

In the Council Chambers of the Municipal Building held on Wednesday, June 7, 1995 at 7:30 P.M. for a Regular Session of the Common Council.

Roll Call: Service, Swain, Pizzo, Kiesling, Cole, Hopkins, Bonnell. Absent: Sherman, White.

Kiesling gave the agenda summation. It was announced that Ordinance 95-29 would be deferred until June 21, 1995 for a final discussion and vote.

The minutes for March 1, March 22, May 3 and May 17 were approved by a voice vote.

Service invited everyone to Shakespeare's Midsummer Nights Dream in the Third Street park.

Swain was disturbed about the HT insensitivity in an article regarding the death of a Bloomington resident and hoped they would be more sensitive to such things in the future.

Kiesling commended IUSA was working on a meal share program with the Food Bank.

Mayor Allison reminded everyone about the upcoming Sister Cities activities this summer, with the international conference in Indianapolis and the LuChou shuttlecock team that will be here for the conference and a performance in Bloomington.

The Mayor also announced a national award to our Housing Solutions board for their innovative funding measures to provide affordable housing and thanked Jeff Stone and Rebecca Burns for all their hard work.

Allison introduced Joanie Craner who talked about Bibliogem, a software vendor located here in Bloomington and talked about their various awards, programs and expansions for computer packages. The Mayor also talked about a visit, today at AIT, Agency for Instructional Television and how these are the industries for the future.

Sue Credon urged the council to build more houses with money rather than garages.

Dale Staton encouraged the council to invest the COIT money and use the interest for the kinds of projects the council is interested in.

Service announced the next Law Enforcement and Civil Liberties Committee meeting on June 12 at 11:00 A.M. in the Council Chambers.

It was moved and seconded that Resolution 95-15 be introduced and read by title only. Clerk Williams read the resolution by title only.

It was moved and seconded that Resolution 95-15 be adopted. The synopsis was given.

Hopkins said that the 1995 budget included \$40,000 for this Social Service line item and the council committee made up of Bonnell, Cole, Service and Hopkins are making recommendations to the full council. Fifteen applications were received and four agencies were asked to make more detailed presentations. He outlined the criteria as stated in the resolution. Girls Inc would receive \$21,700; Community Kitchen, \$9,000; Big Brothers/Big Sisters \$4800, Rhinos All Ages Music Club would receive \$4500.

Cole said the primary focus off the committee was on young people. Cole reiterated her concerns about another gym in a residential neighborhood and the sheer size of the facility on a small lot and appreciated the efforts the club and its' board was making to be a part of the neighborhood. She complimented the club on the good job

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they are trying to do.

Service said that the committee also realized that some of these groups did not have other sources of money and this money jumpstarted their program requests.

Bonnell said this money will allow projects to be completed.

Swain commended Jones for doing a good job among the neighbors and working with everyone to make the project work.

Karen Jones from Girls, Inc., Brad Wilhelm from Rhinos and Sandra Bruce Adams from Big Brothers/Big Sisters all thanked the council and the City of Bloomington for their support.

The resolution received a roll call vote of Ayes:7, Nays:0.

It was moved and seconded that Ordinance 95-28 be introduced and read by title only. Clerk Williams read the ordinance by title only.

It was moved and seconded that Ordinance 95-28 be adopted. The synopsis and committee recommendation of Do-Pass 6-0 was given.

This is a legally advertised public hearing for this vacation request.

Tim Mueller gave a brief overview of the vacation request site near the Community Kitchen. All criteria for vacation have been met and there are no obstacles to the vacation request. The vacation is for one half the alley and an agreement with the other half owner will have to be worked out.

Bonnell was concerned about screening and urged the petitioner to consider whatever landscaping/fencing that would be appropriate.

Dan Combs, Perry Township Trustee and petitioner, described the site and fencing would take care of screening concerns.

The ordinance received a roll call vote of Ayes:7, Nays:0.

It was moved and seconded that Resolution 95-14 be introduced and read by title only. Clerk Williams read the resolution by title only.

It was moved and seconded that Resolution 95-14 be adopted. The synopsis and committee recommendation of Do-Pass 7-0 was given.

Chuck Ruckman gave a brief overview of the many earlier commitments on the part of the city to provide adjacent parking for the convention center/hotel complex. The ordinance will pay for new parking areas not the ones involving the hotel and their "temporary" use of city space until the lot immediately adjacent to the hotel is completed. The proposed financing is an advance from the West Side funds of \$750,000 of which \$500,000 is for land acquisition, and about \$200,000 is for actual lot construction and surfacing. Along with county parking allotments, there will be about 500 parking spaces at or near the convention center/hotel.

Swain asked about advance repayments and Ruckman said the we have used the West Side Fund for years to make advances to ourselves in order to finance the many

projects that need "early" funding and when monies come in from grants, taxes, or whatever we then pay ourselves back and the money goes back into the fund.

George Goehle from the Coalition of Low Income Housing advocates opposed this ordinance that allocates so much money on a parking lot when housing is so desperately needed. He presented a resolution that the group has passed. Also speaking:

Diana Robertson supported the earlier statement and suggested dividing the money and other various way of spending it so that 750 people could benefit from it.

Michelle O'Reilly said that rent and utilities expenses are going to prevent her from going back to school in the fall.

Rodney Ward thought that Marriott Hotel money could certainly be put to better use, while they pay low wages for a high profit level. These are simply corporate handouts.

Dan Combs asked for a cost benefit analysis for the convention center on Bloomington and he urged the council to check on this and simply see what the community benefits are.

Also speaking against the funding:

Andrew Druis said that he can't sleep in a parking lot and there are greater needs than parking

Brett Morris urged the council to put the money in the affordable housing fund.

Shirley Calvert talked about how hard the federal cutbacks will be for people.

Dorothy Bennett Axsom said that homeless people are sleeping in cars and we need to help people and children in this community.

Randall Hamilton said we really need housing but the hotel's low paying jobs are a real problem and he wondered if the hotel was employing local labor.

Darren Haggerty said affordable housing is really necessary and he wondered if anyone on the council had ever been homeless. This all relates to how we take care of each other.

Adam Krueger said the monies could be better spent on housing and its really a matter of priorities.

Ruckman said that over the years, money from the WestSide Fund has been spent: In 1992, \$300,000 was spent on the affordable housing fund for the land trust and over \$400,000 was set aside for childcare development. He said the hotel is in a TIF district and he emphasized that NO tax monies have gone into this project. He also said that at the current time TIF monies cannot be used for housing - only commercial/capital improvements can be considered. Ruckman said that up until a few years ago state law allowed TIF district monies to be used to provide housing and that has changed and it is prohibited and so there is no way to tie the TIF district revenues back into a downtown housing project. Other money sources have been suggested, such as using the special COIT money for affordable housing. Repayment of the loan could be made immediately from a bond issue or it could be repaid from hotel revenues over six or seven years. The downtown TIF revenues are trying to tie in with this project. This is simply an interim financing mechanism.

Swain urged the persons talking tonight to come back with some financial numbers of what they are proposing. He said his commitment to this project has been to not see the downtown die and he did regret the loss of housing but that is gradually coming back. This is one portion of a plan to keep downtown viable. There are a lot of other things this community can go to further this cause.

Service said this is not an affordable housing question. This is a loan. Downtown is important, the convention center is important and the hotel is necessary for both. The debate tonight is important but there are other ways to go about funding the cause, perhaps the COIT monies.

Pizzo said that this is not a contest between a parking lot and low cost housing. We are going to do more and have done so in the last five years than any other council and will do more in the future. If we want to raise the standards of the community in terms of wages, then we cannot block out sources of revenues and conventions bring in outside money to the community. The level of the economy has to rise in order for wages to rise.

Cole emphasized that this is a loan. She suggested some figures of what the convention center/hotel will turn back to the community. From the beginning, the city's part in this project has been parking. She said this council is working steadily on low cost housing and it is going to be successful.

A discussion took place between Hopkins and Ruckman regarding the West Side fund, in lieu of annexation payments into the fund, the pros and cons of annexation of industries and the rough estimate of the assessed valuation of industries to be about \$30 million resulting in about \$1 million in city taxes/year as opposed to the \$150,000 paid in lieu. Hopkins didn't think this was a very good deal for Bloomington. Ruckman said the need for services would be expensive as well as the ensuing litigation that could challenge our annexation and that could drag on for years.

Hopkins said this resolution would be more acceptable if a new section were added that pledged the payback from this advance to affordable housing.

Bonnell asked about other uses for the fund: Ruckman said that Thomson Park has \$300,000; Sare Road has drawn \$300,000 and Tapp Road improvements \$225,000 with repayments from various sources (TIFs, general fund) over various time spans. Bonnell asked for a proposed repayment schedule to be available at budget time. Also while this is a long standing promise that this council is honoring it would be useful to have the tourist numbers and information available. He said in the next few months there will be the opportunity to propose greater funds toward affordable housing as well as the return of the downtown housing project.

Hopkins moved that it is the intention of the council that the proceeds of debt to be incurred by the city and the reimbursement from future tax increment revenues for the cost of said improvements will at a later date be used for affordable housing purposes. Cole seconded the motion.

Ruckman said that under the agreement there are no

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guidelines, other than what has been determined by the council to cover the kinds of things we are trying to do tonight.

Bonnell raised the question as suggested earlier about not using TIF monies for housing and whether we could just move it to another fund, call it something else and then spend it on housing. Ruckman said that he would have to research this, since Linda Runkle does not allow him to practice law and under the TIF guidelines, reimbursements can be made for certain costs incurred in most project and then it becomes "city money".

Hopkins said this resolution and this amendment simply expresses how the council would like to handle this issue and future councils may not agree with this. Dan Sherman said this would not be the last discussion of this, but future enabling legislation would be necessary. Ruckman iterated all the various uses for the money over the years and said the one consistent thread is that the money has been used as a revolving loan or advance to set up a revolving fund not simply spending it down.

Hopkins then offered a substitute motion: It is the intention of the council that the reimbursement to the special non-reverting funds for the cost of said improvements will at a later date be used for affordable housing purposes. Cole seconded the amended motion.

Bonnell said he was surprised at the creation of a dedicated fund when Councilmember Hopkins does not generally support such funds. He was concerned that this was not being planned in a comprehensive manner and there have been earlier discussions of COIT monies being used for affordable housing. He was concerned that if this fund is used in this long term manner, then no other monies would be considered necessary. He thought \$400,000 that might go into a trust fund for affordable housing would be a better investment than having this thrown back to us.

Service said that COIT is something that this council can make a decision on and this other money we are talking about tonight could change with another administration if the agreed upon uses for the West Side funds change.

Shirley Calvert spoke urged the council to make this commitment.

Dan Combs also spoke about tax monies being used to support a private hotel. He supported Hopkins amendment but we are now reneging on the use of tax monies for this project.

Diana Robertson spoke again about the need for affordable housing and asked about loan repayment and interest.

Kiesling urged that as the budget is being formulated we understand the need for a commitment to affordable housing and budget monies accordingly.

Pizzo said that this amendment would inhibit our ability to put other monies into the affordable housing program.

The amendment received a roll call vote of Ayes:3, Nays:4 (Swain, Pizzo, Kiesling, Bonnell).

The resolution received a roll call vote of Ayes:7, Nays:0.

It was moved and seconded that Appropriation Ordinance

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95-2 be introduced and read by title only. Clerk Williams read the ordinance by title only. It was moved and seconded that Appropriation Ordinance 95-2 be adopted. The synopsis and committee recommendation of Do Pass 7-0 was given.

Chuck Ruckman said that this is the companion legislation for the previous resolution.

Adam Krueger thanked the council for listening to their concerns.

The ordinance received a roll call vote of Ayes:6,Nays:0 (Service was out of chambers).

It was moved and seconded that the following legislation be introduced and read by title only for first reading before the Common Council. Clerk Williams read the legislation by title only.

Ordinance 95-10 To Amend the Bloomington Zoning Maps from IL and IG to PUD and to Approve the Preliminary Plan re: 3000 W. Third Street. (Jerry Gates, Petitioner)

Ordinance 95-34 To Designate an Economic Development Target Area re: 213 S. Rogers St. (Frosted Foods Development, LLC, Petitioner).

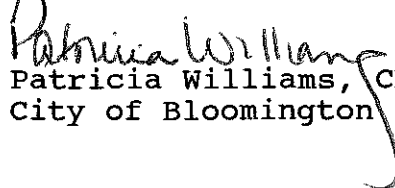
There was no additional public comment.
The meeting was adjourned at 10:15 P.M.

APPROVE;



Iris Kiesling, President
Bloomington Common Council

ATTEST;



Patricia Williams, CLERK
City of Bloomington

Coalition of Low-Income and Homeless Citizens
P.O. Box 6265
Bloomington, IN 47408
(812) 331-1085

Res 95-14

**Proposal To Transfer Special Non-Reverting Funds To The
Affordable Housing Fund**

WHEREAS, the Bloomington Common Council adopted Ordinance 79-74, "To Create A Special Non Reverting Fund" (Fund I) to account for monies received by the City of Bloomington pursuant to certain In Lieu of Annexation agreement approved by the Common Council in Ordinance 79-73 and Ordinance 87-3; and

WHEREAS, the Bloomington Common Council adopted Ordinance 80-70 "To Create A Special Non-Reverting Fund" (Fund II) to account for monies received by the City of Bloomington pursuant to certain In Lieu of Annexation agreements approved by the Common Council in Ordinance 80-68 and Ordinance 80-69; and

WHEREAS, the Bloomington Common Council adopted Ordinance 92-45 which provides that said monies in said funds (Funds I and II) may be used to make advances and loans, through the Affordable Housing Fund created by Resolution 91-25, to facilitate the development and construction of affordable housing in the City of Bloomington, the following is a proposal to transfer \$900,000 from said funds I and II to the Affordable Housing Fund for the purposes of facilitating the development and construction of affordable housing in the City, provided that said funds shall be repaid to the Affordable Housing Fund.

Synopsis

This proposed Resolution would authorize the transfer of \$900,000 from Special Non-Reverting Funds I and II to the Affordable Housing Fund to be used for advances and loans to facilitate the development and construction of affordable housing in the City of Bloomington.