordinance 22-06. He needed additional information in order to be able to vote.

Appropriation Ordinance 22-06
(cont'd)

Sgambelluri appreciated the discussion and the ad hoc council committee that looked at the issues more in depth. She said that the increase in the EDLIT earlier that year was the right decision as was the investment into public safety. Showers was an amazingly impressive building and she noted the impressive care and attention to it by CFC Properties. She was interested in a municipal government complex with a collocation of services. Sgambelluri said that the administration felt that in order to purchase Showers, the city had to use bonds, and therefore had to put public safety in the building. Public safety was too important to force it into a circumstance that made it more difficult to do its job. She was hesitant about issues like egress and ingress and neighborhood concerns on things like traffic patterns. There were also concerns with the collocation of city government in cases of disasters or emergencies. She would support postponing Appropriation Ordinance 22-06.

Volan moved and it was seconded that Appropriation Ordinance 22-06 be postponed to the Regular Session on January 25, 2023. There was no council discussion.

The motion to postpone Appropriation Ordinance 22-06 received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0.

Vote to postpone Appropriation Ordinance 22-06
[10:16pm]

LEGISLATION FOR FIRST READING
[10:16pm]

Rollo moved and it was seconded that Ordinance 23-01 be introduced and read by title and synopsis only. The motion was approved by voice vote. Bolden read the legislation by title and synopsis.

Ordinance 23-01 – To Amend The City of Bloomington Zoning Maps by Rezoning a 0.57 Acre of Property From Mixed-Use Neighborhood Scale (MN) to Mixed-Use Medium Scale (MM) - Re: 300, 302, and 314 W. 1st Street (Saint Real Estate LLC, Petitioner)
[10:17pm]

Sgambelluri referred Ordinance 23-01 to the Regular Session to meet on January 25, 2023.

Von Welch, co-President of Constellation Stage and Screen nonprofit, spoke positively regarding the city’s support of the arts in the community. He commented on the City of Bloomington Capital Improvement (CBCI) and would appreciate more information on its purview and impact on Constellation Stage and Screen.

ADDITIONAL PUBLIC COMMENT
[10:17pm]

Lucas reviewed the upcoming council schedule.

COUNCIL SCHEDULE
[10:21pm]

Sgambelluri adjourned the meeting without objection.

ADJOURNMENT
[10:21pm]

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this ____ day of _____, 2023.

APPROVE:

ATTEST:

Sue Sgambelluri, PRESIDENT
Bloomington Common Council

Nicole Bolden, CLERK
City of Bloomington

For Approval

Report on Ordinance 21-23 Memo

To: Bloomington Common Council

From: Planning and Transportation Department
Jackie Scanlan, AICP Development Services Manager

Date: October 26, 2023

Re: Report on Progression of Ordinance 21-23

Council approved a change to the UDO related to duplexes and triplexes in May of 2021, which was signed into law by Mayor Hamilton on July 12, 2021. The Ordinance contained the language: “The Planning and Transportation Department will track requests and approvals for the uses amended in this Ordinance, and report those findings to the Plan Commission, Administration, and Common Council every six months from the effective date.” The Ordinance made duplexes Conditional in R1-R3 and triplexes Conditional in R4. It also required that the conditional use approvals related to R1-R3 need to include a neighborhood meeting and be seen by the Board of Zoning Appeals. The Council also placed a 150-foot buffer around newly approved duplex dwellings, around which new approvals cannot be sought for 2 years. The Council also placed a cap of 15 per year on the use in those districts.

Month of Report	Number of Inquiries	Number of Dwelling, Duplex Conditional Use Approvals	Number of Dwelling, Triplex Conditional Use Approvals
February 2022	13	0	0
September 2022	14	1	0
May 2023	11	2	0

Since the May 2023 report, the Department has had 14 additional inquiries about possible duplex uses. These range from basic questions about whether or not one is allowed to process questions to proceeding with filing. A dwelling, duplex use was approved via the Conditional Use process by the Board of Zoning Appeals in August 2023 to expand and existing dwelling, duplex. The Department currently has two Conditional Use requests filed and pending.

Since Accessory Dwelling Units were added as an option in the UDO, 35 have been approved by the Department. We have been getting positive feedback on the ADU Website, and have heard that one design has been sold.



MEMO FROM COUNCIL OFFICE:

To: Members of the Common Council

From: Stephen Lucas, Council Administrator/Attorney

Date: October 27, 2023

Re: Resolution 23-18 - To Extend the Bloomington Urban Enterprise Zone for an Additional Five Years

Synopsis

Indiana Code § 5-28-15-10 permits the Common Council to authorize the extension of Bloomington's enterprise zone for an additional five-year period. The extension would begin on January 1, 2024, creating a new expiration date of December 31, 2028.

Relevant Materials

- Resolution 23-18
- Map of Bloomington Urban Enterprise Zone
- Staff Memo

Summary

Resolution 23-18 renews the Bloomington Urban Enterprise Zone (the Zone) for an additional five years. This renewal is a response to legislation passed by the Indiana General Assembly in 2021 enabling a five-year extension of the Zone where the fiscal body authorizes such extension via resolution. Resolution 23-18 proposes a renewal for the period January 01, 2024 to December 31, 2028.

Enterprise Zones - Generally

According to the Indiana Economic Development Corporation, Indiana's Urban Enterprise Zone [program](#) was established in 1983 under Indiana Code (IC) [5-28-15](#) to promote investment and increased economic activity in some of the most distressed urban areas around the state. These Zones were originally created for a period of 10 years with the ability to apply for two (2) five-year extensions. In subsequent years, changes to the state statute allowed for further extensions.

Established in 1992, Bloomington's Zone is one of several active Zones in Indiana. Please see the enclosed map for the boundaries of the Zone, or view the online Zone [map](#). Certain tax incentives along with grant/scholarship opportunities are available to [businesses](#) and [residents](#) located or doing business within a Zone. Under this latest proposed extension, the tax incentives available to Zone businesses would be limited to those available under IC [6-1.1-45](#).



The Bloomington Urban Enterprise Association

Statute creates an urban enterprise association in each Zone. Each association has duties that are mandatory and powers/duties that are discretionary as follows:

Mandatory

Pursuant to IC [5-28-15-14](#), each urban enterprise association **shall**:

- Coordinate zone development activities.
- Serve as a catalyst for zone development.
- Promote the zone to outside groups and individuals.
- Establish a formal line of communication with residents and businesses in the zone.
- Act as a liaison between residents, businesses, the municipality, and the board for any development activity that may affect the zone or zone residents.

Discretionary

Pursuant to IC 5-28-15-14, each urban enterprise association **may**:

- Initiate and coordinate any community development activities that aid in the employment of zone residents, improve the physical environment, or encourage the turnover or retention of capital in the zone.
- Incorporate as a nonprofit corporation. This incorporation continues after the expiration of the zone. When an association is incorporated it may purchase or receive real property from a redevelopment commission.
- Request, by majority vote, that the legislative body of the municipality in which the zone is located modify or waive any municipal ordinance or regulation that is in effect in the zone. The legislative body may, by ordinance, waive or modify the operation of the ordinance or regulation, if the ordinance or regulation does not affect health (including environmental health), safety, civil rights, or employment rights.

Pursuant to IC [5-28-15-5.7](#), each urban enterprise association **may**:

- Adopt guidelines for the disqualification of a zone business from eligibility for one (1) or more incentives available to zone businesses, if the zone business fails to:
 - Use all its incentives for its property or employees in the zone or
 - Remain open and operating as a zone business for twelve (12) months of the year for which the incentive is claimed.
- Modify the boundary of the zone if the legislative body determines that the modification is in the best interests of the zone.
- Employ staff and contract for services to carry out the purposes of IC 5-28-15.



Membership

Urban Enterprise Associations consist of 12 members from the business and labor sectors, State and local government, and residents of the zone, who are appointed by the Governor (2), Mayor (6), and Council (4 – including one appointment from the membership of the Council, currently Kate Rosenbarger). The BUEA is currently administered by the City’s Economic and Sustainable Development Department.

The Bloomington Urban Enterprise Zone – History of Renewals

(taken from the Council’s [January 9, 2019 packet memo](#) provided with [Resolution 19-02](#))

The Bloomington Urban Enterprise Zone began in 1992 with the encouragement of the former State Department of Commerce as a way to help Thomson Consumer Electronics and the community ([Resolution 91-37](#)).

Thomson and the other zone industries saw immediate savings because, under a reinvestment agreement, they could keep 80% of their inventory tax and turn the other 20% over to the Zone as a participation fee. This money, along with other nominal revenues, was then available to foster reinvestment, encourage loans, and benefit individual residents of the zone. Over the next few years, the BUEA increased business participation in the program, helped with the expansion of zone businesses, and worked with neighbors regarding zone programs and projects.

The departure of Thomson in 1997 significantly reduced zone revenues and led the BUEA to work with the State board to expand the Zone with its first five-year renewal in 2002 ([Resolution 01-26](#)). As a cost-saving measure, the BUEA also agreed to let the City serve as administrator in 2000.

In 2005, the City took steps to obtain what it foresaw as the second and final five-year extension ([Resolution 05-20](#)), which was to expire January 31, 2012. Around the same time, the primary revenue source for the Zone switched from a credit on an inventory tax, which was phased-out by the State, to an Enterprise Zone Loan Interest Credit. By 2011, the Enterprise Zone Investment Deduction (EZID) became the primary source of revenue.

In 2010, as a result of a change in State law, the City adopted [Resolution 10-12](#), which extended the Zone for a third five year period (until January 31, 2017). Then, in 2016, as a result of another change in State law, the Council had another opportunity to extend the Zone for one more year until January 31, 2018.

Effective July 2018, the Indiana General Assembly made another change to State statute allowing a fiscal body of a municipality to renew a Zone for an additional five years. [Resolution 19-02](#) authorized that change and renewed the Zone for the period from January 1, 2019 to December 31, 2023. Note that the 2018 changes made by the Indiana General Assembly shifted certain functions away from the Indiana Economic Development Corporation and authorized similar functions to be performed by: (1) the BUEA and (2) the



City of Bloomington Indiana

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fiscal body of the municipality (the Council) in which the enterprise zone is located. These functions included: imposing additional fees on certain zone businesses (I.C. [5-28-15-5.7\(b\)](#)), modifying zone boundaries (I.C. [5-28-15-5.7\(a\)\(3\)](#)), and/or disqualifying a business under the zone (I.C. [5-28-15-5.7\(c\)](#)).

Beyond the requested five-year extension of the Zone, no changes are requested that require Council authorization at this time.

Contact

Andrea de la Rosa, Assistant Director – Small Business Development,
de.delarosa@bloomington.in.gov, 812-349-3419

Colleen Newbill, Assistant City Attorney, colleen.newbill@bloomington.in.gov, 812-349-3554

RESOLUTION 23-18

**TO EXTEND THE BLOOMINGTON URBAN ENTERPRISE ZONE
FOR AN ADDITIONAL FIVE YEARS**

WHEREAS, the Bloomington Urban Enterprise Zone (“Zone”) and its administrative entity, the Bloomington Urban Enterprise Association (“BUEA”), were created in 1992 pursuant to Indiana Code § 4-4-6.1 to provide access to tax credits for Zone businesses and to develop programs to promote economic development within the designated Zone boundaries, which boundaries are shown on the map attached hereto as Exhibit A; and

WHEREAS, the Zone was renewed in 2019 by Common Council Resolution 19-02 and is set to expire on December 31, 2023; and

WHEREAS, Indiana Code § 5-28-15-10 enables the fiscal body of a municipality, in this case the Bloomington Common Council, to authorize the extension of an enterprise zone for an additional five (5) year period. Under Indiana Code § 5-28-15-10(g), which was added to Indiana Code by the General Assembly in 2021, an enterprise zone may be renewed for an additional five-year period; and

WHEREAS, Indiana Code § 5-28-15-10(g) allows for zone businesses to claim only those incentives authorized under Indiana Code Chapter 6-1.1-45, which requires a qualified investment be made by a business taxpayer in the Zone; and

WHEREAS, the BUEA has developed a number of programs, which it continues to administer for the Zone, including, but not limited to:

- Entrepreneurial Support and Technical Assistance
- Historic Façade Preservation Grants
- Zone Arts Grants
- Business Economic Enhancement Scholarship Program; and

WHEREAS, the programs developed by the BUEA for the Zone provide important benefits to Bloomington businesses and citizens, and enhance the economic vitality, employment opportunities and community character of Bloomington, and their continuation will aid in Bloomington’s ongoing economic and sustainable development.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA THAT:

SECTION 1. The Common Council expresses its support of the work that the Bloomington Urban Enterprise Association is doing in the Bloomington Urban Enterprise Zone, and supports its continuance by approving a five-year extension of the Bloomington Urban Enterprise Zone, in accordance with Indiana Code § 5-28-15-10(g), renewing the Zone from January 1, 2024, through December 31, 2028.

SECTION 2. Pursuant to Indiana Code § 5-28-15-10(c), the Clerk is asked to submit a copy of this resolution to the Indiana Economic Development Corporation.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2023.

SUE SGAMBELLURI, 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 _____, 2023.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2023.

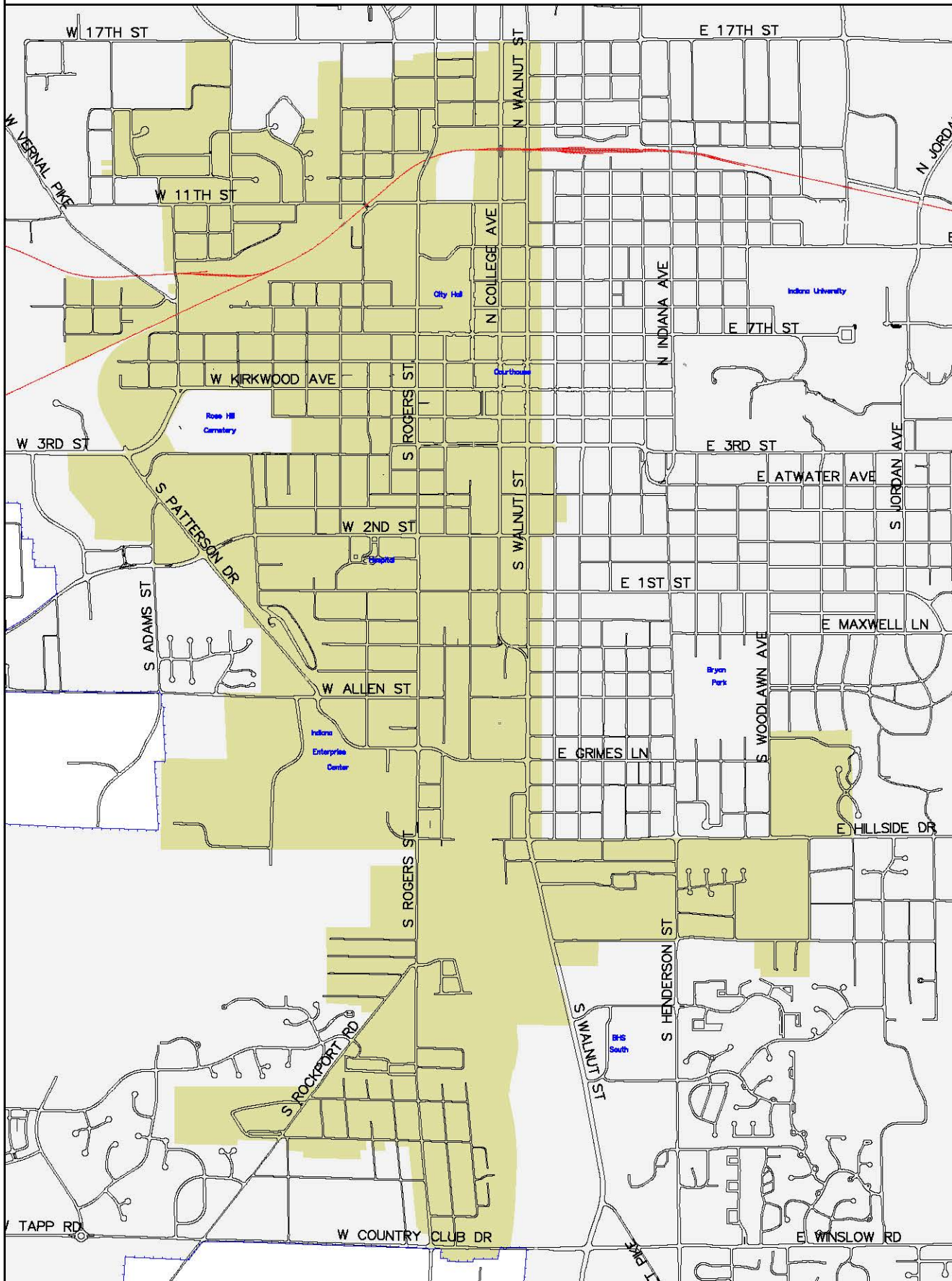
JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

Indiana Code § 5-28-15-10 permits the Common Council to authorize the extension of Bloomington’s enterprise zone for an additional five-year period. The extension would begin on January 1, 2024, creating a new expiration date of December 31, 2028.

Bloomington Urban Enterprise Zone

Feb 17, 2011



City of Bloomington
Geographic Information System

For use as map information only, information is NOT warranted.

Scale: 1" = 1800'

TueZLP



MEMORANDUM

To: Bloomington Common Council

From: Andrew de la Rosa, Assistant Director for Small Business Development, Economic & Sustainable Development

Date: November 1, 2023

Re: Resolution 23-18 - Renewal of the Bloomington Urban Enterprise Zone

Resolution 23-18 extends the Bloomington Urban Enterprise Zone (“Zone”) for five years from 2024 through the end of 2028.

Recommendation

Staff recommend that the Common Council extend the Zone for another five years. The Bloomington Urban Enterprise Association (BUEA) has made significant community investments that benefit individuals, small businesses, and the City. The investment deduction that funds the Zone encourages qualifying investments to Bloomington’s economy, as detailed below. The fiscal impact of renewing the zone is largely from the money received from the BUEA and staff time dedicated to serving them.

History of the Enterprise Zone Program

The Enterprise Zone program was established in 1983, and enterprise zones are designated based on demographic, socioeconomic, and geographic size criteria to encourage a mix of commercial, industrial, and residential activities in an underdeveloped area. Indiana Code 5-28-15 provides for establishing Urban Enterprise Associations to oversee activities within the enterprise zone. The Bloomington Urban Enterprise Association (BUEA) was established in 1992, and incorporated as a non-profit organization, as permitted under Indiana Law.

Under Ind. Code 5-28-15, the BUEA’s responsibilities include:

1. Coordinate zone development activities.
2. Serve as a catalyst for zone development.

3. Promote the zone to outside groups and individuals.
4. Establish formal lines of communication with residents and businesses in the zone.
5. Act as a liaison between residents, businesses, the City, and the Indiana Economic Development Corporation for any development activity that may affect the zone.

Additionally, the BUEA may initiate and coordinate any community development activities that aid in the employment of zone residents, improve the physical environment, or encourage the turnover or retention of capital in the zone. In 2018, the General Assembly shifted specific responsibilities for enterprise zones from the Indiana Economic Development Corporation to localities. The Association of Indiana Enterprise Zones was created to support enterprise zones around the state.

The Bloomington Urban Enterprise Association

When the State authorized the Urban Enterprise Zone program, its goal was that the Urban Enterprise Association would represent a wide swath of the Community. To that end, there are several requirements for an Urban Enterprise Association to ensure that essential community interests are represented. Six members are appointed by the Mayor, four by the Common Council, and two by the Governor (who have never been appointed).

These include:

- A councilmember whose district includes all or part of the zone (currently Councilmember Kate Rosenbarger)
- Residents of the Zone (currently Paul Ash and Mary Morgan with one vacancy)
- Representatives of businesses in the Zone (currently Felisa Spinelli, Heather Robinson, and Julie Donham)
- A representative of organized labor from the building trades that represents construction workers (currently Michael Hover)
- A representative of the City's department that performs planning or economic development functions (currently Holly Warren)
- A representative of the plan commission having jurisdiction over the zone (currently Chris Cockerham)

The City performs administrative duties for the BUEA, which allows more of the organization's resources to go toward improving the Zone rather than administrative functions. Administrative support is currently provided by the Department of Economic and Sustainable Development, with support from the Controller's Office and the Legal Department.

Previous Extensions to the Bloomington Urban Enterprise Zone's Term

The Zone was created in 1992. Pursuant to state law, its initial term was to expire on February 1, 2002. State law has permitted five separate five-year extensions of the Zone.

The mechanics for these five-year extensions were slightly different. The first two extensions—extending the expiration of the Zone from February 1, 2002, to January 31, 2007, and from January 31, 2007, to January 31, 2012—were supported by the Council and had to be approved by the State Enterprise Zone Board that was part of the Indiana Economic Development Corporation.

Council approved three other extensions from 2012 through 2023, and a change in state law no longer required approval by the State Enterprise Zone Board. The last extension was made by the Council in Resolution 19-02.

Under the then-existing state law, the 2019 extension was to be the final extension of the Zone. However, in 2021, the General Assembly modified the law and allowed additional 5-year extensions under Ind. Code § 5-28-15-10(g), the Common Council may renew the zone for five years, and incentives are limited to those found in Ind. Code Chapter 6-1.1-45, which applies to qualified investments made by businesses within the Zone, also known as the Enterprise Zone Investment Deduction (EZID).

Statutory Incentives for the Zone - Enterprise Zone Investment Deduction

State law provides specific incentives that apply in Urban Enterprise Zones to improve the economic, physical, and social environment in the Zone, known as the Enterprise Zone Investment Deduction.

The Enterprise Zone Investment Deduction is a ten-year property tax deduction for the increased value of Enterprise Zone business property due to qualifying real and personal property investment. Qualifying investment means:

1. The purchase of a building.
2. The purchase of new manufacturing or production equipment.
3. Costs associated with the repair, rehabilitation, or modernization of an existing building and related improvements.
4. Onsite infrastructure improvements.
5. The construction of a new building.
6. Costs associated with retooling existing machinery.

If the Enterprise Zone business property is located in the Enterprise Zone and a Tax Increment Financing (TIF) District, the Common Council must approve the Enterprise Zone Investment Deduction. A portion of the savings a business receives from the Enterprise Zone Investment Deduction is paid to the Urban Enterprise Association, which uses the funds to fund its local programs.

Additionally, zone residents who work in the zone can receive a state income tax deduction of up to \$7,500 annually.

Below is a table of Enterprise Zone Investment Deduction participation:

Taxable Year	Businesses	Participation Fees	Deductions Received
2007	1	\$1,559	\$101,599
2008	1	\$8,609	\$39,077
2009	6	\$20,745	\$76,736
2010	6	\$23,651	\$546,380
2011	27	\$95,913	\$24,100,397
2012	33	\$270,765	\$15,458,890
2013	22	\$280,425	\$52,113,247
2014	63	\$360,445	\$59,084,720
2015	59	\$442,251	\$105,222,660
2016	69	\$531,836	\$117,252,617
2017	66	\$535,165	\$116,679,361
2018	56	\$488,071.96	\$83,343,684.00
2019	55	\$2,793,451.46	\$83,343,684.00
2020	52	\$498,201.40	\$116,309,688.00
2021	30	\$422,541.56	\$92,488,218.00
2022	20	\$262,043.90	\$81,380,284.00

Fiscal Impact

Extending the Zone will result in some fiscal impact on the City. That impact will include the marginal amount of levy that the City may lose from the deductions taken on those qualified investments within the zone that may add to the assessed value of real property or constitute taxable personal business property. However, this is offset by the percentage of fees that go to the BUEA and that are then reinvested in the community.

Additionally, the BUEA currently pays the City \$45,000 per year for staffing services for the board. This includes the City providing an executive director, who is the assistant director of small business development, and it includes legal and controller fees.

BUEA Programs and Accomplishments

Additionally, the Bloomington Urban Enterprise Association has created several local programs that further the BUEA's mission to "provide the means to improve the economic, physical, and social environment for Zone residents and businesses. These include:

- **Entrepreneurial Support and Technical Assistance**
 Since 2007, the BUEA has partnered with the Indiana Small Business Development Center to support 115 entrepreneurs. During that time, the Indiana Small Business Development Center has provided over 1,100 counseling hours. Counseling services include but are not limited to assistance with market research, business plan development, QuickBooks training, loan preparation, and providing general information and referrals. The BUEA annually pledges \$45,000 to these efforts.

- **Diversity, Equity, & Inclusion/Anti-racism Training Business Scholarship**
 Scholarships of up to \$1,000 are available for Zone businesses that wish to self-assess and improve business practices relating to anti-racism or diversity, equity, and inclusion. In addition, max grant amounts that partner with other zone businesses or non-profits for their training will increase to \$1,250 for each Zone business. Each year, the BUEA allocates \$15,000 to these grants.

- **Historic Façade Preservation Grants**
 Since 2004, the BUEA has awarded 32 Historic Façade Preservation Grants worth \$375,000.00, which has helped preserve and revitalize our downtown by rehabilitating its historic commercial environment and maintaining structurally sound places of business. Grantees work with the City’s historic preservation staff to ensure design is within historic standards.

- **Zone Arts Grants**
 Each year, the BUEA allocates \$40,000 for Zone Arts Grants, which the Bloomington Arts Commission has been entrusted to allot as part of its annual Arts Project Grant Cycle. The BUEA Zone Arts Grants are meant to support arts activities within the boundaries of the Bloomington Urban Enterprise Zone.
 Projects must do one or more of the following for residents and businesses within the Urban Enterprise Zone:
 - Facilitate involvement in arts and cultural activities
 - Provide an opportunity to participate in the creative process
 - Advance the quality and availability of the arts in the Zone
 - Celebrate or enhance the identity of the Zone

- **Business Economic Enhancement Scholarship Program**
 These have assisted Zones businesses and their staff with continuing education. Scholarships have been given for classes, conferences, and CEO Roundtable groups. Scholarships of up to \$1,200 for professional development opportunities to further the economic stability of the business/organization that has operated within the Zone for at least 12 months. Each year, the BUEA allocates \$10,000 to these grants.

- **Resident Economic Independence Scholarship Program**
 Residents who have lived in the Zone for at least 12 months may apply for a scholarship to attend post-secondary classes to further their economic

independence. Each year, the BUEA allocates \$15,000 to these grants. The scholarship can be applied to any course (college, trade school, or other special training) that advances the applicant's skills as a workforce member. The BUEA will pay for two classes, including textbooks, or up to \$750.00 a semester, whichever is less, up to a lifetime maximum of \$1,500.00 in educational assistance.

Three new grants were created for businesses and non-profits in 2023 to beautify, improve safety, and increase accessibility within the Zone

- **Small Business Safety & Security Grant**

This grant aims to improve the Enterprise Zone's overall safety and security. The Safety & Security Grant is for small business owners who want to improve the general security of their businesses in the Enterprise Zone. \$20,000 is earmarked annually for this grant.

- **Business Building Improvement Grant**

This grant aims to improve the physical condition of business buildings in the Enterprise Zone and promote economic vitality and beautification of the community in the Enterprise Zone. This grant seeks to assist small business owners in updating and improving internal and external visual improvements, preservation, and structural integrity. \$20,000 is earmarked annually for this grant.

- **Accessibility Modification Grant**

The Accessibility Modification Grant provides grant-based assistance for businesses to make their small businesses ADA-accessible and promote inclusive practices for people with disabilities. This grant aims to improve the BUEZ's social and physical environment through accessibility modifications in the Enterprise Zone. This grant intends to help business owners complete ADA modifications that do not meet the requirements due to grandfathered plans. Businesses can use the funding to update their ADA-accessible areas, entrances, signage, low shelves, restroom accessibility, & parking space.

\$15,000 is earmarked annually for this grant.

Special Grant Programs

In addition to the BUEA's local programs mentioned above, the Board has given funds to other organizations to help meet Zone and community needs. Below are some examples

- **CDFI Friendly Bloomington**

The BUEA donated \$1,000,000 to capitalize the enhancement fund for CDFI Friendly Bloomington, an entity created in December 2018 to provide flexible financing for affordable housing, small and new businesses, and community facilities.+

- **School Grants**

Since 2004 the BUEA has given \$440,209 to the Foundation for Monroe County Schools to assist schools in the Zone. Funds have been used for educational programs, staffing, equipment, licenses, and meals.

- **Boys & Girls Club of Monroe County**

In 2015, the BUEA voted to give the Boys & Girls Club of Monroe County a \$50,000 grant to help with the renovation and build-out of a facility in the Crestmont neighborhood. This new facility will help the Boys & Girls Club of Monroe County provide quality services and programming in an area where many of their clients live. BUEA is also an annual sponsor of Lemonade Day, a nationally recognized program teaching youth how to start, own, and operate their very own business.