

City of Bloomington Common Council

Legislative Packet

Wednesday, 18 February 2015

Regular Session

*For legislation and background material regarding
Ordinance 15-02 and Ordinance 15-03 please consult the
[04 February 2015 Legislative Packet](#).*

*For legislation and background material regarding
Resolution 15-01 and Ordinance 15-01 please consult the
[14 January 2015 Legislative Packet](#)
as well as the [11 February 2015 Legislative Packet](#).*

All other material contained herein.

Office of the Common Council
P.O. Box 100
401 North Morton Street
Bloomington, Indiana 47402
812.349.3409
council@bloomington.in.gov
<http://www.bloomington.in.gov/council>

**City of
Bloomington
Indiana**



City Hall
401 N. Morton St.
Post Office Box 100
Bloomington, Indiana 47402

Office of the Common Council
(812) 349-3409
Fax: (812) 349-3570
email: council@bloomington.in.gov

To: Council Members
From: Council Office
Re: Weekly Packet Memo
Date: February 13, 2015

Packet Related Material

Memo

Agenda

Calendar

Notices and Agendas:

None

Legislation under Second Reading and Resolutions at the Regular Session on Wednesday, February 18th :

1. **Ord 15-02** A Supplemental Bond Ordinance of the City of Bloomington, Indiana, Supplementing and Amending Ordinance 05-35, Adopted on December 21, 2005, as Previously Amended by Ordinance 06-05, Adopted on March 2, 2006, All for the Purpose of Authorizing the Modification of Certain Contractual Rights of the City of Bloomington, Indiana, the Execution and Delivery of Its Amended Sewage Works Revenue Bonds of 2006, Series A-1, and Approving Certain Related Matters in Connection Therewith
2. **Ord 15-03** A Supplemental Bond Ordinance of the City of Bloomington, Indiana, Supplementing and Amending Ordinance 05-12, Adopted on April 20, 2005, as Previously Amended by Ordinance 06-04, Adopted on March 2, 2006, All for the Purpose of Authorizing the Modification of Certain Contractual Rights of the City of Bloomington, Indiana, the Execution and Delivery of Its Amended Waterworks Revenue Bonds of 2006, Series A, and Approving Certain Related Matters in Connection Therewith

Contacts and Resources:

Greg Small, Assistant City Attorney at 349-3426 or smallg@bloomington.in.gov

Please see the Council Legislative Packet prepared for the [February 4th Regular Session](#) for the legislation, attached material and summary.

3. **Res 15-04** Calling Upon Indiana University Health’s Leadership to Accept the City’s Ongoing Offer to Re-engage City Government and the Community in a Transparent and Meaningful Discussion About Keeping Indiana University Health Bloomington Hospital at Its Current Location

Contacts and Resources:

Members of the Bloomington Common Council at 349-3409 or council@bloomington.in.gov

4. **Res 15-01** To Designate an Economic Revitalization Area, Approve the Statements of Benefits, and Authorize Periods of Abatement for Real Property Improvements - Re: Properties at 338 South Walnut Street (Big O Properties, LLC, Petitioner)
5. **Ord 15-01** To Designate an Economic Development Target Area (EDTA) - Re: Property Located at 338 S. Walnut Street and Identified by the Monroe County Parcel ID Number 015-47810-00 (Big O Properties, LLC, Petitioner)
- o **Am 01** – Prepared by Council Office to reflect changes since January and make minor corrections

Contacts:

*Danise Alano-Martin at 812-349-3477, alanod@bloomington.in.gov
Jason Carnes at 812-349-3419, carnesj@bloomington.in.gov*

*Please see two legislative packets regarding this tax abatement with:
(1) the [Council Legislative Packet](#) prepared for the January 14th Regular Session providing materials before the ordinance was tabled at that meeting; and
(2) the [Council Legislative Packet](#) prepared for the February 11th Committee of the Whole providing materials after the ordinance was tabled and changed to reflect subsequent action by the petitioner and Economic Development Corporation.*

Legislation and Background Material for First Reading:

None

Minutes from Regular Session:

None

Reminders of Additional Meetings Next Week

Friday

Staff/Council Internal Work Session Council Library at Noon

Memo

Five Items Ready for Consideration under Second Readings and Resolutions and No Items Scheduled under First Readings at the Regular Session on Wednesday, February 18th

There are five items under Second Readings and Resolutions on next Wednesday's agenda. Four of those items were discussed at the Committee of the Whole last Wednesday and can be found online, along with the associated material, as indicated in the index above. One of those items is a new resolution that is included in this packet and summarized below.

New Resolution for Consideration under Second Readings and Resolutions Next Week

Item Three – Res 15-04 – Regarding the Future of IU Health Bloomington Hospital at West 2nd Street

This resolution is the third item under Second Readings and Resolutions next Wednesday. It is unanimously sponsored by all members of the Bloomington Common Council: Councilmembers Granger, Mayer, Neher, Rollo, Ruff, Sandberg, Spechler, Sturbaum, and Volan. The resolution calls upon Indiana University Health's leadership to accept the City's ongoing offer to re-engage City government and the community in a transparent and meaningful discussion about the future of Indiana University Health Bloomington Hospital. Documenting the importance of the Hospital's Downtown location to the Bloomington citizenry, the resolution calls upon the leadership of Indiana University Health Bloomington Hospital, Indiana University Health, and Indiana University accept the offer of City leadership to re-engage City government and the community in a transparent and robust discussion about utilizing and improving the Hospital at its current Downtown location. Pointing out the long-term consequences of a move away from the Downtown, the resolution points to the Hospital's accountability in any decision, and makes it clear that, should the Hospital decide to move, the City expects that the Hospital will re-invest in its 2nd Street site and will actively partner with the City of Bloomington and the community in working toward a positive and productive redevelopment of the area.

NOTICE AND AGENDA
BLOOMINGTON COMMON COUNCIL REGULAR SESSION
7:30 P.M., WEDNESDAY, FEBRUARY 18, 2015
COUNCIL CHAMBERS
SHOWERS BUILDING, 401 N. MORTON ST.

I. ROLL CALL

II. AGENDA SUMMATION

III. APPROVAL OF MINUTES FOR: *None*

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

- 1. Councilmembers**
- 2. The Mayor and City Offices**
- 3. Council Committees**
- 4. Public***

V. APPOINTMENTS TO BOARDS AND COMMISSIONS

VI. LEGISLATION FOR SECOND READING AND RESOLUTIONS

1. Ordinance 15-02 - A Supplemental Bond Ordinance of the City of Bloomington, Indiana, Supplementing and Amending Ordinance 05-35, Adopted on December 21, 2005, as Previously Amended by Ordinance 06-05, Adopted on March 2, 2006, All for the Purpose of Authorizing the Modification of Certain Contractual Rights of the City of Bloomington, Indiana, the Execution and Delivery of its Amended Sewage Works Revenue Bonds of 2006, Series A-1, and Approving Certain Related Matters in Connection Therewith

Committee Recommendation: Do Pass 9 – 0 – 0

2. Ordinance 15-03 - A Supplemental Bond Ordinance of the City of Bloomington, Indiana, Supplementing and Amending Ordinance 05-12, Adopted on April 20, 2005, as Previously Amended by Ordinance 06-04, Adopted on March 2, 2006, All for the Purpose of Authorizing the Modification of Certain Contractual Rights of the City of Bloomington, Indiana, the Execution and Delivery of its Amended Waterworks Revenue Bonds of 2006, Series A, and Approving Certain Related Matters in Connection Therewith

Committee Recommendation: Do Pass 9 – 0 – 0

3. Resolution 15-04 - Calling upon Indiana University Health's Leadership to Accept the City's Ongoing Offer to Re-Engage City Government and the Community in a Transparent and Meaningful Discussion about Keeping Indiana University Health Bloomington Hospital at its Current Location

Committee Recommendation: *None (Not heard by Committee)*

4. Resolution 15-01 - To Designate an Economic Revitalization Area, Approve the Statements of Benefits, and Authorize Periods of Abatement for Real Property Improvements - Re: Properties at 338 S. Walnut Street (Big O Properties, LLC, Petitioner)

Committee Recommendation: Do Pass 5 – 1 – 3

5. Ordinance 15-01 - To Designate an Economic Development Target Area (EDTA) – Re: Property Located at 338 S. Walnut Street and Identified by the Monroe County Parcel ID Number 015-47812-00 (Big O Properties, LLC, Petitioner)

Committee Recommendation: Do Pass 4 – 1 – 4
Am 01: Do Pass 8 – 1 – 0

VII. LEGISLATION FOR FIRST READING

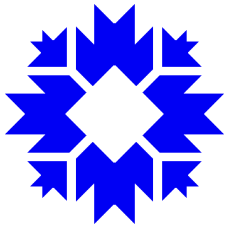
None.

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

IX. COUNCIL SCHEDULE

X. ADJOURNMENT

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



City of Bloomington
Office of the Common Council

To Council Members
From Council Office
Re Weekly Calendar – 16-20 February 2015

Monday, 16 February

12:00 pm Bloomington Entertainment & Arts District, McCloskey
7:00 pm Talk by Professor Tim Carter on Ball State University's Deer Research Project in Bloomington and Monroe County, Chambers

Tuesday, 17 February

11:00 am Common Construction Wage Hearing, Monroe County Government Center at North Showers, Room 106A, 501 N Morton St
11:30 am Plan Commission – Work Session, Kelly
4:00 pm Board of Public Safety, McCloskey
5:00 pm Redevelopment Commission, McCloskey
5:30 pm Animal Control Commission, Kelly
5:30 pm Commission on the Status of Children and Youth, Hooker Room

Wednesday, 18 February

9:30 am Emergency Management Advisory Council, Chambers
9:30 am Tree Commission, Rose Hill
2:00 pm Hearing Officer, Kelly
4:00 pm Board of Housing Quality Appeals, McCloskey
6:00 pm Council of Neighborhood Associations, Hooker Room
7:30 pm Common Council – Regular Session, Chambers

Thursday, 19 February

8:00 am Bloomington Housing Authority Board of Commissioners, 1007 N Summit, Community Rm.
3:30 pm Bloomington Municipal Facilities Corporation, Dunlap
5:15 pm Monroe County Solid Waste Management District – Citizens' Advisory Council, McCloskey
5:30 pm Board of Zoning Appeals, Chambers
7:00 pm Environmental Commission, McCloskey

Friday, 20 February

12:00 pm Domestic Violence Task Force, McCloskey
12:00 pm Common Council – Internal Work Session, Council Library

Posted and Distributed: Friday, 13 February 2015

RESOLUTION 15-04

CALLING UPON INDIANA UNIVERSITY HEALTH'S LEADERSHIP TO ACCEPT THE CITY'S ONGOING OFFER TO RE-ENGAGE CITY GOVERNMENT AND THE COMMUNITY IN A TRANSPARENT AND MEANINGFUL DISCUSSION ABOUT KEEPING INDIANA UNIVERSITY HEALTH BLOOMINGTON HOSPITAL AT ITS CURRENT LOCATION

- WHEREAS, a hospital is a community's primary guardian of health – hospitals mend bodies, save lives, provide emergency services, and advance critical public health initiatives; and
- WHEREAS, a hospital's influence extends far beyond its walls – hospitals transform communities by driving commerce, attracting businesses, and employing residents; and
- WHEREAS, located in the heart of the city and a community anchor since 1905, Bloomington Hospital (now Indiana University Health Bloomington Hospital ["the Hospital"]) provides easily-accessible care for Bloomington residents, is one of the city's largest employers, and is an economic engine for our community; and
- WHEREAS, with the exception of Indiana University, there is no single institution in Bloomington that is more important to the welfare and quality of life of our city; and
- WHEREAS, the mission of IU Health is "to improve the health of our patients and community through innovation and excellence in care, education, research and service;" and
- WHEREAS, in 2008, the Hospital announced its intent to merge with Clarian Health Partners. At that time, community members expressed overwhelming concern that the merger was an early step toward relocation of the Hospital out of the Downtown and to an area outside of the corporate boundaries, at Curry Pike and State Road 46, known as "North Park;" and
- WHEREAS, since 2008, the City has taken a clear position against the relocation of our hospital away from the 2nd Street medical campus; and
- WHEREAS, while the Hospital serves an eight-county region, more than half of the Hospital's inpatient discharge population resides in Monroe County, most of whom live within Bloomington's city limits; and
- WHEREAS, with the relocation of the Hospital out of the city's center, it is reasonable to anticipate that both medical services and ancillary businesses connected to the Hospital will be shifted far to the west of the community's greatest area of population density; and
- WHEREAS, uprooting this system of associated services and businesses outside of Bloomington's corporate boundaries will translate into a loss of revenue and economic vitality for the community; and
- WHEREAS, moving vital health care services away from the community's population center will significantly reduce accessibility and will significantly increase travel time to the hospital for most Bloomington residents, while the proposed new location will save residents from outlying counties a negligible amount of time, if any; and
- WHEREAS, increased distance to the hospital may mean longer ambulance rides for many city residents; and
- WHEREAS, increased distance from the hospital may disproportionately affect the community's most vulnerable residents – the poor and elderly – who do not have access to reliable transportation; and

WHEREAS, a relocated hospital significantly compromises the community's commitment to sustainability and also conflicts with the City's community-generated land use plans, goals, and vision for the future; and

WHEREAS, the necessary increased travel for a majority of hospital users and the nearly-total elimination of transportation options other than private personal automobiles, will harm the health and well-being of the community by increasing pollution and decreasing physical activity, in contradiction with the stated mission of the Hospital; and

WHEREAS, while significant, the cost cited for relocating the Hospital does not take into account the cost of abandoning the current site – without any sort of re-investment in this property, what once was an icon of health and healing becomes a community blight, and a symbol of decay; and

WHEREAS, absent re-investment by the Hospital, an abandoned Hospital campus will become a significant burden on Bloomington taxpayers; and

WHEREAS, for these reasons, the City has taken a number of actions since 2008 designed to assist the Hospital in remaining at its current location:

- In 2008, the City provided the Hospital with a *Medical District Land Use Analysis*. The purpose of this plan was provide stakeholders with a better understanding of both the constraints and the opportunities of expansion and an understanding of all the properties that would require redevelopment should the Hospital vacate its current location.
- From 2009-2010, the City participated in a 24-member Task Force designed to examine whether the Hospital's current location could accommodate expanded facilities.
- In October 2010, Mayor Krusan sent a letter to the Hospital citing the City's preference for "phased redevelopment on the existing 2nd Street campus" over potential relocation. Recognizing the Hospital's concern about traffic congestion on 2nd Street, the City offered its services to facilitate a resolution of this issue.
- The City has taken a number of steps to provide the Hospital with assurances concerning access to the 2nd Street campus by: 1) coordinating with the Hospital during I-69 discussions to address interchange and frontage-road needs that would provide better access to the Hospital; 2) proposing a conceptual plan designed to resolve congestion along the 2nd Street corridor by converting both 2nd Street and 1st Street to one-way pair designs; and, 3) gaining approval from the Metropolitan Planning Organization (MPO) to include a feasibility study for the 2nd Street corridor in the MPO's *2014-2017 Unified Planning Work Program*.
- In 2009, the City's Redevelopment Commission expanded the Adams Crossing Tax Increment Finance District to provide a critical local funding mechanism for either Hospital expansion or redevelopment of the area; and

WHEREAS, in 2010, the Hospital presented viable plans to the Task Force to keep the Hospital at its current location; and

WHEREAS, since 2012, City Councilmembers, City leaders, and community leaders have made numerous and sustained attempts to reach out to members of the Hospital board to discuss the future of the Hospital. These efforts have been ignored; and

WHEREAS, last December, the Hospital's board of directors submitted a formal request to build a new, expanded facility. If approved, IU Health leadership will determine whether the facility will be built at its current 2nd Street campus or at the North Park location; and

WHEREAS, IU Health leadership's decision is imminent; and

WHEREAS, the values articulated by the Hospital are: trust, excellence, accountability, and mutual respect; and

WHEREAS, in the spirit of these values, IU Health leadership has a responsibility to respond to the City's continued requests to engage City leaders and the whole community in a meaningful discussion about the future of our hospital.

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

SECTION I. In the interest of the health and welfare of Bloomington residents and the community, we request that Indiana University Health Bloomington Hospital, Indiana University Health, and Indiana University accept the offer of City leadership to re-engage City government and the community in a transparent and robust discussion about utilizing and improving the Hospital at its current Downtown location.

SECTION II. Relocating the Hospital out of the Downtown core will have significant and long-lasting consequences for our community. In the interest of accountability, if the Hospital decides to relocate, we expect that the Hospital will re-invest in its 2nd Street site and will actively partner with the City of Bloomington and the community in working toward a positive and productive redevelopment of the area.

SECTION III. We encourage Bloomington residents to lend their voice to this important community decision by contacting Indiana University Health Board of Directors, Indiana University Health Bloomington Board of Directors, and the President of Indiana University.

SECTION IV. We direct the City Clerk to send copies of this Resolution to Indiana University Health Board of Directors, Indiana University Health Bloomington Board of Directors, and the President of Indiana University.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2015.

DAVE ROLLO, President
Bloomington Common Council

ATTEST:

REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 2015.

REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this _____ day of _____, 2015.

MARK KRUZAN, Mayor
City of Bloomington

SYNOPSIS

This resolution is unanimously sponsored by all members of the Bloomington Common Council: Councilmembers Granger, Mayer, Neher, Rollo, Ruff, Sandberg, Spechler, Sturbaum, and Volan. The resolution calls upon Indiana University Health's leadership to accept the City's ongoing offer to re-engage City government and the community in a transparent and meaningful discussion about the future of Indiana University Health Bloomington Hospital. Documenting the importance of the Hospital's Downtown location to the Bloomington citizenry, the resolution calls upon the leadership of Indiana University Health Bloomington Hospital, Indiana University Health, and Indiana University accept the offer of City leadership to re-engage City government and the community in a transparent and robust discussion about utilizing and improving the Hospital at its current Downtown location. Pointing out the long-term consequences of a move away from the Downtown, the resolution points to the Hospital's accountability in any decision, and makes it clear that, should the Hospital decide to move, the City expects that the Hospital will re-invest in its 2nd Street site and will actively partner with the City of Bloomington and the community in working toward a positive and productive redevelopment of the area.