

# City of Bloomington Common Council

## Legislative Packet

Wednesday, 24 October 2018 – 5:45 pm  
Committee of the Whole

All legislation and background material for this meeting contained herein.

*(Note: This meeting was previously scheduled for 6:30pm)*

Wednesday, 24 October 2018 – 8:00 pm  
Land Use Committee Meeting

For legislation and background material regarding Ordinance 18-14,  
please see the [19 September 2018 Legislative Packet](#).

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

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**City of  
Bloomington  
Indiana**



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**To: Council Members**  
**From: Council Office**  
**Re: Weekly Packet**  
**Date: 19 October 2018**

**Two Meetings Scheduled for Wednesday, 24 October 2018**

<b>LEGISLATIVE PACKET CONTENTS</b>	
<b>Committee of the Whole (5:45 pm)</b>	<b>Land Use Committee (8:00 pm)</b>
<ul style="list-style-type: none"><li>• Memo from Council Office</li><li>• Agenda</li><li>• Res 18-21</li><li>• Res 18-22</li><li>• Res 18-23</li><li>• Res 18-24</li></ul>	<ul style="list-style-type: none"><li>• Agenda</li><li>• Description of Anticipated Reasonable Conditions</li><li>• Presentation and Revised Proposal from Petitioner (03 October 2018)</li></ul>

**Legislation for Consideration at the Committee of the Whole:**

Four bond resolutions are scheduled for Council discussion at the Committee meeting next week. Three approve bonds issued by the City's Parks District and one approves the issuance of TIF bonds issued by the Redevelopment Commission. The titles, supporting documents, contacts, and summaries of each are listed below.

**A. Res 18-21 through 18-23: Special Taxing District Bonds of the City's Park District.**

- Memo from Philippa Guthrie, Corporation Counsel and Jeff Underwood, Controller
- *Bicentennial Trails and Trees Bond Projects* submitted by the Parks Department
- 7<sup>th</sup> Street Images submitted by Planning
- Preliminary Debt Schedule

**Contacts:**

Philippa Guthrie, Corporation Counsel, 812.349.3547, [guthriep@bloomington.in.gov](mailto:guthriep@bloomington.in.gov)

Jeffrey Underwood, 812.349.3516, [underwoj@bloomington.in.gov](mailto:underwoj@bloomington.in.gov)

Larry Allen, 812.349.3557, [allenl@bloomington.in.gov](mailto:allenl@bloomington.in.gov)

Anahit Behjou 812.349.3555, [behjoua@bloomington.in.gov](mailto:behjoua@bloomington.in.gov)

### **Park District Bond Series -- Titles**

**Res 18-21** Approving the Issuance of City of Bloomington, Indiana Park District Bonds, Series 2018A in an Amount Not to Exceed Three Million Four Hundred Thirty-Five Thousand Dollars to Finance the Costs of Capital Improvements at Certain Park Facilities and Costs Incurred in Connection with the Issuance of Such Bonds

**Res 18-22** Approving the Issuance of City of Bloomington, Indiana Park District Bonds, Series 2018B in an Amount Not to Exceed Three Million Eight Hundred Sixty-Five Thousand Dollars to Finance the Costs of Capital Improvements at Certain Park Facilities and Costs Incurred in Connection with the Issuance of Such Bonds.

**Res 18-23** Approving the Issuance of City of Bloomington, Indiana Park District Bonds, Series 2018C in an Amount Not to Exceed Two Million Nine Hundred Sixty-Five Thousand Dollars to Finance the Costs of Capital Improvements at Certain Park Facilities and Costs Incurred in Connection with the Issuance of Such Bonds.

### **Park District Bond Series – Summary**

**Res 18-21** through **Res 18-23** approve a series of Park District Bonds. The purpose of these bonds is to fund the construction of trails, and related improvements and to fund tree-planting projects. The bonds will be issued in amounts of \$3,435,000, \$3,865,000, and \$2,965,000 (total = \$10,265,000). All three bonds have maximum terms of 20 years and maximum interest rates of 6%.

Under statute, the Board of Park Commissioners is charged with authorizing the issuance of Park District Bonds and appropriating the Park District Bonds, a process that includes public notice and a public hearing. While the Board of Park Commissioners authorizes the issuance of these bonds, statute requires that such bonds are subject to the approval of the legislative body. I.C. §36-10-4-35(g). Know that the Board of Park Commissioners is scheduled to vote on the issuance of these bonds on 23 October 2018. These bonds are referred to as the “Parks Bicentennial Bonds.”

### **Special Taxing District Bonds of the City’s Park District**

Note that because these bonds are being issued under the statute allowing the Parks Board to issue bonds in the name of the Parks District, these bonds are not subject to the City’s statutory limit on debt. According to the *Memorandum* from Corporation Counsel Guthrie and Controller Underwood, this means that “even after the 2018 Bonds are issued the City will retain the flexibility necessary to address a subsequent urgent infrastructure need.”

### **Property Tax Bonds**

These bonds are being issued as Property Tax bonds and therefore the revenues to repay the bonds will come from property taxes assessed on property owners within the City’s boundaries. Recall, the Council approved the levy for these bonds with its approval of the Civil City Budget on 10 October 2018. The recently-approved 2019 Budget included \$800,000 for the payment of the principal and interest on the proposed bonds; \$1,200,000 for tax levy on these bonds; and, a

\$ 0.0480 tax rate on these bonds.

### **Bond and Project Descriptions**

The three resolutions approving the issuance of the Parks Special Taxing District Bonds all finance capital improvements at facilities operated by the City of Bloomington Parks Department. The description of each series, along with the improvement authorized by each series are as follows. Please see the accompanying *Bicentennial Trails and Trees Bond Projects* submitted by the Parks and Recreation Department and included herein for more details on these projects.

#### **Res 18-21 – Series 2018A: \$3,435,000**

- Improvements along 7<sup>th</sup> Street Greenway, including bike lanes, a greenway trail, multi-use paths from the B-Line Trail to Woodlawn, and Union to the State Road 45/46 Bypass. See 7<sup>th</sup> Street Images submitted by Planning.
- Trails and land acquisition for easements along the RCA/Power Line trail (\$1,400,000)  
This is an east-west, multi-use paved trail from the west side of Rogers Street to the east side of Weimer Road, utilizing assumed utility easement. This trail will provide access to the Switchyard Park, Wapenhani Mountain Bike Park, Clear Creek Trail, and Twin Lakes. See description and map submitted by Parks.
- all related and incidental expenses incurred in connection therewith and the costs of selling and issuing the 2018A Bonds

#### **Res 18-22 – Series 2018B: \$3,865,000**

- Trails at Griffy Lake (\$1,250,000)  
This refers to the Loop Trail Project. The Trail Project is approximately 3.6 miles in distance. As noted by Parks and Recreation, presently, the trail at the Griffy Lake Nature Preserve does not travel around the entire lake and visitors have indicated that they would like to do so. Maintained trails encircle most, but not all of the lake. Many of the existing trails – both maintained and makeshift – are eroding. This trail project would connect the north shore to the south shore on the west side of the lake, would construct a bridge at a segment prone to flooding, and would build a long set of stairs at a segment of the trail with a steep narrow passage. See description and map submitted by Parks.
- Trail from Clubhouse Drive to College Avenue at Cascades Park (\$2,100,000)  
This is an on-road trail with vehicle and bicycle/pedestrian facilities running from Clubhouse Dr. in Lower Cascades Park to the intersection of Lower Cascades Park Road (Old SR 37) and College Avenue, where an existing sidepath provides a connection to the north end of Miller-Showers Park. This project also includes related infrastructure improvements, such a creek erosion mitigation, a road bridge repair, a new parking area, and access to Sycamore Shelter. See description and map submitted by Parks.

- all related and incidental expenses incurred in connection therewith, and the costs of selling and issuing the 2018B Bonds

**Res 18-23 – Series 2018C: \$2,965,000**

- Entryway beautification, tree planting, landscaping and related improvements at the entryways to the City (\$1,250,000).  
The entryway beautification project applies to four or more entryways to the City, and to design, lighting, landscaping, signage and tree planting. See description and map of an entryway example [north entry to Bloomington at Miller-Showers] submitted by Parks.
- Replacement of trees along City roadways (\$800,000)  
This will involve the planting of approximately 1,400 street trees in vacant City right-of-way locations. See description submitted by Parks.
- Alley enhancements and rebuilding (\$450,000)  
*No further description provided.*
- all related and incidental expenses incurred in connection therewith, and the costs of selling and issuing the 2018C Bonds

**B. Res 18-14 – Approving the Issuance of Tax Incremental Revenue Bond of the City’s Redevelopment District to Finance the Cost of Acquiring, Constructing, and Financing the Construction of Two Parking Garages within the Bloomington Consolidated Economic Development Development Area**

- Memo from Philippa Guthrie, Corporation Counsel and Jeff Underwood, Controller;
- Materials presented to the Redevelopment Commission

Contacts:

Philippa Guthrie, Corporation Counsel, 812.349.3547, [guthriep@bloomington.in.gov](mailto:guthriep@bloomington.in.gov)

Jeffrey Underwood, 812.349.3516, [underwoj@bloomington.in.gov](mailto:underwoj@bloomington.in.gov)

Larry Allen, 812.349.3557, [allenl@bloomington.in.gov](mailto:allenl@bloomington.in.gov)

**Redevelopment (TIF) District Revenue Bonds - Summary**

**Res 18-24** is the last of four bond resolutions on the agenda for the Committee of the Whole. It approves the issuance of Redevelopment District revenue bonds by the Redevelopment Commission to pay for the cost of acquiring, constructing, and financing two parking garages located within the Consolidated Economic Development Area (otherwise known as the City’s Consolidated TIF District). Revenue bonds rely on revenues from these facilities to pay for the costs of the project, but are “backed up” by an obligation to use property taxes if revenues are insufficient.

Please note that, under statute,<sup>1</sup> the City Council, in essence, approves the pursuit of these bonds by the Redevelopment Commission, which issues them and must follow an extended process in that regard, including a public notice and hearing. Last Monday, it took a major step in the process by adopting its [Res 18-68](#)<sup>2</sup> which authorized issuance of the bonds subject to Council approval.

The next step in the process is for the Council to adopt a resolution which approves the issuance of these bonds and specifies the:

- |   |   |  |
|---|---|--|
| Public purpose of the bond and use of bond proceeds       | > | which this resolution states are “for the purpose of financing the costs of acquisition and construction of two parking garages to be located in the District’s Bloomington Consolidated Economic Development Area, together with the costs incurred in connection with and on account of issuance of the Bonds (collectively, the “Project”)” |
| Maximum principal amount of the bond                      | > | which this resolution states shall not to exceed \$29.5 million” (but will, according to the memo, more likely raise about \$28 million <sup>3</sup> );  |
| Term and maximum interest rate of the bonds               | > | which this resolution states shall have a term of no more than 22 years (from date of issuance of the bonds) and the interest rate of no more than 6% per year;  |
| Any provision for redemption before maturity <sup>4</sup> | > | which this resolution states may be undertaken but no earlier than five (5) years following the date of issuance of the bonds, with the dates and terms “determined by the City Controller, upon the advice of the financial advisor to the Commission, at the time of the sale of the Bonds.”   |
| Any provision for payment of capitalized interest         | > | which this resolution states will not be pursued.  |

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<sup>1</sup> Approval by the Council, as fiscal body of the City, is required by two statutes: IC § 36-7-14-25.1 and IC § 6-1.1-17-20.5. It is the former that is elaborated upon here.

<sup>2</sup> Redevelopment Commission [Res 18-68](#) was included in the [RDC packet](#) issued for the 15 October 2018 meeting and a signed version is available in the Council Office. Please also see that packet for: a discussion of the repair versus replacement of the 4<sup>th</sup> Street Garage (in the minutes for the 1 October 2018 meeting); a finding of valid public purpose for garages and a timetable for project phases ([Res 18-67](#)); and a MOU regarding operation of the Dimension Mill.

<sup>3</sup> Please see the packet for TIF Bond Financing and Costs which breaks down the costs and sets forth draft amortization schedule which provide for payment of about \$2 million per year for a total of ~ \$40 million over the life of the bonds.

<sup>4</sup> Redemption provides an opportunity for the issuer to refinance the underlying debt should it be advantageous to do so.

In addition, Section 2 of the resolution repeals prior bonds that are in conflict with the proposed bonds but is not to be construed to adversely affect holders of bonds in 2009, 2015, and 2017 from this provision.

### The Parking Garages

This resolution would raise about \$28 million to demolish and replace the 4<sup>th</sup> Street Parking Garage and to construct a new parking garage in the Trades District. Approximately \$18.05 million<sup>5</sup> would be used for the 4<sup>th</sup> Street garage (which will bring the number of spaces from ~350 to a maximum of 600) and approximately \$11.25<sup>6</sup> million would be used to construct a new garage in the Trades District with a maximum of 400 spaces, both with a lifespan of at least 50 years.

### Repair versus Replacement

The Desman Parking Study<sup>7</sup> recommended that the City evaluate the pros and cons of maintaining versus replacing the 4<sup>th</sup> Street Parking Garage. The RDC heard and discussed the alternatives and decided to go forward with demolition and construction of a larger and longer-lasting facility. Factors mentioned during the deliberation included: the \$1.1 million to \$3.1 million needed in the next ~ two years to extend the life garage from 5 to 15 years, time the garage will not be usable either because of repairs or demolition, and the need for additional parking in the area. The cost of \$18.5 million would cover the cost of a facility with an additional ~150 spaces and a lifespan of 35 years beyond that likely through repairs of the existing garage.

### Need

Based upon presentation and discussion at the RDC meeting on Monday, there will be a need for 1,500 parking spaces in the downtown and 1,200 parking spaces in the Trades District when anticipated development in these areas build out. While those figures are subject to debate depending, in part, on the radius of available parking (and whether it would include future parking at the garage at the Bloomington Hospital) and on the use of transportation demand management strategies), the RDC went forward with the two projects. Given the possibility of having to reuse these facilities over the course of their long lifespans (because of a change in patterns of mobility), the design will include conversion to residential uses (which can largely be addressed by raising the height of the stories).

While there was general accord on the need to replace the 4<sup>th</sup> Street Garage, there were some questions about the need for a publicly-funded garage in the Trades District at this time. Alex Crowley, Director of the Economic and Sustainable Development department, acknowledged that the private sector will be called upon to address some of the parking needs in the Trades District,

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<sup>5</sup> This includes about \$750,000 for demolition and other costs and fees associated with financing this project.

<sup>6</sup> This includes about \$225,000 for other costs and fees associated with financing this project

<sup>7</sup> [Link](#) to the June 21, 2018 version of the Desman Downtown Parking Area Study.

the construction of a parking garage at this point is needed to “activate” the district by attracting initial tenants.

### Timing – Minimizing Disruption

The timing of demolition this winter followed by construction (which, together, are estimated to take about a 18-24 month period) would allow existing parking in the vicinity of the convention center to serve the users of the 4<sup>th</sup> Street Garage during the transition.

### **Deliberations – Reasonable Conditions – for Land Use Committee on Wednesday Evening – 8:00 pm**

The Land Use Committee will convene at 8:00 pm next Wednesday in order to make its recommendations to the full Council at the Regular Session on Wednesday, October 31<sup>st</sup>.

A major part of those recommendations will follow consideration of Reasonable Conditions to be discussed Wednesday night. At this point, Committee members<sup>8</sup> have stated an intent to submit five Reasonable Conditions, which, in concept, would:

#### Cm. Piedmont-Smith

- Require right-in and right-out access only at SR 46 and the development entrance. The developer referred to this as a "pork chop" which would be put at the entrance to deter left turns.
- Require the new mix of 1, 2, 3, and 4-bedroom units as proposed by the developer at our Oct. 3 meeting (*see materials for this packet for that configuration*)
- Require the new access drive from SR 446 be built on the existing drive on the north side of Knightridge Apartments. This drive currently runs parallel to the proposed new drive running west to east along the south edge of the new development, but the Knightridge drive does not have access to SR 446. My goal is to reduce the paved surface by using the already paved drive and adding access to SR 446 to that drive. Trevor Tollett and Steve Smith said they would try to get an easement from the Knightridge owner to facilitate this.

#### Cm. Volan

- Require that all parking on the premises be at all times be unbundled (i.e., paid for separately from rent). No incentives involving discounted parking shall be offered that in any way may induce a potential tenant to rent or renew a lease.
- Require that the developer forego the construction of at least 100 structured parking spaces, and instead contribute \$1.4 million to Bloomington Transit (BT), which must be used by BT for the express [sic] purpose of adding a bus to the #6 route (or, if routes are changed, the primary route

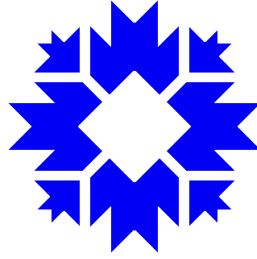
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<sup>8</sup> Cm. Sturbaum has contemplated a requirement regarding bedroom configurations by turning all 4 bedroom units into 2-bedroom units, but is not likely to pursue it. Cm. Chopra has not offered any Reasonable Conditions.



serving this site) so as to increase its frequency from 20 to 16 minutes weekdays during the academic year. The money must be paid in full before any occupancy permit for the site may be issued; the additional bus service to be begun within 30 days after the permit is issued. For this consideration, the developer will be permitted to add 30 bedrooms. For every 10 additional parking spots foregone, the developer must contribute another \$140,000 to BT and may build 3 additional bedrooms. Bedrooms added under this condition must be in two-bedroom units or smaller.

- This latter RC is based on the assumption, estimated by the developer at the Oct. 3 meeting, that a structured parking space will cost \$27,000 to build, that there are 157 bus operating weekdays during the academic year, and that such service running at 12 hours a day will cost approximately \$134,000 a year. I will forward Lew May's email for confirmation of the latter two assertions.



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

# **NOTICE OF CHANGE OF SCHEDULE**

**Wednesday, 24 October 2018  
Council Chambers, City Hall, Room #110**

**Two meetings of the Council:**

**Committee of the Whole will meet at 5:45pm**

**and**

**Land Use Committee will meet at 8:00pm**

The Council Committee of the Whole will consider four bond resolutions.

The Land Use Committee will continue deliberations on *Ord 18-14 To Expand a Planned Unit Development (PUD) and Amend the Associated District Ordinance and Preliminary Plan - Re: 4500, 4518 E. 3<sup>rd</sup> Street & 306 S. State Road 446 (Fountain Residential Partners, Petitioner)*. The Committee will discuss this matter and, at the conclusion of its deliberations, make recommendations to the full Council.

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

Posted: Friday, 19 October 2018

# COMMITTEE OF THE WHOLE

**NOTICE AND AGENDA  
BLOOMINGTON COMMON COUNCIL  
COMMITTEE OF THE WHOLE  
5:45 P.M., WEDNESDAY, 24 OCTOBER 2018  
COUNCIL CHAMBERS  
SHOWERS BUILDING, 401 N. MORTON ST.**

**Chair: Cm. Chris Sturbaum**

“Bicentennial Bonds” of the City of Bloomington Park District

Asked to attend: Jeff Underwood, City Controller  
Paula McDevitt, Director, Parks and Recreation  
Dave Williams, Operations & Development Manager, Parks and Recreation  
Adam Wason, Director, Public Works Department  
Terri Porter, Director, Planning and Transportation  
Beth Rosenbarger, Planning Services Manager, Planning and Transportation  
Philippa Guthrie, Corporation Counsel  
Anahit Behjou, Assistant City Attorney  
Bruce Donaldson, Partner, Barnes & Thornburg, Bond Counsel  
Otto “Buzz” Krohn, Executive Partner, O.W. Krohn & Associates, Financial Advisor  
James Treat, Managing Partner, O.W. Krohn & Associates, Financial Advisor

1. Resolution 18-21 Approving the Issuance of City of Bloomington, Indiana Park District Bonds, Series 2018A in an Amount Not to Exceed Three Million Four Hundred Thirty-Five Thousand Dollars to Finance the Costs of Capital Improvements at Certain Park Facilities and Costs Incurred in Connection with the Issuance of Such Bonds
2. Resolution 18-22 Approving the Issuance of City of Bloomington, Indiana Park District Bonds, Series 2018B in an Amount Not to Exceed Three Million Eight Hundred Sixty-Five Thousand Dollars to Finance the Costs of Capital Improvements at Certain Park Facilities and Costs Incurred in Connection with the Issuance of Such Bonds.
3. Resolution 18-23 Approving the Issuance of City of Bloomington, Indiana Park District Bonds, Series 2018C in an Amount Not to Exceed Two Million Nine Hundred Sixty-Five Thousand Dollars to Finance the Costs of Capital Improvements at Certain Park Facilities and Costs Incurred in Connection with the Issuance of Such Bonds.

Tax Incremental Revenue Bonds of the City’s Redevelopment District

Asked to attend: Jeff Underwood, City Controller  
Mick Renneisen, Deputy Mayor  
Philippa Guthrie, Corporation Counsel  
Larry Allen, Assistant City Attorney  
Deb Kunce, Owner and Principal, CORE Planning Strategies  
Ryan Daily, Parking Garage Manager  
Bruce Donaldson, Partner, Barnes & Thornburg, Bond Counsel  
Otto “Buzz” Krohn, Executive Partner, O.W. Krohn & Associates, Financial Advisor  
James Treat, Managing Partner, O.W. Krohn & Associates, Financial Advisor

4. Resolution 18-24 Approving the Issuance of Tax Increment Revenue Bonds of the City of Bloomington Redevelopment District to Finance the Costs of Acquisition and Construction for Two Parking Garages in the Bloomington Consolidated Economic Development Area and Costs Incurred in Connection with the Issuance of Such Bonds.

**Public Comment:** Please note that pursuant to the Bloomington Municipal Code, at Committee of the Whole meetings, the public may comment *only* on items listed on the Agenda. BMC § 2.04.250

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

Posted and Distributed: 19 October 2018

**RESOLUTION 18-21**

**APPROVING THE ISSUANCE OF CITY OF BLOOMINGTON, INDIANA  
PARK DISTRICT BONDS, SERIES 2018A IN AN AMOUNT NOT TO  
EXCEED THREE MILLION FOUR HUNDRED THIRTY-FIVE  
THOUSAND DOLLARS TO FINANCE THE COSTS OF CAPITAL  
IMPROVEMENTS AT CERTAIN PARK FACILITIES AND COSTS  
INCURRED IN CONNECTION WITH THE ISSUANCE OF SUCH  
BONDS**

WHEREAS, the Board of Park Commissioners (the "Board") of the City of Bloomington, Indiana (the "City") has determined to issue special taxing district bonds of the Park District (the "District") of the City of Bloomington, Indiana (the "City"), designated as "City of Bloomington, Indiana Park District Bonds, Series 2018A," in an aggregate principal amount not to exceed Three Million Four Hundred Thirty-Five Thousand Dollars (\$3,435,000) (the "2018A Bonds"), to finance certain capital improvements at facilities operated by the City of Bloomington Parks Department including the design, acquisition and construction of (i) improvements along 7<sup>th</sup> Street Greenway, including bike lanes, a greenway trail, multi-use paths from the B-Line Trail to Woodlawn, and Union to the State Road 45/46 Bypass, (ii) trails and land acquisition for easements along the RCA/Power Line trail, and (iii) all related and incidental expenses incurred in connection therewith, and the costs of selling and issuing the 2018A Bonds (the "Project"); and

WHEREAS, Ind. Code § 36-10-4-35(g) and Ind. Code § 6-1.1-17-20.5 require the approval of the issuance of the 2018A Bonds of the District by the legislative and fiscal body of the City; and

WHEREAS, the Common Council of the City (the "Council"), as the legislative and fiscal body of the City, now desires to approve the issuance of the 2018A Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, AS FOLLOWS:

SECTION 1. The Council hereby approves the sale and issuance of the 2018A Bonds in order to provide funds to finance the costs of the Project, subject to the following conditions: (a) the maximum aggregate original principal amount of the 2018A Bonds shall not exceed Three Million Four Hundred Thirty-Five Thousand Dollars (\$3,435,000); (b) the 2018A Bonds shall have a term not longer than twenty (20) years, commencing on the date of issuance of the 2018A Bonds; and (c) the maximum interest rate on the 2018A Bonds shall not exceed six percent (6.0%) per annum.

SECTION 2. This Resolution shall be in full force and effect from and after its passage by the Council and its approval by the Mayor of the City.

PASSED by the Common Council of the City of Bloomington, Indiana, 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, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2018.

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NICOLE BOLDEN, Clerk

SIGNED and APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2018.

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JOHN HAMILTON, Mayor  
City of Bloomington

#### SYNOPSIS

This resolution takes one of statutory steps necessary to approve the issuance of bonds by the City of Bloomington Parks District under Indiana Code § 36-10-4-35 and § 6-1.1-17-20.5 in order to finance certain capital improvements at facilities operated by the City of Bloomington Parks Department including the design, acquisition and construction of (i) improvements along 7<sup>th</sup> Street Greenway, including bike lanes, a greenway trail, multi-use paths from the B-Line Trail to Woodlawn, and Union to the State Road 45/46 Bypass, (ii) trails and land acquisition for easements along the RCA/Power Line trail, and (iii) all related and incidental expenses incurred in connection therewith, and the costs of selling and issuing the these bonds.

**RESOLUTION 18-22**

**APPROVING THE ISSUANCE OF CITY OF BLOOMINGTON, INDIANA  
PARK DISTRICT BONDS, SERIES 2018B IN AN AMOUNT NOT TO  
EXCEED THREE MILLION EIGHT HUNDRED SIXTY-FIVE  
THOUSAND DOLLARS TO FINANCE THE COSTS OF CAPITAL  
IMPROVEMENTS AT CERTAIN PARK FACILITIES AND COSTS  
INCURRED IN CONNECTION WITH THE ISSUANCE OF SUCH  
BONDS**

WHEREAS, the Board of Park Commissioners (the “Board”) of the City of Bloomington, Indiana (the “City”) has determined to issue special taxing district bonds of the Park District (the “District”) of the City of Bloomington, Indiana (the “City”), designated as “City of Bloomington, Indiana Park District Bonds, Series 2018B,” in an aggregate principal amount not to exceed Three Million Eight Hundred Sixty-Five Thousand Dollars (\$3,865,000) (the “2018B Bonds”), to finance certain capital improvements at facilities operated by the City of Bloomington Parks Department including the design, acquisition and construction of (i) trails at Griffy Lake, (ii) a trail from Clubhouse Drive to College Avenue at Cascades Park, and (iii) all related and incidental expenses incurred in connection therewith, and the costs of selling and issuing the 2018B Bonds (the “Project”); and

WHEREAS, Ind. Code § 36-10-4-35(g) and Ind. Code § 6-1.1-17-20.5 require the approval of the issuance of the 2018B Bonds of the District by the legislative and fiscal body of the City; and

WHEREAS, the Common Council of the City (the “Council”), as the legislative and fiscal body of the City, now desires to approve the issuance of the 2018B Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, AS FOLLOWS:

SECTION 1. The Council hereby approves the sale and issuance of the 2018B Bonds in order to provide funds to finance the costs of the Project, subject to the following conditions: (a) the maximum aggregate original principal amount of the 2018B Bonds shall not exceed Three Million Eight Hundred Sixty-Five Thousand Dollars (\$3,865,000); (b) the 2018B Bonds shall have a term not longer than twenty (20) years, commencing on the date of issuance of the 2018B Bonds; and (c) the maximum interest rate on the 2018B Bonds shall not exceed six percent (6.0%) per annum.

SECTION 2. This Resolution shall be in full force and effect from and after its passage by the Council and its approval by the Mayor of the City.

PASSED by the Common Council of the City of Bloomington, Indiana, 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, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2018.

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NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED and APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2018.

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JOHN HAMILTON, Mayor  
City of Bloomington

#### SYNOPSIS

This resolution takes one of statutory steps necessary to approve the issuance of bonds by the City of Bloomington Parks District under Indiana Code § 36-10-4-35 and § 6-1.1-17-20.5 in order to finance certain capital improvements at facilities operated by the City of Bloomington Parks Department including the design, acquisition and construction of (i) trails at Griffy Lake, (ii) a trail from Clubhouse Drive to College Avenue at Cascades Park, and (iii) all related and incidental expenses incurred in connection therewith, and the costs of selling and issuing these bonds.



**RESOLUTION 18-23**

**APPROVING THE ISSUANCE OF CITY OF BLOOMINGTON, INDIANA  
PARK DISTRICT BONDS, SERIES 2018C IN AN AMOUNT NOT TO  
EXCEED TWO MILLION NINE HUNDRED SIXTY-FIVE THOUSAND  
DOLLARS TO FINANCE THE COSTS OF CAPITAL IMPROVEMENTS  
AT CERTAIN PARK FACILITIES AND COSTS INCURRED IN  
CONNECTION WITH THE ISSUANCE OF SUCH BONDS**

WHEREAS, the Board of Park Commissioners (the “Board”) of the City of Bloomington, Indiana (the “City”) has determined to issue special taxing district bonds of the Park District (the “District”) of the City of Bloomington, Indiana (the “City”), designated as “City of Bloomington, Indiana Park District Bonds, Series 2018C,” in an aggregate principal amount not to exceed Two Million Nine Hundred Sixty-Five Thousand Dollars (\$2,965,000) (the “2018C Bonds”), to finance certain capital improvements at facilities operated by the City of Bloomington Parks Department including the design, acquisition and construction of (i) entryway beautification, tree planting, landscaping and related improvements at the entryways to the City, (ii) the replacement of trees along City roadways, (iii) alley enhancements and rebuilding, and (iv) all related and incidental expenses incurred in connection therewith, and the costs of selling and issuing the 2018C Bonds (the “Project”); and

WHEREAS, Ind. Code § 36-10-4-35(g) and Ind. Code § 6-1.1-17-20.5 require the approval of the issuance of the 2018C Bonds of the District by the legislative and fiscal body of the City; and

WHEREAS, the Common Council of the City (the “Council”), as the legislative and fiscal body of the City, now desires to approve the issuance of the 2018C Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, AS FOLLOWS:

SECTION 1. The Council hereby approves the sale and issuance of the 2018C Bonds in order to provide funds to finance the costs of the Project, subject to the following conditions: (a) the maximum aggregate original principal amount of the 2018C Bonds shall not exceed Two Million Nine Hundred Sixty-Five Thousand Dollars (\$2,965,000); (b) the 2018C Bonds shall have a term not longer than twenty (20) years, commencing on the date of issuance of the 2018C Bonds; and (c) the maximum interest rate on the 2018C Bonds shall not exceed six percent (6.0%) per annum.

SECTION 2. This Resolution shall be in full force and effect from and after its passage by the Council and its approval by the Mayor of the City.

PASSED by the Common Council of the City of Bloomington, Indiana, 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, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2018.

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NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED and APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2018.

---

JOHN HAMILTON, Mayor  
City of Bloomington

#### SYNOPSIS

This resolution takes one of statutory steps necessary to approve the issuance of bonds by the City of Bloomington Parks District under Indiana Code § 36-10-4-35 and § 6-1.1-17-20.5 in order to finance certain capital improvements at facilities operated by the City of Bloomington Parks Department including the design, acquisition and construction of (i) entryway beautification, tree planting, landscaping and related improvements at the entryways to the City, (ii) the replacement of trees along City roadways, (iii) alley enhancements and rebuilding, and (iv) all related and incidental expenses incurred in connection therewith, and the costs of selling and issuing the 2018C Bonds (the “Project”).



**CITY OF BLOOMINGTON  
LEGAL DEPARTMENT  
MEMORANDUM**

**TO: Members of the Common Council of the City of Bloomington**

**FROM: Philippa Guthrie, Corporation Counsel  
Jeff Underwood, Controller**

**CC: Dan Sherman, Council Administrator/Attorney**

**RE: 2018 Park District Bonds**

**DATE: October 15, 2018**

Staff has submitted three (3) resolutions for your consideration, which, if approved, would authorize<sup>1</sup> the issuance of Park District Bonds (collectively “2018 Parks Bonds”). These bonds will fund trails and tree planting projects designed to enhance the physical beauty and recreational value of our community, as our generation’s way of making a positive, long-lasting impact on Bloomington’s future in honor of its Bicentennial.

Bonds are frequently used by municipal governments to pay for large capital improvements that cannot be funded otherwise. The 2018 Parks Bond will be used for the following projects:

1. 7th St Greenway from B-Line Trail to Woodlawn and then Union to the 45/46 bypass. Creating as close as we can get to an East-West B-Line
2. Griffy Lake Loop Trail
3. Cascades Trail, Clubhouse Drive to College
4. RCA/Power Line trail. Connecting Switchyard and west side
5. 4-6 City entryways and tree groves
6. 1,400 street trees replaced
7. 3 blocks of alley enhancements/rebuilds

The bonds will be issued in the approximate amounts of \$3.5 million, \$3.9 million and \$3.0 million, to cover these projects. While there is a limit on the amount of debt a municipality may have outstanding at one time, the statute the Parks department was organized under has no statutory limit, meaning that even after the 2018 Parks Bonds are issued the City will retain the flexibility necessary to address a subsequent urgent infrastructure need. These bonds are being issued as Property Tax bonds and therefore the revenues to repay the bonds will come from property taxes assessed on property owners within the City’s boundaries.

If approved, the Parks Department will move forward on these projects to extend and improve trails and plant trees throughout the City to honor Bloomington’s past and its future.

More specifics regarding the projects are included in each of the resolutions.

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<sup>1</sup> The Board of Park Commissioners is charged with authorizing the issuance of Park District Bonds and appropriating the Park District Bonds, a process that includes public notice and a public hearing. Park District Bonds must also be approved by the Council as part of the statutory approval process.

**Bloomington Park District Bonds of 2018**

<u>Projects:</u>	<u>SERIES A</u>	<u>SERIES B</u>	<u>SERIES C</u>	<u>Totals</u>
7th Street	\$ 1,800,000			\$ 1,800,000
RCA Power Line	1,400,000			1,400,000
Griffy Lake		\$ 1,500,000		1,500,000
Cascades		2,100,000		2,100,000
City Entryways			1,500,000	1,500,000
Landscaping/Trees			800,000	800,000
Alley Improvments			450,000	450,000
	<hr/>	<hr/>	<hr/>	<hr/>
	3,200,000	3,600,000	2,750,000	9,550,000
COI	75,000	85,000	65,000	225,000
	<hr/>	<hr/>	<hr/>	<hr/>
	3,275,000	3,685,000	2,815,000	9,775,000
Project Contingencies (5%)	160,000	180,000	150,000	490,000
	<hr/>	<hr/>	<hr/>	<hr/>
Max Bond by Series	\$ 3,435,000	\$ 3,865,000	\$ 2,965,000	\$ 10,265,000

CITY OF BLOOMINGTON (INDIANA)

\$3,435,000 OF PROPOSED PARK DISTRICT BONDS OF 2018, SERIES A

ASSUMED DATE OF DELIVERY DECEMBER 18, 2018

Date	Principal Balance	* Principal	* Coupon	* Interest	* Period Total	Bond Year Total
8/15/2019	\$ 3,435,000	\$ 40,000	3.750%	\$ 83,814.06	\$ 123,814.06	
2/15/2020	3,395,000	60,000	3.750%	63,656.25	123,656.25	\$ 247,470.31
8/15/2020	3,335,000	60,000	3.750%	62,531.25	122,531.25	
2/15/2021	3,275,000	65,000	3.750%	61,406.25	126,406.25	248,937.50
8/15/2021	3,210,000	65,000	3.750%	60,187.50	125,187.50	
2/15/2022	3,145,000	65,000	3.750%	58,968.75	123,968.75	249,156.25
8/15/2022	3,080,000	65,000	3.750%	57,750.00	122,750.00	
2/15/2023	3,015,000	70,000	3.750%	56,531.25	126,531.25	249,281.25
8/15/2023	2,945,000	70,000	3.750%	55,218.75	125,218.75	
2/15/2024	2,875,000	70,000	3.750%	53,906.25	123,906.25	249,125.00
8/15/2024	2,805,000	75,000	3.750%	52,593.75	127,593.75	
2/15/2025	2,730,000	75,000	3.750%	51,187.50	126,187.50	253,781.25
8/15/2025	2,655,000	75,000	3.750%	49,781.25	124,781.25	
2/15/2026	2,580,000	80,000	3.750%	48,375.00	128,375.00	253,156.25
8/15/2026	2,500,000	80,000	3.750%	46,875.00	126,875.00	
2/15/2027	2,420,000	80,000	3.750%	45,375.00	125,375.00	252,250.00
8/15/2027	2,340,000	80,000	3.750%	43,875.00	123,875.00	
2/15/2028	2,260,000	85,000	3.750%	42,375.00	127,375.00	251,250.00
8/15/2028	2,175,000	85,000	3.750%	40,781.25	125,781.25	
2/15/2029	2,090,000	85,000	3.750%	39,187.50	124,187.50	249,968.75
8/15/2029	2,005,000	90,000	3.750%	37,593.75	127,593.75	
2/15/2030	1,915,000	90,000	3.750%	35,906.25	125,906.25	253,500.00
8/15/2030	1,825,000	90,000	3.750%	34,218.75	124,218.75	
2/15/2031	1,735,000	95,000	3.750%	32,531.25	127,531.25	251,750.00
8/15/2031	1,640,000	95,000	3.750%	30,750.00	125,750.00	
2/15/2032	1,545,000	100,000	3.750%	28,968.75	128,968.75	254,718.75
8/15/2032	1,445,000	100,000	3.750%	27,093.75	127,093.75	
2/15/2033	1,345,000	100,000	3.750%	25,218.75	125,218.75	252,312.50
8/15/2033	1,245,000	105,000	3.750%	23,343.75	128,343.75	
2/15/2034	1,140,000	105,000	3.750%	21,375.00	126,375.00	254,718.75
8/15/2034	1,035,000	105,000	3.750%	19,406.25	124,406.25	
2/15/2035	930,000	110,000	3.750%	17,437.50	127,437.50	251,843.75
8/15/2035	820,000	110,000	3.750%	15,375.00	125,375.00	
2/15/2036	710,000	115,000	3.750%	13,312.50	128,312.50	253,687.50
8/15/2036	595,000	115,000	3.750%	11,156.25	126,156.25	
2/15/2037	480,000	115,000	3.750%	9,000.00	124,000.00	250,156.25
8/15/2037	365,000	120,000	3.750%	6,843.75	126,843.75	
2/15/2038	245,000	120,000	3.750%	4,593.75	124,593.75	251,437.50
8/15/2038	125,000	125,000	3.750%	2,343.75	127,343.75	127,343.75
TOTALS		<u>\$ 3,435,000</u>		<u>\$ 1,470,845.31</u>	<u>\$ 4,905,845.31</u>	<u>\$ 4,905,845.31</u>

\* Preliminary, subject to change.

CITY OF BLOOMINGTON (INDIANA)

\$3,865,000 OF PROPOSED PARK DISTRICT BONDS OF 2018, SERIES B

ASSUMED DATE OF DELIVERY DECEMBER 18, 2018

Date	Principal Balance	* Principal	* Coupon	* Interest	* Period Total	Bond Year Total
8/15/2019	\$ 3,865,000	\$ 50,000	3.750%	\$ 94,182.81	\$ 144,182.81	
2/15/2020	3,815,000	65,000	3.750%	71,531.25	136,531.25	\$ 280,714.06
8/15/2020	3,750,000	70,000	3.750%	70,312.50	140,312.50	
2/15/2021	3,680,000	75,000	3.750%	69,000.00	144,000.00	284,312.50
8/15/2021	3,605,000	75,000	3.750%	67,593.75	142,593.75	
2/15/2022	3,530,000	75,000	3.750%	66,187.50	141,187.50	283,781.25
8/15/2022	3,455,000	75,000	3.750%	64,781.25	139,781.25	
2/15/2023	3,380,000	80,000	3.750%	63,375.00	143,375.00	283,156.25
8/15/2023	3,300,000	80,000	3.750%	61,875.00	141,875.00	
2/15/2024	3,220,000	80,000	3.750%	60,375.00	140,375.00	282,250.00
8/15/2024	3,140,000	80,000	3.750%	58,875.00	138,875.00	
2/15/2025	3,060,000	85,000	3.750%	57,375.00	142,375.00	281,250.00
8/15/2025	2,975,000	85,000	3.750%	55,781.25	140,781.25	
2/15/2026	2,890,000	90,000	3.750%	54,187.50	144,187.50	284,968.75
8/15/2026	2,800,000	90,000	3.750%	52,500.00	142,500.00	
2/15/2027	2,710,000	90,000	3.750%	50,812.50	140,812.50	283,312.50
8/15/2027	2,620,000	90,000	3.750%	49,125.00	139,125.00	
2/15/2028	2,530,000	95,000	3.750%	47,437.50	142,437.50	281,562.50
8/15/2028	2,435,000	95,000	3.750%	45,656.25	140,656.25	
2/15/2029	2,340,000	100,000	3.750%	43,875.00	143,875.00	284,531.25
8/15/2029	2,240,000	100,000	3.750%	42,000.00	142,000.00	
2/15/2030	2,140,000	100,000	3.750%	40,125.00	140,125.00	282,125.00
8/15/2030	2,040,000	105,000	3.750%	38,250.00	143,250.00	
2/15/2031	1,935,000	105,000	3.750%	36,281.25	141,281.25	284,531.25
8/15/2031	1,830,000	105,000	3.750%	34,312.50	139,312.50	
2/15/2032	1,725,000	110,000	3.750%	32,343.75	142,343.75	281,656.25
8/15/2032	1,615,000	110,000	3.750%	30,281.25	140,281.25	
2/15/2033	1,505,000	115,000	3.750%	28,218.75	143,218.75	283,500.00
8/15/2033	1,390,000	115,000	3.750%	26,062.50	141,062.50	
2/15/2034	1,275,000	115,000	3.750%	23,906.25	138,906.25	279,968.75
8/15/2034	1,160,000	120,000	3.750%	21,750.00	141,750.00	
2/15/2035	1,040,000	120,000	3.750%	19,500.00	139,500.00	281,250.00
8/15/2035	920,000	125,000	3.750%	17,250.00	142,250.00	
2/15/2036	795,000	125,000	3.750%	14,906.25	139,906.25	282,156.25
8/15/2036	670,000	130,000	3.750%	12,562.50	142,562.50	
2/15/2037	540,000	130,000	3.750%	10,125.00	140,125.00	282,687.50
8/15/2037	410,000	135,000	3.750%	7,687.50	142,687.50	
2/15/2038	275,000	135,000	3.750%	5,156.25	140,156.25	282,843.75
8/15/2038	140,000	140,000	3.750%	2,625.00	142,625.00	142,625.00
TOTALS		<u>\$ 3,865,000</u>		<u>\$ 1,648,182.81</u>	<u>\$ 5,513,182.81</u>	<u>\$ 5,513,182.81</u>

\* Preliminary, subject to change.

CITY OF BLOOMINGTON (INDIANA)

\$2,965,000 OF PROPOSED PARK DISTRICT BONDS OF 2018, SERIES C

ASSUMED DATE OF DELIVERY DECEMBER 18, 2018

Date	Principal Balance	* Principal	* Coupon	* Interest	* Period Total	Bond Year Total
8/15/2019	\$ 2,965,000	\$ 40,000	3.750%	\$ 72,210.94	\$ 112,210.94	
2/15/2020	2,925,000	50,000	3.750%	54,843.75	104,843.75	\$ 217,054.69
8/15/2020	2,875,000	55,000	3.750%	53,906.25	108,906.25	
2/15/2021	2,820,000	55,000	3.750%	52,875.00	107,875.00	216,781.25
8/15/2021	2,765,000	55,000	3.750%	51,843.75	106,843.75	
2/15/2022	2,710,000	60,000	3.750%	50,812.50	110,812.50	217,656.25
8/15/2022	2,650,000	60,000	3.750%	49,687.50	109,687.50	
2/15/2023	2,590,000	60,000	3.750%	48,562.50	108,562.50	218,250.00
8/15/2023	2,530,000	60,000	3.750%	47,437.50	107,437.50	
2/15/2024	2,470,000	65,000	3.750%	46,312.50	111,312.50	218,750.00
8/15/2024	2,405,000	65,000	3.750%	45,093.75	110,093.75	
2/15/2025	2,340,000	65,000	3.750%	43,875.00	108,875.00	218,968.75
8/15/2025	2,275,000	65,000	3.750%	42,656.25	107,656.25	
2/15/2026	2,210,000	65,000	3.750%	41,437.50	106,437.50	214,093.75
8/15/2026	2,145,000	65,000	3.750%	40,218.75	105,218.75	
2/15/2027	2,080,000	70,000	3.750%	39,000.00	109,000.00	214,218.75
8/15/2027	2,010,000	70,000	3.750%	37,687.50	107,687.50	
2/15/2028	1,940,000	75,000	3.750%	36,375.00	111,375.00	219,062.50
8/15/2028	1,865,000	75,000	3.750%	34,968.75	109,968.75	
2/15/2029	1,790,000	75,000	3.750%	33,562.50	108,562.50	218,531.25
8/15/2029	1,715,000	75,000	3.750%	32,156.25	107,156.25	
2/15/2030	1,640,000	80,000	3.750%	30,750.00	110,750.00	217,906.25
8/15/2030	1,560,000	80,000	3.750%	29,250.00	109,250.00	
2/15/2031	1,480,000	80,000	3.750%	27,750.00	107,750.00	217,000.00
8/15/2031	1,400,000	80,000	3.750%	26,250.00	106,250.00	
2/15/2032	1,320,000	85,000	3.750%	24,750.00	109,750.00	216,000.00
8/15/2032	1,235,000	85,000	3.750%	23,156.25	108,156.25	
2/15/2033	1,150,000	85,000	3.750%	21,562.50	106,562.50	214,718.75
8/15/2033	1,065,000	90,000	3.750%	19,968.75	109,968.75	
2/15/2034	975,000	90,000	3.750%	18,281.25	108,281.25	218,250.00
8/15/2034	885,000	90,000	3.750%	16,593.75	106,593.75	
2/15/2035	795,000	95,000	3.750%	14,906.25	109,906.25	216,500.00
8/15/2035	700,000	95,000	3.750%	13,125.00	108,125.00	
2/15/2036	605,000	95,000	3.750%	11,343.75	106,343.75	214,468.75
8/15/2036	510,000	100,000	3.750%	9,562.50	109,562.50	
2/15/2037	410,000	100,000	3.750%	7,687.50	107,687.50	217,250.00
8/15/2037	310,000	100,000	3.750%	5,812.50	105,812.50	
2/15/2038	210,000	105,000	3.750%	3,937.50	108,937.50	214,750.00
8/15/2038	105,000	105,000	3.750%	1,968.75	106,968.75	106,968.75
TOTALS		<u>\$ 2,965,000</u>		<u>\$ 1,262,179.69</u>	<u>\$ 4,227,179.69</u>	<u>\$ 4,227,179.69</u>

\* Preliminary, subject to change.

CITY OF BLOOMINGTON (INDIANA)

SCHEDULE OF COMBINED DEBT SERVICE

Date	2018 Series A Bonds	2018 Series B Bonds	2018 Series C Bonds	Period Total	Bond Year Total
8/15/2019	\$ 123,814.06	\$ 144,182.81	\$ 112,210.94	\$ 380,207.81	
2/15/2020	123,656.25	136,531.25	104,843.75	365,031.25	\$ 745,239.06
8/15/2020	122,531.25	140,312.50	108,906.25	371,750.00	
2/15/2021	126,406.25	144,000.00	107,875.00	378,281.25	750,031.25
8/15/2021	125,187.50	142,593.75	106,843.75	374,625.00	
2/15/2022	123,968.75	141,187.50	110,812.50	375,968.75	750,593.75
8/15/2022	122,750.00	139,781.25	109,687.50	372,218.75	
2/15/2023	126,531.25	143,375.00	108,562.50	378,468.75	750,687.50
8/15/2023	125,218.75	141,875.00	107,437.50	374,531.25	
2/15/2024	123,906.25	140,375.00	111,312.50	375,593.75	750,125.00
8/15/2024	127,593.75	138,875.00	110,093.75	376,562.50	
2/15/2025	126,187.50	142,375.00	108,875.00	377,437.50	754,000.00
8/15/2025	124,781.25	140,781.25	107,656.25	373,218.75	
2/15/2026	128,375.00	144,187.50	106,437.50	379,000.00	752,218.75
8/15/2026	126,875.00	142,500.00	105,218.75	374,593.75	
2/15/2027	125,375.00	140,812.50	109,000.00	375,187.50	749,781.25
8/15/2027	123,875.00	139,125.00	107,687.50	370,687.50	
2/15/2028	127,375.00	142,437.50	111,375.00	381,187.50	751,875.00
8/15/2028	125,781.25	140,656.25	109,968.75	376,406.25	
2/15/2029	124,187.50	143,875.00	108,562.50	376,625.00	753,031.25
8/15/2029	127,593.75	142,000.00	107,156.25	376,750.00	
2/15/2030	125,906.25	140,125.00	110,750.00	376,781.25	753,531.25
8/15/2030	124,218.75	143,250.00	109,250.00	376,718.75	
2/15/2031	127,531.25	141,281.25	107,750.00	376,562.50	753,281.25
8/15/2031	125,750.00	139,312.50	106,250.00	371,312.50	
2/15/2032	128,968.75	142,343.75	109,750.00	381,062.50	752,375.00
8/15/2032	127,093.75	140,281.25	108,156.25	375,531.25	
2/15/2033	125,218.75	143,218.75	106,562.50	375,000.00	750,531.25
8/15/2033	128,343.75	141,062.50	109,968.75	379,375.00	
2/15/2034	126,375.00	138,906.25	108,281.25	373,562.50	752,937.50
8/15/2034	124,406.25	141,750.00	106,593.75	372,750.00	
2/15/2035	127,437.50	139,500.00	109,906.25	376,843.75	749,593.75
8/15/2035	125,375.00	142,250.00	108,125.00	375,750.00	
2/15/2036	128,312.50	139,906.25	106,343.75	374,562.50	750,312.50
8/15/2036	126,156.25	142,562.50	109,562.50	378,281.25	
2/15/2037	124,000.00	140,125.00	107,687.50	371,812.50	750,093.75
8/15/2037	126,843.75	142,687.50	105,812.50	375,343.75	
2/15/2038	124,593.75	140,156.25	108,937.50	373,687.50	749,031.25
8/15/2038	127,343.75	142,625.00	106,968.75	376,937.50	376,937.50
TOTALS	<u>\$ 4,905,845.31</u>	<u>\$ 5,513,182.81</u>	<u>\$ 4,227,179.69</u>	<u>\$ 14,646,207.81</u>	<u>\$ 14,646,207.81</u>



**CITY OF BLOOMINGTON – PARKS AND RECREATION  
BI-CENTENNIAL TRAILS AND TREES BOND PROJECTS  
October 17, 2018**

*Unless noted, estimated project costs include consultant design services, environmental investigations, inspection services (if not performed with in-house staff) survey, land acquisition (if required), and contracted construction.*

**GRIFFY LAKE LOOP HIKING TRAIL**

**LENGTH:** ~ 3.6 miles

**ESTIMATED PROJECT COST:** \$1.25M

Visitors to the Griffy Lake Nature Preserve often ask the boathouse staff if it's possible to walk around Griffy Lake. Sections of maintained trail allow hikers to travel most of the way around the lake however there are missing sections. Many of the existing trails, some official and some unofficial, are steep and eroding, especially along the north shore of the lake.

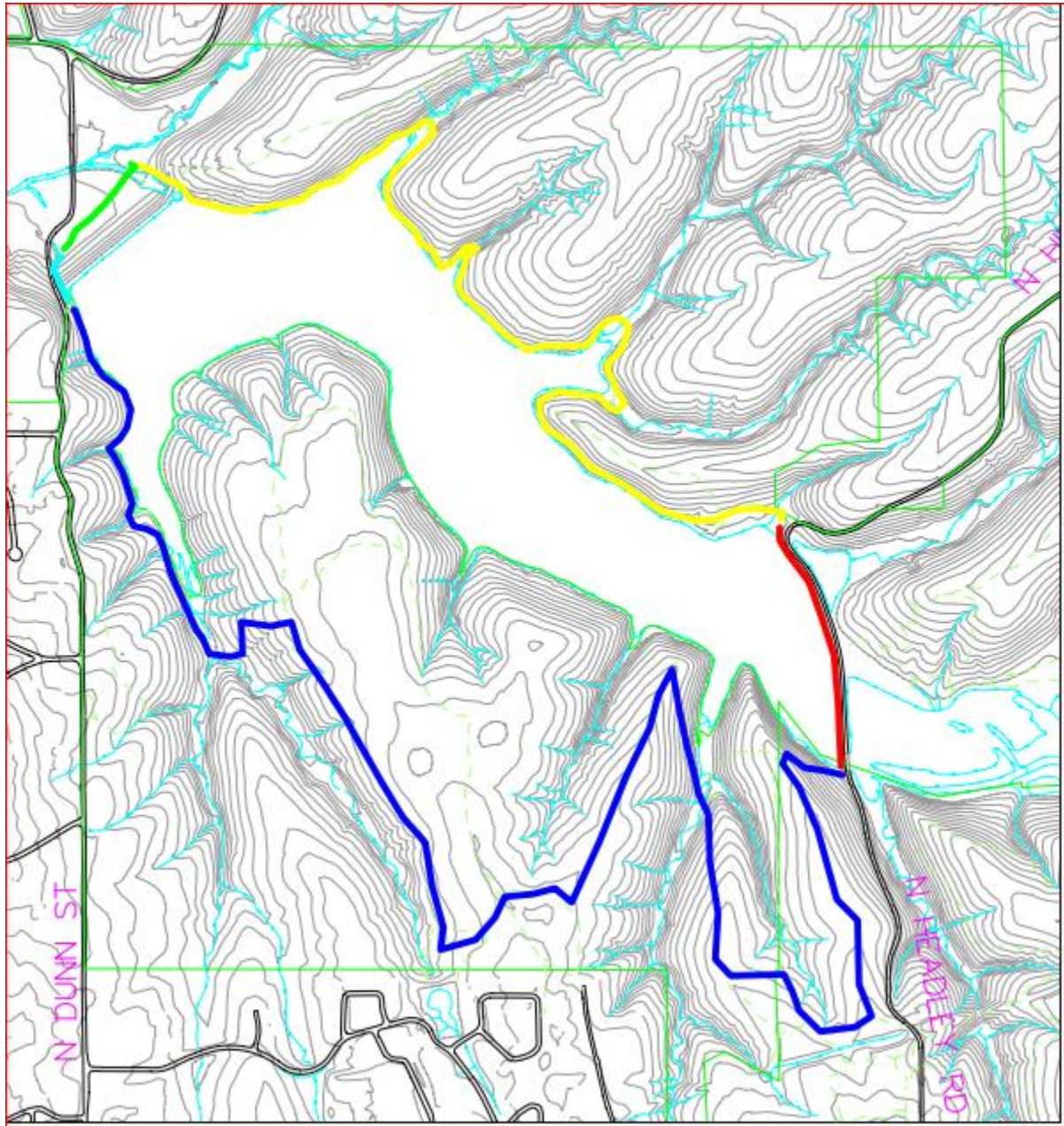
The loop trail project would connect the north shore to the south shore on the west side of the lake in the vicinity of the dam. The existing trail includes a wooden staircase descending from the north shore to the area below the dam. The creek crossing here is sometimes flooded and would require a bridge if a loop is to be created. On the west end of the dam, a fence runs close to Dunn St. leaving only a steep narrow passage that would require a long set of stairs.

Once on the south side of the lake, the existing trail sections could be connected to allow hikers to walk back to the Causeway along Headley Road. The Griffy Lake Loop Hiking Trail study proposed the construction of a 1500' long boardwalk along the Causeway/Headley Rd. however, the additional cost of \$1.5M for that boardwalk construction is not included in the Bi-Centennial Bond Project funding request.

The east side of the loop trail, on the south side of the lake, would require cooperation with Indiana University to connect Lake Griffy trails with the IU Research and Teaching Preserve trails and provide access to the planned boardwalk. Discussions with Indiana University re: their proposed *Heritage Trail* connection to Griffy Lake are ongoing.

Proposed Griffy Loop Trail Route:

- Red Headley Rd./Causeway Boardwalk
- Yellow North Shore Section
- Green Below Dam Section
- Light Blue West Dam Stairs
- Dark Blue South Shore Section





**DUKE ENERGY OVERHEAD POWERLINE TRAIL**

**LENGTH:** ~ 1.3 Miles

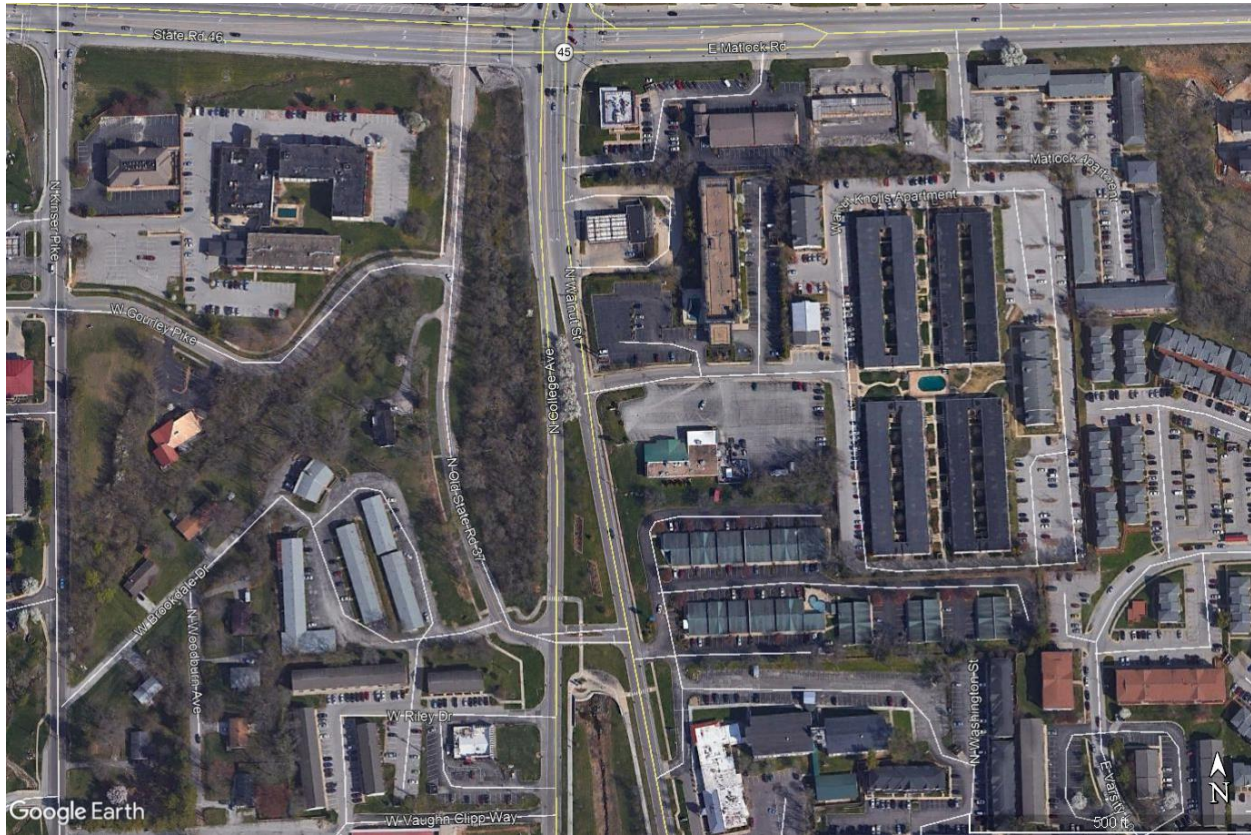
**ESTIMATED PROJECT COST:** \$1.4 M

Multi-Use paved trail construction from the west side of Rogers St. to the east side of Weimer Rd. utilizing assumed utility Duke Energy easement. This east/west trail would provide close or nearby bicycle and pedestrian access to Switchyard Park, Wapehani Mountain Bike Park, Clear Creek Trail, and the Twin Lakes Recreation Center.



**CITY OF BLOOMINGTON ENTRYWAYS**  
**ESTIMATED PROJECT COST: \$1.25 M**

Beautification and related improvement projects at four (4) or more entryways to the City of Bloomington; to include consultant design, lighting, landscaping, signage, and tree planting.



**Location example: North entryway to Bloomington at Miller-Showers Park**

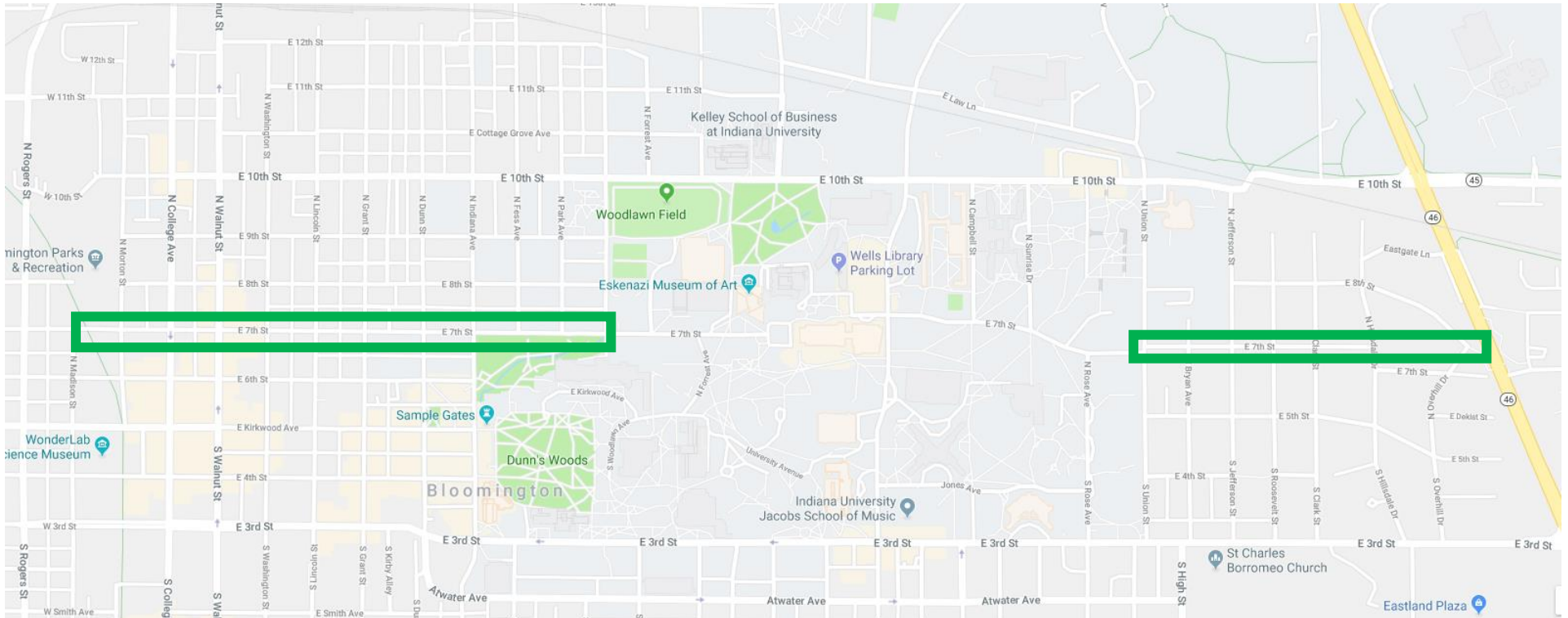
**STREET TREE PLANTING**  
**ESTIMATED PROJECT COST: \$800,000**

Contracted tree planting of ~ 1,400 vacant City R/W street tree locations throughout the community. In a typical year, department Urban Forestry crews will plant ~ 450 trees.

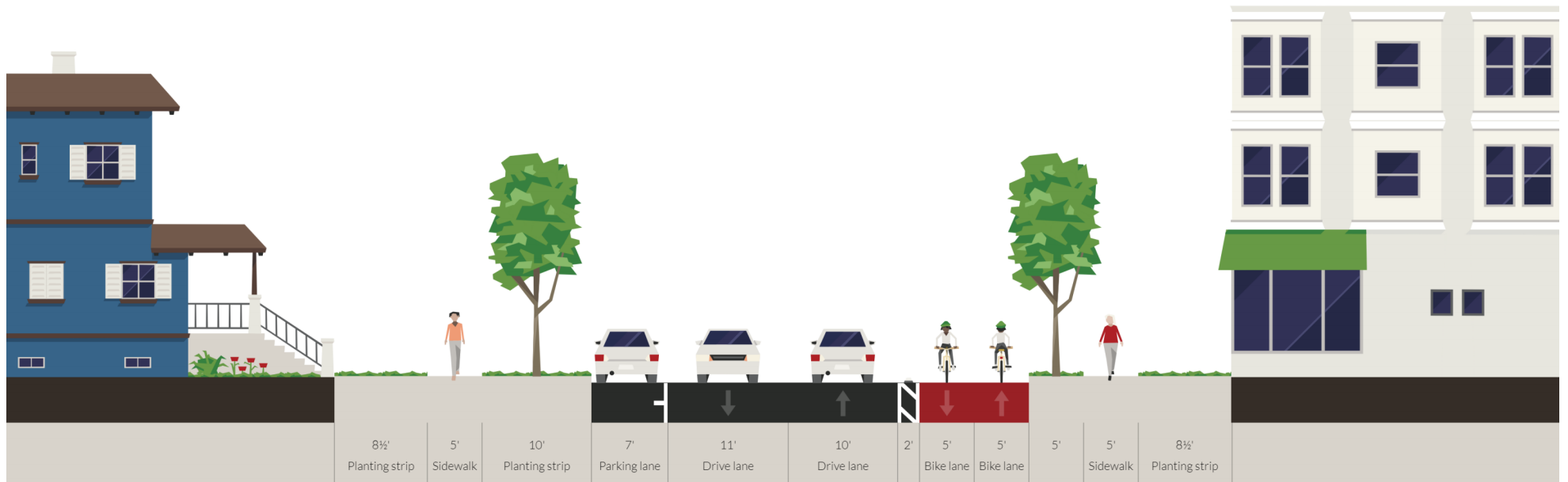
**TOTAL – CITY OF BLOOMINGTON PARKS AND RECREATION PROJECTS: \$6,800,000**

## 7<sup>th</sup> Street Improvements

- 1<sup>st</sup> Section: 7<sup>th</sup> Street, B-Line to Woodlawn Avenue
  - Design: 2-way Protected Bicycle Lane designed to increase safety and comfort for all roadway users
  - 0.7 miles
  - Design will include separation for bus stops and street design improvements for bus traffic.
- 2<sup>nd</sup> Section: 7<sup>th</sup> Street from Union Avenue to the Bypass
  - Design: Neighborhood Greenway designed to calm traffic and prioritize walking and bicycling
  - 0.6 miles



# 7th (B-Line to Woodlawn) Draft - Typical Concept





**2-way Protected  
Bicycle Lane  
example from West  
Lafayette, Indiana**





2-way Protected Bicycle  
Lane example from  
Austin, Texas



Neighborhood Greenway Example  
Allen Street, Bloomington  
-temporary materials



**Neighborhood Greenway Example  
Allen Street, Bloomington  
-temporary materials**

## RESOLUTION 18-24

### APPROVING THE ISSUANCE OF TAX INCREMENT REVENUE BONDS OF THE CITY OF BLOOMINGTON REDEVELOPMENT DISTRICT TO FINANCE THE COSTS OF ACQUISITION AND CONSTRUCTION FOR TWO PARKING GARAGES IN THE BLOOMINGTON CONSOLIDATED ECONOMIC DEVELOPMENT AREA AND COSTS INCURRED IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS

WHEREAS, on October 15, 2018, the City of Bloomington Redevelopment Commission (the “Commission”), as governing body of the City of Bloomington Redevelopment District (the “District”), adopted a resolution (the “Bond Resolution”), authorizing the issuance of tax increment revenue bonds of the District, acting in the name of the City of Bloomington, Indiana (the “City”), designated as “City of Bloomington, Indiana Redevelopment District Tax Increment Revenue Bonds, Series 2018,” in an aggregate principal amount not to exceed Twenty-Nine Million Five Hundred Thousand Dollars (\$29,500,000) (the “Bonds”), for the purpose of financing the costs of acquisition and construction for two parking garages to be located in the District’s Bloomington Consolidated Economic Development Area, together with the costs incurred in connection with and on account of issuance of the Bonds (collectively, the “Project”); and

WHEREAS, Ind. Code 36-7-14-25.1 and Ind. Code 6-1.1-17-20.5 require the approval of the issuance of the Bonds of the District by the legislative and fiscal body of the City; and

WHEREAS, the Common Council of the City (the “Council”), as the legislative and fiscal body of the City, now desires to approve the issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, AS FOLLOWS:

SECTION 1. The Council hereby approves the sale and issuance of the Bonds in order to provide funds to finance the costs of the Project, subject to the following conditions: (a) the maximum aggregate original principal amount of the Bonds shall not exceed Twenty-Nine Million Five Hundred Thousand Dollars (\$29,500,000); (b) the Bonds shall have a term not longer than twenty-two (22) years, commencing on the date of issuance of the Bonds; (c) the maximum interest rate on the Bonds shall not exceed six percent (6.0%) per annum; (d) there shall be no capitalized interest on the Bonds; and (e) the Bonds may be subject to redemption prior to maturity on any date not earlier than five (5) years following the date of issuance thereof, with such specific dates and redemption terms determined by the City Controller, upon the advice of the financial advisor to the Commission, at the time of the sale of the Bonds.

SECTION 2. All ordinances or resolutions and parts of ordinances or resolutions in conflict herewith are hereby repealed. The foregoing is not intended, nor shall it be construed, to adversely affect any ordinance or resolution (or parts thereof), applicable to the 2009 Bonds, the 2015 Bonds or the 2017 Bonds (as such terms are defined in the Bond Resolution) while such bonds are outstanding.

SECTION 3. If any sections, sentence or provision of this Resolution, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

SECTION 4. This Resolution shall be in full force and effect from and after its passage by the Council and its approval by the Mayor of the City.

## RESOLUTION 18-24

### APPROVING THE ISSUANCE OF TAX INCREMENT REVENUE BONDS OF THE CITY OF BLOOMINGTON REDEVELOPMENT DISTRICT TO FINANCE THE COSTS OF ACQUISITION AND CONSTRUCTION FOR TWO PARKING GARAGES IN THE BLOOMINGTON CONSOLIDATED ECONOMIC DEVELOPMENT AREA AND COSTS INCURRED IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS

WHEREAS, on October 15, 2018, the City of Bloomington Redevelopment Commission (the “Commission”), as governing body of the City of Bloomington Redevelopment District (the “District”), adopted a resolution (the “Bond Resolution”), authorizing the issuance of tax increment revenue bonds of the District, acting in the name of the City of Bloomington, Indiana (the “City”), designated as “City of Bloomington, Indiana Redevelopment District Tax Increment Revenue Bonds, Series 2018,” in an aggregate principal amount not to exceed Twenty-Nine Million Five Hundred Thousand Dollars (\$29,500,000) (the “Bonds”), for the purpose of financing the costs of acquisition and construction for two parking garages to be located in the District’s Bloomington Consolidated Economic Development Area, together with the costs incurred in connection with and on account of issuance of the Bonds (collectively, the “Project”); and

WHEREAS, Ind. Code 36-7-14-25.1 and Ind. Code 6-1.1-17-20.5 require the approval of the issuance of the Bonds of the District by the legislative and fiscal body of the City; and

WHEREAS, the Common Council of the City (the “Council”), as the legislative and fiscal body of the City, now desires to approve the issuance of the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, AS FOLLOWS:

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SECTION 2. All ordinances or resolutions and parts of ordinances or resolutions in conflict herewith are hereby repealed. The foregoing is not intended, nor shall it be construed, to adversely affect any ordinance or resolution (or parts thereof), applicable to the 2009 Bonds, the 2015 Bonds or the 2017 Bonds (as such terms are defined in the Bond Resolution) while such bonds are outstanding.

SECTION 3. If any sections, sentence or provision of this Resolution, or the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

SECTION 4. This Resolution shall be in full force and effect from and after its passage by the Council and its approval by the Mayor of the City.

PASSED by the Common Council of the City of Bloomington, Indiana, 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, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED and APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
JOHN HAMILTON, Mayor  
City of Bloomington

#### Synopsis

This resolution authorizes the issuance of a maximum of \$29.5 million in Tax Increment Revenue Bonds by the City of Bloomington Redevelopment Commission for the acquisition, construction, and bond issuance costs associated with two parking garages in the Bloomington Consolidated Economic Development Target Area.



**CITY OF BLOOMINGTON  
LEGAL DEPARTMENT  
MEMORANDUM**

**TO: Members of the Common Council of the City of Bloomington**

**FROM: Philippa Guthrie, Corporation Counsel  
Jeff Underwood, Controller**

**CC: Dan Sherman, Council Administrator/Attorney**

**RE: 2018 Redevelopment Commission Bonds**

**DATE: October 24, 2018**

Staff has submitted for your consideration a resolution approving the Redevelopment Commission's (RDC) issuance of bonds. Bonds are frequently used as the instrument for cities to construct vitally needed infrastructure improvements. TIF Bonds, such as this one, are no exception.

The TIF bond will be used for the public purpose of increasing the capacity and quality of parking downtown and in the Trades District. This will include the demolition and reconstruction of the 4th Street Garage. The new 4<sup>th</sup> Street Garage will contain a maximum of 600 parking spaces. Additionally, the bond will be used to construct a new garage in the Trades District, which will contain a maximum of 400 spaces. These garages will have an estimated lifespan of 50 years. Additionally, the garages will likely be constructed with an option to eventually convert them to housing, if future needs change.

These two projects are estimated to cost approximately \$28 million. The cost of the 4<sup>th</sup> Street Garage is approximately \$16.2 million, in addition to \$750,000 for demolition, and other costs and fees. The Trades District Garage will cost approximately \$10.8 million, with an additional \$225,000 to cover costs and fees.

Indiana Code Section 36-7-14-25.1 authorizes the RDC to issue bonds that are backed by its special taxing districts, also known as the TIF districts. The RDC has passed its declaratory resolution authorizing the bonds, contingent upon Council approval, in RDC Resolution 18-68 on October 15, 2018.

Prior to the issuance of bonds, Indiana Code Section 36-7-14-25.1 requires that this Council adopt a resolution specifying the public purpose of the bond, the use of the bond proceeds, the maximum principal amount of the bond, the term of the bond, the maximum interest rate of the bond, and any provision for redemption before maturity and payment of capitalized interest.

This bond issue will not exceed \$29.5 million and have a 22-year term with a maximum 6.00% interest rate. The bonds will be financed with revenue from the parking facilities and by TIF revenue as needed. The call date for the bonds will be no earlier than five years from the date of issuance.

CITY OF BLOOMINGTON - REDEVELOPMENT COMMISSION

SCHEDULE OF ESTIMATED SOURCES AND USES OF FUNDS

Project Costs:

Engineering	\$	1,620,000
Construction		22,350,000
Contingencies & Public Art		<u>1,223,500</u>

Sub-totals \$ 25,193,500

Debt Service Reserve		2,050,000
Legal, Financial & Bond Counsel		140,000
Underwriter Discount (1.2%)		300,000
Ratings & Administrative		<u>41,500</u>

Total Uses of Funds \$ 27,725,000

Project Funding:

Proposed RDC Revenue Bonds	\$	25,675,000
RDC Cash on Hand Applied (Prefund DSR)		<u>2,050,000</u>

Total Sources of Funds \$ 27,725,000

DRAFT



CITY OF BLOOMINGTON (INDIANA) REDEVELOPMENT COMMISSION

\$25,675,000 OF PROPOSED REDEVELOPMENT DISTRICT TAX INCREMENT REVENUE BONDS, SERIES 2018

ASSUMED DATE OF DELIVERY DECEMBER 1, 2018

Date	Principal Balance	* Principal	* Coupon	* Interest	* Period Total	Bond Year Total
2/1/2019	\$ 25,675,000			\$ 192,562.50	\$ 192,562.50	\$ 192,562.50
8/1/2019	25,675,000	\$ 300,000	4.500%	577,687.50	877,687.50	
2/1/2020	25,375,000	300,000	4.500%	570,937.50	870,937.50	1,748,625.00
8/1/2020	25,075,000	425,000	4.500%	564,187.50	989,187.50	
2/1/2021	24,650,000	425,000	4.500%	554,625.00	979,625.00	1,968,812.50
8/1/2021	24,225,000	450,000	4.500%	545,062.50	995,062.50	
2/1/2022	23,775,000	450,000	4.500%	534,937.50	984,937.50	1,980,000.00
8/1/2022	23,325,000	475,000	4.500%	524,812.50	999,812.50	
2/1/2023	22,850,000	475,000	4.500%	514,125.00	989,125.00	1,988,937.50
8/1/2023	22,375,000	500,000	4.500%	503,437.50	1,003,437.50	
2/1/2024	21,875,000	500,000	4.500%	492,187.50	992,187.50	1,995,625.00
8/1/2024	21,375,000	525,000	4.500%	480,937.50	1,005,937.50	
2/1/2025	20,850,000	525,000	4.500%	469,125.00	994,125.00	2,000,062.50
8/1/2025	20,325,000	575,000	4.500%	457,312.50	1,032,312.50	
2/1/2026	19,750,000	575,000	4.500%	444,375.00	1,019,375.00	2,051,687.50
8/1/2026	19,175,000	600,000	4.500%	431,437.50	1,031,437.50	
2/1/2027	18,575,000	600,000	4.500%	417,937.50	1,017,937.50	2,049,375.00
8/1/2027	17,975,000	625,000	4.500%	404,437.50	1,029,437.50	
2/1/2028	17,350,000	625,000	4.500%	390,375.00	1,015,375.00	2,044,812.50
8/1/2028	16,725,000	650,000	4.500%	376,312.50	1,026,312.50	
2/1/2029	16,075,000	650,000	4.500%	361,687.50	1,011,687.50	2,038,000.00
8/1/2029	15,425,000	300,000	4.500%	347,062.50	647,062.50	
2/1/2030	15,125,000	300,000	4.500%	340,312.50	640,312.50	1,287,375.00
8/1/2030	14,825,000	350,000	4.500%	333,562.50	683,562.50	
2/1/2031	14,475,000	350,000	4.500%	325,687.50	675,687.50	1,359,250.00
8/1/2031	14,125,000	400,000	4.500%	317,812.50	717,812.50	
2/1/2032	13,725,000	400,000	4.500%	308,812.50	708,812.50	1,426,625.00
8/1/2032	13,325,000	700,000	4.500%	299,812.50	999,812.50	
2/1/2033	12,625,000	700,000	4.500%	284,062.50	984,062.50	1,983,875.00
8/1/2033	11,925,000	750,000	4.500%	268,312.50	1,018,312.50	
2/1/2034	11,175,000	750,000	4.500%	251,437.50	1,001,437.50	2,019,750.00
8/1/2034	10,425,000	775,000	4.500%	234,562.50	1,009,562.50	
2/1/2035	9,650,000	775,000	4.500%	217,125.00	992,125.00	2,001,687.50
8/1/2035	8,875,000	800,000	4.500%	199,687.50	999,687.50	
2/1/2036	8,075,000	800,000	4.500%	181,687.50	981,687.50	1,981,375.00
8/1/2036	7,275,000	850,000	4.500%	163,687.50	1,013,687.50	
2/1/2037	6,425,000	850,000	4.500%	144,562.50	994,562.50	2,008,250.00
8/1/2037	5,575,000	900,000	4.500%	125,437.50	1,025,437.50	
2/1/2038	4,675,000	900,000	4.500%	105,187.50	1,005,187.50	2,030,625.00
8/1/2038	3,775,000	950,000	4.500%	84,937.50	1,034,937.50	
2/1/2039	2,825,000	950,000	4.500%	63,562.50	1,013,562.50	2,048,500.00
8/1/2039	1,875,000	950,000	4.500%	42,187.50	992,187.50	
2/1/2040	925,000	925,000	4.500%	20,812.50	945,812.50	1,938,000.00
TOTALS		<u>\$ 25,675,000</u>		<u>\$ 14,468,812.50</u>	<u>\$ 40,143,812.50</u>	<u>\$ 40,143,812.50</u>

Prepared by O.W. Krohn and Associates  
for management deliberative purposes  
10/15/2018

CITY OF BLOOMINGTON (INDIANA) REDEVELOPMENT COMMISSION  
FEASIBILITY CALCULATIONS - PROPOSED 2018 TAX INCREMENT REVENUE BONDS

Collection Year	Total Projected TIF Revenue	Projected Net Garage Revenue	Total Projected Revenue					Proposed 2018 TIF Bonds	Total TIF Obligations	Coverage
				2015 TIF Bonds	2017 TIF Bonds	2001 LR Bonds	2003 LR Bonds			
2017 Actual	\$ 9,489,846	\$ 112,000	\$ 9,601,846	\$ 2,855,018	\$ 908,993	\$ 233,808	\$ 436,114	\$ 4,433,933	216.6%	
2018	9,489,846	112,000	9,601,846	2,853,573	910,592	233,808	436,114	\$ 192,563	4,626,650	207.5%
2019	9,489,846	112,000	9,601,846	2,856,615	907,860	233,808	436,114	1,748,625	6,183,022	155.3%
2020	9,489,846	112,000	9,601,846	2,859,043	904,771	233,808	436,114	1,968,813	6,402,549	150.0%
2021	9,489,846	112,000	9,601,846	2,857,605	911,110	233,808	436,114	1,980,000	6,418,637	149.6%
2022	9,489,846	112,000	9,601,846	2,860,240	906,876	233,808	436,114	1,988,938	6,425,976	149.4%
2023	9,489,846	112,000	9,601,846	2,856,815	912,142	233,808	436,114	1,995,625	6,434,504	149.2%
2024	9,489,846	112,000	9,601,846	2,857,463	911,693	233,808	436,114	2,000,063	6,439,141	149.1%
2025	9,489,846	112,000	9,601,846	2,857,050	910,601	233,808	436,114	2,051,688	6,489,261	148.0%
2026	9,489,846	112,000	9,601,846	2,861,188	904,079	233,808	436,114	2,049,375	6,484,564	148.1%
2027	9,489,846	112,000	9,601,846	2,860,188	902,057	233,808	436,114	2,044,813	6,476,980	148.2%
2028	9,489,846	112,000	9,601,846	2,855,188	909,392	233,808	436,114	2,038,000	6,472,502	148.3%
2029	7,814,966	112,000	7,926,966	2,181,188	905,939	233,808	436,114	1,287,375	5,044,424	157.1%
2030	7,814,966	112,000	7,926,966	2,181,438	911,200	233,808	436,114	1,359,250	5,121,810	154.8%
2031	7,716,781	112,000	7,828,781	2,278,688	910,100		436,114	1,426,625	5,051,527	155.0%
2032	7,716,781	112,000	7,828,781	2,787,938			436,114	1,983,875	5,207,927	150.3%
2033	7,173,916	112,000	7,285,916	2,563,188			399,791	2,019,750	4,982,729	146.2%
2034	7,173,916	112,000	7,285,916	2,754,688				2,001,688	4,756,376	153.2%
2035	7,123,916	112,000	7,235,916	2,751,938				1,981,375	4,733,313	152.9%
2036	7,123,916	112,000	7,235,916	2,751,538				2,008,250	4,759,788	152.0%
2037	7,526,208	112,000	7,638,208	2,562,538				2,030,625	4,593,163	166.3%
2038	7,526,208	112,000	7,638,208	2,562,338				2,048,500	4,610,838	165.7%
2039	7,526,208	112,000	7,638,208	2,564,550				1,938,000	4,502,550	169.6%

**Resolution 18-24**

**Approving the Issuance of Tax Increment Revenue  
Bonds of the City of Bloomington Redevelopment  
District to Finance the Costs of Acquisition and  
Construction for Two Parking Garages in the  
Bloomington Consolidated Economic Development Area  
and Costs Incurred in Connection with the Issuance of  
Such Bonds.**

**Supplemental Information**

Materials Presented at the Redevelopment Commission on  
15 October 2018

*Forthcoming*

# LAND USE COMMITTEE

**AGENDA**  
**BLOOMINGTON COMMON COUNCIL**  
**LAND USE COMMITTEE HEARING**  
**8:00 P.M., 24 OCTOBER 2018**  
**COUNCIL CHAMBERS (ROOM 115)**  
**SHOWERS BUILDING, 401 N. MORTON ST.**

**I. SECOND HEARINGS**

1. Ordinance 18-14 To Expand a Planned Unit Development (PUD) and Amend the Associated District Ordinance and Preliminary Plan - Re: 4500, 4518 E. 3rd Street & 306 S. State Road 446 (Fountain Residential Partners, Petitioner)

Asked to Attend: Trevor Tollett, Fountain Residential Partners  
Steve Smith, Smith Brehob & Associates, Inc.  
Jackie Scanlan, Development Services Manager

*Note: Reasonable Conditions associated with this proposal are anticipated.*

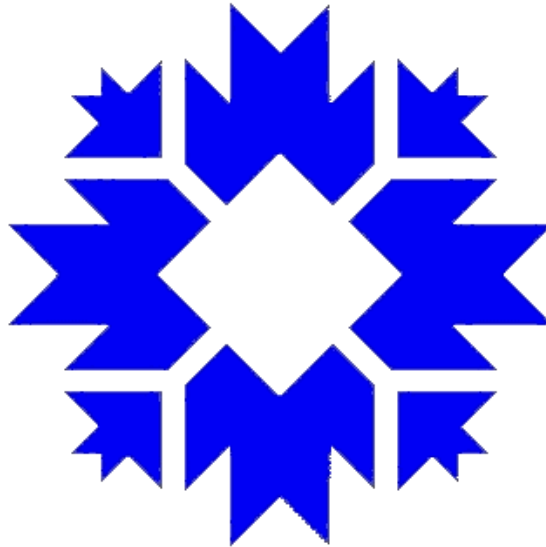
**II. FIRST HEARINGS**

None

**III. COMMITTEE SCHEDULE AND MEMBER COMMENT ON OTHER COMMITTEE MATTERS**

**IV. ADJOURNMENT**

# City of Bloomington Land Use Committee

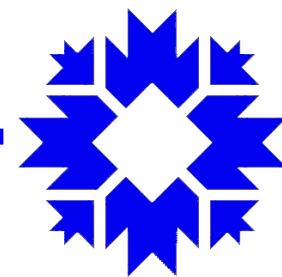


Wednesday, October 3, 2018

5:30 PM

Council Chambers





# Changes Since PC Hearing

- Unit Configuration

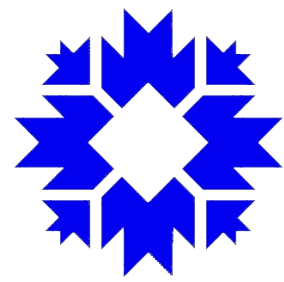
- Efficiencies, 2s and 3s Added
- 1s and 4s reduced

	Efficiency	One Bedroom		Two Bedroom	Three Bedroom	Townhouse		Four Bedroom	Totals
<u>Plan Commission Packet</u>	S 1	A 1	A 2	B 1	C 1	TH 1	TH 2	D 1	
Units		120				120			240
DUE*		30				180			210
Bedroms		120				480			600

	Efficiency	One Bedroom		Two Bedroom	Three Bedroom	Townhouse		Four Bedroom	Totals
<u>Revised Proposal (10/1/18)</u>	S 1	A 1	A 2	B 1	C 1	TH 1	TH 2	D 1	
Units	36	24	14	38	40	26	26	28	232
DUE*	7.2	6	3.5	25.08	40	39	39	42	202
Bedrooms	36	24	14	76	120	104	104	112	590

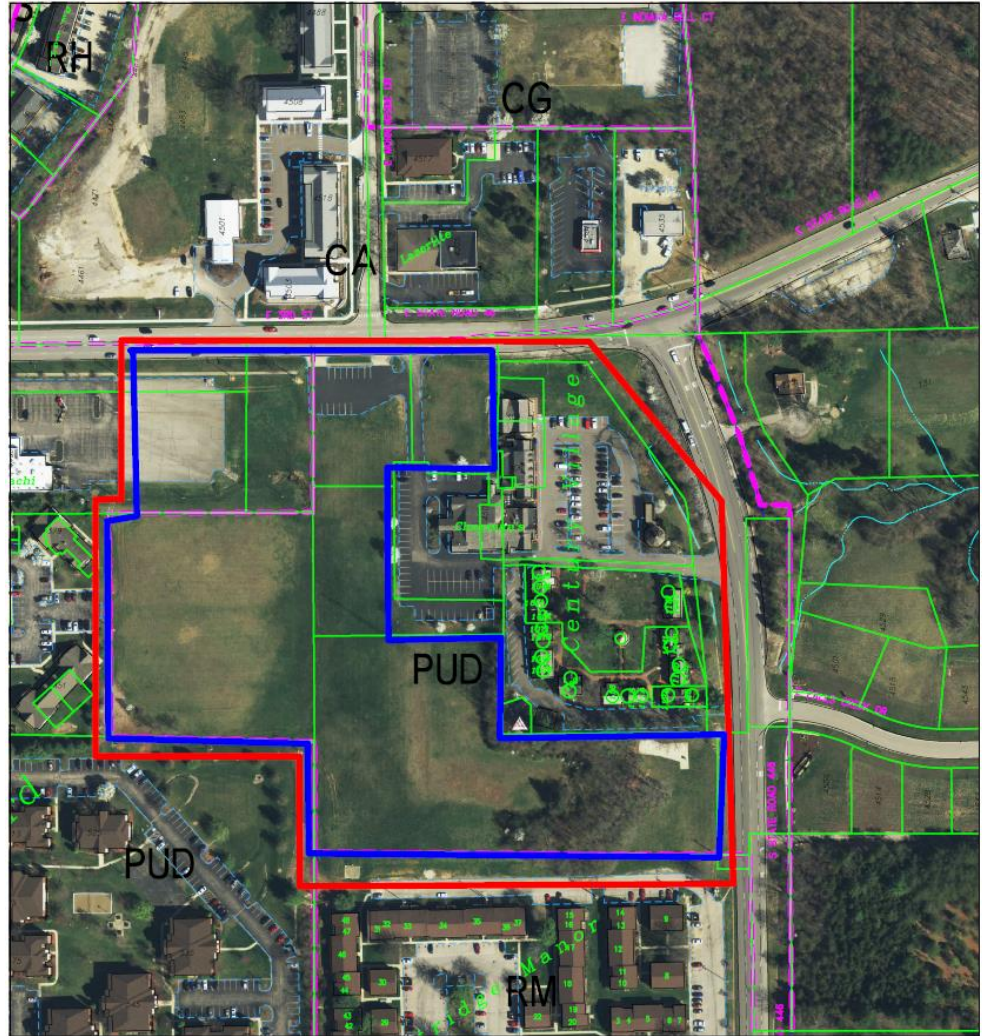


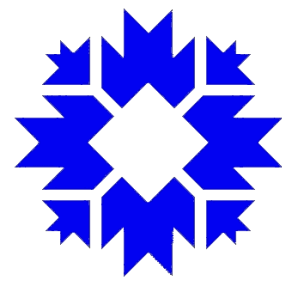




# Site Information

- 14.07 acres
- Zoned PUD
- GPP: Urban Corridor & Neighborhood Residential
- Commercial / Vacant / Hotel

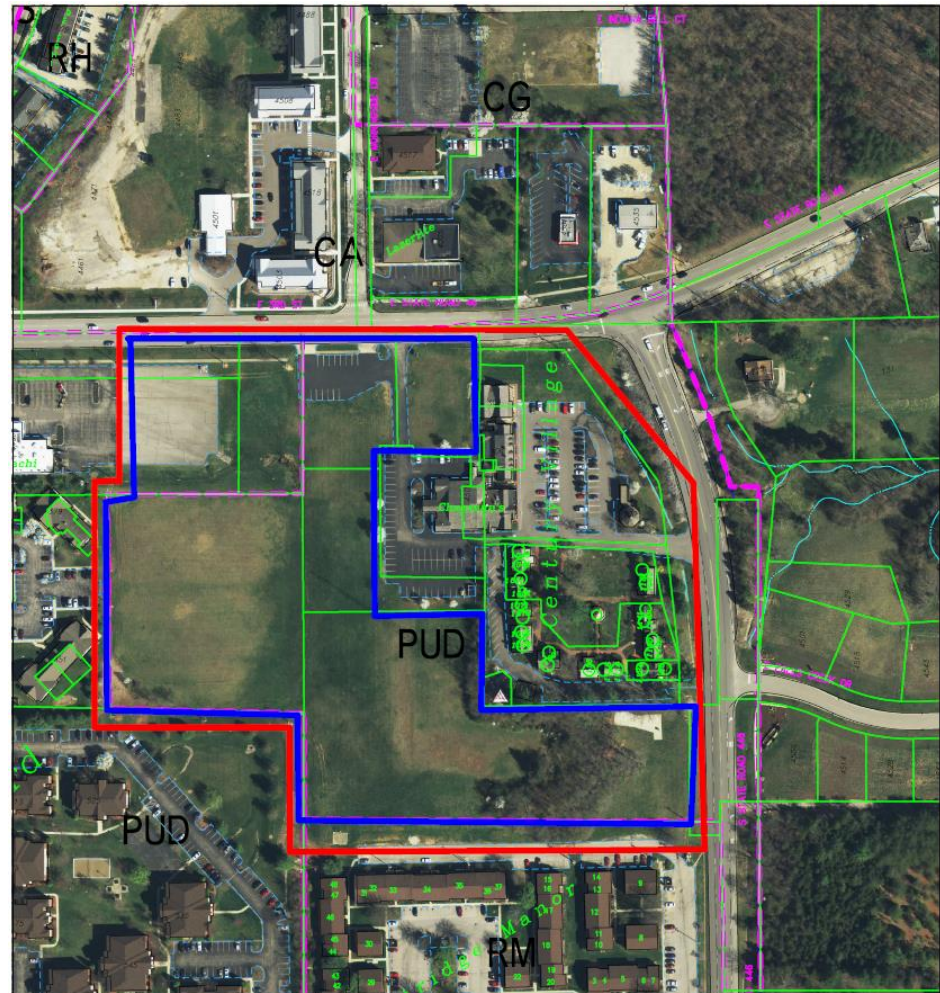


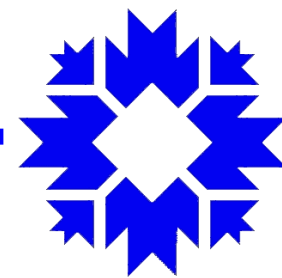


# Petition Overview: Preliminary Plan Amendment

## Amendments

- Add Uses
  - First-Floor Residential
  - Medical Clinic
  - Fitness/Training Studio
- Add .71 acres
- Increase Permitted Density





# Petition Overview: Preliminary Plan Amendment - Uses

## Uses

- Carry-Over Existing Uses

- Unique ‘Restaurant, Limited Service’
- Recommend UDO ‘Banquet Hall’

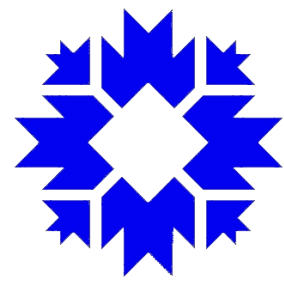
- Adding Medical Clinic

- Adding Fitness/Training Studio

- Adding Dwelling, Multifamily

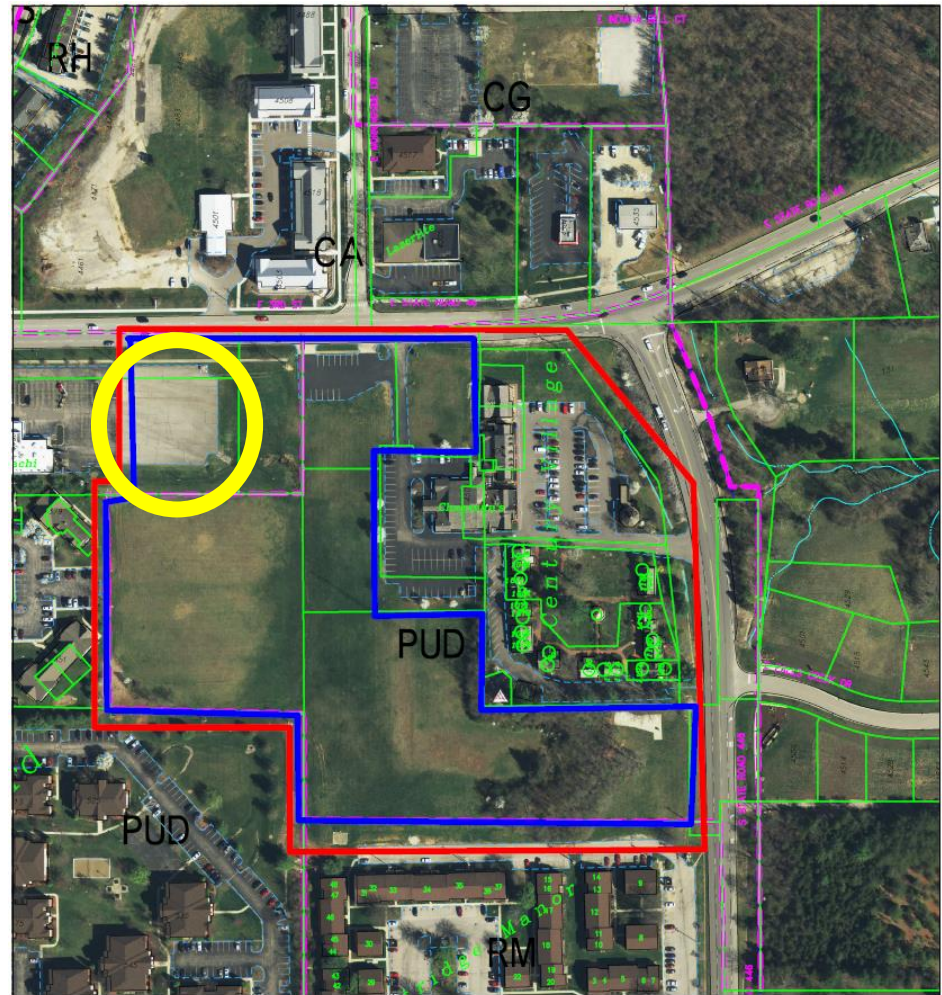
- Maximum of 250 Units
- DUE standards of RH

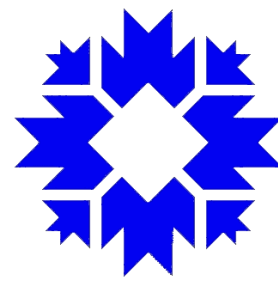
- Assisted Living
- Day Care Centers
- Dwelling units limited to a maximum of 250 units, with application of DUE standards of the RH zone district
- A single, detached single-family residence to serve as the manager’s home
- Financial Institutions with a drive-through
- Hotel/Motel
- Offices, including medical and professional
- Personal Services
- Radio/TV Stations
- Retail sales in enclosed buildings, limited to first floor and 5,000 square feet per user, except as noted below
- Restaurants, sit down, with pick up only window for carry-out orders allowed
- Banquet Facility (including wedding chapel) (see definition)
- Restaurant, Limited Service (see definition)
- Indoor Amusement
- Social Services
- Government Offices
- Brewpub
- Medical clinic
- Fitness/training studio



# Petition Overview: Preliminary Plan Amendment - Area

- Additional .71 acres from Adjacent PUD





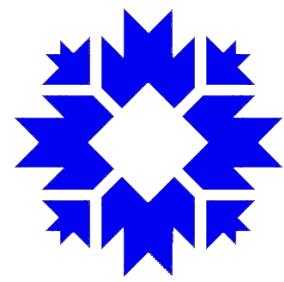
# Petition Overview: Preliminary Plan Amendment - Density

## Current

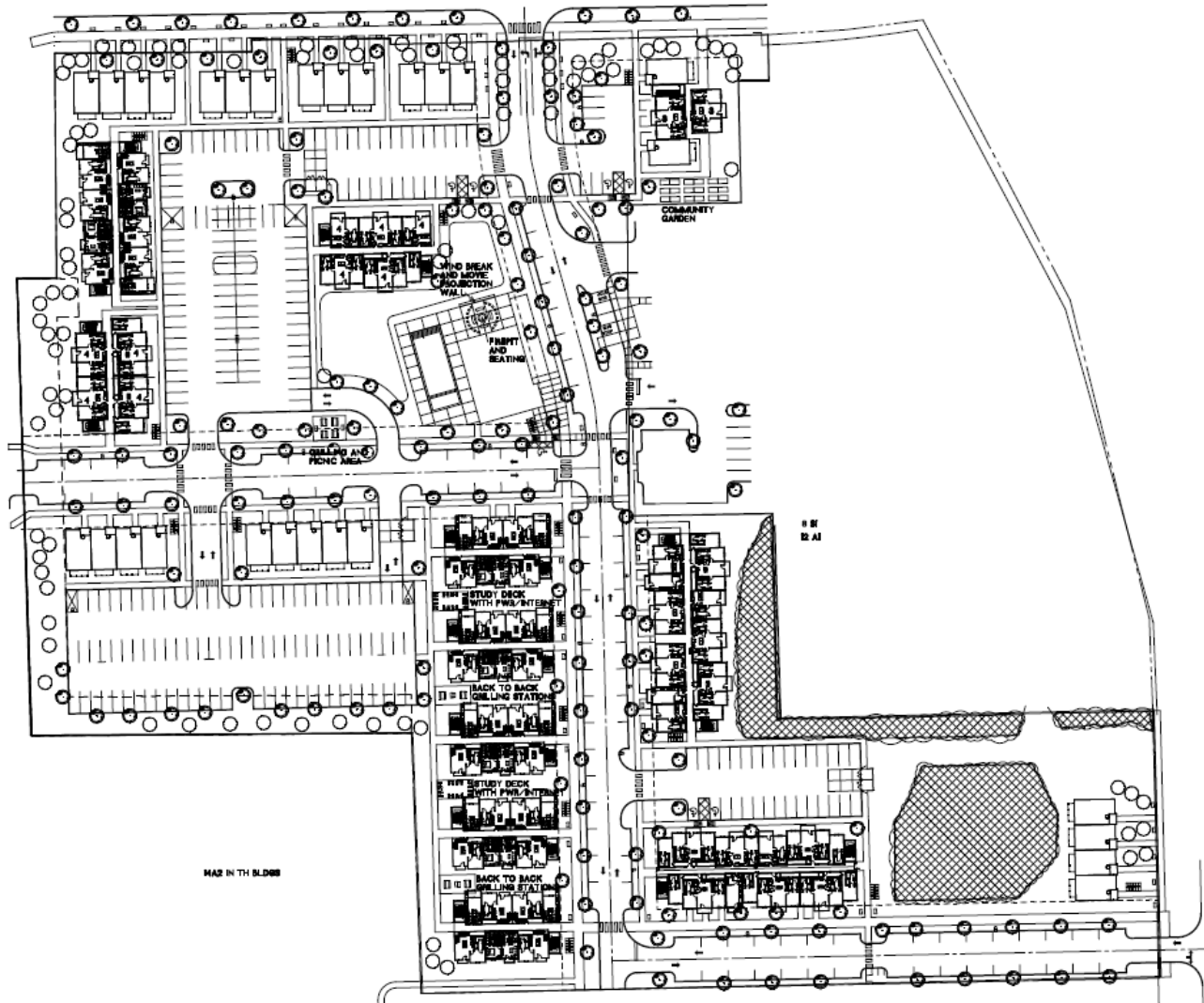
- Limited to 50 Units of **second floor** multifamily units
- ~3.64 units/acre

## Proposed

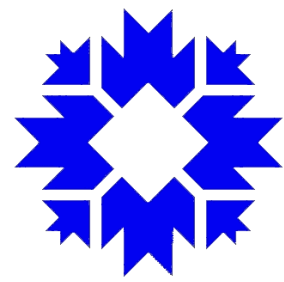
- Limit to 250 Units of Dwelling, Multifamily (includes ground floor residential)
- 17.76 units/acres



# 3<sup>rd</sup> Street Updated Conceptual Site Plan

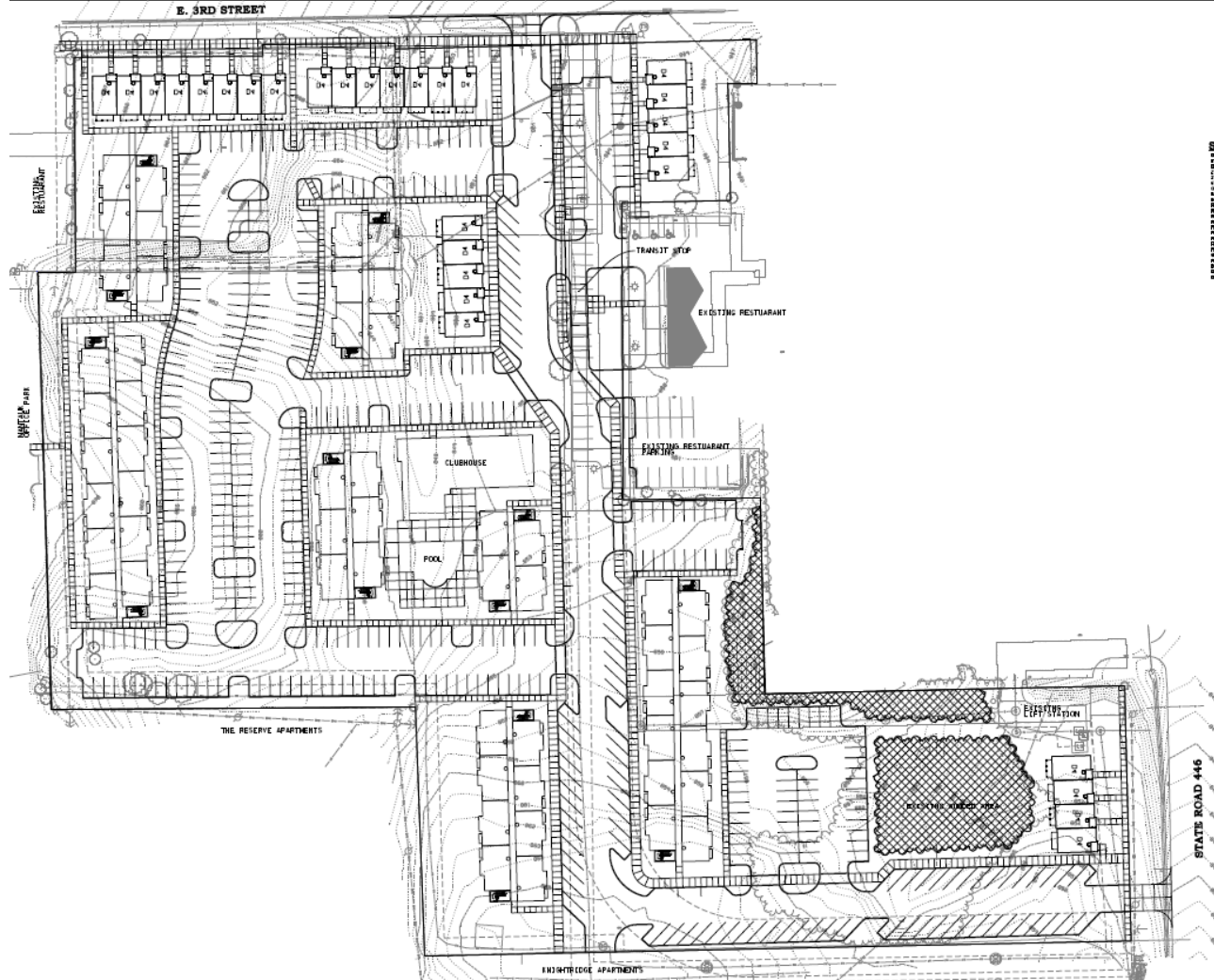


State Road 446



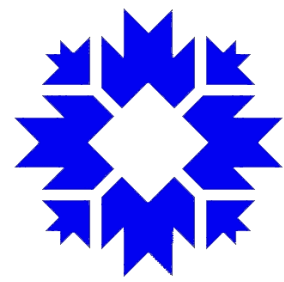
3rd Street

# July Plan Commission Site Plan

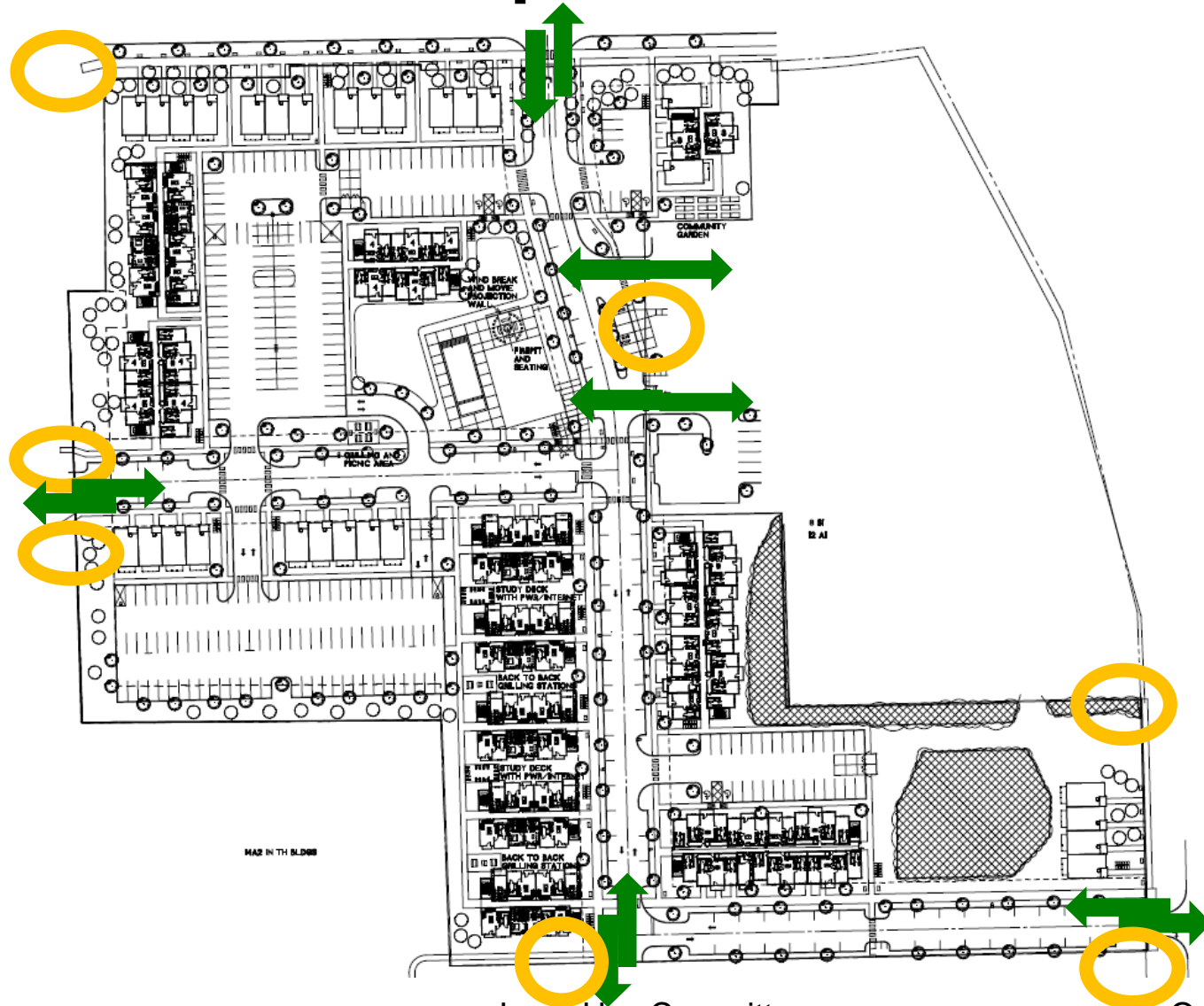


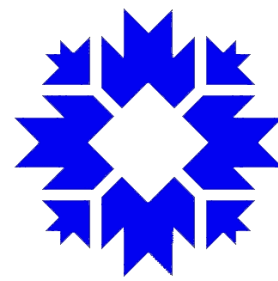
State Road 446



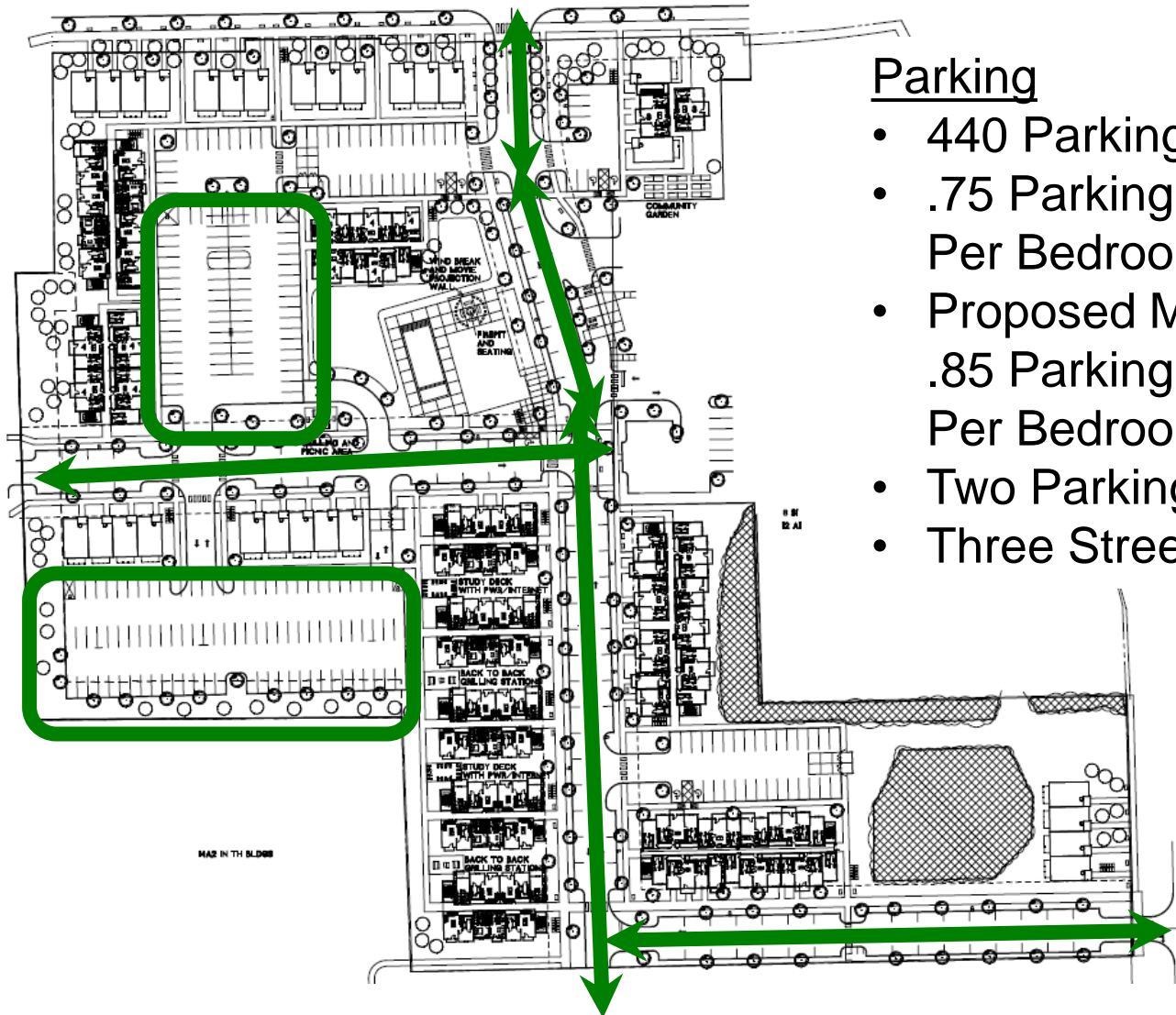


# Conceptual Site Plan



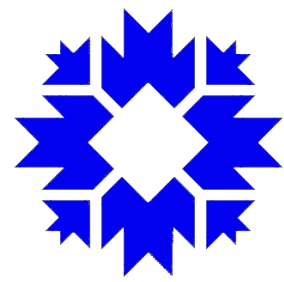


# Conceptual Site Plan

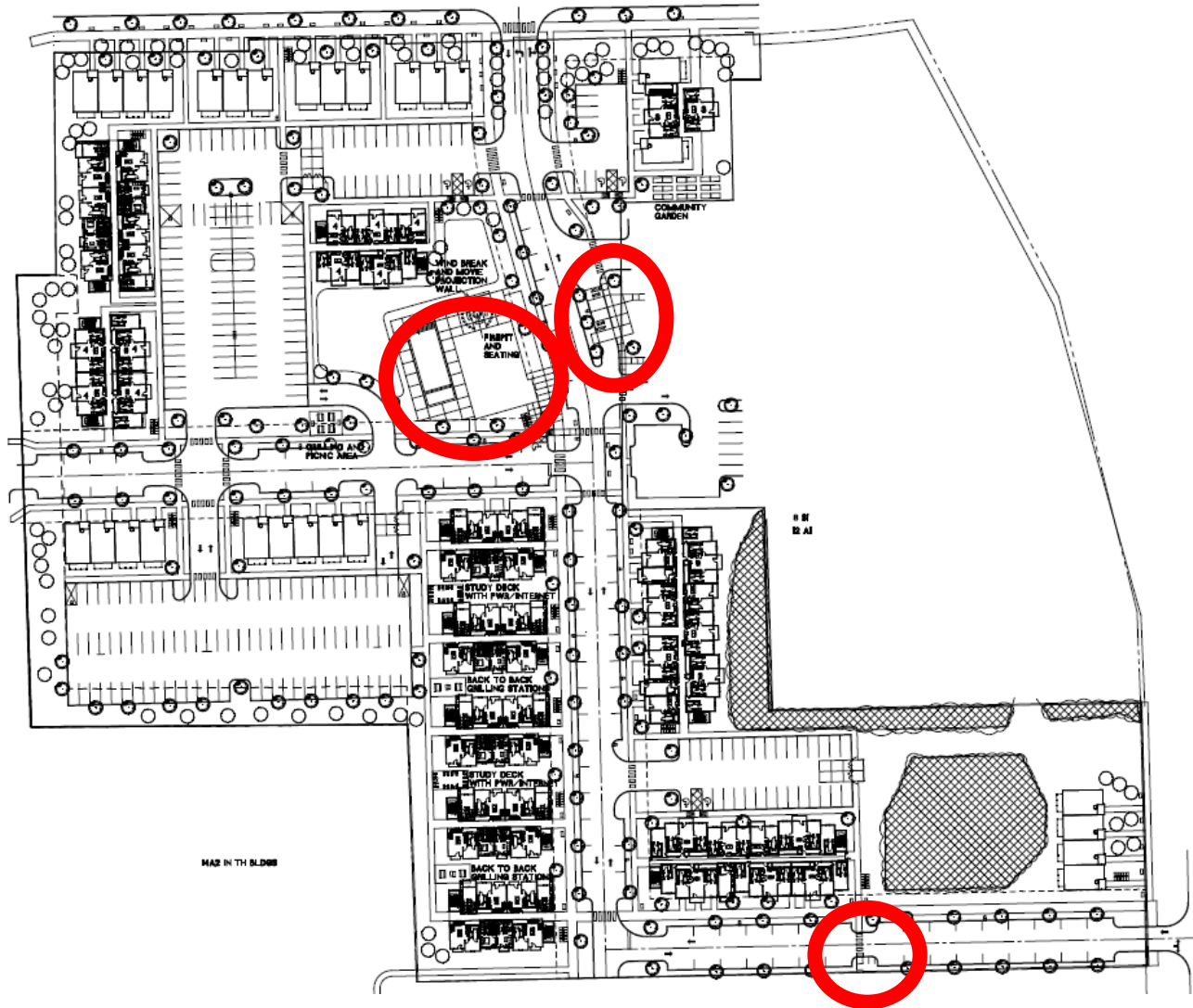


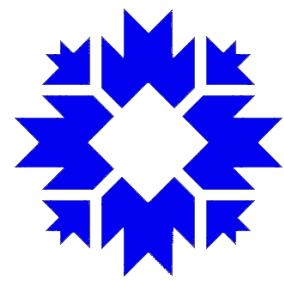
## Parking

- 440 Parking Spaces
- .75 Parking Spaces Per Bedroom
- Proposed Maximum: .85 Parking Spaces Per Bedroom
- Two Parking Decks
- Three Street Designs

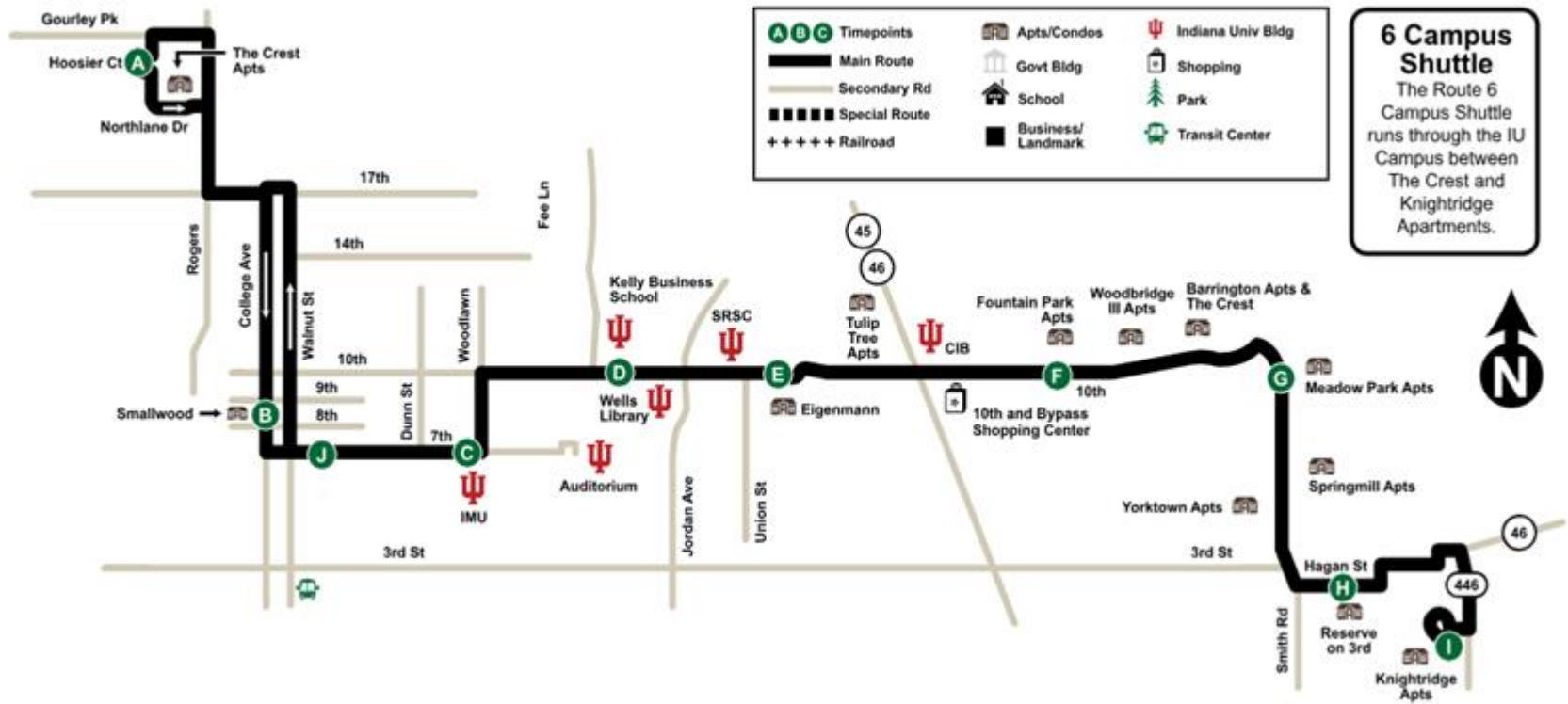


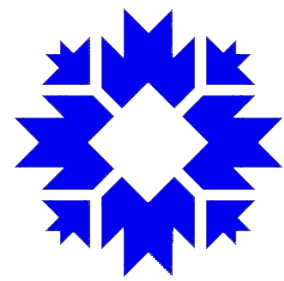
# Conceptual Site Plan



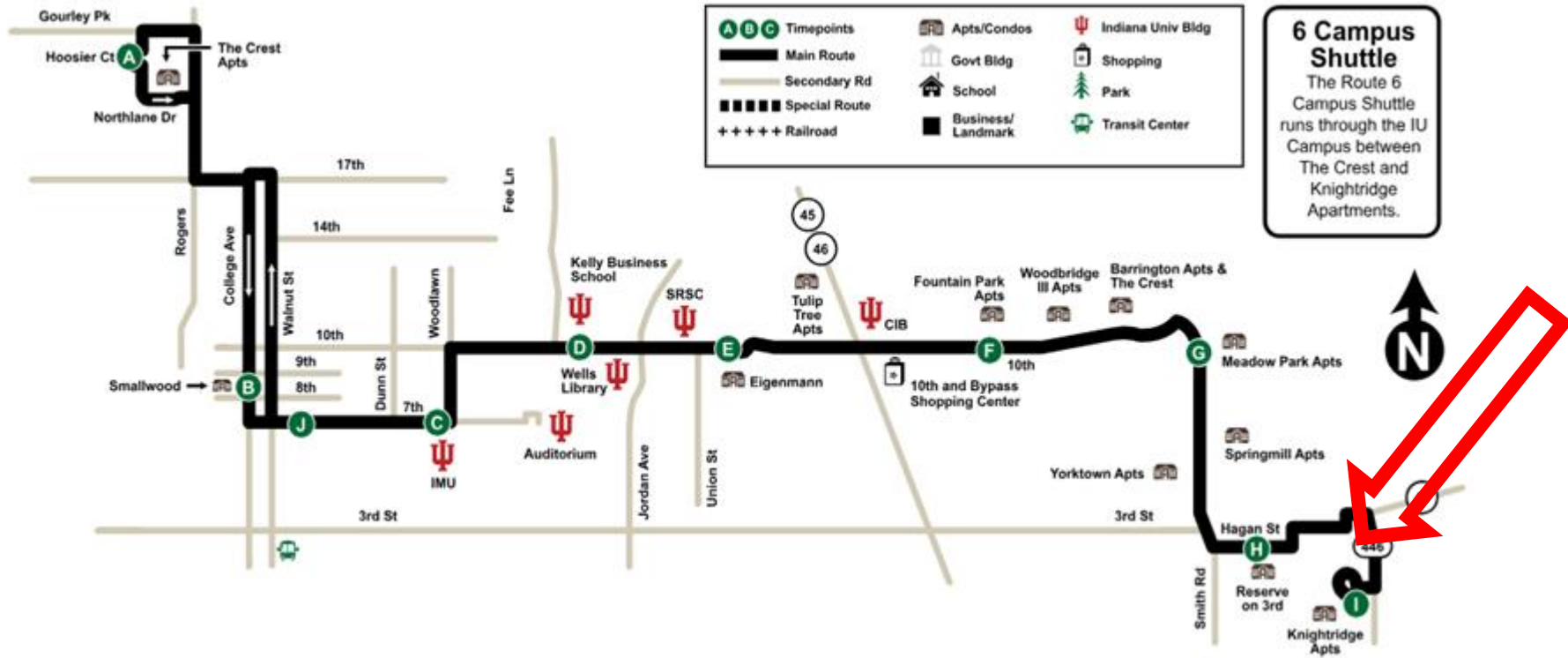


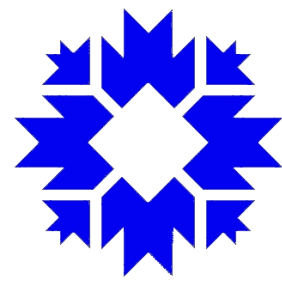
# Transit Information





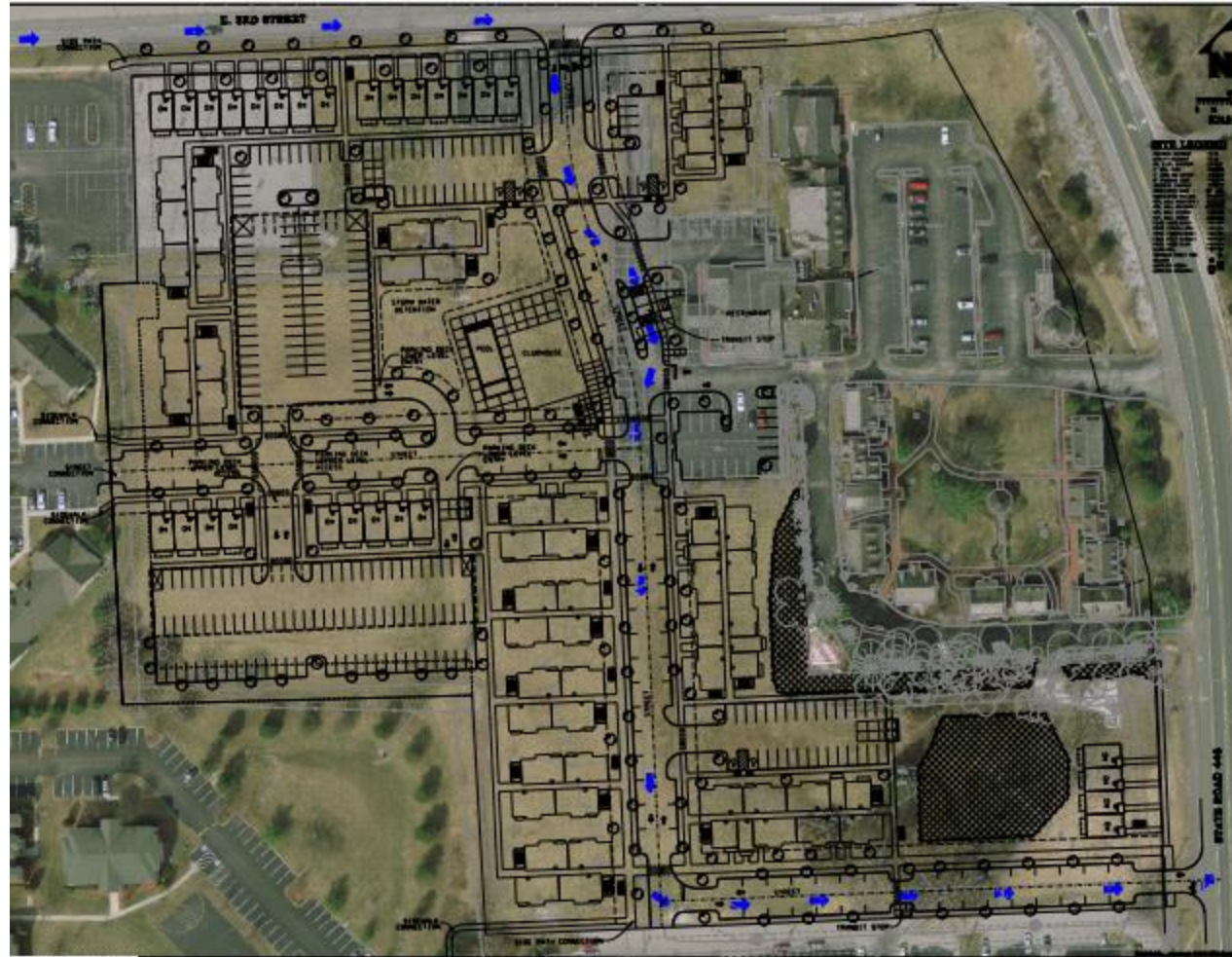
# Transit Information

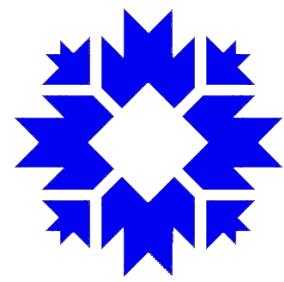




# Transit Information

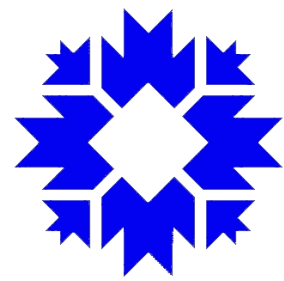
- Route 6 Bus
- Arrives in this Area Every 40 Minutes
- 92.9 % of 1.067M Riders in 2017: IU Students





# New Townhouse Renderings



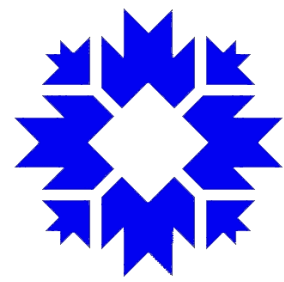


# Apartment Renderings



1 BLDG ELEVATION  
SCALE 1/8" = 1'-0"





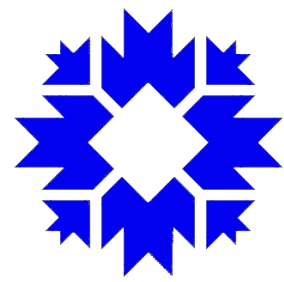
# Apartment Renderings





# Apartment Renderings





# Club Renderings



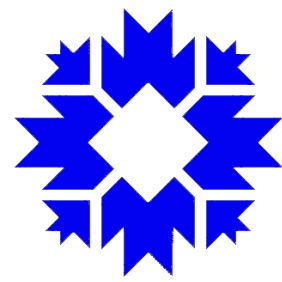


# Club Renderings



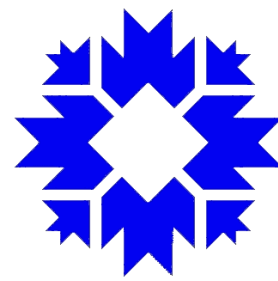
2 CLUB - NORTH SIDE

SCALE: 3/16" = 1'-0"



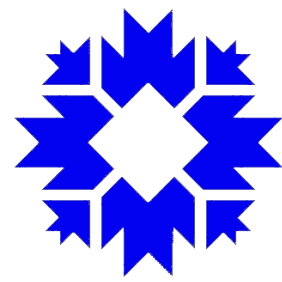
## Conclusion

- Large Mixed-Use Development: Bringing Residential Use to Commercial PUD
- Consistent with the Comprehensive Plan
- Housing on Transit Route and Major Thoroughfare
- On-Site Transit Stops
- Tree Preservation
- Electric Vehicle Parking
- Bicycle / Pedestrian Connections
- Diverse Housing Contributions
- Potential Future Roadway Connections
- Appropriate Building Massing



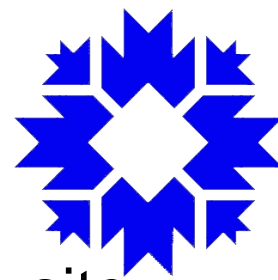
## Recommendation

The Plan Commission forward the Preliminary Plan Amendment to the Common Council with no recommendation.



## Staff Recommended Conditions

1. PUD Final Plan approval is delegated to the Planning and Transportation Department staff.
2. All landscaping for this project will meet RH landscaping requirements with the exception of parking lot island totals, which can match but not be less than those shown on the Preliminary Plan.
3. Utility plan must be designed so as not to conflict with required street tree locations.
4. Final Plat approval is delegated to the Plat Committee.
5. All required bicycle parking to meet Chapter 5 Unified Development Ordinance standards shall be included at the Final Plan stage

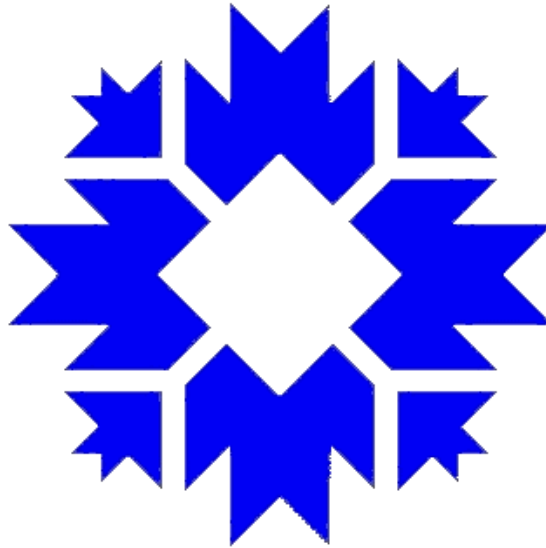


## Staff Recommended Conditions

6. Petitioner shall install the side path adjacent to the site along 3<sup>rd</sup> Street, the sidewalk along State Road 446, and the off-site side path, as described in the petitioner statement, before final occupancy will be issued for any new buildings.
7. Right-of-way dedication is required for all streets that do not currently have the required amount of right-of-way. This must be done within 180 days of Council approval.
8. Petitioner shall install electric vehicle charging stations to support at least 10% of the final parking spaces.
9. Petitioners shall submit for approval a long-term maintenance plan for the on-site permeable pavers before final occupancy will be issued for any new buildings.



# City of Bloomington Land Use Committee



Wednesday, October 3, 2018

5:30 PM

Council Chambers