



ECONOMIC DEVELOPMENT COMMISSION Meeting Agenda

**May 20, 2025 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=TMXY1FjbHWYVU5SKyxRCLf2JIJGj1z.1>
Meeting ID: 850 7904 6166
Passcode: 446180

- I. ROLL CALL**
- II. APPROVAL OF MINUTES** - March 2025, June 2024, March 2024
- III. NEW BUSINESS**
 - A. Overview of tax abatement guidelines, review, and approval process
 - B. Overview of abatement economic impacts & compliance
- IV. BUSINESS/GENERAL DISCUSSION**
- V. ADJOURNMENT**

Next meeting: Tuesday, June 17, 2025, 4 PM

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City of Bloomington**Economic Development Commission (EDC)****Meeting Minutes**

Date: March 18, 2025

Time: 4:03 p.m.

Location: McCloskey Conference Room, City Hall & Zoom (Hybrid)

Call to Order

The meeting was called to order at 4:03 p.m. by Commissioner Kurt Zorn. Staff confirmed the meeting was properly noticed in accordance with Indiana's Open Door Law.

Roll Call

Commissioners Present:

- Vanessa McClary
- Isak Asare
- Tim Henke (remote)

Staff Present:

- Jane Kupersmith, Economic & Sustainable Development
- De de la Rosa, Economic & Sustainable Development

Guests (Zoom):

- Margie Rice, Corporation Counsel
- Janine Betsey, Director of Tax Credit Development, Gene B. Glick Company
- Adam Richter, EVP and General Counsel, Gene B. Glick Company
- Pranav Sorte, Student, Indiana University
- Hrushikesh Attarde, Student, Indiana University

Approval of February 2025 Memorandum

Staff clarified that the February 2025 meeting did not have a quorum and thus did not constitute a formal meeting. Legal Counsel advised the Commission to acknowledge the memorandum prepared in place of minutes.

Motion: Motion to accept the February 2025 memorandum with an amendment to title (removing "Meeting Minutes").

Second: Tim Henke

Vote: Motion passed with two votes in favor. One abstention.

Officer Elections

President:

- Motion: Nominate Kurt Zorn as President
- Second: Tim Henke
- Vote: Unanimous approval

Vice President:

- Motion: Nominate Isak Asare as Vice President
- Second: Tim Henke
- Vote: Unanimous approval

Secretary:

- Motion: Nominate Vanessa McClary as Secretary
- Second: Tim Henke
- Vote: Unanimous approval

New Business**A. Resolutions 25-01 and 25-02: PILOT Agreements for Cambridge Square and Henderson Court**

Staff presented a memo recommending approval of two Payment in Lieu of Taxes (PILOT) agreements to preserve and rehabilitate two affordable housing communities: Cambridge Square and Henderson Court.

- **Cambridge Square (153 units, 62+ and differently abled):**
 - Baseline PILOT payment: \$43,605 with a 3% annual escalator
 - 17-year term
 - Estimated total support: \$702,196 (~\$4,500/unit)
- **Henderson Court (150 units, HUD Section 8):**
 - Baseline PILOT payment: \$54,750 with a 3% annual escalator
 - 17-year term
 - Estimated total support: \$1,033,000 (~\$6,887/unit)

Staff emphasized that both projects meet state statute for PILOTs related to affordable housing and include a 45-year affordability commitment backed by legally binding agreements recorded on the properties.

Janine Betsey and Adam Richter of Gene B. Glick Company provided extensive remarks on:

- Scope of rehabilitation (kitchens, mechanicals, safety features, accessibility improvements)
- Temporary resident relocation procedures
- Internal investment of \$4.8 million via sponsor note and deferred fees
- Role of Glick's nationally recognized Service Coordinator Program

- Oversight and compliance mechanisms through the federal tax credit program and pilot agreement default clauses

Commissioners discussed:

- The structure and enforceability of affordability commitments
- Use of the PILOT tool in Indiana and its fiscal impact
- Complementary incentive tools at the local, state, and federal levels

Motion: Motion to approve Resolutions 25-01 and 25-02 recommending PILOT agreements for Cambridge Square and Henderson Court to the Bloomington Common Council

Second: Noted

Vote: Roll call vote conducted

- Tim Henke: Yes
- Vanessa McClary: Yes
- Isak Asare: Yes

Result: Motion passed unanimously

Staff Update on Development Incentive Toolkit

Staff previewed the development of a summary document outlining available local, state, and federal tools to support real estate development and job creation. Commissioners encouraged:

- Mapping tools by legal authority and funding source
- Tracking usage and outcomes of each tool
- Creating GIS layers to visualize layered incentives

The discussion also included references to the Hopewell redevelopment area and the potential to align incentive tools under outcome-based budgeting models.

Adjournment

With no further business, the meeting was adjourned at approximately 5:57 p.m.

Economic Development Commission Meeting Minutes

Date: March 19, 2024

Time: 4:07 PM

Location: McCloskey Conference Room, Bloomington City Hall (Zoom Access Available)

Call to Order

Due to a lack of quorum at the start, the commission waited for an additional member to arrive before proceeding. The meeting was called to order at 4:07 PM.

Roll Call

Present:

- De de la Rosa, Economic and Sustainable Development City Liaison
- Jane Kupersmith, Director of Economic and Sustainable Development
- Isak Asare, City Council
- Cheryl Munson, Monroe County Council
- Larry Allen, Legal Department
- Tim Henke, Commissioner (via Zoom)
- Kurt Zorn, Commissioner
- Vanessa McClary, Commissioner

Approval of Minutes

The minutes from June 2023 were reviewed. A clerical error listing the date as May 2023 was corrected.

- The motion to approve the amended minutes was made by Kurt Zorn and seconded by Cheryl Munson.
- Vote: Unanimously approved.

Election of Officers

The EDC held its annual election of officers for 2024:

- President: Kurt Zorn
 - Nominated by Tim Henke, seconded by Cheryl Munson. Approved unanimously.
- Vice President: Isak Asare
 - Nominated by Cheryl Munson, seconded by Tim Henke. Approved with one dissenting vote.
- Secretary: Cheryl Munson
 - Nominated by Vanessa, seconded by Tim Henke. Approved unanimously.

New Business

Summit District PUD Presentation

Travis Vencil from Summit District Development presented an overview of the planned 140-acre mixed-use development on the southwest side of Bloomington. The development is expected to include 4,250 housing units, pedestrian-friendly infrastructure, and commercial spaces.

- **Housing & Density:** The development will feature affordable housing units at 15%-20% affordability.
- **Infrastructure:** Plans include extending Adam Street and Sudbury Street to improve connectivity.
- **Traffic Study:** An impact study identified necessary intersection improvements at Weimer Road and Second Street.
- **Project Timeline:** The project spans approximately 12 years with phased construction.
- **Public-Private Financing:** The commission discussed potential tax incentives and the possibility of a residential tax increment financing (TIF) district to support infrastructure needs.
- **Commercial Space:** The development is planned with flexibility in retail and commercial offerings, including zoning for a potential grocery store and fueling station.

The EDC will continue discussions regarding potential economic development incentives for the project.

Other Business & General Discussion

Acknowledgment of Former Member Contributions

- The commission formally recognized Malcolm Webb and Geoff McKim for their service on the EDC.
- The minutes will reflect the commission's appreciation for their leadership and contributions.

City & County Coordination

- Commissioner Cheryl Munson emphasized the importance of collaboration between the City of Bloomington and Monroe County to ensure effective economic development policies.
- Discussion included strategies to improve cross-jurisdictional economic planning and coordinated infrastructure investments.

Next Steps & Upcoming Business

- Further discussions on Summit District financing and potential TIF district considerations.
- Review of tax abatement programs and upcoming compliance evaluations.
- Website updates to improve access to economic development incentives.

Adjournment

The meeting was adjourned at 4:51PM. The next meeting is scheduled for April 2024.

City of Bloomington
Economic Development Commission (EDC)
Meeting Minutes
Date: June 4, 2024
Time: 4:04 p.m.
Location: Hybrid (In-person & Zoom)

Call to Order

Commissioner Kurt Zorn called the meeting to order at 4:04 p.m. Staff confirmed that it was properly noticed in accordance with Indiana's Open Door Law.

Roll Call

Commissioners Present:

- Cheryl Munson
- Tim Henke
- Vanessa McClary
- Isak Asare
- Kurt Zorn

Staff Present:

- Jane Kupersmith, City of Bloomington, Economic & Sustainable Development
- Larry Allen, City Attorney
- De de la Rosa, City of Bloomington, Economic & Sustainable Development

Approval of Minutes

Motion: Cheryl Munson moved to approve the April 29, 2024, meeting minutes.

Second: Tim Henke.

Vote: Motion passed unanimously by voice vote.

New Business

A. 2024 Annual Tax Abatement Compliance Review

Staff presented a summary of the City's annual tax abatement compliance review, including:

- Roles and responsibilities: EDC recommends, Council authorizes, Monroe County administers.
- General standards: Eligible projects must result in capital investment and meet at least one of the following: job creation, wage increases, or affordable housing.
- Evaluative criteria: Quality of life, environmental sustainability, affordable housing, community service, and community character.
- Compliance process: Recipients file CF-1 forms annually; ESD compiles a report and EDC forwards recommendations to Council.

Aggregate compliance data was shared:

- **Total anticipated investment:** \$538.7 million
- **Total reported investment to date:** \$220.9 million
- **New and retained jobs:** 2,446
- **Total salaries:** \$95.3 million

Staff noted that the discrepancy between anticipated and actual investment was due to ongoing phasing in large-scale projects like Catalent.

B. Individual Abatement Reviews

1. Southern Knoll (Milestone Ventures):

- 31-unit affordable housing project in partnership with Beacon and LifeDesigns.
- Staff found the project in full compliance with all investment, affordability, and tenant service commitments.

2. Union at Crescent:

- 198-unit mixed-income housing development.
- 160 units affordable; 38 market rate.
- Staff recommended a finding of **substantial compliance** due to a small discrepancy in market-rate unit percentage (19% vs. required 20%).

3. Urban Station:

- Mixed-use project (Chocolate Moose site).
- Reviewed and approved for compliance at the April 29 meeting; included in this report for completeness.

4. Woolery Mill:

- Historic adaptive reuse project.
- Staff recommended a finding of compliance for Phase I; Phase II development is pending and has not triggered benefits.

5. Catalent (Cook Pharmica):

- Three separate abatements (Resolutions 15-06, 19-04, and 22-06).
 - **15-06:** Found compliant.
 - **19-04:** Found **substantially compliant**; minor filing issues pending correction.
 - **22-06:** Found **substantially compliant**; job reductions in 2024 were not within the compliance window, and full compliance is not required until 2027.

6. Retreat at Switchyard:

- 64-unit affordable housing project under construction.

- Informational only; abatement has not yet been activated.

Motion

Motion: Commissioner Isak Asare moved to recommend findings of compliance and substantial compliance as presented in the staff report, including separate findings for each Catalent resolution.

Second: Cheryl Munson

Vote: Motion passed unanimously.

Adjournment

With no further business, the meeting was adjourned at approximately 5:35 p.m.

Economic Development Commission

2024 Tax Abatement Compliance

Economic Development
Commission
(May 20, 2025)

Jane Kupersmith

Director of Economic & Sustainable Development
jane.kupersmith@bloomington.in.gov

Common Council
(June 4, 2025)

Andrea de la Rosa

Assistant Director, Small Business Development
de.delarosa@bloomington.in.gov

Agenda

- **Summary of Tax Abatement Program**
 - Evaluative Criteria and Process
 - Compliance Review Process
- **Economic Impact of Tax Abatements**
 - Residential Abatements - Project Details
 - Mixed Use - Review Project Details
 - Commercial Abatements - Project Details
 - Pending Abatements - Project Details
- **Review of Active PILOTs**

Summary of Tax Abatements - What is a Tax Abatement?

- Temporary reduction property tax liability
- Encourages investment and development in targeted areas
- May apply to:
 - Real property (buildings, land improvements)
 - Personal property (machinery, equipment)
- Applies only to the increase in assessed value

Summary of Tax Abatements - Eligibility

- For a project to be eligible for tax abatement, the area in which it is located must be designated as an Economic Revitalization Area (ERA) or Economic Development Target Area (EDTA) by the City of Bloomington.
- An area must have “become undesirable for or impossible of, normal development and occupancy” because of such factors as “a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property,” in order to become designated as an ERA. (I.C. § 6-1.1-12.1-1)

Summary of Tax Abatements - How they work

- **Phasing-in of new property taxes**
 - All or part of new assessed value exempted from paying property tax
- **Terms from 1 to 10 years (up to 20 years for Personal Property)**
 - Sliding scale from 100% to **no** exemption on the new AV;
 - Designating body may provide an “alternative deduction schedule” (IC 6-1.1-12.1-17)

Evaluative Criteria and Application Process

Authorization Process

- ESD Department
 - Receives Application and Statements of Benefits (IN Form SB-1)
 - Recommendation to EDC
- EDC recommendation to Common Council
 - Economic Revitalization Area
 - Economic Development Target Area, if appropriate
 - Abatement term and schedule
- Common Council
 - Designating resolution
 - Public hearing and confirmatory resolution

Evaluative Criteria and Application Process

- SB-1 sets the baseline for:
 - Assessed value
 - Employment
 - Investment amount
 - Job & wage projections
- Other criteria considered during application process:
 - Affordable Housing
 - Quality of Life
 - Sustainability / Climate Action
 - Community Service
 - Community Character
 - Art, local business, historic preservation

Compliance Review Process

Roles & Responsibilities in Tax Abatement Approvals

- Staff reviews
- EDC Recommends
- Common Council authorizes
- County administers

City of Bloomington General Standards

- Creation of capital investment as an enhancement to the tax base and
 - Significantly increases the amount of full-time, permanent, living-wage jobs;
 - Significantly increases existing wages; or
 - Creates affordable housing units.

Compliance Review Process

Annual Reporting

- Taxpayer submits annual compliance form (IN Form CF-1)
 - CF-1 is filed with County Auditor for deduction administration
 - CF-1 is filed with City Clerk for reporting to Common Council
 - ESD staff compares SB-1 commitments to CF-1 results
- ESD staff works with HAND and other departments to verify compliance with other evaluative criteria
- ESD recommends findings of:
 - Compliance
 - Substantial compliance
 - Noncompliance

Compliance Review Process

- EDC forwards final report to Council for final action
- Council may approve report or individual abatements as compliant or substantially compliant, or
- Council may request hearing for additional information if they wish to consider a finding of noncompliance.

If the designating body determines that the property owner has not substantially complied with the statement of benefits and that the failure to substantially comply was not caused by factors beyond the control of the property owner (such as declines in demand for the property owner's products or services), the designating body shall mail a written notice to the property owner. 6-1.1-12.1-5.9

Economic Impact of Tax Abatements

New real and personal property investment
(Active Abatements only)

	Proposed New Investment (SB-1)	Actual New Investment (CF-1)	Proposed new AV (SB-1)	Actual new AV (CF-1)
Mixed Use	\$11,500,000		\$0	
Commercial RE	\$56,000,000		\$14,200,000	
Commercial PP	\$450,000,000		\$44,000,000	
Residential	\$21,246,130		\$10,960,996	
Total	\$538,746,130		\$69,160,996	

Economic Impact of Tax Abatements–Housing

	Avg %AMI	Resolution # Units	2024 Total AH Units	2024 Total Occupied AH Units
New Urban Station	28.57%	15	15	11 (73%)
Southern Knoll	52%	31	31	22 (87%)
Union at Crescent	20%	102	116	74 (64%)

Southern Knoll / Milestone Ventures *1105 W 3rd St / Resolution 18-09; 18-10*



Southern Knoll / Milestone Ventures

1107 W 3rd St / Resolution 18-09; 18-10

Property Description: A 31-unit 2-story affordable housing complex.

Public Benefits:

- 31 units affordable to households at or below 80% AMI
- 75% of units or 24 units affordable to households at or below 60% AMI
- 7 units set aside as permanent supportive housing.
- 7 units will be set-aside for persons with intellectual or developmental disabilities.

Development Status: Real estate improvements are complete. Property is leased up.

Staff Recommendation: Compliant with tax abatement commitments.

Abatement Type:		Real Property (Affordable Housing)	
Abatement Length, Rate:		10-year, 98% (Year 5 of Abatement)	
	Commitment (SB-1)	Compliance (CF-1)	Staff Evaluation
New RE Investment:	\$4,000,897	\$4,417,937	Compliant
New Employment:	2	2	Compliant
New Salaries:	\$21,632 (\$20.8/hr)	\$44,815 (\$21.5/hr)	Compliant
Assessed Value:	\$1,033,096	\$1,346,100	On target
Units at <80% AMI:	31	31 (87% Occupancy)	Compliant
Units at <60% AMI:	24	24 (92% Occupancy)	Substantially compliant

Union at Crescent *N. Crescent Road / Resolution 17-30*



Union at Crescent

N. Crescent Road / Resolution 17-30

Property Description: A 146-unit, 5-story, multi-family, mixed affordable and market rate housing development within four attached buildings.

Public Benefits:

- No fewer than 102 units allocated to households with incomes at or below 60% of the AMI

Development Status: Real estate improvements are complete.

Staff Recommendation: Compliant with tax abatement commitments.

Residential

Union at Crescent

N. Crescent Road / Resolution 17-30

Abatement Type:		Real Property (Affordable Housing)	
Abatement Length, Rate:		10-year, 100% (Year 6 of Abatement)	
	Commitment (SB-1)	Compliance (CF-1)	Staff Evaluation
New RE Investment:	\$17,245,233	\$24,473,938	Compliant
New Employment:	5	4	Compliant
New Salaries:	\$135,200 (\$13/hr)	\$260,320 (\$31/hr)	Compliant
Assessed Value:	\$9,927,900	9,927,900	On target
Housing Units <60%AMI	102	102 (64% Occupancy)	Not compliant

Mixed Use

Urban Station

401 S. Washington St. / 403 S Walnut St. / Resolution 16-11 & 16-12



Mixed Use

Urban Station (Previously Approved)

401 S. Washington St. / 403 S Walnut St. / Resolution 16-11 & 16-12

Property Description: A 4-story, mixed-use building with 7,000 sq ft of commercial space and 148 bedrooms.

NB: This abatement was reviewed

Public Benefits:

- No fewer than 15 bedrooms will be allocated to households with incomes at or below 80% of the AMI
- Rent for the affordable units may not exceed 85% of the market rate
- Affordability duration of 99 years.

Development Status: Real estate improvements are complete.

Staff Recommendation: Compliant with tax abatement commitments.

Mixed Use

Urban Station 401 S. Washington Street / Resolution 16-12

Abatement Type:	Real Property (Affordable Housing)
Abatement Length, Rate:	10-year, 30% (Year 7 of Abatement)

	Commitment (SB-1)	Compliance (CF-1)	Staff Evaluation
New RE Investment:	\$14,500,000	\$14,500,000	Compliant
Retained Employment:	10	4	Compliant
Retained Salaries:	\$256,256(\$12.32/hr)	\$150,000 (\$18.03/hr)	Compliant
New Employment:	5	0	Compliant
New Salaries:	\$384,384 (\$15.86/hr)		Compliant
Assessed Value:	0	\$16,505,300	On target
Units at <80% AMI	15	15 (73% Occupancy)	Compliant

Woolery Mill Ventures, LLC

Property at 2550 S Breaking A Way / Resolutions 04-02; 13-14



Commercial

Woolery Mill Ventures, LLC

2550 S Breaking A Way / Resolution: 04-02; 13-14

Property Description: Renovation and reactivation of historic limestone mill.

Public Benefits:

- Renovation of an abandoned limestone mill into a mixed use facility (original abatement forecasted 42 apts/condos, 55-room hotel, recreational amenities, event space)
- Rehabilitation to the historic standards of the Secretary of Interior.

Development Status: Woolery Ventures completed Phase I (event space) in May 2019. They have met their investment and construction timeline for Phase I requirements. The property owners continue to work to develop Phase II (condo/hotel) but have been significantly delayed given a variety of market pressures.

Staff Recommendation: Compliant with tax abatement commitments.

Commercial

Woolery Mill Ventures, LLC

Property at 2550 S breaking A Way / Resolution: 04-02; 13-14

Abatement Type:	Real Property
Abatement Length, Rate:	10-year, 50% (Year 5 of Abatement)

	Commitment (SB-1)	Compliance (CF-1)	Staff Evaluation
New RE Investment:	\$6,000,000	\$4,670,977	Substantially Compliant
New Employment:	45	0 New, 60 Retained	Compliant
New Salaries:	\$762,000	\$990,000 (PT - \$15/hr.) (FT - \$20/hr.)	Compliant
Assessed Value:	\$4,200,000	\$3,091,800	On schedule/meets expectation

Catalent Indiana, LLC (Formerly Cook Pharmica)

1300 S Patterson Drive / Resolution 15-06, 19-04



Catalent Indiana, LLC (Formerly Cook Pharmica)

1300 S Patterson Drive / Resolution 15-06, 19-04, 22-06

- Multiple tax abatements covering separate expansion phases and employee growth projections
- Initial abatement with Cook Pharmica, assumed by Catalent Indiana as part of its acquisition
- Real and Personal Property abatements have distinct phases
- Employee growth is blended in Catalent's CF-1's
- CF-1 data reflects total annual payroll and year-end headcount.
- Projected job growth significantly exceeds commitments

Staff Recommendation: 15-04 and 19-06: Compliant with tax abatement commitments.
22-06: Substantially compliant with tax abatement commitments.

Not Yet Active

Retreat at Switchyard

Property at 1730 S Walnut Street / Resolutions 20-21; 20-22



Not Yet Active

Retreat at Switchyard

Property at 1730 S Walnut Street / Resolutions 20-21; 20-22

Property Description: An affordable housing development, which would include 64 units in a five-story building with dedicated first-floor retail space

Public Benefits:

- 48 of 64 housing units (75% of the total units) will be reserved for low to moderate-income residents for a period of 99 years, and the remaining 16 units would be available for lease at the market rate
- Partnering with Stone Belt and will set aside 10 units (of the 48) as housing along with additional service areas within the Project for Stone Belt's clients;
- According to Petitioner's Statement of Benefits, this Project would create two new full-time, permanent jobs with an estimated total annual payroll of \$80,000.00, with the lower starting full-time wage of \$35,000.00 per year.
- **Development Status:** The development will be complete in October 2024.

Staff Recommendation: Informational only

Not Yet Active

Retreat at Switchyard

Property at 1730 S Walnut Street / Resolutions 20-21; 20-22

Abatement Type:	Real Property
Abatement Length, Rate:	10-year, N/a (Year 0 of Abatement)

	Commitment (SB-1)	Compliance (CF-1)
New RE Investment:	\$9,777,112	\$695,200
New Employment:	2	0
New Salaries:	\$80,000	\$0
Assessed Value:	\$1,440,000	\$2,725,300

THANK YOU.

Questions?

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