



City of Bloomington Common Council

Legislative Packet – Addendum

Posted on Wednesday, 4 June 2025

Wednesday, 4 June 2025
Regular Session at 6:30pm



CITY OF BLOOMINGTON COMMON COUNCIL

AGENDA AND NOTICE:
REGULAR SESSION
Wednesday | 6:30 PM
4 June 2025

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

<https://bloomington.zoom.us/j/88329119358?pwd=CC7VcZ52Y41bkyQD7Au21zeYp4HbC3.1>

1. **ROLL CALL**
2. **AGENDA SUMMATION**
3. **MINUTES FOR APPROVAL - None**
4. **REPORTS** *(A maximum of twenty minutes is set aside for each part of this section).*
 - A. Councilmembers
 - B. The Mayor and City Offices
 - a. Environmental Commission Report
 - b. Planning and Transportation Report – UDO Update
 - c. Economic and Sustainable Development Report – Annual Tax Abatement
 - C. Council Committees
 - a. Report from Sidewalk Committee
 - b. Report from Jack Hopkins Social Services Committee
 - D. Public*
5. **APPOINTMENTS TO BOARDS AND COMMISSIONS**

Memo from Clerk Bolden
6. **LEGISLATION FOR SECOND READINGS AND RESOLUTIONS**
 - A. Ordinance 2025-22 – Authorizing and Approving a Payment in Lieu of Taxes (“PILOT”) Agreement with Henderson Court Housing, LP
 - B. Ordinance 2025-21 – Authorizing and Approving a Payment in Lieu of Taxes (“PILOT”) Agreement with Cambridge Square of Bloomington, LP
 - C. Resolution 2025-09 – Authorizing the Allocation of the Jack Hopkins Social Services Program Funds for the Year 2025 and Related Matters

*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 up to three minutes.

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: May 29, 2025

Revised: June 4, 2025

7. **ADDITIONAL PUBLIC COMMENT** * *A maximum of twenty-five minutes is set aside for this section.*
8. **COUNCIL SCHEDULE**
9. **ADJOURNMENT**

Bloomington City Council meetings can be watched on the following websites:

- Community Action Television Services (CATS) – <https://catvstv.net>
- YouTube – <https://youtube.com/@citybloomington>

Background materials and packets are available at <https://bloomington.in.gov/council>

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Posted: May 29, 2025

Revised: June 4, 2025

Economic Development Commission

2024 Tax Abatement Compliance

Economic Development
Commission
(May 20, 2025)

Andrea de la Rosa

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

Common Council
(June 4, 2025)

Jane Kupersmith

Director of Economic & Sustainable Development
jane.kupersmith@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).
- 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 0% 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
- Criteria considered during application process:
 - Creation of full-time jobs or increase in wages
 - Creation of Affordable Housing
 - Quality of Life and Sustainability
 - 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 to EDC:
 - Compliance
 - Substantial compliance
 - Noncompliance

Compliance Review Process

- EDC forwards 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

	Proposed Investment (SB-1)	Actual Investment (CF-1)	AV before Project (SB-1)	Actual Assessed Value * (CF-1)
Mixed Use	\$11,500,000	\$11,500,000	\$346,900**	\$14,761,100
Commercial RE	\$56,000,000	\$4,306,645	\$58,204,800	\$171,052,900
Commercial PP	\$450,000,000	\$208,750,876	\$99,376,790	\$60,690,511
Residential	\$21,246,130	\$2,881,875	\$535,700	\$1,008,320
Total	\$535,746,130	\$227,439,444	\$157,117,290	\$247,512,831

**22-06 PP is still in progress and represents \$340M of the SB-1 Commercial Personal Property.*

*** Not reported on CF-1.*

Economic Impact of Tax Abatements

	New and Retained Jobs		New and Retained Salaries	
	SB1 Planned	CF1 Actual	SB1 Planned	CF1 Actual
Southern Knoll/ Milestone Ventures	2	2	\$21,632	\$44,815
Urban Station	5	4	\$256,256.00	\$150,000.00
Woolery Mill Ventures, LLC	45	60	\$762,000.00	\$990,000.00
	52	66	\$1,039,888	\$1,184,815
Group Total	<i>Total New & Retained Jobs</i>		<i>Actual Avg. New & Retained Salary</i>	
	66		\$17,952	
Catalent Indiana, LLC (Formerly Cook Pharmica) 15-06, 19-04, & 22-06 Consolidated (RP & PP)	4,212	1,811	\$262,828,800	\$157,344,012
	<i>Total New & Retained Jobs</i>		<i>Actual Avg. New & Retained Salary</i>	
	1,811		\$86,882	

- Excludes temporary jobs and corresponding salaries from construction.
- Excludes unknown salary information from some businesses leasing space in mixed-use developments, and commissions/benefits.

Economic Impact of Tax Abatements–Housing

	Avg % AMI	Required by Resolution - # of Units	2024 Total AH Units	2024 Total Occupied AH Units
New Urban Station	28.57%	15 Bedrooms (10 Units)	17 bedrooms (11 Units)	17 bedrooms (113%) (11 Units)
Southern Knoll	52%	31 units	31 units	27 units (87%)
Union at Crescent	19%	102 units	117 units	74 units (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 with 87% occupancy
- 75% of units or 24 units affordable to households at or below 60% AMI with 92% occupancy
- 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.

Staff Recommendation: Substantially Compliant with tax abatement commitments.

Abatement Type:		Real Property (Affordable Housing)	
Abatement Length, Rate:		10-year, 98% (Year 6 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	\$44,815	Compliant
Assessed Value:	\$1,033,096	\$1,346,100	N/A
Units at <80% AMI:	31	31 (87% Occupancy)	Substantially Compliant
Units at <60% AMI:	24	24 (92% Occupancy)	Substantially Compliant

Residential

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



Residential

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:

- Original real estate improvements are complete.
- Currently 43 units occupied with an average AMI of 19%
- No vacancy reported in AH units in 2023 report
- Property management reverted back to the developer, The Annex Group
- Letter states that Annex Group is in process of implementing a turnaround strategy
- Improvements will be complete by Sept/Oct of 2025
- Goal of at least 102 affordable units restored by Oct/Nov 2025

Staff Recommendation: Noncompliant 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	Substantially Compliant
New Salaries:	\$135,200 (\$13/hr)	\$260,320 (\$31/hr)	Compliant
Assessed Value:	\$9,927,900	\$8,737,100	N/A
Housing Units <60%AMI	102	102 (64% Occupancy or 72 units)	Noncompliant

Mixed Use

Urban Station

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



Mixed Use

Urban Station

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.

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: Substantially 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, 20% (Year 8 of Abatement)

	Commitment (SB-1)	Compliance (CF-1)	Staff Evaluation
New RE Investment:	\$11,500,000	\$14,500,000	Compliant
Retained Employment:	10	4	Substantially Compliant
Retained Salaries:	\$256,256 (\$12.32/hr)	\$150,000 (\$18.03/hr)	Substantially Compliant
New Employment:	5	2	Substantially Compliant
New Salaries:	\$384,384 (\$15.86/hr)	\$64,480 (\$15.50/hr)	Substantially Compliant
Assessed Value:	\$346,900	\$16,505,200	N/A
Units at <80% AMI	15 bedrooms/10 units	17 bedrooms/11 units (100% Occupancy)	Compliant

Woolery Mill Ventures, LLC

Property at 2550 S Breaking A Way / Resolutions 04-01; 13-14



Commercial

Woolery Mill Ventures, LLC

2550 S Breaking A Way / Resolution: 04-01; 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: Substantially Compliant with tax abatement commitments.

Commercial

Woolery Mill Ventures, LLC

Property at 2550 S breaking A Way / Resolution: 04-01; 13-14

Abatement Type:	Real Property
Abatement Length, Rate:	10-year, 50% (Year 6 of Abatement)

	Commitment (SB-1)	Compliance (CF-1)	Staff Evaluation
New RE Investment:	\$6,000,000	\$4,306,645	Substantially Compliant
New Employment:	45	60	Compliant
New Salaries:	\$762,000	\$990,000 (PT - \$15/hr.) (FT - \$20/hr.)	Compliant
Assessed Value:	\$4,200,000	\$3,091,800	N/A

Catalent Indiana, LLC (Formerly Cook Pharmica)

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



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.

Catalent Indiana, LLC (Formerly Cook Pharmica)

1300 S Patterson Drive / Resolution 15-06

Property Description: Investment in building improvements, machinery and equipment in order to expand its capacity to formulate, fill and finish (package) vials and syringes.

Abatement Type:	Personal Property
Abatement Length, Rate:	10-year, 70% (Year 7 of Abatement)

	Commitment (SB-1)	Compliance (CF-1)	Staff Evaluation
New PP Investment:	\$25,000,000	\$31,859,287	Compliant
Assessed Value:	\$10,000,000	\$9,557,786	N/A

Commercial

Catalent Indiana, LLC (Formerly Cook Pharmica)

1300 S Patterson Drive / Resolution 19-04

Property Description: Phase 1: Build out 15,000 ft of manufacturing space to expand packaging capacity and to support new specialized device assembly.

Abatement Type:		Real Estate and Personal Property	
Abatement Length, Rate:		RE: 10-year, 80% (Year 4 of Abatement) PP: 10-year, 95% (Year 5 of Abatement)	
	Commitment (SB-1)	Compliance (CF-1)	Staff Evaluation
New RE Investment:	\$40,000,000	\$119,944,956	Compliant
New PP Investment:	\$85,000,000	\$107,485,476	Compliant
RP Assessed Value:	\$10,000,000	\$52,258,400	NA
PP Assessed Value:	\$34,000,000	\$32,340,882	NA

Catalent Indiana, LLC (Formerly Cook Pharmica)

1300 S Patterson Drive / Resolution 22-06

Property Description: Expanded drug substance capacity in Building A (Parcel 1); expanded drug product fill/finish capacity, additional quality control lab space, and expanded packaging capacity in Building B (Parcel 1); expanded packaging capacity and additional cold storage in Building D (parcel 5); and the development of surface parking at the former IMI parcel.

Abatement Type:	Real Estate and Personal Property
Abatement Length, Rate:	RE: 10-year, 100% (Year 2 of Abatement) PP: 20-year, 100% (Year 2 of Abatement)

	Commitment (SB-1)	Compliance (CF-1)	Staff Evaluation
New RE Investment:	\$10,000,000	\$34,697,692	Compliant
New PP Investment:	\$340,000,000	\$69,421,984	Substantially Compliant
RP Assessed Value:	\$2,843,400*	\$72,599,900	N/A
PP Assessed Value:	N/A*	\$20,826,595	Not Available

Catalent Indiana, LLC (Formerly Cook Pharmica) *1300 S Patterson Drive / Resolution 15-06, 19-04, 22-06*

	Resolution 15-06	CF-1	Resolution 19-04	CF-1	Resolution 22-06	CF-1
Retained Employment:	550	550	839	839	3,212	1,811
New Employment:	70	1,261	200	972	1,000	0
Total Employment:	620	1,811	1,039	1,811	4,212	1,811

Commercial

Catalent Indiana, LLC (Formerly Cook Pharmica) 1300 S Patterson Drive / Resolution 15-06, 19-04, 22-06

	Resolution 15-06	CF-1	Resolution 19-04	CF-1	Resolution 22-06	CF-1
Retained Salaries:	\$31,000,000	\$31,000,000	\$43,926,000	\$43,926,000	\$200,428,800	\$157,344,012
New Salaries	\$3,200,000	\$126,344,012	\$13,312,000	\$113,418,012	\$62,400,000	\$0
Total Salaries:	\$34,200,000	\$157,344,012	\$57,238,000	\$157,344,012	\$262,828,800	\$157,344,012
Total Employment:	620	1,811	1,039	1,811	4,212	1,811
Avg. Salaries:	\$55,161 (\$26.5/hr.)	\$86,881 (\$41.77/hr.)	\$55,090 (\$26.5/hr.)	\$86,881 (\$41.77/hr.)	\$62,400 (\$30/hr)	\$86,881 (\$41.77/hr.)

Catalent Indiana, LLC (Formerly Cook Pharmica) *1300 S Patterson Drive / Resolution 15-06, 19-04, 22-06*

Rationale for Staff Recommendation of Substantial Compliance

- Personal Property capital investments for 15-06 exceed commitments
- Personal Property investments for 19-04 exceed commitments
 - Real Property abatement has not been activated
- Real and Personal Property investments for 22-06 are in process and meet the level of commitment per the MOU. (That is, capital investments have been made, and the company has until 2027 to complete)
- CF-1 data reflects total annual payroll and year-end headcount.

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 21-20; 21-21

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:** Under construction

Staff Recommendation: Informational only

Not Yet Active

Retreat at Switchyard

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

Abatement Type:		Real Property	
Abatement Length, Rate:		10-year, N/a (Year 0 of Abatement)	
	Commitment (SB-1)	Compliance (CF-1)	Staff Evaluation
New RE Investment:	\$9,777,112	\$18,755,986 (as of 4/25) \$23,272,235 (projected through completion)	Informational only
New Employment:	2	0	Informational only
New Salaries:	\$80,000	\$0	Informational only
Assessed Value:	\$1,440,000	\$1,522,900	Informational only

PILOTS

	Legislation	Overview	Status
Evergreen Village 3607 S. Heirloom Dr.	Ord. 16-18	115 unit, residential care (assisted living) facility for residents at 60% AMI or below. Requires compliance with Living Wage Ordinance. Term is tied to IHCD extended use agreement.	2025 payment received
Countryview 2500 S. Rockport Rd.	Ord. 22-29	30 Years. 206 units; 60% AMI and below.	2025 payment not yet received*
Cambridge Square 307 N. Pete Ellis Dr.	Proposed Ord. 25-01	17 years; 153, 1-BR units; serving residents 62+ or differently abled; 60% AMI and below.	Common council vote on 06-04-25
Henderson Court 2475 S. Winslow Ct.	Proposed Ord. 25-02	17 years; 150 units; 1-, 2-, and 3-bedrooms; HUD Section 8 HAP; 60% AMI.	Common council vote on 06-04-25

THANK YOU.

Questions?

Jane Kupersmith

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

Andrea “De” de la Rosa

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



City of Bloomington Indiana

City Hall | 401 N. Morton St. | Post Office Box 100 | Bloomington, Indiana 47402

Office of the Common Council | (812) 349-3409 | Fax: (812) 349-3570 | email: council@bloomington.in.gov

MEMO FROM COUNCIL OFFICE:

To: Members of the Common Council

From: Lisa Lehner, Council Administrator/Attorney

Date: June 4, 2025

Re: Disclosure of Conflict of Interest with respect to Jack Hopkins Social Services Committee

Recommendation

I recommend that the Council accept the Uniform Conflict of Interest Disclosure Statements ("Disclosure Statements"), attached, submitted by two (2) members of the Jack Hopkins Social Services Committee (the "Committee") prior to the consideration of Resolution 2025-09, because the Committee is a committee of the Common Council and because the Council potentially will approve the Committee's recommendation tonight.

Summary

This Memorandum provides background information regarding the Disclosure Statements. The Committee has sought individuals with substantive social service experience to serve on the Committee in order to add valuable expertise and real-world perspective to the Committee. In 2025 two (2) such social service professionals have served as volunteer members of the Committee while having relationships with two grant applicants - South Central Community Action Program ("SCCAP") and New Leaf New Life. The Committee voted to include these two agencies in its recommendation of funding allocations; however, the two Committee members did not participate in the discussion or vote with respect to the agency with which they have the relationship. Additional safeguards were taken as explained below.

Uniform Conflict of Interest Disclosure Statement

In an abundance of caution and to avoid any appearance of impropriety, these two (2) members have completed and submitted the Disclosure Statements, disclosing that they each work for an agency which submitted a grant application to the Committee. The Disclosure Statements offer an opportunity for these members to describe that they will not derive a benefit from any grant award to the agencies with whom they have relationships. The Disclosure Statements reflect that the members have no pecuniary interest in the grant applications or any subsequent award or funding agreement. They have no ownership interest in the agency which submitted the application such that they will not receive a financial benefit from any grant award or funding agreement. Their employment and/or relationship with the agency is not tied or dependent upon a grant award from the Committee to the agency. The relationships will continue independently of a funding allocation by the Committee.

In addition to the Disclosure Statement, each member described his or her relationship in at least 2 public meetings of the Committee. Agency applications were individually scored

**City of Bloomington Indiana**

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and the two (2) members refrained from scoring the agency with whom they have a relationship. The members exited meetings and did not participate in any discussion of such scoring or funding allocation for the agency with whom they have a relationship. Likewise, the members did not participate in the vote on the agency with whom they have a relationship. The Committee held 3 votes on its recommendation as a result – one on the grant allocation of SCCAP without the affiliated Committee member, one on the grant allocation of New Leaf New Life without the affiliated Committee member, and one on all remaining grant allocations with all Committee members.

Arguably, the submission of the Disclosure Statement is not required. However, the Disclosure Statements provide an opportunity to explain and to clarify the nature of the relationships of these members and to make clear the absence of any pecuniary interest or profit derived by the members from any grant award or funding agreement by the Committee.

Contact

Lisa Lehner, Council Administrator / Attorney, lisa.lehner@bloomington.in.gov, (812)349-3562



UNIFORM CONFLICT OF INTEREST DISCLOSURE STATEMENT

State Form 54266 (R2 / 6-15) / Form 236
STATE BOARD OF ACCOUNTS

Indiana Code 35-44.1-1-4

A public servant who knowingly or intentionally has a pecuniary interest in or derives a profit from a contract or purchase connected with an action by the governmental entity served by the public servant commits conflict of interest, a Class D Felony. A public servant has a pecuniary interest in a contract or purchase if the contract or purchase will result or is intended to result in an ascertainable increase in the income or net worth of the public servant or a dependent of the public servant. "Dependent" means any of the following: the spouse of a public servant; a child, stepchild, or adoptee (as defined in IC 31-9-2-2) of a public servant who is unemancipated and less than eighteen (18) years of age; and any individual more than one-half (1/2) of whose support is provided during a year by the public servant.

The foregoing consists only of excerpts from IC 35-44.1-1-4. Care should be taken to review IC 35-44.1-1-4 in its entirety.

1. **Name and Address of Public Servant Submitting Statement:** Eddy Riou, Jr.
3651 N Kinser Pike, Bloomington, IN 47404
2. **Title or Position With Governmental Entity:** Jack Hopkins Committee Member
3. a. **Governmental Entity:** Jack Hopkins Social Service Committee
b. **County:** Monroe
4. **This statement is submitted (check one):**
a. ☐ as a "single transaction" disclosure statement, as to my financial interest in a specific contract or purchase connected with the governmental entity which I serve, proposed to be made by the governmental entity with or from a particular contractor or vendor; or
b. ☒ as an "annual" disclosure statement, as to my financial interest connected with any contracts or purchases of the governmental entity which I serve, which are made on an ongoing basis with or from particular contractors or vendors.
5. **Name(s) of Contractor(s) or Vendor(s):** South Central Community Action Program (SCCAP)
6. **Description(s) of Contract(s) or Purchase(s)** *(Describe the kind of contract involved, and the effective date and term of the contract or purchase if reasonably determinable. Dates required if 4(a) is selected above. If "dependent" is involved, provide dependent's name and relationship.):*
SCCAP has applied for a grant through the Jack Hopkins Social Services Grant Program for 2025. I am the Executive Director. I did not write the grant.
Individually, I have no financial interest in the grant application or award. I do not have ownership interest in SCCAP, and
I won't receive a portion of the grant proceeds if awarded. My employment is not dependent upon the grant, and will be employed
whether or not the grant is awarded. In addition, I am not compensated as a member of the Jack Hopkins Committee.

7. **Description of My Financial Interest** *(Describe in what manner the public servant or "dependent" expects to derive a profit or financial benefit from, or otherwise has a pecuniary interest in, the above contract(s) or purchase(s); if reasonably determinable, state the approximate dollar value of such profit or benefit.):*

(Attach extra pages if additional space is needed.)

8. **Approval of Appointing Officer or Body** *(To be completed if the public servant was appointed by an elected public servant or the board of trustees of a state-supported college or university.):*

I (We) being the Chair of the Jack Hopkins Social Services Committee of
(Title of Officer or Name of Governing Body)
of Common Council of the City of Bloomington and having the power to appoint
(Name of Governmental Entity)

the above named public servant to the public position to which he or she holds, hereby approve the participation to the appointed disclosing public servant in the above described contract(s) or purchase(s) in which said public servant has a conflict of interest as defined in Indiana Code 35-44.1-1-4; however, this approval does not waive any objection to any conflict prohibited by statute, rule, or regulation and is not to be construed as a consent to any illegal act.

Isak Asare

Chair + Common Councilmember

Elected Official

Office

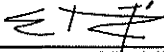
9. **Effective Dates** *(Conflict of interest statements must be submitted to the governmental entity prior to final action on the contract or purchase.):*

April 28th, 2025

Date Submitted (month, day, year)

Date of Action on Contract or Purchase (month, day, year)

10. **Affirmation of Public Servant:** This disclosure was submitted to the governmental entity and accepted by the governmental entity in a public meeting of the governmental entity prior to final action on the contract or purchase. I affirm, under penalty of perjury, the truth and completeness of the statements made above, and that I am the above named public servant.

Signed: 
(Signature of Public Servant)

Date: April 28th, 2025
(month, day, year)

Printed Name: Eddy Riou, Jr.
(Please print legibly.)

Email Address: eddy@insccap.org

Within fifteen (15) days after final action on the contract or purchase, copies of this statement must be filed with the State Board of Accounts by uploading it here https://gateway.ifionline.org/sboa_coi/ which is the preferred method of filing, or by mailing it to the State Board of Accounts, Indiana Government Center South, 302 West Washington Street, Room E418, Indianapolis, Indiana, 46204-2765 and the Clerk of the Circuit Court of the county where the governmental entity took final action on the contract or purchase.



UNIFORM CONFLICT OF INTEREST DISCLOSURE STATEMENT

State Form 54266 (R2 / 6-15) / Form 236
STATE BOARD OF ACCOUNTS

Indiana Code 35-44.1-1-4

A public servant who knowingly or intentionally has a pecuniary interest in or derives a profit from a contract or purchase connected with an action by the governmental entity served by the public servant commits conflict of interest, a Class D Felony. A public servant has a pecuniary interest in a contract or purchase if the contract or purchase will result or is intended to result in an ascertainable increase in the income or net worth of the public servant or a dependent of the public servant. "Dependent" means any of the following: the spouse of a public servant; a child, stepchild, or adoptee (as defined in IC 31-9-2-2) of a public servant who is unemancipated and less than eighteen (18) years of age; and any individual more than one-half (1/2) of whose support is provided during a year by the public servant.

The foregoing consists only of excerpts from IC 35-44.1-1-4. Care should be taken to review IC 35-44.1-1-4 in its entirety.

1. **Name and Address of Public Servant Submitting Statement:** Nordia McNish
1494 W Woodhill Dr, Bloomington IN, 47403
2. **Title or Position With Governmental Entity:** Member of the JHSS Committee
3. a. **Governmental Entity:** Jack Hopkins Social Service Committee
b. **County:** Monroe
4. **This statement is submitted (check one):**
a. ☐ as a "single transaction" disclosure statement, as to my financial interest in a specific contract or purchase connected with the governmental entity which I serve, proposed to be made by the governmental entity with or from a particular contractor or vendor; or
b. ☒ as an "annual" disclosure statement, as to my financial interest connected with any contracts or purchases of the governmental entity which I serve, which are made on an ongoing basis with or from particular contractors or vendors.
5. **Name(s) of Contractor(s) or Vendor(s):** New Leaf New Life
6. **Description(s) of Contract(s) or Purchase(s)** *(Describe the kind of contract involved, and the effective date and term of the contract or purchase if reasonably determinable. Dates required if 4(a) is selected above. If "dependent" is involved, provide dependent's name and relationship.):*

As a member of the board of directors for New Leaf New Life I also supervise Bachelors of Social Work students placed at the agency by the Indiana University School of Social Work.

I am compensated for that role of supervisor by the agency New Leaf New Life. My compensation is not contingent on the grant that is in question.

I will receive compensation from the agency whether or not New Leaf New Life receives a grant award from JHSSF because my relationship with the agency is independent of any grant award from JHSSF. The relationship I have with New Leaf New Life will continue whether or not the agency receives an award from Jack Hopkins Social Service Fund. As an individual I will not receive money or financial benefit if NLNL receives a grant award from the JHSSF.

7. **Description of My Financial Interest** (Describe in what manner the public servant or "dependent" expects to derive a profit or financial benefit from, or otherwise has a pecuniary interest in, the above contract(s) or purchase(s); if reasonably determinable, state the approximate dollar value of such profit or benefit.):

N/A

(Attach extra pages if additional space is needed.)

8. **Approval of Appointing Officer or Body** (To be completed if the public servant was appointed by an elected public servant or the board of trustees of a state-supported college or university.):

I (We) being the Chair of the Jack Hopkins Social Services Committee of
(Title of Officer or Name of Governing Body)

Common Council of the City of Bloomington and having the power to appoint
(Name of Governmental Entity)

the above named public servant to the public position to which he or she holds, hereby approve the participation to the appointed disclosing public servant in the above described contract(s) or purchase(s) in which said public servant has a conflict of interest as defined in Indiana Code 35-44.1-1-4; however, this approval does not waive any objection to any conflict prohibited by statute, rule, or regulation and is not to be construed as a consent to any illegal act.

Isak Asare

Chair + Common Councilmember

Elected Official

Office

9. **Effective Dates** (Conflict of interest statements must be submitted to the governmental entity prior to final action on the contract or purchase.):

4/28/25
Date Submitted (month, day, year)

Date of Action on Contract or Purchase (month, day, year)

10. **Affirmation of Public Servant:** This disclosure was submitted to the governmental entity and accepted by the governmental entity in a public meeting of the governmental entity prior to final action on the contract or purchase. I affirm, under penalty of perjury, the truth and completeness of the statements made above, and that I am the above named public servant.

Signed: 
(Signature of Public Servant)

Date: 04/28/2025
(month, day, year)

Printed Name: Nordia McNish
(Please print legibly.)

Email Address: nmcnish@alumnni.iu.edu

Within fifteen (15) days after final action on the contract or purchase, copies of this statement must be filed with the State Board of Accounts by uploading it here https://gateway.ifionline.org/sboa_coi/ which is the preferred method of filing, or by mailing it to the State Board of Accounts, Indiana Government Center South, 302 West Washington Street, Room E418, Indianapolis, Indiana, 46204-2765 and the Clerk of the Circuit Court of the county where the governmental entity took final action on the contract or purchase.