

In the Council Chambers of the Showers City Hall on Wednesday, May 20, 2015 at 7:30 pm with Council President Dave Rollo presiding over a Regular Session of the Common Council.

COMMON COUNCIL  
REGULAR SESSION  
May 20, 2015

Roll Call: Rollo, Ruff, Volan, Granger, Sturbaum, Neher, Spechler, Mayer  
Absent: Sandberg

ROLL CALL

Council President Rollo gave the Agenda Summation

AGENDA SUMMATION

There were no minutes to be approved at this meeting.

APPROVAL OF MINUTES

Marty Spechler said that the Plan Commission had recently granted a variance to the Graduate hotel proposed on E. Kirkwood for height restrictions. He said most people felt the hotel was too large for the streetscape, and noted that the Plan Commissioners didn't consult with the elected officials before their vote. He said the council presently had no authority to change this decision, but that the council intended to take action to prevent this type of 'mistake' by the Plan Commission, unelected officials, in the future.

REPORTS

- COUNCIL MEMBER

Spechler noted a possible problem with a liquor license being granted to the hotel because the three churches in the area had the ability to protest the issuance of a liquor license due to their proximity to the site.

Steve Volan, noting Spechler's comments, explained that the state legislature recently changed the restrictions on alcohol permits to allow houses of worship to waive their right of close proximity to establishments selling alcohol instead of what was formerly an outright prohibition of selling alcohol in these areas. He noted that this should have been known by the developer, because at this point in the process the churches had the choice as to whether the state would issue that permit or not.

Volan said that if he were on the Plan Commission, he would not have thought to check with the council regarding his vote. He said that years ago the council gave blanket authority to the plan commission to waive height requirements and that the council should act to revoke this authority immediately. He said he would be active in this measure.

Tim Mayer said he attended the dedication of the first two homes in the new Habitat for Humanity neighborhood. He was struck by the hospitality of one of the two homeowners who invited everyone to her front porch which she called the 'front porch for the whole neighborhood.' She offered to serve coffee or iced tea, depending on the season. He lauded Habitat for their work in this new neighborhood.

Beverly Calendar Anderson, Director of the Community and Family Resources Department, introduced Rafi Hasan, Safe and Civil City Director.

- The MAYOR AND CITY OFFICES

Hasan told a little of his background and said he was eager to work to make Bloomington a safe and civil city.

Spechler thanked Hasan for his invitation to meet with him.

There were no reports from council committees at this meeting.

- COUNCIL COMMITTEES

President Rollo called for public comment, and there was none.

- PUBLIC

It was moved and seconded to appoint Chad Roeder and Andy Marrs to the Environmental Commission.

APPOINTMENTS TO BOARDS  
AND COMMISSIONS

The appointments were approved by a voice vote.

It was moved and seconded that Resolution 15-14 be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis, giving the committee recommendation of do pass 8-0-1.

LEGISLATION FOR SECOND  
READING AND RESOLUTIONS

It was moved and seconded that Resolution 15-14 be adopted.

Mayor Mark Kruzan said the administration was prepared to answer any questions the council members had after the committee discussion of the previous week. He noted the web address for all the background materials for the bond issue.

Kruzan said the proposal was the culmination of months of preparation and years of prioritization. He said the staff was committed to the projects and also appreciative of the council's comments regarding various projects and the work that had gone into them so far.

Spechler asked when the council could expect substantial work on the Switchyard Park. Mick Renneisen said the master plan was available online for all to see. He noted that there would be approximately a two year window for completion of the Park after design, bidding, prioritization of the projects included in the bond, and the sale of the bonds. Spechler asked if late in 2016 was a reasonable time for construction to begin. Renneisen said it was.

Spechler asked how much was collected yearly from TIFs at the present time and if it was enough money to service the debt of the bonds. Controller Jeff Underwood said from 2008 through 2014 total TIF revenues collected in the Consolidated TIF was \$40,118,000. He noted the 2014 revenue was \$7,445,403. He said these figures were used by the consultants as the basis for the projections for the bonds -- the size and coverage. Underwood said the debt service on the bond proposal would be about \$3M per year.

Volan asked about using bond revenue versus using TIF revenue for certain projects. Underwood said no individual TIF would be able to bond and fund the Switchyard Park project because it was too large. He added that there were some projects that could not be finished in one year and would take a portion of revenues over a two to three year period. He said these two things necessitated this proposal's flexibility in financing.

In response to Volan's question on using TIF funds versus borrowing for projects, Underwood said that most of the city work was paid for by TIF revenues from 2009-2013. He added that bonds worth \$12M were sold to acquire the Certified Tech Park and help demolish some of the old buildings there, in addition to some ongoing projects. He said the consolidated TIF fund had a balance of \$15M which he called 'healthy' which would be used to fund other projects on the list. He said a combination of existing revenues, cash on hand and revenues that would come in over time would be used on projects.

Sturbaum asked about doing smaller projects that would culminate in the large park rather than planning and financing it all at once. He asked if smaller TIF amounts could be looked at the same way, rather than handling a huge amount at one time. Underwood said the choice was to not issue bonds and use a pay-as-you-go system or issue one large bond. He said the latter would allow the city to have an additional up front sum of \$25M for projects, and also allow for the maximizing of cash on hand and excess revenues. He said it was not a good practice to issue bonds annually because of the issuance cost and payback issues.

Sturbaum said he wanted to hear from Parks and Recreation regarding phasing and financing.

Mick Renneisen said the Switchyard Park was designed to be a four phase project. He said the B-line was planned as a three phase project and ended up being two, which saved one set of mobilization and demobilization costs. He also said that the impact of the B-line on the community (\$75M of investment within a half mile of the trail) happened four years earlier than if it had been a three phase plan. He said private development surrounding the Switchyard Park would enhance the area and quality of life for citizens, and the sooner the four phases could begin the sooner public dollars could be of use developing and enhancing the area.

Resolution 15-14 - A Resolution Approving the Issuance of Bonds of the Bloomington Redevelopment District, Acting in the Name of the City of Bloomington, Indiana, in an Amount Not to Exceed \$48,000,000 to Finance Acquisition and Construction of Certain Improvements in the Bloomington Consolidated Economic Development Area

Resolution 15-14 (cont'd)

Renneisen said the cost of labor and materials would only go up over time, and it was less expensive to not have a contractor repeatedly on and off site. He added, regrettably, the present situation with common construction wage made it cheaper to build now.

Sturbaum asked what percentage of the park project could be achieved within a 3-5 year period. Renneisen said 75% - 90% of the project might be completed. He said there needed to be remediation of ash and cinders on the property and that should be done at one time, rather than in phases.

Rollo asked what would happen with economic downturns and contractions. He asked if the city had experienced any revenue declines in the TIF during the recession of 2008-2010, and if Underwood had considered effects of any related contractions of revenues to the TIF fund in this proposal.

Underwood said a conservative approach was taken for coverage of the bond. He described approaches that would account for downturns or stagnation in revenue streams and still allow the city to cover existing debt and continue to provide funds for ongoing projects.

Rollo noted that development in the Tech Park and in the TIF would add to the assessed value and thus bring in more revenue, but Underwood chose to not include this in his conservative calculations. Underwood said there would be increased growth, but wanted to make sure that there were sufficient funds to pay the debt and to have the projects developed. He said there would be growth in those revenue streams.

Volan asked what the amount of savings with one larger bond issued now rather than multiple smaller bonds issued over time. Underwood said that rates would most likely raise by 50 basis points in the near future. He showed a slide that took this into effect with a \$10M bond issued in June 2015 and a \$30M bond issued in June 2016. He said that that scenario would cost \$2.1M in additional costs to bifurcate the bond issue. He said the savings in interest would be over \$1.5M.

Ruff asked for an example of a community that had issued bonds less conservatively.

Herschell Frierson, counsel from Crow Horwath said some other areas had less flexibility and tighter coverage of the debt.

Mayor Mark Kruzan clarified an earlier statement by saying that in his remaining time in office there would not be savings based on the change in common construction wage law. He said the city would continue to pay the wage prior to the change in law. He said that he hoped the council would hold future administrations to the same concept of trying to preserve the middle class.

Kruzan said he wanted to credit the council, and the preceding councils, with not listening to naysayers who cautioned against the financial expenses associated with the Buskirk Chumley Theater, the purchase of the Sportsplex, and the expansion of the water treatment plant. He said that in the last decade the city had faced down the recession to invest in itself, never backing down from investing in community priorities. He said the police and fire training facility, the B-Line, the Bloomington Entertainment and Arts District (BEAD), hundreds of acres of green space, the downtown transit hub and dispatch center, the Walnut and South Rogers streetscapes, a nationally recognized trail system and the water treatment plant were examples of these things that would serve generations into the future. He said the confidence and commitment of the council now would help finance a world-class Switchyard Park, an expansion of the downtown driven by the community's vision.

He said during his time in office, the council had stood as one that asked extremely difficult questions and that took a cautious approach. He said that this proposal was a chance for a 'once in a lifetime opportunity' rather than a missed opportunity. He said that he appreciated all the council had done to improve the quality of Bloomington making it a better place to live.

Kruzan said the proposal would allow for long time funding priorities of the community, but also would maintain flexibility within the funding. He

said the project list was not a firm list, but would reflect community priorities moving forward. He also said the proposal preserved cash and bonding capability for future years.

Public comment:

Larry Jacobs, Chamber of Commerce, said that 900 businesses were members of the organization. He thanked the council and Redevelopment Commission on their behalf. He said TIFs were important tools for local government to leverage funds for reinvesting within the TIF districts. He said that with changes that the General Assembly put into place, it was imperative for the city and county to act quickly or risk losing the funding option for the community and its investments. He said the Chamber was supportive of moving forward with extending the consolidated TIF through a bond at this time, recognizing that to do otherwise would jeopardize the ability to make investments in many projects that the community would like to see.

Jacobs said some members were concerned with the amount of the bond, even though the projects had general merit, adding that it was difficult for some to feel comfortable with the large amount. He noted that the Chamber acknowledged that the vote at this time was for the size of the bond, and not the list of projects as described. He said the Chamber supported bonding at this time, and would not like to see a TIF sunset prematurely without providing options to the community. He added that the Chamber would be presenting input on the projects as they moved forward.

Laurel Cornell, homeowner on South Rogers Street, resident of the Prospect Hill Neighborhood and Chair of the City of Bloomington's Tree Commission, was in favor of the TIF funding. She said it was an important economic development tool. She said the strength of the community was the strong economic development policies that had been pursued over the last several decades, which included innovative activities from the Parks Department. She asked for approval of the proposal.

Council comments:

Spechler said a large single bond issue approved at this time would allow for the best planning of all projects. He said if the staff was unsure that the funding was available, the planning would be uncertain and would have to take a variety of possibilities into account and would be more complicated. He said the large bond issue would make planning easier projects completed sooner. He thanked Underwood for his explanations.

Granger said she supported the bond for the TIF projects as they had been in the minds of the community for some time and would serve the community well as both a quality of life and economic development tool. She said this was a good opportunity to move forward on these projects. She said in the grand scheme of things, she felt that this was prudent and thanked Underwood for his conservative approach to the income projections and financing.

Granger read a statement from Susan Sandberg who was not able to be at the meeting. The statement:

*Last week my support was strong for Resolution 15-14 – approving the issue of bonds not to exceed \$48,000,000 to finance acquisition and construction. It's a big move, carefully calculated to move beneficial projects forward. This week, while not present to vote, I still say 'yes' to investing in a variety of projects important to the economic vitality and quality of life in the resourceful city of Bloomington. There's not a single category of projects included in this resolution that hadn't been part of the community conversations since my tenure on council began in 2007.*

*Sustainability and reuse, maintenance and building of public amenities and infrastructure, support for the arts and new public attractions, Switchyard Park, affordable housing, working with the private sector in development of the Tech Park to strengthen the urban core – all are valuable target for public investment and all will provide public benefits for residents of Bloomington. When council members participate in annual budget advances and the budget hearings, these projects are raised in our personal priority lists that we've developed through constituent contact and by keeping a careful watch on emerging community*

Resolution 15-14 (cont'd)

*needs. To have this opportunity to approve a significant amount of public funding for a significant investments in Bloomington's future progress is highly gratifying. As it always does, the seeds planted in this progressive administration will grow into the next, providing ample opportunities for future harvest and new beginnings.*

*Some have recently questioned the value of this resolution and have worried about risks. I embrace due diligence in thinking through these questions. However my questions have been answered and I am confident that the risk is not being taken without careful and conservative calculations. Projects do not move forward without our willingness to take calculated risks.*

*I encourage my fellow council members to remain optimistic in planning for Bloomington's future, and to vote 'yes' on Resolution 15-14. Our job is to provide public service and that does not happen without making a commitment to public investments.*

Sturbaum said he remembered waiting for the B-Line Trail to be completed. He said when the first phase of the B-Line was built, waiting for the next phase was hard because everyone wanted it. If the Switchyard Park was slowly built, or partly built or badly built, it could be a negative rather than a positive. He said he had seen the master plan for both the Switchyard Park and the Tech Park and the buildings that people expected to be built around the park. He noted that when the Shower's factory was repurposed, the change radiated out and spurred interest in the area. He noted that the city would build the commons – parks, streets, lights – and that would attract investors and developers. He expressed his support.

Volan said some issues had been confusing to the general conversation. He said the list of projects and capital priorities were not really in question, and the further layers of review later in the process was not the question. He said the question was to ask if the financing scheme was the most optimal scheme. He agreed that the council had been conservative in their approach to budgeting.

Volan noted his disagreement with Sturbaum's idea that common spaces needed to be built before developers would build. He said developers should have been required to build some of the infrastructure in the past so that the city would not have to do it now, referencing public goods. He noted his support.

Mayer said these projects had been in his mind for about sixteen years. He thanked the mayor for his prioritization as an essential part of the process. He said the Switchyard Park was important, and noted that he had participated in the B-Line Trail development process. He said that Mayor Allison and Lloyd Olcott had the dream that the rail line in the city could be replaced with a trail. He noted that Mayor Fernandez had worked his way through the legal hurdles to acquire the rail line and the switchyard. He added that Mayor Kruzan finished this public process by leading meetings for visioning and developing the master plan for the park. He said the park would change the community in positive ways, and it was a rare and positive opportunity.

Neher said he was grateful to be able to vote 'yes' on the bond issuance. He said the approach to laying out the funding mechanism, the answering of questions of the council, and the impact of the projects as they have unfolded with the community were points that he was grateful for. He noted attending the committee meetings of both the Switchyard Park and the Tech Park and said this was the culmination of those plans.

Neher said he was happy to see the upgrades to the animal shelter and several other initiatives that he thought were important on the project list. He said the Switchyard Park would change the Walnut Street corridor and called for people to get involved in the Growth Policies Plan and Unified Development Ordinance revisions that would be taken up by the next council and administration.

Ruff said the projects were key to the quality of life and therefore the strategy for economic development in the community. He said he needed to be convinced that the debt service on such a large bond issue would outweigh larger costs that would be incurred in issuing smaller bonds over

time. He said he needed to be convinced that this plan would not compromise funding in the future. He said he had been convinced that this plan was reasonably conservative and judicious. He called this a conservative approach to the issue and future interest rate increases. He said he appreciated the planning and presentation of this big step that promised big returns, and would support the resolution.

Rollo said he appreciated Mayor Kruzan's reflection and reference to projects that the council had reviewed and passed. He said he was wrong about his hesitancy to support the purchase of the Sportsplex, and relayed that to the director of Parks and Recreation. He said that society was experiencing a significant drag of costs related to debt service and energy. He said debt had been expanding by 8% per year for six decades, and wondered how much longer this could go on. He said economic performance from energy costs was countered by lowering interest rates to a record low, and other measures to stimulate the economy. He asked what the risks were to acquiring a debt that would take several decades to pay down, and thus his skepticism regarding this legislation. He said he had been convinced that the debt could be attended to, and that there was room for future priorities. He said the administration had aggregated a superb list of community priorities, and he agreed they were important to the community.

Resolution 15-14 received a roll call vote of Ayes: 8, Nays: 0

It was moved and seconded that Appropriation Ordinance 15-01 be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis, giving the committee recommendation of do pass 8-0-1. She also noted that the public comment portion of this item was considered to be the legally advertised public hearing.

It was moved and seconded that Appropriation Ordinance 15-01 be adopted.

Appropriation Ordinance 15-01 –  
An Ordinance Authorizing an  
Additional Appropriation of  
Proceeds of Bonds and Any  
Investment Earnings Thereon.

Mayor Kruzan thanked the council for their 'vote of confidence' on the last resolution. He noted this was the spending mechanism for the previous item, and that Controller Underwood would answer any questions.

Spechler, referencing the 'dark box' valuation of large retail properties, asked how that valuation would affect the city's ability to generate TIF revenue. Underwood said if that policy were allowed to stand, there would be a few businesses in the Whitehall TIF that could be impacted and reduce the assessed valuation. He said city TIFs didn't have those properties and he didn't expect a major impact.

There were no comments from the public on this ordinance, however, Dan Sherman, Council Attorney/Administrator read two emails sent to the council:

*May 18, 2015 from Molly McLaughlin*

*I live in Broadview Neighborhood and I LOVE the idea of Switchyard Park. I even love the name. I would be so happy to have my tax dollars go to building this park. Thanks for your time. Holly McLaughlin*

*May 20, 2015 from Evelyn Powers*

*Dear Council: Were I able to be there tonight, I would, not only speak in favor of the \$3 million dollars for affordable housing, but, actually ask you to increase it!*

*A national study, just released, shockingly revealed that many Americans are paying up to 50% of their monthly income on rent. Though this was not shocking to me, many people seemed to be taken aback by it. With all due respect to one of the Mayoral candidates, still a member of the Council, affordable housing is NOT an "amorphous" term. One can either afford their rent, or, they can't. Those of us in the U.S. who are earning less than \$30,000 a year, before taxes, before Social Security, before Medicare, before Medical Insurance, Dental and Vision, find ourselves paying up to 50% of our net income on rent in Bloomington, not including utilities. When they were first advertising the*

Patterson Pointe apartments, I got very excited until I realized I was earning \$1,000, yes, \$1,000 a year over the maximum they were allowing for their sliding scale rents.

Appropriation Ordinance 15-01  
(cont'd)

At least one Council member (that I know of) thinks of affordable housing as Section 8 and/or Habitat for Humanity housing. However, there are, among the working poor, those who earn a little bit more than the maximum one can earn to even submit an application for either one of those housing options and THOSE are the people I am talking about here!

So, were I there tonight, I would, respectfully, ask you to raise the amount of monies for affordable housing to \$5 million dollars by either raising the total TIF Bond to \$50 million dollars (which you CAN do), or, trimming \$2 million dollars from one of the other categories.

I applaud our current Mayor for allocating \$3 million dollars...I really do! But, let's make this an even stronger, even more convincing push for affordable housing than we have ever seen in Bloomington! Let's set the example for ALL the other cities and towns our size in the State just as we have raised the bar for so many other things in our great city over decades and decades of insightful leadership!

Thank you. Evelyn Powers, 28 year resident of Bloomington

Council comments:

Volan likened this appropriation to the budget process and asked if the council, like in the budget process, could cut funds from this appropriation. He asked if the council could increase the amount of the bond. Attorney Sherman counseled that the council did not have the authority to add funds to the total amount, it could only be cut.

Volan noted the city would build the common areas, and private business and other development would thrive on that. He noted that government's role was to build the infrastructure, and that he wanted to counter the notion that any authoritarian methods would be employed in this area of development. He was disturbed by the references to the area as a campus, noting that the Switchyard Park was the trellis on which a garden could be planted. He noted the city as a partner with the community.

Appropriation Ordinance 15-01 received a roll call vote of Ayes: 8, Nays: 0

It was moved and seconded that Ordinance 15-11 be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis, giving the committee recommendation of do pass 7-0-1

It was moved and seconded that Ordinance 15-11 be adopted.

Nancy Hiestand, Program Manager for Housing and Neighborhood Development and the staff liaison to the Historic Preservation Commission (HPC) was present to explain the ordinance.

Hiestand said she wanted to respond to Spechler's concern expressed in the committee meeting that historic preservation was antithetical to economic development, and that perhaps the HPC's mission and not-for-profit support systems may have been misperceived by the community. She noted that over the last decade historic preservation had been actively involved in economic development.

Spechler denied that he ever said that 'historic preservation was antithetical to economic development.' He speculated that his words were misinterpreted.

Hiestand said she wanted to correct her perception of his comment. She said Donovan Rypkema, an economist from Columbia University, spoke to the HPC in 2005. She said she drew heavily from his ideas for her statement. She quoted a professor from Singapore University:

*The influences of globalization have fostered the rise of heritage conservation as a growing need to preserve the past, both for continued economic growth and for strengthening national cultural identity.*

Hiestand noted her own skepticism of moving of the Farmer's Market to the Showers Plaza. She said, however, the market grew because it was couched in the historic setting.

Ordinance 15-11 To Amend Title 8 of the Bloomington Municipal Code, Entitled "Historic Preservation and Protection" to Establish Four Buildings at Six Addresses as Historic Districts - Re: Showers Brothers Furniture – Company Complex (Bloomington Historic Preservation Commission, Petitioner)

She noted that new construction on Kirkwood had attracted national chains, and the Tech Park would attract smaller businesses in the historic properties. She noted Bloomington Restoration Inc., and HAND had worked to build affordable housing, creating 80 new units. She said the city had also invested in properties that were not actually beautiful, but were developed for retail and other commercial uses. She showed slides of the City Bakery noting that the Kiln building in the Tech Park would have a similar look and use. She said the mission of Title 8 was filled by conservation districts and other measures that allowed neighborhoods to grow and change while protecting them from incompatible development.

She noted the square renovation had enhanced tourist attraction to the downtown, and noted, too, the BUEA had invested \$375,000 in grants to 15 different owners for projects in the downtown. She said rehabilitation jobs mainly used a larger portion of materials purchased locally rather than new construction.

She noted Arts and Culture projects for artists, galleries, heritage tourism signs, and walking tours which also created economic development. She showed a map of historic rehabilitation projects that were initiated by the restoration of the Showers Plant #1, now City Hall.

Hiestand gave council information on design guidelines and staff contact for the historic sites, and she said prospective owners and stakeholders were in agreement on this issue.

Rollo said it was common to get criticism related to preservation of historic structures.

Ron Walker from CFC Properties noted the revisions to the guidelines and agreed that the process was smooth and open. He said he wanted to thank the council, staff and commission for their openness to dialogue.

Duncan Campbell, Chair of the Monroe County Preservation Board of Review said he was an advisory member to the city's Historic Preservation Commission for many years. He said preservation was important to him, and he'd spent three decades as a contractor and consultant for both public and private developers and now worked as the Director of the Historic Preservation Department at Ball State University. He said the designation had been a long time coming. He said preservation of the downtown square and revitalization of the near west side had created many opportunities and had enhanced the city. He said historic preservation was a necessary partner, not an optional one, of economic development of any urban center. He said that this was a team project by the Historic Preservation Commission, the City of Bloomington, the Economic and Sustainable Development department, and private owners. He said that economic development and attracting new businesses created an enticement to the prospective developers for the site. He asked for support for this measure.

Spechler said he appreciated the value of historic preservation in some cases but was not an enthusiast. He said preservation of older buildings was an alternative use of valuable land in the city and judgment had to be made among the costs of preservation, value to people, and the advantage of a new building. He said in this instance, the case was only made for one side of the issue.

Spechler said new buildings could be attractive, would have better technology, and better ecological sustainability. He said to present historic preservation as THE way to economic development was one-sided, and often overdone. He said the designation of the Leonard's Laundry Building preserved one of the ugliest, least usable buildings in the whole city which should have been torn down and replaced by a modern building that would have contributed to the neighborhood. He said the ugly building was still there and he didn't understand why people thought it was a major accomplishment. He said he did believe that some buildings were renovated and preserved to the benefit of the city, but felt that the HPC only really presented one side of the issue to the council.

Spechler said he liked three of the four building in this proposal, but questioned the necessity of preserving the kiln building that he felt would



Ordinance 15-11 (cont'd)

take a lot of money to correctly retrofit. He said it occupied land that could be a green space within the Tech Park. He said enthusiasm for historic preservation on the part of some people shouldn't overwhelm an alternative way to develop the city. He noted he would vote against the ordinance unless the kiln building was removed from the proposal.

Granger said preservation was valuable in relaying the history of a community. She said the kiln building reuse created an opportunity for creativity. She said society was quick to destroy buildings, and she liked the opportunity to be able to creatively reuse buildings. She thanked Hiestand for her well researched presentations.

Sturbaum said while he disagreed with Spechler on this issue, there was plenty of space for new buildings. He said the 1995 Preservation Plan outlined areas for new development. Consultant Rypkema noted there was room to build out for 50 years with just the infill possibilities within the city limits and historic buildings contributed character to new development.

Sturbaum said the process of developing guidelines was a good one that included many voices. He said they agreed on the theme, and enjoyed the idea of building technology in the place where technology was used in previous centuries.

Sturbaum said there could be both new and old in the creation of this space, and expressed his support.

Neher noted much conversation about the kiln building, and said if Spechler knew all the ideas that had been discussed about its use and potential, he might change his mind. He said the opportunities for the buildings to be anchor points for the Tech Park were enormous and he would support the ordinance.

Volan noted the disagreement on historic preservation and new construction. He said he was not fond of the Leonard's Laundry Building and the efforts to preserve it. He described the post WWII building period that tore out old buildings and built for the automobile era with parking lots like College Mall and Eastland Plaza. He said new construction was untested in its staying power. He said he felt that preserving buildings gave a cue to developers as to the types of new buildings the community desired. He said there was a strong rationale for historic preservation, especially the buildings that had been most congenial to society.

Mayer thanked Hiestand for her work on this project and ones before it.

Rollo said he was glad that CFC and the HPC were able to come to agreement on the design guidelines. He noted Hiestand's presentations were unparalleled in their detail and preparation, and that he had learned so much of the city's history from her. He said this area was integral in the city's history, and since so much of the area had been lost, it was a good idea to preserve the parts that remained.

Sturbaum noted that Mayor Allison, CFC and IU were all willing to take on the rehabilitation and preservation of the Showers Plant #1 so that the building could go into the future.

Volan said he would have liked to have heard Spechler's comments on the removal of the kiln from the proposal and asked why he did not make that motion.

Spechler said he didn't think the kiln would be used effectively and that the cost of renovation would be considerable. He didn't care to make the amendment against the rest of the council. He said he valued modern architecture as much as the old architecture, that opinions differed, and that successful cities integrated both. He said he wanted to point out that mistakes had been made in preserving some buildings in the past.

Ordinance 15-11 received a roll call vote of Ayes: 7, Nays:1 (Spechler)

It was moved and seconded that Ordinance 15-12 be introduced and read by title and synopsis. Clerk Moore read the legislation and synopsis, giving the committee recommendation of do pass 8-0-0.  
It was moved and seconded that Ordinance 15-12 be adopted.

Ordinance 15-12 - To Authorize the Issuance of Bonds by the Monroe County Redevelopment Commission Pursuant to IC 36-7-14-3.5

Jeff Cockerill, Monroe County Legal Department Attorney, noted he was the staff for the Monroe County Redevelopment Commission. He said this ordinance was needed because the city had annexed a portion of the Westside development before the county could issue bonds for the building of a road.

There were no council questions, no public comment, no further council comments on this ordinance.

Ordinance 15-12 received a roll call vote of Ayes: 8, Nays: 0

Ordinance 15-14 - To Amend Title 2 of the Bloomington Municipal Code, Entitled "Administration and Personnel" - Re: Amending BMC 2.18.050, Regarding the Rules and Bylaws for the Bloomington Redevelopment Commission, to Codify Certain Existing Internal Financial Controls

LEGISLATION FOR FIRST READING  
Ordinance 15-14

There was no public comment at this portion of the meeting.

PUBLIC COMMENT

Dan Sherman, Council Attorney/Administrator, noted that there was an Internal Work Session scheduled for Friday, May 22, 2015, but noted it was not necessary to hold this.  
It was moved and seconded to cancel this internal work session.  
The motion was approved by a voice vote.

COUNCIL SCHEDULE

The meeting was adjourned at 9:52 pm.

ADJOURNMENT

APPROVE:

ATTEST:



Dave Rollo, PRESIDENT  
Bloomington Common Council

Regina Moore, CLERK  
City of Bloomington