

City of Bloomington Common Council

Legislative Packet

Regular Session

Wednesday, 27 June 2018

**Summer Recess Begins at the Conclusion of the
Regular Session**

**Next Council Regular Session Meeting
08 August 2018**

- For legislation and background material regarding Ordinance 18-12 and Ordinance 18-13, please consult the [13 June 2018 Legislative Packet](#).
- For legislation and background material regarding Resolution 18-10, please consult this packet.

For a schedule of upcoming meetings of the Council and the City's boards and commissions, please consult the City's [Calendar](#).

Office of the Common Council
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401 North Morton Street
Bloomington, Indiana 47402
812.349.3409
council@bloomington.in.gov
<http://www.bloomington.in.gov/council>

**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
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To: Council Members
From: Council Office
Re: Weekly Packet Memo
Date: 22 June 2018

Packet-Related Material
Regular Session, 27 June 2018

Memo
Agenda
Notices

- Notice of Summer Recess
- 2018 June 27 -- Indiana Center for Recovery Open House

Reports

- **20 June 2018 (Land Use Committee)**

Minutes

- **05 September 2012 (Regular Session)**
- **13 June 2018 (Regular Session)**

Legislation for Second Reading and Resolutions (in the order they appear on the agenda)

- **Res 18-10** To Confirm Resolution 18-09 Which Designated an Economic Revitalization Area, Approved a Statement of Benefits, and Authorized Periods of Abatement for Real Property Improvements - Re: Property Located at 1107 West 3rd Street and Identified by the Monroe County Parcel ID Number 53-08-05-200-044.000-009) (Milestone Ventures, LLC, Petitioner)

Contact:

Brian Payne, Assistant Director for Small Business Development, Department of Economic and Sustainable Development: 812.349.3419; payneb@bloomington.in.gov

→ *This resolution confirms the declaratory resolution, Res 18-09, passed by the Council on 13 June. For legislation and background material, please see the packet issued for the 06 June meeting for Res 18-09 and this packet for Res 18-10.*

- **Ord 18-12** To Amend Title 2 (Administration and Personnel) of the Bloomington Municipal Code – Re: Adding Chapter 2.86 (Prohibitions Associated with the Use of the Critical Incident Response Team Armored Rescue Vehicle)

Contacts:

All members of the Common Council; see www.bloomington.in.gov/council for individual Councilmember contact information; to contact the entire Council: 812.349.3409 or council@bloomington.in.gov

→ For legislation and background material, please see the packet issued for the [13 June 2018 meeting](#).

- **Ord 18-13** To Add a Residential Single Family (RS) Zoned Parcel and Make Other Amendments to a Planned Unit Development (PUD) District Ordinance and Approve the Associated Preliminary Plan - Re: 2005 S. Maxwell Street and 1280 & 1325 E. Short Street (Loren Wood Builders, Petitioner)

Contact:

Amelia Lewis, Zoning and Long Range Planner at 812-349-3423 or lewisa@bloomington.in.gov

→ For legislation and background material, please see the packet issued for the [13 June 2018 meeting](#).

→ See Reports (above) for Report from the 20 June 2018 Land Use Committee

Legislation for First Reading -- None

Wednesday – 27 June 2018

Last Regular Session before Council Summer Recess

One Resolution and Two Ordinances (one with a Report) ready under Second Readings and Resolutions

The Council will hold a Regular Session next Wednesday and then begin its Summer Recess. There are three pieces of legislation under Second Readings and Resolutions: one resolution and two ordinances. The resolution and a Report relating to one of the ordinances can be found in this packet. The remaining legislation can be found as indicated above.

Second Readings and Resolutions

Item One – Res 18-10 (Confirming Res 18-09 which Designated an Economic Revitalization Area (ERA), Approved A Statements of Benefits, and Authorized Periods of Tax Abatement for Real Property Improvements Re: Property Located at 1107 West 3rd 53-08-05-200-044.000-009 (Milestone Ventures, LLC, Petitioner)

The first item under Second Readings and Resolutions is Res 18-10. It is known as a confirmatory resolution and affirms Res 18-09 (known as the declaratory resolution), which designated an economic revitalization area, approved a statement of benefits, and authorized a period of tax abatement for the real property improvements on W. 3rd at the request of Milestone Ventures, LLC. The development of the property involves the construction of 31 residential units. In years 1-15, 100% of the 31 units will be devoted to households with incomes at or below 80% of the Area Median Income, and no fewer than 75% (24) of those units will be affordable to households with incomes at or below 60% of AMI. In this same initial 15 year period, 7 units will be devoted to persons experiencing homelessness, with support services provided by the Shalom Center and 7 units will be set aside for persons with

developmental disabilities, with support services provided by LifeDesigns.

In years 16-30, 100% of the 31 units will be affordable to households at or below 80% of AMI. In years 31-99, at least 50% of the units will be affordable to households with incomes at or below 80% of AMI. The proposed abatement on real estate improvements runs for a period of 10 years and abates the taxes on those improvements at a rate of 98%.

Please see the [Weekly Legislative Packet](#) for the 06 June 2018 Committee of the Whole for information relating to [Res 18-09](#). Please note that the public comment on this agenda item at the 27 June 2018 meeting serves as the legally-advertised public hearing on this legislation.

Item Three - Ord 18-13 (To Add a Residential Single Family (RS) Zoned Parcel and Make Other Amendments to a Planned Unit Development (PUD) District Ordinance and Approve the Associated Preliminary Plan - Re: 2005 S. Maxwell Street and 1280 & 1325 E. Short Street (Loren Wood Builders, Petitioner))

The third item under Second Readings and Resolutions comes forward from a meeting of the Land Use Committee last Wednesday night with a Do Pass recommendation of 2 - 0 – 1. This recommendation, which is in the form of a one-page Report (enclosed), proposed reasonable conditions – yet to be prepared – to:

- Impose a speed limit of 15 mph on Short Street (traffic-calming);
- Require a raised speed bump that would serve as a pedestrian crossing over Short Street; and
- Address landscaping.

REVISED
NOTICE AND AGENDA
BLOOMINGTON COMMON COUNCIL
REGULAR SESSION
6:30 P.M., WEDNESDAY, JUNE 27, 2018
COUNCIL CHAMBERS
SHOWERS BUILDING, 401 N. MORTON ST.

I. ROLL CALL

II. AGENDA SUMMATION

III. APPROVAL OF MINUTES FOR: 05 September 2012 – Regular Session
13 June 2018 – Regular Session

IV. REPORTS (A maximum of 20 minutes is set aside for each part of this section.)

1. **Councilmembers**
2. **The Mayor and City Offices**
3. **Council Committees**
 - 20 June 2018 – Land Use Committee
4. **Public***

V. APPOINTMENTS TO BOARDS AND COMMISSIONS

VI. LEGISLATION FOR SECOND READING AND RESOLUTIONS

1. Resolution 18-10 – To Confirm Resolution 18-09 Which Designated an Economic Revitalization Area, Approved a Statement of Benefits, and Authorized Periods of Abatement for Real Property Improvements – Re: Property Located at 1107 West 3rd Street and Identified by the Monroe County Parcel ID Number 53-08-05-200-044.00-009 (Milestone Ventures, LLC, Petitioner)

Committee of the Whole Recommendation: N/A

2. Ordinance 18-12 – To Amend Title 2 (Administration and Personnel) of the Bloomington Municipal Code – Re: Adding Chapter 2.86 (Prohibitions Associated with the Use of the Critical Incident Response Team Armored Rescue Vehicle)

Committee of the Whole Recommendation:

Am-01	Do Pass	8-0-0
As Amended	Do Pass	8-0-0

3. Ordinance 18-13 – To Add a Residential Single Family (RS) Zoned Parcel and Make Other Amendments to a Planned Unit Development (PUD) District Ordinance and Approve the Associated Preliminary Plan - Re: 2005 S. Maxwell Street and 1280 & 1325 E. Short Street (Loren Wood Builders, Petitioner)

Land Use Committee Recommendation: Do Pass 2-0-1
(with reasonable conditions needed to address three issues)

VII. LEGISLATION FOR FIRST READING: *none*

VIII. ADDITIONAL PUBLIC COMMENT* (A maximum of 25 minutes is set aside for this section.)

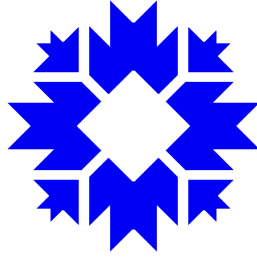
IX. COUNCIL SCHEDULE

X. ADJOURNMENT

* Members of the public may speak on matters of community concern not listed on the agenda at one of the two public comment opportunities. Citizens may speak at one of these periods, but not both. Speakers are allowed five minutes; this time allotment may be reduced by the presiding officer if numerous people wish to speak.

** Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call (812) 349 - 3409 or e-mail council@bloomington.in.gov.

Please note: This agenda was revised after it was issued in the legislative packet on 22 June 2018 to correct the Do Pass recommendation from the Land Use Committee.



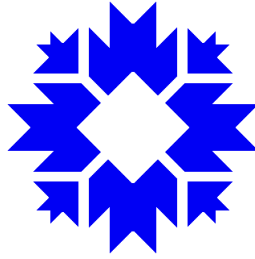
**City of Bloomington
Office of the Common Council**

Notice of Summer Recess

**Common Council will be in Recess
after the Regular Session meeting on
Wednesday, 27 June 2018**

Next Common Council
Regular Session Meeting
will take place on
Wednesday, 08 August 2018

Posted: Friday, 22 June 2018



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

NOTICE

Members of the Bloomington Common Council
have been invited to attend

Indiana Center for Recovery's

Open House

Wednesday, 27 June 2018

5:00pm

1004 West First Street, Bloomington

As a quorum of the Council may be present, this gathering may constitute a meeting of the Common Council under Indiana Open Door Law (I.C. § 5-14-1.5). For that reason, this statement provides notice that this meeting will occur and is open for the public to attend, observe, and record what transpires.

**OFFICE OF THE CITY CLERK
BLOOMINGTON, INDIANA**

**MEMORANDUM / REPORT
LAND USE COMMITTEE ACTION**

Date: 20 June 2018
Meeting called to order: 5:30pm
Council Chambers

Committee Members present: Steve Volan, Isabel Piedmont-Smith, Chris Sturbaum
Members absent: Allison Chopra
Staff present: Jackie Scanlan, Amelia Lewis, Terri Porter, Dan Sherman, Stacy Jane Rhoads
Public present: Marc Cornett, Loren Wood, R Joel Keefer, Lloyd Williams, Jeff Fanyo, Alex Burch, Ernesto Castaneda

As duly authorized, I hereby certify that the Land Use Committee of the Bloomington Common Council met in the Council Chambers on the date noted to review:

1. **Ordinance 18-13** - To Add a Residential Single Family (RS) Zoned Parcel and Make Other Amendments to a Planned Unit Development (PUD) District Ordinance and Approve the Associated Preliminary Plan – Re: 2005 S. Maxwell Street and 1280 & 1325 E. Short Street (Loren Wood Builders, Petitioner)

Recommendations:

MOTION: That the committee gave a Do Pass Recommendation for Ordinance 18-13 with reasonable conditions. These reasonable conditions would:

- a. Limit speeds on Short Street to 15-20 mph
- b. Make explicit that a speed hump be installed on Short Street
- c. Address landscaping issues

ACTION: Do Pass Recommendation for Ordinance 18-13 Ayes: 2, Nays: 0, Abstain: 1 (Sturbaum)

Meeting adjourned: 6:30pm

Land Use Committee Members:

Allison Chopra

Isabel Piedmont-Smith

Isabel Piedmont-Smith

Chris Sturbaum

Chris Sturbaum

Steve Volan

Steve Volan (Chair)

Date

6/20/18

Date

6/20/18

Date

6/20/18

Date

ATTEST:

N. Bolden

Nicole Bolden, CLERK
Office of the City Clerk

20 June 2018

Date

RESOLUTION 18-10

TO CONFIRM RESOLUTION 18-09 WHICH DESIGNATED AN ECONOMIC REVITALIZATION AREA, APPROVED A STATEMENT OF BENEFITS, AND AUTHORIZED PERIODS OF ABATEMENT FOR REAL PROPERTY IMPROVEMENTS

**- Re: Property Located at 1107 West 3rd Street and Identified by the Monroe County Parcel ID Number 53-08-05-200-044.000-009)
(Milestone Ventures, LLC, Petitioner)**

WHEREAS, Milestone Ventures, LLC, (“Petitioner”) has filed an application for designation of property on West 3rd Street comprised of one parcel identified by Parcel Numbers listed herein, as an Economic Revitalization Area (“ERA”) for construction of new buildings pursuant to Indiana Code 6-1.1-12.1 *et seq.*; and

WHEREAS, the subject site is identified by the following Monroe County Parcel Numbers:

53-08-05-200-044.000-009 (Alt Parcel Num: 015-63090-00); and

WHEREAS, the Petitioner has also submitted a statement of benefits form for its real estate improvements to the Common Council; and

WHEREAS, according to this material, the Petitioner wishes to invest \$6.3 million to construct an affordable housing development, which will include approximately 31 residential units, (the “Project”); and

WHEREAS, the Project will incorporate green building materials and will achieve a minimum LEED Silver green building designation; and

WHEREAS, the Petitioner is seeking Federal Low-Income Housing Tax Credits (LIHTC) and believes the tax abatement will be crucial to its success in qualifying for these credits; and

WHEREAS, the current design for the Project provides 42 bedrooms in the 31 units (15 studio units, 8 one-bedroom units, 5 two-bedroom units, and 3 three-bedroom units) within a two-story building; and

WHEREAS, in years 1-15, 100% of the 31 units will be affordable to households with incomes at or below 80% of the Area Median Income, and no fewer than 75% of the units (24 units) will be affordable to households with incomes at or below 60% of the Area Median Income; and

WHEREAS, in years 1-15, seven (7) units will be set aside as permanent supportive housing for individuals experiencing homelessness, who will receive services provided by the Shalom Community Center; and

WHEREAS, in years 1-15, an additional seven (7) units will be set aside for persons with developmental disabilities, who will receive support services provided by LifeDesigns; and

WHEREAS, in years 16-30, 100% of the 31 units will be affordable to households at or below 80% of the Area Median Income; and

WHEREAS, in years 31 through 99, at least 50% of the units (16 units) will be affordable to households with incomes at or below 80% of the Area Median Income; and

WHEREAS, rent for the aforementioned affordable units will be in accordance with the U.S Department of Housing and Urban Development’s housing cost

burden guidelines, which stipulate that the cost of housing and non-telecom utilities shall not exceed 30% of a resident's gross income; and

WHEREAS, as required by the Indiana Code, Bloomington Municipal Code and a Memorandum of Understanding to be executed pursuant to the City of Bloomington Tax Abatement General Standards, the Petitioner shall agree to provide information in a timely fashion each year to the County Auditor and the Common Council showing the extent to which the Petitioner has complied with the Statement of Benefits, complied with the City of Bloomington's Living Wage Ordinance (B.M.C. 2.28), and complied with commitments specified in the Memorandum of Understanding, including regarding the affordable units; and

WHEREAS, the Project is located in the Consolidated Tax Increment Financing (TIF) allocation area (Adams Crossing Area) and Indiana Code § 6-1.1-12.1-2(k) provides that when a property is located in an Economic Revitalization Area (ERA) and also located within a TIF allocation area, the Common Council must approve the Statement of Benefits by resolution; and

WHEREAS, the Common Council finds that the Project will not negatively impact the ability of the Consolidated TIF allocation area to meet its debt obligations; and

WHEREAS, the Economic Development Commission (EDC) has reviewed the Petitioner's application and Statement of Benefits and passed Resolutions 18-03 and 18-04 recommending that the Common Council designate the area as an ERA, approve the Statement of Benefits, and authorize a ten-year period of abatement for the real estate improvements; and

WHEREAS, Indiana Code § 6-1.1-12.1-17 authorizes the Common Council to set an abatement schedule for property tax abatements; and

WHEREAS, the EDC has recommended that the real property abatement be set at 98% for all ten years of the abatement; and

WHEREAS, the Common Council has investigated the area and reviewed the Application and Statement of Benefits, which are attached and made a part hereof, and found the following:

- A. the estimate of the value of the Project is reasonable;
- B. the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the Project as proposed;
- C. the estimate of the annual salaries of these individuals who will be employed or whose employment will be retained can be reasonably expected to result from the Project as proposed;
- D. any other benefits about which information was requested are benefits that can be reasonably expected to result from the Project; and
- E. the totality of benefits is sufficient to justify the deduction; and

WHEREAS, the property described above has experienced a cessation of growth and a deterioration of improvements which have made the property undesirable for normal development and occupancy;

WHEREAS, the Common Council adopted Resolution 18-09 on June 13, 2018, which designated the above property as an "Economic Revitalization Area," approved the Statement of Benefits, and authorized a ten (10) year period of tax abatement for real estate improvements; and

WHEREAS, the City Clerk published notice of the passage of that resolution, which requested that persons having objections or remonstrance to the designation, statement of benefits submission, and findings of fact appear before the Common Council at its meeting on June 27, 2018; and

WHEREAS, the Common Council has reviewed and heard all such objections and remonstrance to such designation;

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

SECTION 1. Pursuant to Indiana Code § 6-1.1-12.1-1 *et seq.*, the Common Council hereby affirms its determination made in Resolution 18-09 that the area described above is an “Economic Revitalization Area” and that the totality of benefits of the Project entitle the owner of the property or its successor(s) to a deduction from the assessed value of the real estate improvements for a period of ten (10) years.

SECTION 2. Pursuant to Indiana Code § 6-1.1-12.1-17, the Common Council hereby sets the following abatement schedule for the Project for real estate improvements:

Year 1	98%
Year 2	98%
Year 3	98%
Year 4	98%
Year 5	98%
Year 6	98%
Year 7	98%
Year 8	98%
Year 9	98%
Year 10	98%

SECTION 3. In granting this designation and deductions the Common Council incorporates Indiana Code § 6-1.1-12.1-12 and also expressly exercises the power set forth in Indiana Code § 6-1.1-12.1-2(i)(6) to impose additional, reasonable conditions on the rehabilitation or redevelopment beyond those listed in the Statement of Benefits, and authorizes the City of Bloomington to negotiate a Memorandum of Understanding with the Petitioner specifying substantial compliance terms and consequences and remedies for noncompliance. In particular, failure of the property owner to make reasonable efforts to comply with the following conditions is an additional reason for the Council to rescind this designation and deduction:

- a. the capital investment of at least \$6.3 million for real estate improvements; and
- b. the land and improvements shall be developed and used in a manner that complies with local code; and
- c. the Project shall be completed before or within twelve months of the completion date as listed on the application; and
- d. the affordable units as described above shall be maintained for at least ninety-nine (99) years; and
- e. Petitioner will comply with all compliance reporting requirements in the manner described by Indiana Code, Bloomington Municipal Code, and by the Memorandum of Understanding.

SECTION 4. The provisions of Indiana Code § 6-1.1-12.1-12 are hereby incorporated into this resolution, so that if the Petitioner ceases operations at the facility for which the deduction was granted and the Common Council finds that the Petitioner obtained the deduction by intentionally providing false information concerning its plans to continue operations at the facility, the Petitioner shall pay the amount determined under Indiana Code § 6-1.1-12.1-12(e) to the county treasurer.

SECTION 5. This designation shall expire no later than December 31, 2030, unless extended by action of the Common Council and upon recommendation of the Bloomington Economic Development Commission.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2018.

DOROTHY GRANGER, President
Bloomington Common Council

ATTEST:

NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2018.

NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2018.

JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This resolution confirms Resolution 18-09, and designates one parcel owned by Milestone Ventures, LLC, on West 3rd Street as an Economic Revitalization Area (ERA). This designation was recommended by the Economic Development Commission and will enable the proposed residential redevelopment project to be eligible for tax abatement. The resolution also authorizes a ten-year period of abatement for real property improvements and sets its deduction schedule.

In the Council Chambers of the Showers City Hall, Bloomington, Indiana on Wednesday, September 5, 2012 at 7:30 pm with Council President Tim Mayer presiding over a Regular Session of the Common Council.

COMMON COUNCIL
Regular Session
September 5, 2012

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

ROLL CALL [7:30pm]

Council President Timothy Mayer gave a summary of the agenda.

AGENDA SUMMATION

There were no minutes for approval.

APPROVAL OF MINUTES

Councilmember Steve Volan acknowledged the ongoing drought and thanked the Utilities Department for its work.

REPORTS

- COUNCIL MEMBERS

Councilmember Dave Rollo gave a brief overview of his recent presentation on the threat of peak oil.

Mayer acknowledged Mayor Mark Kruzan's proclamation of Ivy Tech Day.

There were no reports from the Mayor or City Offices.

- THE MAYOR AND CITY OFFICES

There were no reports from Council Committees.

- COUNCIL COMMITTEES

Marc Haggerty spoke about voter identification laws and called for activism from citizens.

- PUBLIC COMMENT

Gabe Rivera spoke about the origin of homelessness and drug addiction.

There were no appointments to boards or commissions.

APPOINTMENTS TO BOARDS AND COMMISSIONS

There was no legislation for second reading.

LEGISLATION FOR SECOND READING

LEGISLATION FOR FIRST READING

It was moved and seconded that Appropriation Ordinance 12-02 be introduced and read by title and synopsis only. The motion was approved by voice vote. City Clerk Regina Moore read the legislation by title and synopsis.

Appropriation Ordinance 12-02 An Ordinance for Appropriations and Tax Rates (Establishing 2013 Civil City Budget for the City of Bloomington)

It was moved and seconded that Appropriation Ordinance 12-03 be introduced and read by title and synopsis only. The motion was approved by voice vote. Moore read the legislation by title and synopsis.

Appropriation Ordinance 12-03 An Ordinance Adopting a Budget for the Operation, Maintenance, Debt Service and Capital Improvements for the Water and Wastewater Utility Departments of the City of Bloomington, Indiana for the Year 2013

It was moved and seconded that Ordinance 12-17 be introduced and read by title and synopsis only. The motion was approved by voice vote. Moore read the legislation by title and synopsis.

Ordinance 12-17 An Ordinance Fixing the Salaries of Officers of the Police and Fire Departments for the City of Bloomington, Indiana, for the Year 2013

It was moved and seconded that Ordinance 12-18 be introduced and read by title and synopsis only. The motion was approved by voice vote. Moore read the legislation by title and synopsis.

Ordinance 12-18 An Ordinance Fixing the Salaries of Appointed Officers, Non-Union and A.F.S.C.M.E. Employees for All the Departments of the City of Bloomington, Monroe County, Indiana, for the Year 2013

It was moved and seconded that Ordinance 12-19 be introduced and read by title and synopsis only. The motion was approved by voice vote. Moore read the legislation by title and synopsis.

Ordinance 12-19 To Fix the Salaries of All Elected City Officials for the City of Bloomington for the Year 2013

It was moved and seconded that Ordinance 12-20 be introduced and read by title and synopsis only. The motion was approved by voice vote. Moore read the legislation by title and synopsis.

Ordinance 12-20 Appropriations and Tax Rates for Bloomington Transportation Corporation for 2013

It was moved and seconded that Ordinance 12-21 be introduced and read by title and synopsis only. The motion was approved by voice vote. Moore read the legislation by title and synopsis.

Ordinance 12-21 Petition To Appeal For An Increase To The Maximum Levy (A Request for Permission from the Department of Local Government Finance to Impose an Excess Levy as a Result of a Revenue Shortfall)

There was no public comment.

ADDITIONAL PUBLIC COMMENT

There was a brief discussion about the council schedule.

COUNCIL SCHEDULE

The meeting was adjourned at 7:56pm.

ADJOURNMENT

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this ____ day of _____, 2018.

APPROVE:

ATTEST:

Dorothy Granger, PRESIDENT
Bloomington Common Council

Nicole Bolden, CLERK
City of Bloomington

In the Council Chambers of the Showers City Hall, Bloomington, Indiana on Wednesday, June 13, 2018 at 6:30pm with Council Vice-President Isabel Piedmont-Smith presiding over a Regular Session of the Common Council.

COMMON COUNCIL
REGULAR SESSION
June 13, 2018

Roll Call: Ruff, Chopra, Piedmont-Smith, Volan, Sandberg, Sims
Members Absent: Granger, Rollo, Sturbaum

ROLL CALL [6:31pm]

Council Vice-President Isabel Piedmont-Smith gave a summary of the agenda.

AGENDA SUMMATION [6:32pm]

Councilmember Steve Volan moved and it was seconded to approve the minutes of May 30, 2018 as revised. The motion was approved by voice vote.

APPROVAL OF MINUTES [6:35pm]
May 30, 2018 (Regular Session)

Volan discussed upcoming events for the city's bicentennial.

REPORTS

Councilmember Allison Chopra noted that Council President Dorothy Granger submitted a Uniform Conflict of Interest Disclosure Statement. Granger served on the Jack Hopkins Social Services Funding Committee and was also an employee of the Shalom Community Center. Shalom applied for two grants from the Jack Hopkins Committee. During Committee proceedings, Granger declared her conflict of interest, recused herself from all discussion related to the Shalom applications and recused herself from all votes on the Shalom applications. Granger requested that her statutorily-required Conflict of Interest form be submitted to the Council for approval before the 2018 Jack Hopkins allocations were authorized later that evening. Once approved, the form would be signed by Granger and filed with the State Board of Accounts.

- COUNCIL MEMBERS [6:33pm]

Councilmember Susan Sandberg moved and it was seconded to accept the conflict of interest disclosure from Granger. The motion was approved by voice vote.

Vote to accept Conflict of Interest Disclosure [6:38pm]

Caroline Shaw, Human Resources Director, gave an update on a recent salary study and its implementation to the Council.

- The MAYOR AND CITY OFFICES [6:39pm]

Brian Payne, Small Business Development Assistant Director, presented the Annual Tax Abatement Report to the Council.

Volan asked why the actual assessed value was lower than the actual new investment amount for several of the projects.

Payne said there were different variables for each of the projects.

Volan asked for more information to supplement what was provided.

Piedmont-Smith asked if the Foundry project had a deadline for completion.

Payne said he would find out when the Foundry's deadline would be completed.

There were no reports from Council Committees.

- COUNCIL COMMITTEES

There was no public comment.

- PUBLIC [7:26pm]

Chopra moved and it was seconded to appoint James Schultz to the Animal Control Commission. The motion was approved by voice vote.

APPOINTMENTS TO BOARDS AND COMMISSIONS [7:36pm]

Volan moved and it was seconded that Resolution 18-12 be introduced and read by title and synopsis only. The motion was approved by voice vote. Deputy Clerk Bethany Wages read the legislation by title and synopsis.

LEGISLATION FOR SECOND
READING AND RESOLUTIONS
[7:45pm]

Volan moved and it was seconded that Resolution 18-12 be adopted.

Resolution 18-12 – Waiving Current Payments in Lieu of Taxes (PILOT) by the Bloomington Housing Authority to the City

Doris Sims, Housing and Neighborhood Development Department Director, and Amber Skoby, Bloomington Housing Authority (BHA) Executive Director, presented the legislation.

Piedmont-Smith asked how many residents in the BHA were at or below 30% of the area median income.

Council Questions:

Skoby said it was 85% of residents.

Piedmont-Smith asked what designation the BHA received from Housing and Urban Development (HUD).

Skobny said they received high performer status.

There was no public comment.

Public Comment:

Volan said the legislation was a chance for the BHA to report on its work and was happy to support the resolution.

Council Comment:

The motion to adopt Resolution 18-12 received a roll call vote of Ayes: 5, Nays: 0, Abstain: 1 (Sims).

Vote on Resolution 18-12 [7:15pm]

Volan moved and it was seconded that Resolution 18-09 be introduced and read by title and synopsis only. The motion was approved by voice vote. Wages read the legislation by title and synopsis, giving the committee do-pass recommendation of Ayes: 6, Nays: 0, Abstain: 1.

Resolution 18-09 – To Designate an Economic Revitalization Area, Approve the Statement of Benefits, and Authorize Periods of Abatement for Real Property Improvements – Re: Property Located at 1107 West 3rd Street and Identified by the Monroe County Parcel ID Number 53-08-05-200-044.000-009) (Milestone Ventures, LLC, Petitioner)

Volan moved and it was seconded that Resolution 18-09 be adopted.

Payne presented the legislation to the Council.

Piedmont-Smith asked Payne to discuss the local tax abatement guidelines and criteria since the proposal did not meet the requirement for the creation of full time jobs.

Payne said that there was flexibility in the local guidelines and that Council was not prohibited by law from designating the property as an Economic Revitalization Area (ERA).

There was no public comment.

Public Comment:

Piedmont-Smith said the past guidelines for tax abatements were focused on employment. She said that affordable housing was very important and hoped Council could rewrite the guidelines to reflect that as a priority.

Council Comment:

Volan said the proposal was a good use of a tax abatement.

Sandberg said it was a positive step in the right direction.

Piedmont-Smith said it was a great investment that would bring more housing into the community.

The motion to adopt Resolution 18-09 received a roll call vote of Ayes: 6, Nays: 0, Abstain: 0.

Vote on Resolution 18-09 [7:24pm]

Volan moved and it was seconded that Resolution 18-11 be introduced and read by title and synopsis only. The motion was approved by voice vote. Wages read the legislation by title and synopsis.

Resolution 18-11 – Authorizing the Allocation of the Jack Hopkins Social Service Program Funds for the Year 2018 and Related Matters

Volan moved and it was seconded that Resolution 18-11 be adopted.

Chopra, Chair of the Jack Hopkins Social Service Committee, presented the legislation to the Council. She noted that the allocation amounts were listed in the resolution.

Piedmont-Smith noted that the committee divided the question so that Granger could recuse herself from deliberations related to Shalom.

There was no public comment.

Public Comment:

Chopra thanked Jennifer Crossley and Tim Mayer for serving on the Committee.

Council Comment:

Sandberg thanked non-profit organizations in the city for their hard work.

Sims spoke to the difficulty of allocating funds and thanked the committee for its work.

The motion to adopt Resolution 18-11 received a roll call vote of Ayes: 6, Nays: 0, Abstain: 0.

Vote on Resolution 18-11 [7:36pm]

LEGISLATION FOR FIRST READING

Volan moved and it was seconded that Ordinance 18-12 be introduced and read by title and synopsis only. The motion was approved by voice vote. Wages read the legislation by title and synopsis.

Ordinance 18-12 – To Amend Title 2 (Administration and Personnel) of the Bloomington Municipal Code – Re: Adding Chapter 2.86 (Prohibitions Associated with Use of the Critical Incident Response Team Armored Rescue Vehicle)

Volan moved and it was seconded that Ordinance 18-13 be introduced and read by title and synopsis only. The motion was approved by voice vote. Wages read the legislation by title and synopsis.

Ordinance 18-13 – To Add a Residential Single Family (RS) Zoned Parcel and Make Other Amendments to a Planned Unit Development (PUD) District Ordinance and Approve the Associated Preliminary Plan – Re: 2005 S. Maxwell Street and 1280 & 1325 E. Short Street (Loren Wood Builders, Petitioner)

Volan moved and it was seconded to refer Ordinance 18-13 to the Land Use Committee which would meet at 5:30pm on Wednesday, June 20, 2018.

The motion to refer Ordinance 18-13 to the Land Use Committee received a roll call vote of Ayes: 6, Nays: 0, Abstain: 0.

Vote on motion to refer to Land Use Committee [7:39pm]

There was no public comment.

ADDITIONAL PUBLIC COMMENT

There were no changes to the council schedule.

COUNCIL SCHEDULE [7:41pm]

The meeting was adjourned at 7:41pm.

ADJOURNMENT

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this ____ day of _____, 2018.

APPROVE:

ATTEST:

Dorothy Granger, PRESIDENT
Bloomington Common Council

Nicole Bolden, CLERK
City of Bloomington

For Approval