

ECONOMIC DEVELOPMENT COMMISSION

Meeting Agenda

March 19, 2024 at 4:00 p.m.
McCloskey Conference Room, Suite 135
Bloomington City Hall, 401 North Morton Street, Bloomington, Indiana 47404

Join Zoom Meeting

<https://bloomington.zoom.us/j/85079046166?pwd=TMXY1FjbHWYVU5SKyxRCLf2JlJGj1z.1>

Meeting ID: 850 7904 6166

Passcode: 446180

- I. ROLL CALL**
- II. READING OF THE MINUTES – MAY 2023**
- III. NEW BUSINESS**
 - A. Election of Officers
 - B. Summit Development PUD Overview
- IV. BUSINESS/GENERAL DISCUSSION**
- V. ADJOURNMENT**

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Economic Development Commission

Board Meeting Minutes

Friday, June 9th, 2023 at 1:00 PM

Kurt Zorn called the meeting to order at 1:05 p.m.

I. ROLL CALL: Vanessa McClary, Matt Flaherty, Malcolm Webb, Kurt Zorn, Geoff McKim

ABSENT: NONE

STAFF: Alex Crowley ESD, De de la Rosa, Larry Allen,

PUBLIC: Stephan Lucas, Council/Administrator Attorney, Clark Greiner- BEDC Business Development Director, Liza Rivas, ESD intern.

II. APPROVAL OF MINUTES: Oct 2022, Jun 2022, Feb 2022, Jan 2022, Dec 2021

*** Motion to approve Oct 2022, Jun 2022, Feb 2022, Jan 2022, and Dec 2021 minutes by Geoff McKim. Seconded by Vanessa McClary. The board unanimously approved all outstanding minutes.

III. OLD BUSINESS: NONE

IV. NEW BUSINESS:

- Election of Officers
 - Kurt Zorn- President
 - Jeff McKim- Vice President
 - Malcomn Webb- Secretary
 - Vanessa McCleary
 - Matt Flaherty

***Motion to approve the same slate of officers by Vanessa McClary. Seconded by Geoff McKim. The board unanimously approved the minutes.

- Annual EDC Activity and Tax Abatement Compliance Report
 - For the first time, the City has hired a third party contractor, Stone Municipal Group to review the city's tax abatements to make sure they are accurately serving their purpose. The city presented their findings to the comisioners
 - Residential- Southern Knoll / Milestone Ventures
 - Staff Recommendation: Compliant with tax abatement commitments.
 - Residential- Union at Crescent
 - Staff Recommendation: Compliant with tax abatement

- commitments.
- Comment:
 - Assessed value was surprisingly high. Unfortunately due to staffing issues, the county cannot provide assessed value assessments. In the future, ESD will try to develop better standards for determining assessed value of properties for abatements.
- Residential- Urban Station
 - Staff Recommendation: Did not file a 2023 Pay 2024 CF-1. No Recommendation at this time.
 - Comment: ESD cannot determine compliance at this moment because Urban Station has not filed a CF1. The process for Urban Station will be to appeal to the City Council and appeal the original decision. City Council will have to issue Urban Station a notice and then hold a hearing to determine their compliance.
- Commercial- The Foundry
 - Staff Recommendation: Compliant with tax abatement commitments.
 - Comment: There appears to be some units/ parcels that are being filed for the abatement that should not be filed. ESD will be working with the County to ensure that the abatements are applied directly to only the intended areas. This will not change the current compliant status of The Foundry as ESD believes they are compliant.
- Commercial- Hoosier Energy
 - Staff Recommendation: Compliant with tax abatement commitments.
 - Comment: Hoosier Energy filed their abatement much earlier than the due date. This abatement has already been approved by the City Council.
- Commercial- Woolery Mill Ventures, LLC
 - Staff Recommendation: Compliant with tax abatement commitments.
- Commercial- Catalent Indiana, LLC (Formerly Cook Pharmica)
 - Staff Recommendation: Compliant with tax abatement commitments.
 - Comment: The CF-1 did not provide a cost update so ESD could not determine the current CF-1 compliance. While there is no question that Catalent has made significant capital investments, the data presented to the EDC was not clear. The EDC found a discrepancy in the SB-1 and ESD will make the correction after the meeting. It is possible there was a revision at the time of the approval that was not captured in the data presented at this meeting.
 - Catalent has had two significant layoffs in the last 7-8 months. They had an inefficiency as they hired during the pandemic because they had an elevated head count due to rampant needs. Catalent believes

a stabilized employment count for their organization is 2600 which is what they currently have employed. In order to comply with the abatement they need to add another 1000 jobs by 2026. It is currently unknown if they will be able to comply. They are currently not filing a CF-1 because so they do not trigger the beginning of a tax abatement because they are not compliant and could be susceptible to a clawback. The City could end their tax abatement but it would eliminate the possibility of Catalent meeting their commitments by 2026. **ESD recommends no action at this time.**

- Pending (Residential)- Real America, LLC
 - Staff Recommendation: N/A
 - Comment: Real America has not filed and triggered their abatement. They are still under construction because of delays due to it being a former Limestone dumping ground.

*Motion to approve the Annual EDC Activity and Tax Abatement Compliance Report with the flexibility to make corrections by Malcolm Webb. Seconded by Vanessa McClary. The board unanimously approved the motion.

V. FOR THE GOOD OF THE ORDER:

- NONE

There is no new business for July.

The meeting adjourned at 2:22 p.m.

SUMMIT DISTRICT

The Concept

Create a group of neighborhoods that promote affordable living, home ownership, walkability while considering connectivity, infrastructure, environmental features to meet the City's and community's need for increased housing opportunities through combining the goals of the Comprehensive Plan and the Schmidt Visioning Plan.

Goals

- Community and development for all
- Provide essential housing for the Bloomington community
- Neighborhood services and employment opportunities
- Connectivity, all forms of transportation to the larger Bloomington area

Imagine a planned development where you are able to get up in the morning, walk your child to daycare, and then walk or take public transportation to work.

The Vision

The vision of Summit District is to provide a sense of place that creates a group of neighborhoods and promotes a mixed-use planned development that focuses on affordable living, home ownership and quality of life for the residents of Bloomington.

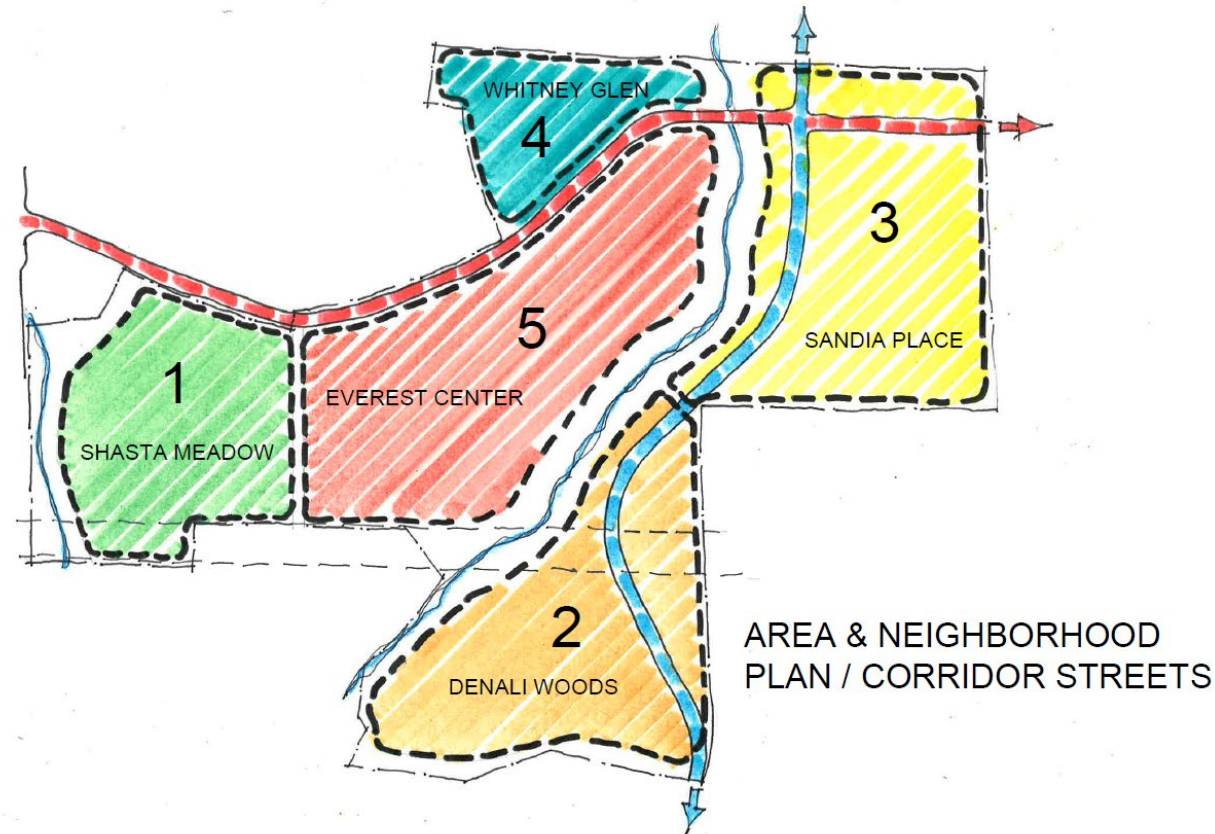
Summit District is designed to provide connectivity and benefits that strengthen community goals, while respecting the natural features.

Everest Center serves as a community gathering space, as well supportive services and commercial opportunities for residents.

The four residential neighborhoods offer a wide variety of residential housing options, including much needed affordable and workforce housing, that also promote home ownership to create housing for all.

Five Neighborhoods

Five (5) neighborhoods are connected by Adams and Sudbury to the larger area with a mostly gridded pattern of neighborhood streets that connect to the wider area.



Shasta Meadow

The vision for the Shasta Meadow neighborhood is a new residential neighborhood consisting of single family and multi-family dwellings located in the western portion of Summit District along the floodway. The neighborhood is estimated to have 100 homes and nonresidential uses are limited to community space and amenities.

Shasta Meadow will have a mixture smaller lots appropriate for small homes or townhomes, as well as multi-family buildings along the west and southern portions of the neighborhood.

The scale of the neighborhood is 2-3 story homes with apartment buildings of 4 stories, on street parking and accessed by common public and private alleys.

Shasta Meadow



SUMMIT  DISTRICT

Denali Woods

The vision for the Denali Woods is a new residential neighborhood that preserves the natural woods long the southern portion of the district and transitions from the existing single family and multi-family development to the south to the Everest Center to the north. The neighborhood is estimated to have homes and nonresidential uses will be limited to public uses including open space, fire station and trail access.

Denali Woods will have several apartment buildings design to take advantage of and work with the natural elements of the area, paying close attention to the trees to the south and the creek to the north.

The scale of the neighborhood is 2-3 story homes with apartment buildings of 4 stories, on street parking and accessed by common public and private alleys.

Denali Woods



2/26/2024

SUMMIT  DISTRICT

Sandia Place

The vision for the Sandia Place is a new urban style residential neighborhood that allows for a wide range of residential opportunities. Located just east of Everest Center this neighborhood has a continuation of the gridded street pattern with larger mixed use buildings in the center and transition areas along the north south and western portions.

Sandia Place will have several interior blocks that are designated for larger scale multi family development with some limited commercial on the ground floor to provide an urban feel. Single family will be adjacent to the south to transition to the park and residential neighborhoods to the south, with green style apartments along the north and eastern edges.

The scale of the neighborhood is 2-3 story homes on the south, larger 4-6 story mixed use buildings in the center with apartment 4 story multi-family buildings on the north. All streets will have on street parking and alley access will be utilized to the extent possible.

Sandia Place



2/26/2024

SUMMIT  DISTRICT

Whitney Glen

The vision for the for Whitney Glen is a small neighborhood the provide transition from Arbor Ridge condominiums and conservation area to the Everest Center with the development of smaller single-family townhomes along the north and west and mid size multi-family buildings along the Sudbury Drive extension.

Located just north of Everest Center this neighborhood has a continuation of the existing street pattern to provide connectivity to the new neighborhoods to the south and east.

The scale of the neighborhood is 2-3 story homes on the west adjacent to Arbor Ridge larger 4-6 story buildings on the east near the greenway. All streets will have on street parking and alley access will be utilized to the extent possible.

Whitney Glen



Everest Center

The vision for the Everest Center is to be the hub of activity not only for the Summit District but to larger southwest area of the City. The planned development includes a central green with an upper and lower community open space that extends from Sudbury drive to the creek. The central street with retail, restaurants and services that serve the community and bring residents to the area.

Located in the heart of the Summit District, this neighborhood will include larger scale mixed use buildings that are 6-7 stories. These buildings will include apartments and condominium as well as hotel and office uses.

All streets will have on street parking and alley access will be utilized to the extent possible.

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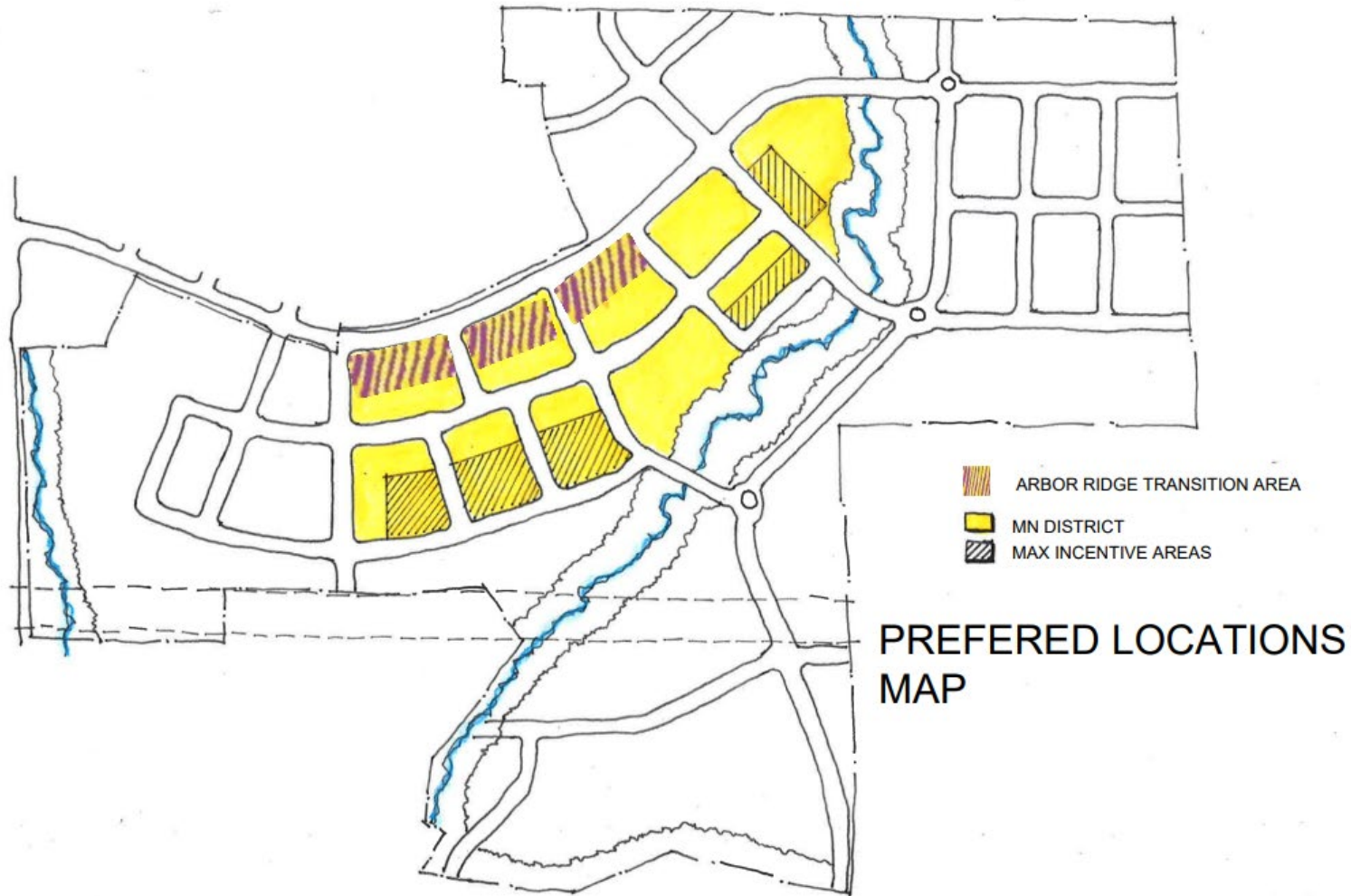
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Everest Center



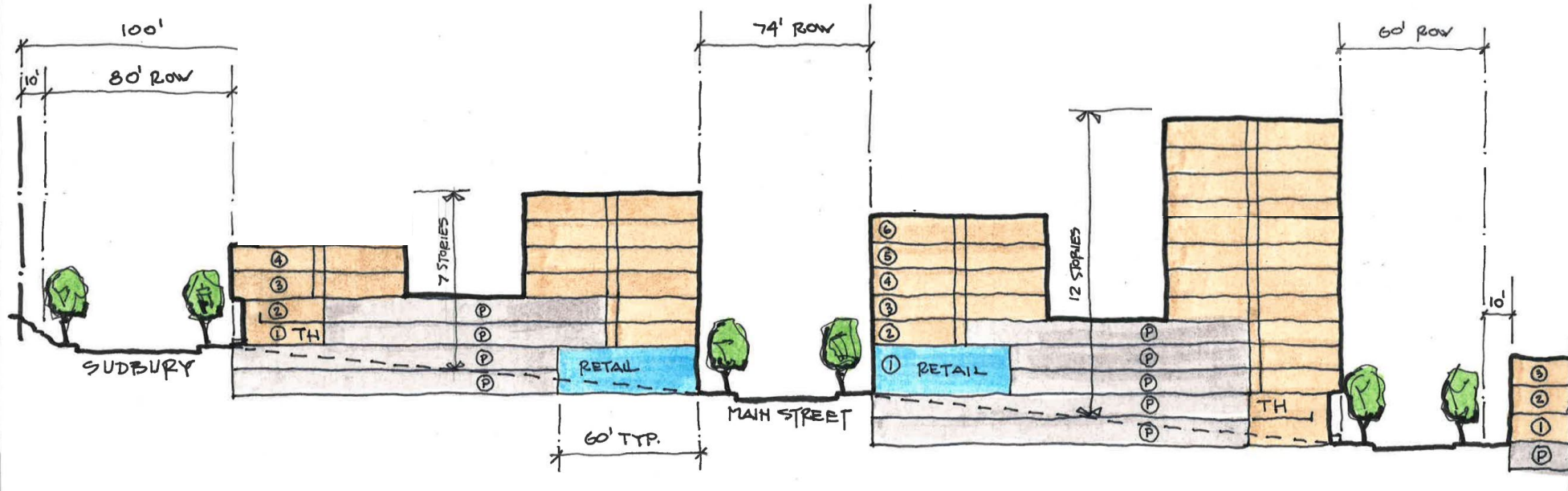
Everest Center

Transition and Incentive Maximums



Everest Center

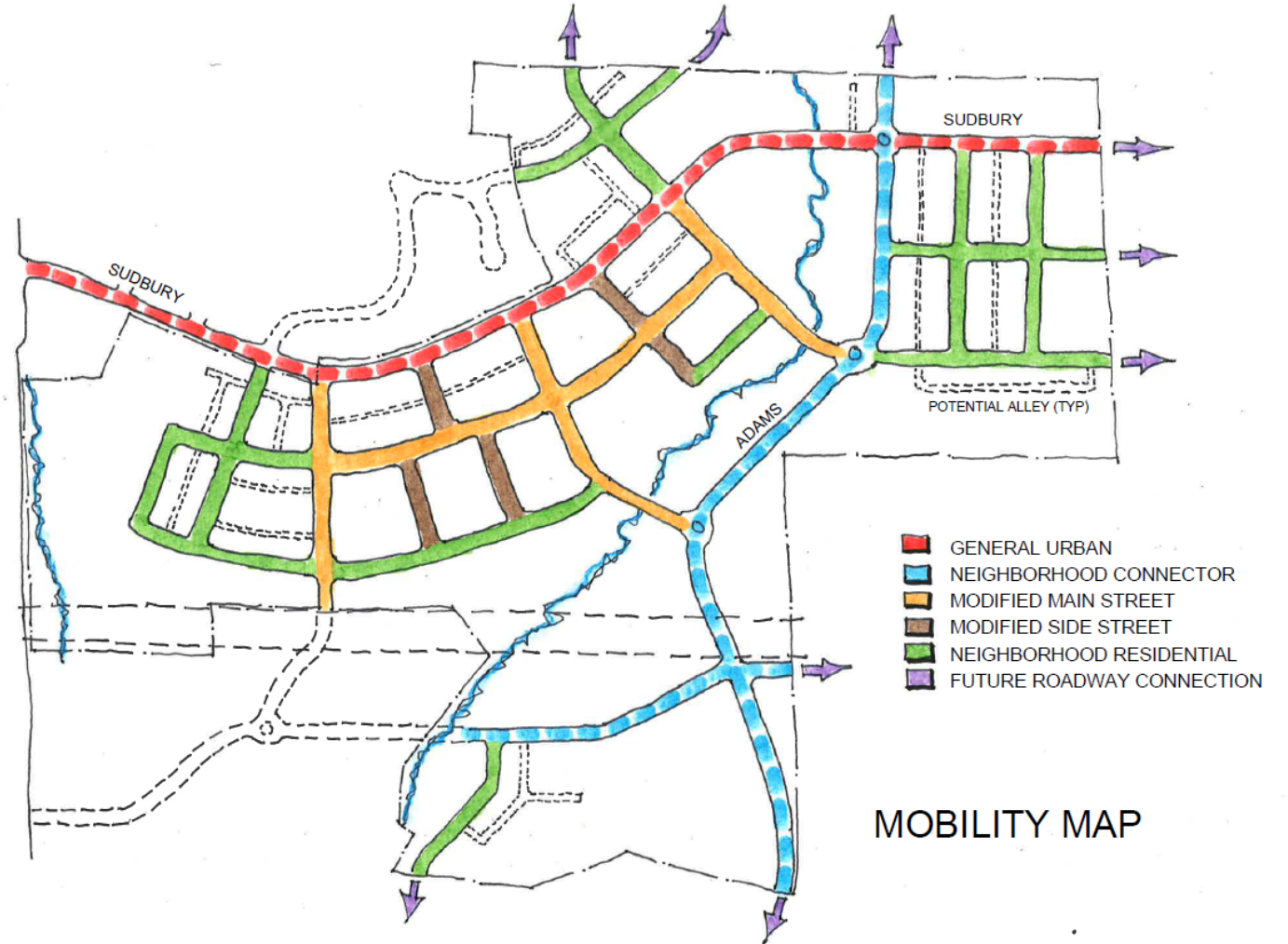
Transition and Incentive Maximums



STREET / BUILDING SITE SECTION

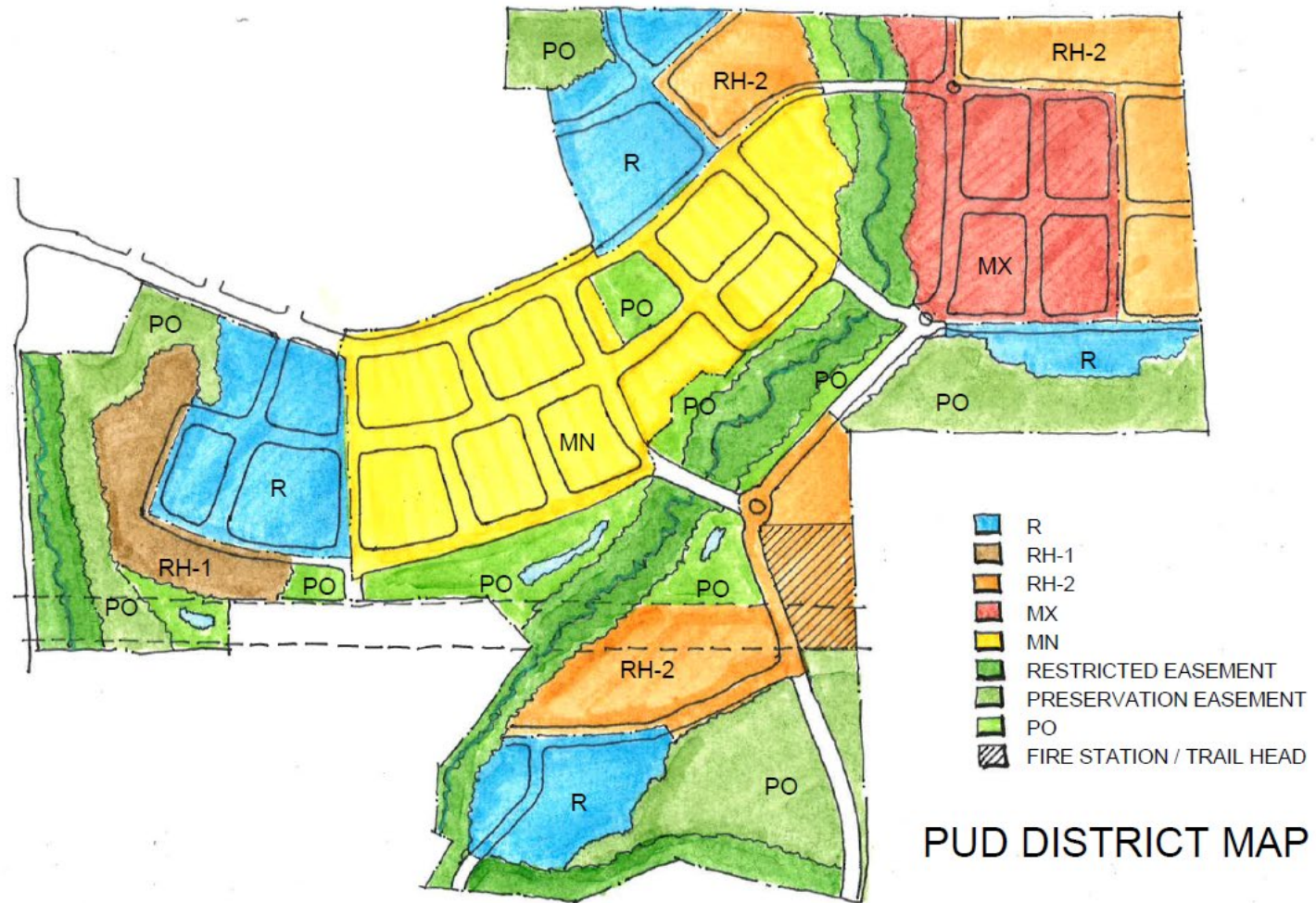
Connectivity and Mobility

In Summit District streets, trails, dedicated bike lanes and pedestrian infrastructure will connect to adjacent transportation infrastructure of the City.

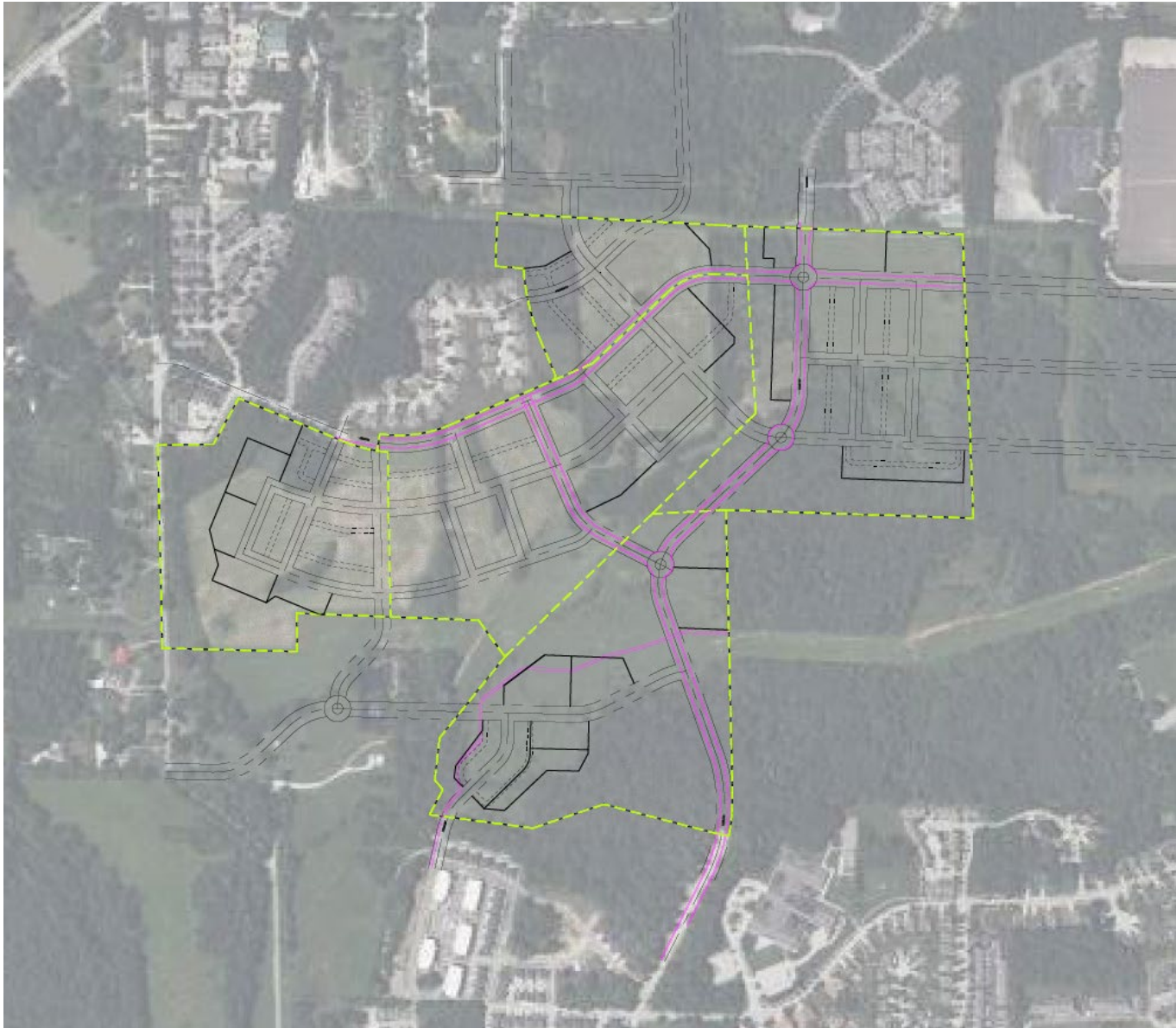


Specific Land Use District

Summit District's specific land uses are designed to provide variety and density, while respecting natural features.



Pedestrian and Bike Access



Connectivity to existing infrastructure and dedicated pedestrian and bike facilities are provided throughout Summit District.

Development Period

The project has an expected building period of 10 years providing units in late 2025 through 2034. Helping to provide the necessary housing for the community over the next decade.

			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	Acres	Units											
Shasta	22.7	550											
Denali	33.3	500											
Everest	37.8	1700											
Sandia	33.1	1100											
Whitney	11.6	400											
	138.5	4250											



Thank you and we look forward
to your questions and feedback