

In the Council Chambers of the Showers Center held on Wednesday, May 1, 1996 at 7:30 PM with Council President Sherman presiding over a Regular Session of the Common Council.

COMMON COUNCIL
REGULAR SESSION
MAY 1, 1996

Roll Call: Banach, Kiesling, Young, Pizzo, Sherman, Cole, Sabbagh, Service, Pierce.

ROLL CALL

Sherman gave the Agenda Summation.

AGENDA SUMMATION

Mayor Fernandez gave the annual State of the City address. A copy of that address is attached to the original transcript of these minutes.

STATE OF THE
CITY

The minutes of April 3, April 10 and April 17, 1996 were approved by a voice vote.

APPROVAL OF
MINUTES

Service announced the Bicycle and Pedestrian Commission will sponsor a Walk, Bike and Bus to Work Week from May 4-11, an upcoming Bike Auction and Rodeo as well as a theater offering update.

MESSAGES FROM
COUNCILMEMBERS

Sabbagh gave his Fifth District Report, congratulating pianist Edward Auer and Pat Williams, recent recipient of a Sagamore of the Wabash, wished the primary candidates good luck as they seek election next Tuesday, and thanked the people responsible for "putting elections together", especially Pat Haley, County Clerk, for a job well done.

Cole thanked the Boys/Girls Club for a success soccer season, that Spring Clean-Up continues through May 10 and commended Mayor Fernandez for his comments on civility and tolerance; we need to remember to "polish it up" a bit.

Young thanked everyone involved in the Erosion Control seminar last week and informed Banach that he had been designated to give the Republican response to the State of the City.

Kiesling announced the Farmers' Market on May 4 and noted that WIC vouchers will be now be accepted; also the upcoming PCB meetings on May 14 and 15 calling for citizen input; and the Solid Waste District Adopt-a-Road program.

Banach thought both Republicans and Democrats alike would agree on a number of the mayor's comments.

Sherman wished students everywhere good luck on their upcoming exams.

Terry Phelps, a Woodhaven Drive resident, commented about the severe water and drainage problems in his subdivision. Sherman promised to look into the concerns.

PUBLIC INPUT

Talisha Coppock, Commission for Bloomington Downtown, talked about the recent National Mainstreet meeting she attended as well as the announcement that Bloomington applied for a Midwest Living Hometown Pride award for the Showers Building and we now are one of 106 names for the Honor Roll to be published in the October edition of the magazine.

Service responding to Mr. Phelps remarks said that is why the council needs to take a lot of care and consideration when rezones come before the council. She remembered Woodhaven Estates as an area with sinkholes and severe erosion problems. She pointed out the need for careful decisions, for "the future does come".

Cole talked about the recent Arts Indiana magazine and the article about Bloomington's Percentage for the Arts.

It was moved and seconded that Ordinance 96-10 be introduced and read by title only. Clerk Williams read the legislation by title only.

It was moved and seconded that Ordinance 96-10 be adopted. The synopsis was given. There was no committee hearing.

LEGISLATION FOR
SECOND READING
AND VOTE
ORDINANCE 96-10

Toni McClure, Planning Director, said that this ordinance amends a PUD that was approved about a month ago and provides for Sare Rd to be constructed on an earlier timetable than the plan as approved by the Plan Commission.

The petitioner is willing to build this phase of Sare Rd. by the end of construction season in 1997 or when school opens, whichever comes first.

Steve Smith, representing the petitioner, said that the school should be done by May, 1998 and this road needs to be completed in 1997.

The ordinance received a roll call vote of Ayes:9, Nays:0.

It was moved and seconded that Resolution 96-08 be introduced and read by title only. Clerk Williams read the legislation by title only.

It was moved and seconded that Resolution 96-08 be adopted. The synopsis was given. There was no committee hearing.

RESOLUTION 96-8

Dan Sherman, Council Attorney, explained the tax abatement recision process, and the recommendation forwarded by the Redevelopment Department for 910 N. Rogers St. The abatement was originally granted to Cottage Housing Inc. for an affordable housing project. That corporation has dissolved and the new owner has other intentions and uses for the property.

Kiesling asked if the new owner was informed of the tax recision and it was noted the Mr. Maynard received a certified letter from the Clerk.

It was announced that this was a public hearing and input was requested. There was no public input.

The resolution received a roll call vote of Ayes:9, Nays:0.

It was moved and seconded that Resolution 96-09 be introduced and read by title only. Clerk Williams read the legislation by title only.

It was moved and seconded that Resolution 96-09 be adopted. The synopsis was given. There was no committee hearing.

RESOLUTION 96-9

Dan Sherman, again explained the recision process and public hearing process noting that this is forwarded from the Redevelopment Commission. The tax abatement was approved with the understanding that 4 units would be designated as affordable. (Seven units within this complex are regulated by HOME monies and this recision does not affect them) Peter Dvorak, the property owner, does not wish to pursue the tax abatement and will not set aside units as affordable.

Peter Dvorak addressed comments made in April by Councilmember Service about the recision of abatement. He felt that her comments, and if he had known the insults and accusations that he has had to endure, he never would have never applied for the abatement. The original tenants who received over \$1,000 each in relocation monies and incentives were certainly not as traumatized as they would be if the building collapsed. He said he was encouraged to apply for the

abatement as well as the 7 HOME units. He said they were concerned that they might not be able to maintain an economically viable project with 11 affordable units and he was told that if the numbers did not work, they would not be forced to use the abatement. The cost of the abatement was just too much, in fact it is twice the benefit of the subsidy. He said he was willing to pay 100% of the property tax but objected to the personal assault he has endured. He then commented on a HT editorial that discussed the elite institutions, like Berkeley, that produce the likes of a Unabomber.

Service said she stood by her comments and would not dignify the Berkeley comments raised by Mr. Dvorak. She pointed out why it is important not to give away affordable housing options.

Young said that we need to encourage housing in our own downtown area and thought that this project would be a perfect fit for tax abatement when it was determined.

Dan Sherman said that this is in effect a withdrawal requested by the petitioner.

The resolution received a roll call vote of Ayes:8, Nays:0, Abstain:1 (Young)

It was moved and seconded that Resolution 96-06 be introduced and read by title only. Clerk Williams read the legislation by title only.

It was moved and seconded that Resolution 96-06 be adopted. The synopsis and committee recommendation of Do-Pass: 8-1 was given.

Doris Sims stated that the synopsis contained a complete description of the tax abatement proposal for the building located at 526 N. Morton. The current structure will be removed and a 3 story brick and limestone building will be constructed on site. The plan is for a residential/commercial combined building with the three first floor residential units being handicapped adaptable if the need arises. The second and third floors would have 14 one and two bedroom units. The petitioner has also applied for an EDTA designation allowing them to retain/commercial development on the ground floor. Utilizing the EDTA, the petitioner can then request that the affordability component of the project be waived. The petitioner has made that request. It has been recommended that the \$800,000 plus project receive a 10 year abatement. This recommendation is based on the substandard condition of the property at the current time, the fact that it has been vacant for years, and other than the Showers facility no other development has taken place on Morton Street.

Banach asked if the abatement has to be for 10 years and Sims said it could be amended. If the location is in SubArea A or B then the criteria used to determine abatement could vary from 3 to 10 years according to the guidelines we have established.

An extensive conversation took place regarding the views from different angles of the building plans and Cole asked Ferguson about exterior finishing materials.

David Ferguson said the BZA approval was for the design as depicted and not a certain architectural material. He said they are hoping to do brick and limestone if the cost of stone does not triple as it has with other projects. Price is a factor and if the cost is too high then another architectural material will have to be used. The proposal is for brick on the Morton Street side but on the other two sides it will be masonry block.

Cole said she was concerned about the historic nature of the area and that a "New Orleans" style building does not make a lot of sense in Bloomington. She encouraged the assistance of an architect for a building on such a prominent street/site.

Service also tackled the question of building materials and asked what materials "they could be held to". Ferguson said the BZA said to build it as depicted. Service said the drawing looks like little bricks and just what does "as depicted" mean.

Sherman tried to clarify the question; asking Ferguson if "brick & limestone" were mentioned before the BZA board and Ferguson said that was their intention to build as depicted. Ferguson said they never said they would do brick on the back and alley side and in fact the planner asked them about it and the petitioner said they could not do that.

Service asked about the windowless north side of the building and if a variance for a setback was required. Ferguson said yes, that the current code requires a 6 ft setback from a property line or 20 ft from the nearest building and the issue is complicated by the state building code that says the distance must be 10 ft if there are windows.

Young asked if the building was going to be masonry and Cassady said yes. He asked what kind of concrete block and Cassady said it will be like the atrium of Fountain Square and it will all be masonry.

Pierce said this 10 year abatement is setting the tone for what we would like the area to be like and we want to maintain the historical nuances that exist in the area and asked why they are using this building style when a more historic "mesh" might be more appropriate with other nearby buildings. Ferguson said it was designed by them to be as close, in style, to the building across the street as possible. Pierce said we want to make sure that we know what we are giving the abatement for and not have the final product look as we like what we thought we envisioned. Ferguson said they would love to "poke" windows through the north side, and a NO BUILD easement on the north side property would have to be granted in order to have the windows.

Sabbagh asked about the number of jobs provided and Ferguson responded with one at about \$20,000. He also asked about affordability and Ferguson said they were not affordable, however, they will rent for about \$400-450 a month.

Banach was concerned that the regulations were incorporated for a reason and put into place and now he wondered if we can ignore the regulations and are we thereby setting a precedent. Sims that they are simply guidelines and a project can be upgraded or downgraded.

Pizzo said we have already given abatement to other downtown projects to stimulate development and affordable housing is another issue and not necessarily the same thing or what we are trying to do here.

Banach also was concerned about the viability of the project and Dan Sherman said the question is not one of viability of the specific project, but whether or not the area itself is a blighted area that would not develop without this tax incentive.

Tim Mayer, while not opposed to this project and supportive of the need for development in this area, said he was very concerned about the architectural style

that is being proposed suggesting that it just doesn't fit within it's surroundings. All the other surrounding buildings use a simple Industrial style architecture and a New Orleans style building does not work in this setting. He thought the building should be designed from the context of it's surroundings. He urged that a condition of approval be attached to the abatement stipulating that professional consultants will be retained and a plan that will reflect the streetscape that is Morton St be completed.

Mike Carmin, speaking for Mr and Mrs Farmer, who are adjacent property owners to the east (and who have taken legal action against the BZA decision because they were not notified in the proper statutory manner) were concerned about their right to have any input in the project in this historic area. This is not the place for an apartment complex of 3-8 stories high and the lack of off street parking will be a problem for the entire area. He also referred to their concern about the architectural style being proposed. The Farmer's letter expressed the hope that this entire area could become a historic district for all of Bloomington to enjoy. Carmin said that one cannot say that this is a blighted area and will not develop on its own, there simply has not been enough time to determine the impact of the improvements already in place. Tax abatement must be used judiciously and the public will bear the cost of this because of the parking situation. Also if the developer wanted to put in windows, he could simply back 10 ft off the property line and build. State law does not require building up to the property line. The Farmers have announced that their home will be a gift to the city so that a real historic district/area can be established.

Talisha Coppock, Commission for Bloomington Downtown, said that these developers wants to be proud of what they build. This is the same fear as the Cook Tower and look what we have - nothing.

Chris Sturbaum pointed out that the need for design review is obvious, especially in this historic area. Some overall plan would be helpful, because there are so many infill lots to be "built" and a design review/compatibility process would simplify the procedure.

Sherman asked Sims what could go on this property, by right, and she did not know. Turning this down does not guarantee any architectural control over anything else that might be built there if no approvals are required.

Charles Lane, a westside property owner, pointed out that the average homeowner is already being heavily taxed and now we are now being asked to subsidize someone who has \$800,000 to develop this property. This is welfare from the city and the building will be built with or without it because there is money to be made, risk or no risk.

Randy Lloyd, the city's Economic Development Director, said that the mayor pubically supports this project, and if a design standard is desired that is a different issue but now that these petitioners have gone through these procedures and jumped through a lot of hoops and at this point, had this design been labeled something else, it would have probably been alright. The market may come, but it is not here and this project is at hand and will be beneficial to the community.

Tim Mayer said that the BZA has said that the building will be drawn as designed and he hoped that the council could tell the petitioner that they support the project but it isn't the right building style and hoped that there is a way of unhinging what the BZA has approved.

Pierce requested details of the confirming resolution process and said that he too as concerned about the design.

Banach asked if the time of abatement could be amended and Service asked about adding Tim Mayer's suggestion. Dan Sherman said that the length of time for the abatement could be amended and that yes, reasonable conditions can be added to the abatement.

Pierce said he would vote YES this evening, because he wanted to encourage the project to continue and for the petitioner to work on it even though there was concern about the design. And unless he can be convinced that the building fits better with the area, he would vote NO on the confirming resolution if the design is not improved. In essence, the abatement would not be approved unless we are closer to what we want to happen down there. He also thought we should schedule the confirming resolution after the developer has had time to reconsider all these points.

Service said the Farmers have seen the plans and they are concerned about the height of the proposed project. She said that she is a friend and neighbor of the Farmers and has been running errands for them and that is why she picked up their registered mail. She said she has no financial interest in this project, but that she will vote against this proposal and believes that we need to look at the entire block in a careful and comprehensive way. The type of building material is important and in fact the backsides of this building is what faces the historic buildings and it has to be compatible.

Sabbagh said that downtown housing is important and just because there are rewards for the risk a businessman takes, he has no problem with that as a concept. The only issue is whether this follows the 10 year abatement criteria/guidelines.

Pizzo said the petitioners are taking a big risk and we all share in that risk. No one has taken any interest/risk in this site and the kind of development we are all talking about just has not happened.

Cole said it is not the developers fault that we don't have design review and she expressed some of the same concerns and comments that Pierce expressed. She said she may not be able to support the confirming resolution unless there is a project that fits in better with the entire area. She commended Cassady for all the good projects he has done in Bloomington and hoped they would take the council comments seriously and create a building that we can all be proud of.

Young said that a lot of public projects are not that architecturally attractive and the surrounding properties are not that beautiful. He supported the housing that will come from this project and that it needs to be encouraged.

Kiesling agreed with Pierce in part and she said she generally favored abatements for new construction as a way to offset some of the large investment expenses these kinds of project incur. She was concerned that there is criteria for affordable housing and hoped that the mayor would look at some creative ways to partner other housing opportunities.

Banach had concerns about the abatement guidelines and wondered if we have given this area the chance it needs to develop as it is a highly marketable part of the city. He said he probably could not support a 10 year abatement. He would support the ERA but would look to reduce the number of years for the abatement.

Sherman said abatements are not gifts that are given, but a tool to promote economic development. This abatement will actually go into a downtown TIF zone with the revenues captured for a good use within that zone. He too wanted to have a better idea of what this project will look like and felt that the petitioner has been a little vague and more than a little sketch drawing is necessary.

The resolution received a roll call vote of Ayes:8, Nays:1 (Service).

Sherman left the meeting at this time.

It was moved and seconded that Ordinance 96-14 be introduced and read by title only. Clerk Williams read the legislation by title only.

ORDINANCE 96-14

It was moved and seconded that Ordinance 96-14 be adopted. The synopsis and committee recommendation of Do-Pass 5-2-2 was given.

Susan Failey said this approval for the EDTA in order to given ultimate effect to the tax abatement and is required for retail projects and residential projects that do not set aside at least 20% of the units for affordable housing. The criteria for EDTA is the same as ERA and all statutory approvals have taken place.

Pierce reiterated his earlier remarks that there will probably be a different vote on the confirming resolution if the petitioner does not clarify how the project will look.

Service said that the decision is a land use decision, not a specific project decision and she too, said that she would like a clearer idea of what they have in mind before the council reconfirms. It also has to be enforceable and more than just ideas. She said that affordable housing is desperately needed in the downtown and a lot has been developed that certainly is not affordable, and especially with the lack of parking for people who will live and work there. The public will also have to subsidize this project in the form of creating parking facilities.

Sabbagh said downtown housing is crucial.

Pizzo said if this project fails we have to anticipate the available options and wondered if those would be more desirable. The number of downtown units has steadily decreased and he was concerned about that backward spiral.

Service said that the housing that we have lost in the downtown area has been the low income units.

Kiesling asked what would happen if the EDTA was denied. Dan Sherman said the project would then fail. What the council is essentially saying is that the ERA would approve a tax abatement only with a 20% set aside. Sherman did not know if the approval with the BZA could be reconciled if the council voted to deny the petition.

Susan Failey said they could probably go back to the BZA for a revision of the plan. There is no confirming legislation for the EDTA.

Cole said that every project that happens on Morton St should not expect an ERA or EDTA, that this in an involved project and if the petitioner is upset with the process and takes it someplace else and it seems unfitting that the petitioner be upset with the council. The council was elected to make these decisions and they are just trying to follow the rules of the game.

The ordinance received a roll call vote of Ayes: 7, Nays:1 (Service)

There was no legislation for First Reading.

FIRST READING
(NONE)

It was moved, seconded and approved by a voice vote that the council not meet next week.

There was no public comment.

PUBLIC INPUT

Williams asked about the scheduling of the confirming resolution. Service said we have asked the petitioner to do a number of things that will take some time.

Dan Sherman said that when the requested information has been compiled then the meeting could be scheduled and legally noticed. The Statement of Benefits could be amended and become part of the approval. It does not necessarily have to go back to the BZA.

Williams reminded the council that the purpose of the confirming process is to work out details or other approvals that might be necessary in order to make the project work and also attempt to have everyone reach some kind of general agreement. It is not necessary to schedule the confirming resolution on the next council agenda rotation.

Pierce thought it this was rushed through without the details being worked out we won't have the ability to make sure it is workable.

Williams explained the confirming process, again, to the petitioner. Ferguson said they want to go forward as soon as possible and know what the council fees as soon as possible.

Pierce tried again to suggest to the petitioner that if they can accommodate the concerns of the council in two weeks, that's fine; but in order to get a majority of council to get the vote you need then that also fine. More details and drawings may require more time.

Ferguson said to go for it as fast as the council can and they would not even hazard a guess as to what would satisfy a majority of the city council.

Cole said this isn't about satisfying the council, but looking that the project from some design criteria that will make it a better project and asked if that could be done in two weeks.

Ferguson said they would meet, talk, whatever the council wanted to do, review or explain the plans, but just give the shortest time possible.

Service said there may not be enough votes to approve this in two weeks and more is needed than just "nose-counting" is amendments are considered. It may be fun to take risks, but she presumed the petitioner wanted to win this.

Ferguson said it wouldn't take two weeks to do this.

Dan Sherman suggested that the council "see something" before it is scheduled before the council for the confirming legislation. In other words there would be something that is satisfactory before notice is sent to the paper.

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Cole said that clarifies the debate and we will wait and see what the petitioner presents.

Pierce asked about who approves the agenda. The council president approves the agenda and this discussion is an attempt to determine how the council should proceed.

Banach said if they want to proceed, it's their call.

It was determined that absent the council president the vice-president would determine what the timetable for confirming this resolution would be.

The meeting was adjourned at 10:45 PM

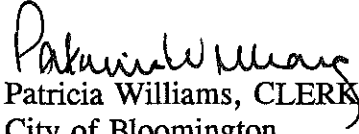
ADJOURNMENT

APPROVE;



Jim Sherman, President
Bloomington Common Council

ATTEST;



Patricia Williams, CLERK
City of Bloomington

STATE OF THE CITY ADDRESS

Mayor John Fernandez

May 1, 1996

I am honored and humbled to be delivering the State of the City address before the Bloomington Common Council. Having been in office just four months, it would, of course, be premature to regale you with a litany of my accomplishments. I *can* characterize the last four months as the greatest learning experience of my life. Everyday I learn about the state of the City. I would like to use this occasion tonight to share with the Council and the community my ideas and beliefs on several themes that have permeated my brief time in office.

If there has been a *personal* theme for me these last four months, it is gratitude. I am first grateful to all those who entrusted me with this responsibility, and I am grateful for the many good wishes I have received since being elected. I am very conscious of the expectations my election has raised in many individuals. I am *especially* conscious of those expectations when they conflict. But I pledge to do my very best, and I pledge to do — as best as I can determine it — the right thing.

I would like to take this opportunity to thank some specific individuals who have been of immeasurable help to me during this time. First is my life partner, Karen Howe Fernandez, whose patience, understanding and support during my campaign *for* office, has been exceeded only by her patience, understanding and support during these first few months *in* office.

I would also like to thank the other woman in my life, our staff assistant in the Mayor's office, Martha Wainscot. At home and at work, Martha has been through a very, very difficult year. As I speak, Martha is on the most deserved vacation I think a human being has ever earned. But I wanted to use this occasion to thank her from the very bottom of my heart.

Let me thank someone else you all know, Tomi Allison. Martha is but one example of how Mayor Allison surrounded herself with many talented individuals, and in these last four months, I have been impressed by nothing so much as the talent and the dedication of the City workforce. They have made me proud and they have made

me look good. I have put them through quite a transition. And, frankly, they "ain't seen nothing yet." But I know they are up to the many, many challenges we will all face together. It is only a symbolic gesture of my appreciation, but I would like to dedicate this State of the City address to the employees of the City of Bloomington.

Bloomington is a community with much to be grateful for. But some of our residents are concerned that with *change*, we will lose what we have. Others are concerned that *without* change, many of our residents will not share in the quality of life many of us enjoy. Bloomington must figure out how to both keep what we have, and how to spread it around. And we must face this challenge in an environment where we are seeing our resources decrease as our attractiveness grows.

Bloomington, like virtually every community in this country, must decide upon its answer to the fundamental public policy question of our times: *how*, to provide *what* services and programs, to *whom*, in light of decreasing levels of support from the federal and state governments. Tonight we can at least celebrate that we have a federal budget for the fiscal year we are now seven months into. But in just the brief time I have been in office, I have seen the cuts in community development grants, transit assistance, parks funds, and housing subsidies. Let there be no doubt — the reduction in support from the federal government for some of our most important programs — that topic of so much discussion from *all* political parties during last year's campaign — those cuts are here, those cuts are real, and all indications are that those cuts have only just begun.

Some believe that Bloomington can compensate for its decreasing resources by growing its way out of its problems. Now,... when we talk about the growth of our community, let us first please insist that everyone define their terms. In the 1980's, growth at the national level seemed to refer most frequently only to increases in the total dollar value of goods and services produced. I see no inherent value — in and of

itself — of this kind of growth, at the federal or the municipal level. It seems to me that the only type of economic growth that has inherent value is growth in per-capita income — growth in how much our residents earn. And even here we must always look beyond averages, and consider the distribution of that income.

The type of growth we probably hear about and read about most frequently in Bloomington — and for very good reason— is actually geographic. It is the growth in developed land that occupies so much of our attention and efforts.

But what I believe really underlies all our concerns, — what is at the very heart of so many policy decisions we must make — is the issue of *population* growth in the City of Bloomington and the rest of Monroe County.

This is not a new thought and it is related to other types of growth. But I do hope that when, as a community, we discuss *how*, to provide *what* services and programs, to *whom*, we will keep the *size* of our population — current, projected and desired — central to the dialogue. For virtually every aspect of civic life is affected by just the *number* of people, we either include, or would like to include, in what I believe we all want to be a *community*.

Our municipal revenues, the services the City is called on to provide, our infrastructure needs, our environment, the demand for social services, the potential for crime, our very community character and what we call the quality of our lives... *all* these and more are directly affected by how many people live inside our City limits.

And, of course, we all recognize that the size of Bloomington's population *cannot*, in any reasonable policy discussion, be separated from the size of the population of *all* of Monroe County.

I hear the whole spectrum of views when it comes to population growth. At one end are those who believe the larger our population, the better. At the other end are those who believe that our population levels should be frozen, even lowered. It should surprise no one here that I am somewhere in between these two anchors on the scale. I believe in neither unbridled population growth nor in a government imposed population freeze. Precisely what *is* the *ideal* level of the population of the City of

Bloomington? I don't know yet. But I believe we need to talk about it.

And *honesty* demands that as we do talk about it, and chart our direction, we also face some very basic principles that apply to managing the size of our population.

First, the more attractive a community is, the more people will want to live there. So as we protect, and enhance, the quality of life for our *residents*, we also make the community more desirable to *non-residents*. If they come and they leave within two weeks, we call it tourism, and just about everyone is happy. If they come and decide to move here, we have a different set of issues.

The second principle we must face is that land is a fixed commodity, a limited resource. So if we were to somehow freeze, or lower, the number of residents in the community — and *at the same time* maintain or increase our attractiveness — the demand for that land will be such that the cost of living here will further increase. We may not grow in terms of population, but we will definitely become even more expensive. That, of course, is happening now. *And I believe that perhaps Bloomington's most fundamental challenge is how to balance the often competing interests of affordability and quality of life.*

Many factors will influence the size of our community. But I do believe there are ways to manage the rate of growth. I believe that growth can be directed. Perhaps the path is not linear. Perhaps there are pauses or plateaus to assure sustainability, to let infrastructure catch up, or to re-examine where we want to go.

But whatever our direction, I believe that we must insist on socio-economic diversity, and that we must welcome different lifestyles. Sometimes I am afraid that Bloomington could become an enclave for only the professional, upper-middle class — working locally or commuting to Indianapolis. That is not our community character.

I believe Bloomington wants the mix of young and old, families and single people, renters and homeowners, residents with a wide range of income levels.... sharing space, sharing community, maybe even sharing a neighborhood. My vision of Bloomington sees its neighborhoods as a network of interconnecting villages, shopping, playing, going to school, maybe even working, together, with diversity *within*

villages and diversity *across* villages.

And part of this vision is to live in a community where fewer of our residents feel compelled to commute to Indianapolis or elsewhere to earn a living. I would like to live in a community where our local *underemployed* residents have opportunities that maximize their potential. Realistically, I am not sure city government can ensure universal prosperity. But there *can* be dignity and opportunity across the socio-economic spectrum.

However we may feel about the many kinds of change in Bloomington, I certainly don't see Bloomington running away from the many challenges change can create. It has been my great pleasure in the last four months to meet with hundreds of individuals willing and able to respond to the needs in our community — poised to what they can to ensure that our residents have that dignity, and have that opportunity. And this is fortunate. For no one actually believes that government can do it alone, and just about everyone now believes that collaboration is the only way to go.

I would like to mention, at this point, one particular collaboration that I have found quite gratifying. As you know, this is the first State of the City address to be made in this beautiful new City Hall. Talk about change! And one can think of no greater testament to the concept of collaboration than this Showers facility.

I would like to emphasize tonight my gratitude to one of those partners, Indiana University, not just for their role in making this building come to fruition, but for the many examples of the University working with the City to achieve common goals. To mention just a few: construction will begin soon on a joint IU-Bloomington Transit storage and maintenance facility; faculty from the School of Public and Environmental Affairs are advising our staff on technical matters concerning the cleanup of PCB contamination. And the University has loaned me an individual I feel extremely fortunate to have serving as our Chief of Police.

I am especially encouraged by, and grateful for, the offers of assistance I have received from University President Myles Brand and Bloomington Chancellor Ken Gros

Louis. Their message is essentially, "How can we help?"

At the invitation of President Brand, the City has begun a series of meetings with representatives from the President's office and the Chancellor's office, to develop an agenda for collaboration, which will outline projects and areas where resources can be further shared to the benefit of the whole community. We will meet frequently and work intensely throughout the summer. I am both grateful for, and excited by, this fresh opportunity to work with the University.

Again, I have been fortunate to meet with many other groups and individuals anxious to collaborate in achieving common goals. Turf lines are falling everyday. The County, the schools, the trustees, religious and spiritual communities, the social service agencies, our boards and commissions, the truly *amazing* number of people who volunteer their time and energy to help... *all* are willing, if not yearning, to work with partners to pool resources, share information, and get the job done.

What is the role of City government in these collaborations? I believe that role will vary in both nature and degree, depending on the requirements of a particular need or problem, and depending on the priorities of our City residents. Different needs and different partners will require different models of collaboration. One size will not fit all.

As we, the residents of the City of Bloomington, and our partners in collaboration, determine our relative roles, we must also face a very difficult question: what is the relationship between our compassion — our willingness to contribute — and the very real limits of municipal government.

This is a community that I firmly believe wants to take care of its own. And we will act locally to find solutions for larger social problems. Bloomington wants to do its share, maybe more. But we first face the age-old question of how limited or open-ended we *want* our government to be. My observation has been that, generally speaking, Bloomington might believe in a more active government than some other communities.

But there are also very real restrictions on how open-ended our government can be. As we address the need for health care, food, shelter, child care, education and job training, we must work within the financial limits imposed upon local government by Indiana law. The United Way, for example, has no maximum levy. People can give to non-profit organizations as they so desire. Local government must consider, not only the tax burden it imposes on its residents, but also the statutory limits on the financial resources it is legally allowed to raise.

So we shall debate both our priorities and our limits. For even with all the resources and compassion we could possibly collectively muster, I still see no way our local taxpayers can fill what many times appears to be an infinite need.

Passionate and vigorous debate has always been part of Bloomington's community character. But as we debate the many facets of our future, let us tolerate differences of opinions. Let our discourse be reasoned. Let us recognize that equally desirable objectives often compete with one another. Let our debate be honest and real and rational. And let us insist that the debate be civil.

For above all else, we shall continue to insist on being a civil and civilized community. I would like to reassert, my fervent hope that no matter what direction our future takes, no matter who should ever stand before this body and make this annual address, that this community will never tolerate physical violence other than in self defense. Let us champion non-violence as the community value we cherish the most. For to hold this value is *integral* to what makes us a community. Our highest goal must be the preservation of our civility.

I want to pass along one very strong impression of the last four months: Bloomington cares passionately about its youth. The many challenges we face seem daunting, at times even overwhelming. But then we remember why we are doing this, why we care. Whether or not we are parents, we remember what our future is really about.

Just yesterday I had the pleasure of awarding prizes in the Bloomington Human Rights Commission's fifth annual essay contest. The first prize winner at the high school level was Emily Williams from North High School. And there was a paragraph in her essay that is emblematic of the great hope I hold for our youth and our future.

Emily wrote:

"The amazing diversity of religions, cultures, nationalities and ways of life we have in Bloomington is a great asset. If we are able to unify all these unique strengths there is nothing we, as a community, will be unable to accomplish. The key to having this unity in our community is acceptance of the inevitability of disagreement, and understanding of the reasoning behind others' opinions."

And I will end this address with one more quote. I've recently read a book by Daniel Kemmis, the mayor of Missoula, Montana. And there is a passage in that book that I thought had particular resonance for Bloomington:

"By thousands of small, patient steps, whole cities are learning once again to take responsibility for the lives and the hopes of their children. As cities come to understand that they themselves cannot survive if their children have no hope, *the nurturing of hope becomes part of the city's work*, and with it the nurturing and rebuilding of trust, without which democracy simply disintegrates."

Again, I am honored by the responsibility I have been given. I look forward to working with you to nurture our hope and build that trust.

Thank you very much.