

# **City of Bloomington**

## **Common Council**

### **Legislative Packet**

Containing legislation and materials related  
to:

Wednesday, January 14, 2026

Regular Session at 6:30pm

**Office of the Common Council**

Phone: 812-349-3409

Email: [council@bloomington.in.gov](mailto:council@bloomington.in.gov)

Website: [www.bloomington.in.gov/council](http://www.bloomington.in.gov/council)

Address: 401 N. Morton Street, PO Box 100, Bloomington, IN 47404



# City of Bloomington Common Council

AGENDA AND NOTICE: REGULAR SESSION  
Wednesday, 6:30 PM, January 14, 2026  
Council Chambers (#115), Showers Building  
401 N. Morton Street, Bloomington, IN 47404

[The meeting may also be accessed by Zoom](#)

## **1. ROLL CALL**

## **2. AGENDA SUMMATION**

## **3. MINUTES FOR APPROVAL**

- A. September 3, 2025 Regular Session
- B. September 17, 2025 Regular Session
- C. September 24, 2026 Committee of the Whole

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

- A. Council members
- B. The Mayor, City Clerk, City Offices, and City Boards and Commissions
- C. Council Committees
- D. Public\*

## **5. APPOINTMENTS TO BOARDS AND COMMISSIONS**

## **6. LEGISLATION FOR FIRST READINGS**

None

## **7. LEGISLATION FOR SECOND READINGS AND RESOLUTIONS**

- A. Resolution 2026-02 - To Approve Recommendations For Distribution of Community Development Block Grant (CDBG) Funds for 2026
- B. Ordinance 2026-03 - To Amend Ordinance 2025-40 To Fix The Salaries Of Appointed Officers, Non-union, And A.F.S.C.M.E. Employees For All The Departments Of The City Of Bloomington, Monroe County, Indiana For The Year 2026

\*Members of the public may speak on matters of community concern not listed on the agenda at one of the two public comment opportunities. Individuals may speak at one of these periods, but not both. Speakers are allowed up to three minutes.

Auxiliary aids are available upon request with adequate notice. To request an accommodation or for inquiries about accessibility, please call (812) 349-3409 or e-mail [council@bloomington.in.gov](mailto:council@bloomington.in.gov).

**Posted: January 9, 2026**

- C. Ordinance 2026-02 - To Amend Title 20 (Unified Development Ordinance) Of The Bloomington Municipal Code – Re: Response To Resolution 2025-17 Related To Amending The Eligibility Subsection, The Qualifying Standards For Planned Unit Development Subsection, and Defined Terms Section Of Title 20
- D. Ordinance 2026-01 - To Amend Title 20 (Unified Development Ordinance) Of The Bloomington Municipal Code – Re: Response To Resolution 2025-12 Related To Amending The Affordable Housing Incentives and Payment-In-Lieu Provisions

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

**9. COUNCIL SCHEDULE**

**10. ADJOURNMENT**

Bloomington City Council meetings can be watched on the following websites:

- [Community Action Television Services \(CATS\)](#)
- [City's YouTube Channel](#)

[Materials for this meeting](#) are available on Council's website.

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**Posted: January 9, 2026**

**Bloomington Common Council- Regular Session Memorandum**  
**Bloomington City Hall, 401 N. Morton Street, Bloomington, Indiana**  
**Wednesday, September 03, 2025, 6:30pm**

**CALL TO ORDER [6:33pm]**

Council President Hopi Stosberg called the meeting to order.

**1. ROLL CALL (\*Indicates participation via Zoom) [6:33pm]**

**Councilmembers present:**

Isak Nti Asare	At-Large
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty*	At-Large
Isabel Piedmont-Smith	District 1, Council Vice President
Dave Rollo	District 4
Kate Rosenbarger (absent)	District 2
Andy Ruff	At-Large
Hopi Stosberg	District 3, Council President
Sydney Zulich (absent)	District 6

**City staff, officials, and guests present:**

Nicole Bolden	City Clerk
Lisa Lehner	Council Attorney
Kari Bennett	Deputy Council Attorney
Christine Chang	Temporary Council Researcher
Jessica McClellan	City Controller
Anna Holmes	Legal, Senior Assistant City Attorney
Carrie Albright	Environmental Commission
Joanna Sparks	Parks Department, Urban Greenspaces Manager
Rachael Johnson	Planning and Transportation, Senior Environmental Planner

**2. AGENDA SUMMATION [6:34pm]**

Stosberg spoke about Labor Day which was established by an act of congress in 1894 after massive worker riots led to better wages, improved working conditions, and reasonable work hours. She recognized the passing of Pat Williams, former City Clerk, that morning. She then summarized the agenda.

**3. APPROVAL OF MINUTES [6:38pm]**

Daily moved and Asare seconded to approve the minutes of February 05, 2025, April 16, 2025, and July 16, 2025. The motion received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0.

**4. REPORTS [6:40pm]**

**4.1. Councilmembers:**

Piedmont-Smith reported on a recent court ruling against the president’s use of the National Guard and active duty military in United States’ cities because that violated Posse Comitatus. The action was unconstitutional and she hoped that city mayors and state governors would speak out against it.

Daily expressed her condolences on the passing of Pat Williams.

Stosberg spoke against mid-decade changes to voting maps in order to shift the balance of elections. There were many resources to use to draw equitable maps but there were some clinging to power, including Indiana. She gave details on Indiana’s district maps and statistics on voting.



#### 4.2. Mayor and City Offices:

Justin Vasel, Chair, Commission on Sustainability, discussed the 2024 Annual Report, COS, its mission, and \$7000 in grants for sustainability projects funded by the Economic and Sustainable Development department. He noted initiatives and priorities to improve the COS's effectiveness, and sustainability generally. He encouraged council to work with COS on legislation for sustainability and resilience. He thanked Shawn Miya, staff liaison, and Jolie Perry, Sustainability Program Coordinator, for being great resources.

Ruff asked about collaboration with Indiana University (IU) and Vasel said one commissioner was from the IU Office of Sustainability. Piedmont-Smith asked about expanding the TerraCycle specialized recycling boxes to other neighborhoods. Vasel stated that was one of the goals. There was additional discussion.

#### 4.3. Council Committees:

There were no council committee reports.

#### 4.4. Public:

Matthew Austin spoke about the Taste of Bloomington food waste pilot program and gave details. John Linnemeier spoke about the Unified Development Ordinance (UDO) and against a fourplex. Mark Haggerty commented on the composition of council, candidates without opponents, the loss of democracy in the city, and against snipers aiming at pro-Palestine protests.

### 5. APPOINTMENTS TO BOARDS AND COMMISSIONS [7:17pm]

On behalf of Interview Committee Team C, Rollo moved, and Asare seconded to appoint Maria Puscama to seat C-4 on the Commission on Hispanic and Latiné Affairs. The motion received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0.

### 6. LEGISLATION FOR FIRST READING [7:20pm]

#### 6.1. Ordinance 2025-33

To Establish the Fiber Connectivity Fund For Digital Opportunity Initiatives

Daily moved and Piedmont-Smith seconded that Ordinance 2025-33 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0. Clerk Nicole Bolden read the legislation by title and synopsis.

#### 6.2. Ordinance 2025-34

To Establish a Fund For the Proceeds Of the Surety Bond Secured For Work on Fiber Optics Network For the City Of Bloomington, Monroe County, Indiana

Daily moved and Piedmont-Smith seconded that Ordinance 2025-34 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0. Bolden read the legislation by title and synopsis.

Stosberg noted the ordinances would have a second reading on September 17, 2025.

### 7. LEGISLATION FOR SECOND READING AND RESOLUTIONS [7:23pm]

#### 7.1. Resolution 2025-13

To Establish the Affordable Housing PILOT Fund of the City of Bloomington, Monroe County, Indiana

Meeting Date: September 03, 2025

Daily moved and Piedmont-Smith seconded that Resolution 2025-13 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0. Bolden read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Resolution 2025-13.

Jessica McClellan, Controller, said the legislation would establish a fund to hold receipts from the four payment in lieu of taxes (PILOTs) affordable housing apartment complexes, as required by state code. They were Cambridge Apartments, Henderson Court, Country View, and Evergreen Village. She gave details on payments made, forthcoming funds, and appropriation of the funds based on allowed uses. It was unclear if the payments already made had been used or not, since they had been in the General Fund. The total amount would be put into the new fund, from the General Fund. Council's role in the process, and whether the funds could be used in the county, was discussed. McClellan said the funds had limited allowed uses, and the goal was to narrow the uses to within the city, though state code did not require the funds be limited to the city. Anna Holmes, Senior Assistant City Attorney, explained that the funds were under the city's purview and could be limited to the city. There was additional discussion on the resolution establishing a fund, council's deliberation on the appropriation of the funds, the timeline, and reporting on the funds.

Kevin Keough commented on complying with state and federal funds, audits, reports, and noncompliance.

Flaherty said the funds should be used for income diversity in neighborhoods and to subsidize housing costs for individuals, in an unaffordable market. The city could choose policies that focused on that. Stosberg asked about not having established a fund for the original PILOTs; McClellan said there was nothing in code about consequences. Stosberg reiterated her concern that the funds to be used in the city only.

The motion to adopt Resolution 2025-13 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0.

## **7.2. Resolution 2025-14**

A Resolution of the Common Council of Bloomington, Indiana Designating Bloomington as a BEE CITY USA® affiliate.

Daily moved and Piedmont-Smith seconded that Resolution 2025-14 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 6, Nays: 0, Abstain: 0 (Rollo out of the room). Bolden read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Resolution 2025-14.

Carrie Albright, Chair, Environmental Commission (EC), presented the BEE CITY USA (BCU) program and the legislation. Climate change and human practices were endangering pollinators and 35% of native bee species were at risk. Bloomington had taken steps to protect pollinators and would continue to do so. Hosting pollinator events and outreach activities and maintaining signage provided by BCU, and annual reporting was required. There would be an annual fee of \$400 to be paid from the EC's budget. Benefits of the designation included access to materials for outreach, online workshops and trainings, and access to Xerces Society pollinator conservation and pesticide reduction staff.

Asare asked about specific outcomes. Joanna Sparks, Urban Greenspace Manager, said the city was already doing outreach and events. A committee would be formed, too. Rollo asked if other insects were included and Albright said yes. Sparks added that all pollinators would be included and listed examples. Ruff asked for about pesticide reduction, and Sparks said it was not required for the certification, but, the Parks and Recreation's Integrated Pest Management Plan required the city to minimize the use of pesticide and to use it carefully. Stosberg asked for more information on the committee. Rachel Johnson, Senior Environmental Planner, Planning and Transportation, said it was required by the Xerces Society and there would be qualifications for members, and public meetings. There were no conflicts with other certifications like Tree City or Bird City and the goal was to work together for an improved environmental space. The Environmental Resources Advisory Council, the Sassafras Audubon Society, and Monroe County Parks

department had worked on the Bird City certification. It was important to not overload one group with work so the new committee would be focused on the BEE CITY certification. There was discussion on the state of pollinators in the city and the city’s focus on removing invasive species, increasing native species, and reducing habitat loss due to development and human activity. Stosberg asked about involving residents and Albright said awareness and outreach were core components of the certification.

There was no public comment.

Rollo appreciated Sparks’ work and urged the public to use native species. Insects were the basis of the food chain, and they were in decline. Bees were an indicator species. Asare, Piedmont-Smith, and Daily thanked those who worked on the certification. Stosberg spoke about monarch butterflies in her neighborhood, and perhaps tracking the number of residents who have converted their yards to native species for pollinators. Sparks noted a neighborhood pollinator garden in Park Ridge East partly funded by the Housing and Neighborhood Development (HAND) department grant. Four and half acres of invasive plant species were removed. She gave details about volunteering and training there. Ruff asked about the impacts of deer on places like the neighborhood pollinator garden, and Sparks said there was a six-foot fence there.

The motion to adopt Resolution 2025-14 received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0.

**8. ADDITIONAL PUBLIC COMMENT [8:25pm]**

Christopher Emge, Greater Bloomington Chamber of Commerce, thanked council and the administration for their work on the 2026 budget. He provided some suggestions.

**9. COUNCIL SCHEDULE [8:27pm]**

Stosberg mentioned the deliberation session on housing with Planning staff. Piedmont-Smith noted the Committee on Council Processes meeting on September 08, 2025 at 12:15pm.

**10. ADJOURMENT [8:30pm]**

Stosberg adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVE:

ATTEST:

\_\_\_\_\_  
Isak Nti Asare, COUNCIL PRESIDENT

\_\_\_\_\_  
City Clerk Nicole Bolden

Clerk’s Note: The above minutes summarize the motions passed and issues discussed rather than providing a verbatim account of every word spoken. Bloomington City Council meetings can be watched on the following websites:

- Community Action Television Services (CATS) – <https://catvstv.net>
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**Bloomington Common Council-Regular Session Minutes**  
**Bloomington City Hall, 401 N. Morton Street, Bloomington, Indiana**  
**Wednesday, September 17, 2025, 6:30pm**

**CALL TO ORDER [6:31pm]**

Council President Hopi Stosberg called the meeting to order.

**1. ROLL CALL (\*Indicates participation via Zoom) [6:32pm]**

**Councilmembers present:**

Isak Nti Asare	At-Large
Courtney Daily	District 5, Council Parliamentarian
Matt Flaherty	At-Large
Isabel Piedmont-Smith	District 1, Council Vice President
Dave Rollo*	District 4
Kate Rosenbarger	District 2
Andy Ruff	At-Large
Hopi Stosberg	District 3, Council President
Sydney Zulich	District 6

**City staff, officials, and guests present:**

Nicole Bolden	City Clerk
Lisa Lehner	Council Attorney
Kari Bennett	Deputy Council Attorney
Christine Chang	Temporary Council Researcher
Margie Rice	Corporation Counsel
Rick Dietz	Information Technology Services, Director

**2. AGENDA SUMMATION [6:34pm]**

Stosberg spoke about the United States Constitution which was signed on September 17, 1787. She encouraged everyone to read it or reread it, and for her it read differently as a legislator.

Ruff moved and Piedmont-Smith seconded to amend the agenda and move Ordinance 2025-33 to the last item under legislation for second readings and resolutions. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Stosberg summarized the agenda.

**3. APPROVAL OF MINUTES [6:36pm]**

Daily moved and Piedmont-Smith seconded to approve the minutes of February 19, 2025. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

**4. REPORTS [6:37pm]**

**4.1. Councilmembers:**

Daily stated there were vacancies for boards and commissions and encouraged the public to apply.

Piedmont-Smith requested that councilmembers sign on to a letter to the Environmental Protection Agency’s (EPA) reconsideration of the 2009 Endangerment Finding (EF). The EF found six major greenhouse gasses that endanger public health; that was the legal basis for the EPA to regulate greenhouse gas emissions via the Clean Air Act. The Public Rights Project drafted a letter, which would be submitted as part of the comment period, to the EPA. Piedmont-Smith quoted from the letter.

Asare moved and Rollo seconded to approve the letter Piedmont Smith presented as written.

Flaherty thanked Piedmont-Smith for bringing the matter to council's attention. Stosberg concurred and noted several grant opportunities in the Economic and Sustainable Development (ESD) department for things like extreme heat, and more.

The motion to approve the letter received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

Rollo spoke against political violence and condemned the recent killing of Charlie Kirk.

Stosberg reported from the Plan Commission and the Metropolitan Planning Organization. She mentioned her upcoming constituent meeting. She condemned political violence and noted that there was also a school shooting the previous week, which had no place in society. It was alarming that there was greater reaction over one person than over hundreds of school children shot over the years.

#### **4.2. Mayor and City Offices:**

Nathan Ferreira, Executive Director, Bloomington Housing Authority, discussed the organization, funding, rental assistance demonstration, and Section 8 which includes seventeen hundred households and thirty-four hundred individuals. There was a long waitlist. He noted resident services like landlord risk mitigation and eviction prevention, Housing Choice Vouchers and specialty vouchers such as project based, veterans, emergency housing, and more. Over \$18 million was invested in the community through housing assistance payments. The Summit Hill Community Development was under development with Kohr Community Flats, Chandler Early Learning Center, and the Summit Hill Community Land Trust. Ferreira spoke about potential projects. He explained the department revenue by fund. The most important factor was land donation in BHA's developments. It was important to reduce barriers to missing middle housing, partnerships were key for long-term success, and it was crucial to fund supportive services.

Asare asked about the pause on the landlord mitigation fund. Ferreira said the American Rescue Plan Act (ARPA) funds had been used, which was not allowed, so the city was going to provide funding. Piedmont-Smith asked about the grants from the city totaling \$936,000 and Ferreira said it was primarily from ARPA, and provided brief details. Rollo asked for clarification on acquiring land. Ferreira explained that two appraisals were required before purchasing. He preferred allowing land to be donated especially by the city.

#### **4.3. Council Committees:**

There were no council committee reports.

#### **4.4. Public:**

John Linnemeier spoke about housing, and against homeowners being allowed to build plexes. Sarah Owen, Community Engagement Coordinator for the Exodus Refugee Immigration office, thanked Zulich for touring the new office space and learning about the organization, and the police department, too. She urged the city to have contracted interpretation services and gave reasons in support.

### **5. APPOINTMENTS TO BOARDS AND COMMISSIONS [7:18pm]**

There were no appointments to boards and commissions.

### **6. LEGISLATION FOR FIRST READING [7:18pm]**

#### **6.1. Ordinance 2025-35**

To amend Title 9 of the Bloomington Municipal Code Entitled "Water" (Rate Adjustment)

Zulich moved and Piedmont-Smith seconded that Ordinance 2025-35 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 8, Nays: 0, Abstain: 0 (Daily out of the room). Clerk Nicole Bolden read the legislation by title and synopsis.

## **6.2. Ordinance 2025-36**

An Ordinance Authorizing the Acquisition, Construction and Installation by the City of Bloomington, Indiana, of Certain Extensions and Improvements to the City's Waterworks Utility, the Issuance and Sale of Revenue Bonds to Provide Funds for the Payment of the Costs Thereof, and the Collection, Segregation and Distribution of the Revenues of Such Waterworks Utility and Other Related Matters

Zulich moved and Piedmont-Smith seconded that Ordinance 2025-36 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Bolden read the legislation by title and synopsis.

## **6.3. Appropriation Ordinance 2025-08**

To Transfer Funds from the General Fund to the Fiber Connectivity Fund and Specially Appropriate Funds Not Otherwise Budgeted

Daily moved and Piedmont-Smith seconded that Appropriation Ordinance 2025-08 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Bolden read the legislation by title and synopsis.

## **6.4. Appropriation Ordinance 2025-09**

To Specially Appropriate from the General Fund Expenditures Not Otherwise Appropriated

Daily moved and Piedmont-Smith seconded that Appropriation Ordinance 2025-09 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Bolden read the legislation by title and synopsis.

Stosberg referred the legislation to a second reading on Tuesday, September 30, 2025.

# **7. LEGISLATION FOR SECOND READING AND RESOLUTIONS [7:25pm]**

## **7.1. Ordinance 2025-34**

To Establish a Fund for the Proceeds of the Surety Bond Secured for Work on Fiber Optics Network for the City of Bloomington, Monroe County, Indiana

Daily moved and Piedmont-Smith seconded that Ordinance 2025-34 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Bolden read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Ordinance 2025-34.

Margie Rice, Corporation Counsel, reviewed the project and problems with a subcontractor. Contractors were required to obtain a bond for insurance to protect the city from damage done in the right of way. The city filed a written notice with the insurance company and received a check on July 08, 2025 for \$1 million. The legislation requested a separate fund from the General Fund for that money. Rice explained that the city had an agreement with Meridiam who had been responsive and were a great partner. There was now a different contractor working on the fiber optics network. She listed the multiple city departments that had worked on the situation.

Asare asked what the funds could be spent on and Rice said that it was unclear what the damages or repairs were so the goal was to not limit the city's ability to act. There was discussion on the unknown damages and repairs including utilities. Rice praised many city departments for excellent record-keeping which helped get the insurance payment in a timely manner. Rick Dietz, Information Technology Services (ITS), Director, said any new issues would be forwarded to Meridiam to fix, even if they occurred in the past. Stosberg asked about residents who had damage to their property. Andrew Cibor, City Engineer, said the best route for those homeowners was to use uReport or contact the Engineering department who would forward the information to Meridiam. Asare asked how the experience had impacted procurement processes for other infrastructure projects. Rice said it was difficult when there were subcontractors. Cibor added information about the agreement as well as changes to the permitting process. Dietz said the size of the bond would likely increase, too. Stosberg asked how residents would know that something was damaged and needed repaired. Rice said over-reporting was ideal since there was a viable contractor doing repairs. Cibor concurred and said it was a time intensive process with staff walking the roads where the damage was done. Asare asked where the public could find updates and Dietz said Gigabit Now could be contacted about progress as well as M Street Fiber, formerly known as Meridiam. The city website had information too.

Kevin Keough wondered if there was information on the impact to the city and who was liable.

Piedmont-Smith noted that the \$1 million would not be used for repairs, and asked what it would be used for. Rice said it was too early to determine but it could be used for a variety of things.

The motion to adopt Ordinance 2025-34 received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

## **7.2. Resolution 2025-16**

Requesting the Food and Beverage Tax Advisory Commission to Make a Recommendation for Expenditure of Food and Beverage Tax Revenues

Daily moved and Piedmont-Smith seconded that Resolution 2025-16 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Bolden read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Resolution 2025-16.

Geoff McKim, Capital Improvement Board (CIB), Treasurer, presented the legislation. He referenced statute and the process needed for expenditures from the Food and Beverage Tax funds.

There were no council questions. There was no public comments. There were no council comments.

The motion to adopt Resolution 2025-16 received a roll call vote of Ayes: 8, Nays: 1 (Rosenbarger), Abstain: 0.

## **7.3. Resolution 2025-15**

To Establish Expectations and Procedures for Councilmember Liaisons to Boards and Commissions

Daily moved and Piedmont-Smith seconded that Resolution 2025-15 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Bolden read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Resolution 2025-15.

Zulich presented the legislation. There was council discussion on how assignments would be made and how information would be shared from the boards and commissions. How councilmembers would be held accountable was discussed. The goal was to interact with boards and commissions and make them feel

heard. The assignments would be done each year at the organizational meeting. There was additional discussion on meaningful feedback from boards and commissions regarding legislation and more.

There was no public comment.

Rosenbarger suggested having larger committees rather than three-person interview committees to allow for more effective discussions on appointments. Stosberg expressed concern on the lack of a mechanism if councilmembers did not fulfill the requirements.

The motion to adopt Resolution 2025-15 received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0.

#### **7.4. Ordinance 2025-33**

To Establish The Fiber Connectivity Fund For Digital Opportunity Initiatives

Daily moved and Piedmont-Smith seconded that Ordinance 2025-33 be introduced and read by title and synopsis only. The motion received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0. Bolden read the legislation by title and synopsis.

Daily moved and Piedmont-Smith seconded to adopt Ordinance 2025-33.

Jessica McClellan, Controller, presented the legislation. She said that M Street Fiber was the main company the city was working with. She gave a brief history of the project, initiated in 2022, with the goal of providing access to high-speed internet for low income families and affordable housing units. The legislation detailed why the fund was being created, what it could be used for, and how the goals would be met. She discussed the timeline. Asare asked about eligibility criteria and Dietz said it was defined in the master development agreement. There was discussion regarding how eligible households would be connected to the network. Stosberg asked if the fund was non-reverting and McClellan confirmed it was. Stosberg asked which departments would be involved in developing procedures and policies. Dietz said there were some in place already with the sole purpose of supporting the connection of low income units to the network. He gave additional details. Stosberg asked about the total invoices and Dietz said it was around \$40,000.

Stosberg called a recess from 8:33pm-8:38pm. Stosberg then called the meeting back to order.

Stosberg passed the gavel to Piedmont-Smith.

Stosberg moved and Daily seconded to adopt Amendment 01 to Ordinance 2025-33.

Amendment 01 Synopsis: This amendment adds the words “non-reverting” to Section 1 in order to clarify that funds shall not be reverting.

There was no public comment. There were no council comments.

The motion to adopt Amendment 01 to Ordinance 2025-33 received a roll call vote of Ayes: 9, Nays: 0.

Piedmont-Smith passed the gavel back to Stosberg.

Kevin Keough commented on the progress of the project and the master agreement.

Rollo asked about compliance and the timeline. Dietz said the construction was halfway done and there had been the unexpected delay so there was a new timeline for the project.

The motion to adopt Ordinance 2025-33 as amended received a roll call vote of Ayes: 9, Nays: 0, Abstain: 0



8. ADDITIONAL PUBLIC COMMENT [8:50pm]

Christopher Emge, Greater Bloomington Chamber of Commerce, commented on the proposed Stadium District and development and other opportunities on the north side of the city.

9. COUNCIL SCHEDULE [8:53pm]

Stosberg reviewed the upcoming council schedule.

10. ADJOURMENT [8:53pm]

Stosberg adjourned the meeting.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVE:

ATTEST:

\_\_\_\_\_  
Isak Nti Asare, COUNCIL PRESIDENT

\_\_\_\_\_  
City Clerk Nicole Bolden

Clerk’s Note: The above minutes summarize the motions passed and issues discussed rather than providing a verbatim account of every word spoken. Bloomington City Council meetings can be watched on the following websites:

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**Bloomington Common Council-Committee of the Whole Minutes  
Bloomington City Hall, 401 N. Morton Street, Bloomington, Indiana  
Wednesday, September 24, 2025, 6:45pm**

**CALL TO ORDER [6:45pm]**

Sydney Zulich, Chair, called the meeting to order.

**ATTENDANCE (\* indicates participation via Zoom) [6:46pm]**

**Members:**

Isak Nti Asare	At-Large
Courtney Daily (left at 7:30pm)	District 5, Council Parliamentarian
Matt Flaherty (absent)	At-Large
Isabel Piedmont-Smith	District 1, Council Vice President
Dave Rollo	District 4
Kate Rosenbarger	District 2
Andy Ruff (absent)	At-Large
Hopi Stosberg	District 3, Council President
Sydney Zulich	District 6

**City staff, officials, and guests present:**

Nicole Bolden	City Clerk
Lisa Lehner	Council Attorney
Kari Bennett	Deputy Council Attorney
Christine Chang	Temporary Council Researcher
Gretchen Knapp	Deputy Mayor
Jessica McClellan	City Controller
Katherine Zaiger	Utilities Director
John Connell	Bloomington Transit General Manager

**1. Topics Discussed [6:46pm]**

**1.1. Appropriation Ordinance 2025-13**

An Ordinance Adopting a Budget for the Operation, Maintenance, Debt Service, and Capital Improvements for the Water and Wastewater Utility Departments of the City of Bloomington, Indiana for the Year 2026

Katherine Zaiger, Director, Utilities, said the total water utility budget was \$23,119,000 and the wastewater budget was \$34,590,000. There was council discussion on the negative amount in the Extensions and Replacements fund, and the maximum capacity improvements to the water plant which was thirty million gallons per day with the highest daily use at around nineteen million gallons per day.

There was no public comment.

Piedmont-Smith said the budget did not assume rate increases, and Zaiger confirmed that was correct.

Daily moved and Piedmont-Smith seconded that the Committee of the Whole make a recommendation to the Council for the adoption of Appropriation Ordinance 2025-13. The motion received a roll call vote of Ayes: 7, Nays: 0, Abstain: 0.

**1.2. Appropriation Ordinance 2025-12**

An Ordinance for Appropriations and Tax Rates for Bloomington Transportation Corporation for 2026

Meeting Date: September 24, 2025

*Note: The public comment portion of the deliberation on this item constituted the statutorily-required public hearing on the Transit Budget for 2026.*

John Connell, General Manager, Bloomington Public Transportation Corporation (BPTC), presented the budget of \$19,383,402 with proposed property tax rate of 0.371. Council discussed the property tax rate from 2025, which was 0.0403, but 2025 had significant capital programming. There was discussion on funding sources, increase in revenue from partnerships with Monroe County, and federal grants.

There was no public comment.

Piedmont-Smith hoped BPTC would find an appropriate location for the transportation center.

Daily moved and Piedmont-Smith seconded that the Committee of the Whole make a recommendation to the Council for the adoption of Appropriation Ordinance 2025-12. The motion received a roll-call vote of Ayes: 7, Nays: 0, and Abstain: 0.

### **1.3. Appropriation Ordinance 2025-11**

An Ordinance for Appropriations and Tax Rates (Establishing 2026 Civil City Budget for the City of Bloomington)

*Note: The public comment portion of the deliberation on this item constituted the statutorily-required public hearing on the City Budget for 2026.*

Jessica McClellan, Controller, presented the city's 2026 budget of \$163,152,557. She highlighted a 0.7% increase to the cost of living adjustment (COLA) for non-union, and union employees. There was discussion on tax rates and how the Department of Local Government Finance (DLGF) sets the rate. Additional discussion included a county bond, short-term bonding, and the accuracy of projected deficits. The city did not typically spend the budget. McClellan explained how the rate was determined and the certified net assessed value. Council discussed the Sanitation Fund and McClellan clarified that the revenue did not cover expenses so additional funds were appropriated from the General Fund. Rates could increase. There was additional discussion on setting the rate for Sanitation, the General Fund deficit, and correction of errors. Gretchen Knapp, Deputy Mayor, commented on changes and corrections to the budget. Council discussed circuit breakers, the budget process, more transparency from the state on calculating rates, revenue from property taxes and income taxes, and growing the assessed value. Currently, a percentage of the county's total local income tax (LIT) was given to the city, but in 2028 only taxpayers living in the city would pay into the city's LIT. Council discussion continued on the need for effective cuts to the budget, as well as the city's good fiscal position.

Kevin Keough commented on audits and timeliness.

Stosberg commented on the Planning department's corridor studies and their longevity, Engineering plans, rate increases, decreased revenues, and the need for balance. She said the property tax rate was low. Rollo asked about audits and McClellan explained the timeline, carried over from the previous administration. He appreciated the increase to the COLA and salaries.

Stosberg moved and Asare seconded that the Committee of the Whole make a recommendation to the Council for the adoption of Appropriation Ordinance 2025-11.

The motion received a roll call vote of Ayes: 6, Nays: 0, Abstain: 0. (Daily left the meeting at 7:30pm)

## **2. ADJOURNMENT [7:58pm]**

Stosberg moved and Piedmont-Smith seconded to adjourn the meeting. Zulich adjourned the meeting with no objections.

APPROVED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVE:

ATTEST:

\_\_\_\_\_  
Isak Nti Asare, COUNCIL PRESIDENT

\_\_\_\_\_  
City Clerk Nicole Bolden

FOR APPROVAL

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Clerk’s Note: The above memorandum summarizes the motions passed and issues discussed at the meeting. It is not a verbatim copy of every word spoken. Bloomington City Council meetings are available for watching on the following websites:

- Community Action Television Services (CATS) – <https://catvstv.net>
- YouTube – <https://youtube.com/@citybloomington>

Background materials and packets can be found at <https://bloomington.in.gov/council>

**RESOLUTION 2026-02**

**TO APPROVE RECOMMENDATIONS FOR DISTRIBUTION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR 2026**

WHEREAS, the City of Bloomington, Indiana, is eligible for Community Development Block Grant (CDBG) funds in the approximate amount of \$778,293.00 of grant funds for Fiscal Year 2026 pursuant to the Housing and Community Development Act of 1974, as amended; and

WHEREAS, the national objectives of the Community Development Program are:

1. first and foremost, the development of viable urban communities, including decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income; and
2. the elimination of slums and blight, and the prevention of blighting influences and the deterioration of property and neighborhood and community facilities of importance to the welfare of the community, principally for persons of low and moderate income; and
3. the elimination of conditions which are detrimental to health, safety, and public welfare, through code enforcement, demolition, interim rehabilitation assistance, and related activities; and
4. the conversion and expansion of the Nation’s housing stock in order to provide a decent home and suitable living environment for all persons, but principally those of low and moderate income; and
5. the expansion and improvement of the quantity and quality of community services, principally for persons of low and moderate income, which are essential for sound community development and for development of viable urban communities; and
6. the integration of income groups throughout the community by spreading persons of lower income into more prosperous neighborhoods and drawing persons of higher income to declining and deteriorated neighborhoods; and
7. the alleviation of physical and economic distress through the stimulation of private investment and community revitalization; and

WHEREAS, federal guidelines set forth a formula for funding where no more than 15% of the total grant may be allocated for social services programs, no more than 20% of the total grant may be allocated for administering these funds, and at least 65% of the total grant must be allocated for physical improvements; and

WHEREAS, the allocation for administering the grant may be used for a broad range of direct and indirect costs which includes but is not limited to salaries, rent, and fuel; and

WHEREAS, a statement of community development objectives and projected use of the funds has been advertised; and

WHEREAS, said statement and projected use of funds reflects programs recommended by the Citizens Advisory Committee and the Redevelopment Commission and are consistent with local and national objectives of the Housing and Community Development Act of 1974, as amended.

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

SECTION 1. The following programs are approved for Fiscal Year 2026:

<b>SOCIAL SERVICES PROGRAMS FUNDING</b>	<b>ALLOCATION</b>
Community Kitchen, Inc.	\$25,000
Beacon, Inc.	\$20,000
Hoosier Hills Food Bank	\$20,000
Boys & Girls Club	\$18,000

New Hope for Families	\$18,000
Middle Way House- New Wings Emergency Shelter	\$15,744.00
SOCIAL SERVICES PROGRAMS FUNDING TOTAL	\$116,743.95
<b>PHYSICAL IMPROVEMENTS PROGRAMS FUNDING</b>	<b>ALLOCATION</b>
Summit Hill Community Development Corp., Bloomington Housing Authority	\$150,000.00
My Sister’s Closet	\$144,556.45
Boys & Girls Club	\$127,580.00
New Hope for Families	\$53,000.00
LifeDesigns	\$19,420.00
Middle Way House	\$11,334.00
PHYSICAL IMPROVEMENTS TOTAL	\$505,890.45
<b>ADMINISTRATION FUNDING</b>	<b>ALLOCATION</b>
Administration of Housing and Neighborhood Development Department	\$155,658.60
ADMINISTRATION TOTAL	\$155,658.60
<b>TOTAL CDBG ALLOCATION</b>	<b>\$778,293.00</b>

SECTION 2. In the event the City of Bloomington receives more or less of the anticipated funding, that amount shall be distributed in the following manner:

Social Services: If the 2026 funding level is greater than \$116,743.95, overage funds will be distributed as follows: The top 6 agencies will receive funding distributed evenly with no award to exceed their initial request, and no award may go over \$25,000.00.

If the 2026 funding level is less than \$116,743.95, funds will be distributed as follows:

1. If the amount is greater than \$80,000.00 but less than \$100,000.00 then use the following percentages to calculate the award for the top 5 recipients. Community Kitchen to receive 22.50% of award, Beacon to receive 20%, Hoosier Hills Food Bank 20%, Boys & Girls Club 18.75%, and New Hope for Families 18.75%.
2. If the amount is less than \$80,000; fund the top 5 agencies with no grant to go below \$15,000.00. Any agency dropping below \$15,000.00 is eliminated and the funds redistributed to the others to achieve the minimum.
3. All percentages are calculated based on the recommended award amount to the estimated allocation. No agency is to exceed its original requested amount or go below \$15,000.00.

Anticipated Funding Amount	Less Than Anticipated Amount	More Than Anticipated Amount
\$116,743.95	<p>If the amount is greater than \$80,000, but less than \$100,000.00 then use the following percentages to calculate the award for the top 5 recipients. Community Kitchen to receive 22.50% of award, Beacon to receive 20%, Hoosier Hills Food Bank 20%, Boys &amp; Girls Club 18.75%, and New Hope for Families 18.75%.</p> <p>If the amount is less than \$80,000 fund the</p>	The top 6 Agencies will receive funding distributed evenly with no award to exceed their initial request, and no award may go over \$25,000.00.

	<p>top 5 agencies, with no grant to go below \$15,000.00. Any agency dropping below \$15,000.00 is eliminated and the funds redistributed to the others to achieve the minimum.</p> <p>All percentages were calculated based on the recommended award amount to the estimated allocation. No Agency is to exceed their original requested amount or go below \$15,000.00.</p>	
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Physical Improvements: If CDBG funding for Physical Improvements exceeds \$505,890.45, the additional funding will be used to fully fund projects in this order.

1. New Hope for Families – Not to Exceed \$60,000.00
2. Summit Hill Community Development Corporation/Bloomington Housing Authority- Not to exceed \$200,000.00
3. My Sister’s Closet – Not to Exceed \$190,000.00
4. Boys & Girls Club – Not to Exceed \$169,000.00

If CDBG funding for Physical Improvements is less than \$505,890.45, the funding shall be reduced as follows:

1. Summit Hill Community Development Corporation’s allocation shall be reduced by \$12,000.00.
2. Any additional need to reduce allocations beyond Summit Hill Community Development Corporation’s \$12,000.00 reduction shall result in an allocation reduction from My Sister’s Closet.

Anticipated Funding Amount	Less Than Anticipated Amount	More Than Anticipated Amount
\$505,890.45	<ol style="list-style-type: none"> <li>1. Summit Hill Community Development Corporation’s allocation shall be reduced by \$12,000.00.</li> <li>2. Any additional need to reduce allocations beyond Summit Hill Community Development Corporation’s \$12,000.00 reduction shall result in an allocation</li> </ol>	<p>The additional Funding will be used to fully fund projects in this order.</p> <ol style="list-style-type: none"> <li>1. New Hope for Families</li> <li>2. Summit Hill Community Development Corporation/Bloomington Housing Authority</li> <li>3. My Sister’s Closet</li> <li>4. Boys &amp; Girls Club</li> </ol>

***Restriction on Project Start Until Completion of Environmental Review and Funding Agreement***

No funds for a project approved by the Redevelopment Commission in this resolution or one approved by the Bloomington Common Council may be expended prior to the completion of an environmental review as required by Part 58 of the Federal Code of Regulations (CFR) and a Notice to Proceed being issued by City program staff. The Environmental Review Record (“ERR”) must be completed before any funds are obligated through the execution of a funding agreement between the City of Bloomington and the Subrecipient. The responsibility for issuing the Notice to Proceed shall rest with the City of Bloomington. Any activities within the scope of a project approved in this resolution that begin prior to the completion of the environmental review or execution of the funding agreement may be at risk of a choice limited action that endangers funding. Subrecipients are to coordinate with City CDBG program staff to appropriately plan project timelines.

SECTION 3. If any sections, sentence or provision of this ordinance, 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 ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

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

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
ISAK NTI ASARE, President  
Bloomington Common Council

ATTEST:

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

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_ day of \_\_\_\_\_, 2026.

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

SIGNED and APPROVED by me upon this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
KERRY THOMSON, Mayor  
City of Bloomington

**SYNOPSIS**

The City of Bloomington is eligible for an estimated \$778,293.00 in 2026 Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development. This resolution outlines program recommendations from the Citizens Advisory Committee and the Redevelopment Commission. Pursuant to federal regulations, CDBG allocations are made across the following general program areas: Social Services Programs, Physical Improvements, and Administrative Services.





**To: Bloomington Common Council**  
**From: Anna Killion-Hanson, Director, Housing and Neighborhood Development Department**  
**Date: January 14, 2026**  
**Subject: Program Year 2026 Community Development Block Grant Funding**

The Community Development Block Grant (CDBG) is authorized under Title I of the Housing and Community Development Act of 1974, as amended. The primary objective is to develop viable urban communities by providing low to moderate income individuals with decent housing, a suitable living environment, and expanded economic opportunity. The City of Bloomington is an entitlement community under this program and receives an annual allocation of CDBG funds. The U.S. Department of Housing and Urban Development (HUD) requires entitlement communities to present a Consolidated Plan every five years. The Consolidated Plan outlines the objectives and anticipated program activities for the next five years that will utilize CDBG funds. This document requires the City to analyze its housing policies and practices, as well as evaluate access to housing within the community and make sure there are not discriminatory practices which would prevent access to free and affordable housing choices.

In addition, each entitlement community is required by HUD to develop a citizen participation plan as part of its Consolidated Plan. This plan sets out procedures for public input into the allocation process. The City of Bloomington has an extremely open process for public input. The allocation recommendations are made by the Citizens Advisory Committee (CAC), which is made up of citizens from the community, including members of the Common Council. A membership list is included in this packet. The CAC is divided into two sub-committees; one to review Physical Improvement applications and one to review Social Service applications. In addition to each sub-committee's public hearing, the Redevelopment Commission meeting during which the CDBG funding is considered for approval is also open to public comment.

Each year, an Annual Action Plan (AAP) is developed outlining the programs and activities that will be undertaken with the upcoming year's CDBG funds. The activities that will receive funding are divided into three distinct categories: Physical Improvements, Social Services, and Administration. By law, no more than 15% of the total grant may be used for Social Services and no more than 20% may be used for Administration. The remaining 65% is used for Physical Improvements. Additionally, the City can allocate any program income received. Program income is defined as gross income received by the grantee and its sub-recipients directly generated from the use of CDBG funds.

**The fiscal year 2026-2027 estimated allocations are as follows:**

<b>Total Allocation:</b>	<b>\$778,293.00 (estimated total)</b>
<b>Physical Improvements:</b>	<b>\$505,890.45 (65%)</b>
<b>Social Services:</b>	<b>\$116,743.95 (15%)</b>
<b>Administration:</b>	<b><u>\$155,658.60 (20%)</u></b>
<b>Total:</b>	<b>\$778,293.00</b>

Included in these materials is a brief description of each program and recommended allocation amount. Also attached is the Redevelopment Commission Resolution 25-151, which was approved by the RDC on December 15, 2025. Please note that at the time of the CAC recommendations and the passing of Resolution 25-151, the CDBG annual allocation amount is an estimation. The Redevelopment Commission and Common Council Resolutions outline how funds should be allocated if more or less of the estimated amount is received. If approved, this Common Council Resolution will affirm the recommendations of the CAC, the Redevelopment Commission, and the Mayor.

## **Program Year 2026 Project Summaries**

### **Physical Improvements Projects Summary**

Summit Hill Community Development Corp., Bloomington Housing Authority

Contact-Rhonda Moore

Amount- \$150,000.00

Project- Playground/Courtyard at Rev Butler

My Sister's Closet

Contact- Sandy Keller

Amount- \$144,556.45

Project- Rehab of New Facility

Boys & Girls Club

Contact-James

Kennedy

Amount-\$127,580.00

Project- Security Access Point & Gym Improvements

New Hope For Families

Contact- Chase

Techentin

Amount- \$53,000.00

Project- HVAC/Basement Build-Out at Family Shelter

LifeDesigns

Contact- Cindy Fleetwood

Amount- \$19,420.00

Project- Group Home Flooring

Middle Way House

Contact- Kloe  
Timmons  
Amount- \$11,334.00  
Project- Fire Panel

**Social Services Project Summary**

Community Kitchen

Contact- Vicki Pierce  
Amount- \$25,000.00  
Project- Free Meals Program

Beacon

Contact – Amy Kendall  
Amount - \$20,000.00  
Project – Friends Place Emergency Shelter

Hoosier Hills Food Bank

Contact- Julio Alonso  
Amount- \$20,000.00  
Project- Food Distribution Program

Boys & Girls Club

Contact- Wendy  
Druckemiller  
Amount- \$18,000.00  
Project- Ferguson  
Crestmont Center  
After School Care  
and Education  
Programs.

New Hope for Families

Contact- Chase Techentin  
Amount- \$18,000.00  
Project- Childcare and Early Childhood Education

Middle Way House

Contact- Kloe Timmons  
Amount- \$15,744.00  
Project- New Wings Emergency Domestic Violence Shelter

**Program Year 2026  
Citizens Advisory Committee (CAC) Membership**

<b>Name</b>	<b>Subcommittee</b>	<b>Term Expires</b>
Terry Amsler	Social Services, (Mayor)	August 31, 2026
Michelle Gilchrist	Social Services, (Mayor)	August 31, 2026
Janeth Welch Chair of CAC	Social Services, (Mayor)	August 31, 2026
Deborah Myerson Redevelopment Commission	Social Services, (RDC appointment)	August 31, 2026
Steve Bishop	Social Services, (Mayor)	August 31, 2026
George Simmons	Social Services, (Mayor)	August 31, 2026
Treyanna Moten	Social Services, (Mayor)	August 31, 2026

Karl Gaisser	Social Services, (Mayor)	August 31, 2026
Courtney Daily City Council	Social Services, (City Council Appointment)	August 31, 2026
<b>HAND STAFF FOR CDBG SOCIAL SERVICES</b>  Cody Toothman  812-349-3512  <a href="mailto:cody.toothman@bloomington.in.gov">cody.toothman@bloomington.in.gov</a>		

<b>Name</b>	<b>Subcommittee</b>	<b>Term Expires</b>
Kyla Cox Deckard	Physical Improvements (Mayor)	August 31, 2026
Mitch Berg	Physical Improvements (Mayor)	August 31, 2026
Randy Cassidy Redevelopment Commission	Physical Improvements RDV Commission	August 31, 2026 Annual BRC appointment
Cory Hawkins	Physical Improvements, (Mayor)	August 31, 2026
Michael Burton	Physical Improvements (Mayor)	August 31, 2026
Jennifer Howlett	Physical Improvements (Mayor)	August 31, 2026

Caitlyn Cotter	Physical Improvements (Mayor)	August 31, 2026
Councilmember Kate Rosenbarger	Physical Improvements, (Mayor)	August 31, 2026
Michael Denunzio	Physical Improvements (Mayor)	August 31, 2026
<b>HAND STAFF FOR CDBG PHYSICAL IMPROVEMENTS</b>  Matt Swinney  812-349-3580 <a href="mailto:swinney@bloomington.in.gov">swinney@bloomington.in.gov</a>		

**25-151  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON, INDIANA**

**APPROVAL OF ADOPTION OF THE  
CITIZENS' ADVISORY COMMITTEE'S RECOMMENDATIONS FOR  
ALLOCATION OF  
2026 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS**

WHEREAS, the City of Bloomington, Indiana, is eligible for Community Development Block Grant (CDBG) funds in the estimated amount of \$778,293.00 of grant funds for Program Year 2026; and

WHEREAS, 15% of the grant can be used for social services, 20% for administration, and 65% for physical improvements which are allocated as follows:

\$505,890.45 for Physical Improvements  
\$116,743.95 for Social Services  
\$155,658.60 for the Administration of the program; and

WHEREAS, the advice and input of the community as to the allocation of the Community Development Block Grant funds has been solicited and received through the efforts of the Citizens' Advisory Committee; and

WHEREAS, the Citizens' Advisory Committee has also made recommendations on how to distribute any funds received that are over or less than the estimated amount since the final allocation amount as not been received; and

WHEREAS, the Redevelopment Commission has reviewed the recommendations of the Citizens' Advisory Committee for allocation of funds anticipated to be received.

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

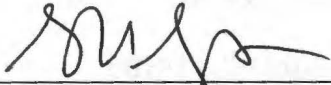
1. The Bloomington Redevelopment Commission hereby approves the Citizens' Advisory Committee's recommendations of the programs (attached hereto and made a part of CDBG 2026 herein as Exhibit A and Exhibit B) that will best serve the local and national objectives of the program.
2. If the received allocation is more or less than expected, the adjustment will be made to all of the approved social service programs and the approved physical improvement programs in accordance with the recommendations of the Citizens' Advisory Committee



as outlined in Exhibit A and Exhibit B.

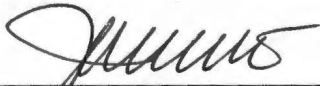
3. The Bloomington Redevelopment Commission authorizes City Staff to perform any and all functions and activities necessary to effectuate the purposes of this Resolution

**BLOOMINGTON REDEVELOPMENT COMMISSION**



\_\_\_\_\_  
Deborah Myerson, President

ATTEST:



\_\_\_\_\_  
John West, Secretary

12/15/25

\_\_\_\_\_  
Date

**Exhibit A**

**PHYSICAL IMPROVEMENT RECOMMENDATIONS**

	<b><u>2025</u></b> <b><u>Request</u></b>	<b><u>CAC</u></b> <b><u>Recommendation</u></b> <b><u>n</u></b>
Boys & Girls Club	\$169,000.00	\$127,580.00
LifeDesigns	\$19,420.00	\$19,420.00
Middle Way House Inc.	\$11,334.00	\$11,334.00
My Sister's Closet	\$190,000.00	\$144,556.45
New Hope For Families	\$60,000.00	\$53,000.00
Summit Hill Community Development Corp. Bloomington Housing Authority	\$200,000.00	\$150,000.00
<b>Physical Improvements Total:</b>	<b>\$649,754.00</b>	<b>\$505,890.45</b>

If CDBG funding for Physical Improvements exceeds \$505,890.45 the additional funding will be allocated as follows. The additional Funding will be used to fully fund projects in this order.

- 1 . New Hope for Families
- 2 . Summit Hill Community Development Corporation/Bloomington Housing Authority
- 3 . My Sister's Closet
- 4 . Boys & Girls Club

If CDBG funding for Physical Improvements is less than \$505,890.45, funding shall be reduced as follows.

- 1 . ) Summit Hill Community Development Corporation's allocation shall be reduced by \$12,000.
- 2 . ) Any additional need to reduce allocations beyond Summit Hill Community Development Corporation's \$12,000 reduction shall result in an allocation reduction from My Sister's Closet.

**Exhibit B**

**SOCIAL SERVICE RECOMMENDATIONS**

	<b><u>2025 Request</u></b>	<b><u>CAC</u> <u>Recommendations</u></b>
Community Kitchen	\$25,000.00	\$25,000.00
Beacon, Inc.	\$25,000.00	\$20,000.00
Hoosier Hills Food Bank	\$25,000.00	\$20,000.00
Boys & Girls Club	\$25,000.00	\$18,000.00
New Hope for Families	\$25,000.00	\$18,000.00
Middle Way House	\$20,000.00	\$15,744.00
New Leaf New Life	\$25,000.00	\$0.00
Courage to Change Sober Living		\$0.00
Pantry 279, Inc.	\$20,000.00	\$0.00
Summit Hill Community Development Corp.	\$25,000.00	\$0.00
My Sister's Closet	\$25,000.00	\$0.00
	\$25,000.00	

<b><i>SUBTOTAL</i></b>	<b>\$265,000.00</b>	<b>\$116,744.00</b>
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<b>TOTAL REQUESTED ALL FUNDED AGENCIES</b>	<b>\$265,000.00.</b>
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<b>TOTAL AMOUNT OF FUNDS AVAILABLE (ESTIMATED)</b>	<b>\$116,743.95</b>
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<b>TOTAL AMOUNT ALLOCATED</b>	<b>\$116,744.00</b>
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If the funding level is more than the estimated amount: The top 6 Agencies will receive funding distributed evenly with no award to exceed their initial request, and no award may go over \$25,000.

If the Funding level is less than the estimated amount please utilize the following to determine award.

1. If the amount is greater than \$80,000, but less than \$100,000, then use the following percentages to calculate the award for the top 5 recipients. Community Kitchen to receive 22.50% of award, Beacon to receive 20%, Hoosier Hills Food Bank 20%, Boys & Girls Club 18.75%, and New Hope for Families 18.75%.
2. If the amount is less than \$80,000, then fund the top 5 agencies, with no grant to go below \$15,000. Any agency dropping below \$15,000 is eliminated and the funds redistributed to the others to achieve the minimum.

3. All percentages were calculated based on the recommended award amount to the estimated allocation. No Agency is to exceed their original requested amount or go below \$15,000.

## ORDINANCE 2026-03

### TO AMEND ORDINANCE 2025-40 TO FIX THE SALARIES OF APPOINTED OFFICERS, NON-UNION, AND A.F.S.C.M.E. EMPLOYEES FOR ALL THE DEPARTMENTS OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA FOR THE YEAR 2026

**WHEREAS**, IC 36-4-7-3 authorizes the Mayor, subject to the approval of the City of Bloomington Common Council (“Council”), to fix the compensation of appointed officers, non-union, and A.F.S.C.M.E employees; and

**WHEREAS**, salaries for 2026 for City of Bloomington employees were set by Ordinance 2025-40 which was passed by the Council on October 22, 2025; and

**WHEREAS**, the City of Bloomington has since negotiated a new Work Agreement with City A.F.S.C.M.E employees; and

**WHEREAS**, the following A.F.S.C.M.E changes are reflected in the amendments to Ordinance 2025-40:

- A. In Section 1, the table listing each department, job title, and grade has been updated to remove the “U” designation from Utilities positions, with no changes to job titles or grades; and
- B. In Section 2 C, the A.F.S.C.M.E grade-and-step table has been revised to remove job descriptions, as those descriptions already appear in the primary classification table, and the pay structure itself remains unchanged from the five percent (5%) increase adopted in the original salary ordinance; and
- C. In Section 2 C, the A.F.S.C.M.E tenure-step progression schedule has been updated to allow employees to advance through steps more quickly than under the previous structure, such as shortening the time required to reach Step 6 from ten (10) years to five (5) years; and
- D. Section 2 D titled “Gainsharing” has been removed.
- E. In Section 2 E, on-call pay has been increased from forty-seven dollars (\$47) per day to fifty-five dollars (\$55) per day; and
- F. In Section 2 G, the tool allowance has been converted from a reimbursement to a stipend, and the maximum annual amount has been increased from one thousand dollars (\$1,000) to one thousand five hundred dollars (\$1,500); and
- G. In Section 2 H, the additional compensation for eligible certifications has been increased from twenty-five cents (\$0.25) per certification to forty cents (\$0.40) per certification, and four new certifications have been added as items twelve (12) through fifteen (15); and
- H. In Section 2 H, additional compensation was added for employees who hold Commercial Driver’s License (“CDL”) and their supervisor requests that the employee use their CDL from time-to-time, even though that position does not require the employee hold a CDL.
- I. In Section 2 H, the City has agreed to assume costs related to ongoing trainings or recertification required for an employee’s job, per their job description.
- J. In Section 2 I, the evening shift premium has been increased from seventy-five cents (\$0.75) per hour to one dollar (\$1.00) per hour, and the swing shift premium has been increased from eighty-five cents (\$0.85) per hour to one dollar and five cents (\$1.05) per hour; and
- K. In Section 2 K, the shoe and clothing allowance has been increased from three hundred dollars (\$325) to six hundred and forty dollars (\$640), and the allowance is changed from a reimbursement to a stipend; and
- L. All other A.F.S.C.M.E pay provisions and employment policies are governed by the A.F.S.C.M.E work agreement, which was presented to the Council via Resolution 2025-21; and

**WHEREAS**, Section 2 N formalizes the City’s ability to offer a relocation incentive for eligible hard-to-fill positions, consistent with City policy, subject to required approvals, and capped at six thousand four hundred ten dollars (\$6,410); and

**WHEREAS**, Section 2 B formalizes the City’s pay policy that sets a Step 3 cap for Department Directors Grade 14; and

**WHEREAS**, revisions to Salary Ordinance 2025-40 listed herein shall be retroactively applied to January 1, 2026; and

**WHEREAS**, in the interest of including all relevant salaries in one document, these changes are incorporated into Ordinance 2025-40 by deleting and replacing the text of the entire ordinance, but such deletion and replacement is not intended to change the status of unaffected job titles or provisions.

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

Ordinance 2025-40, which fixed salaries for appointed officers, non-union and A.F.S.C.M.E. employees, is hereby deleted in its entirety and replaced as follows:

**SECTION 1:** From and after the first (1<sup>st</sup>) day of January 2026, the salary and pay schedule for the following appointed officers and employees of the City of Bloomington, shall be fixed as follows:

SALARY SCHEDULE AS PRESENTED BY MAYOR KERRY THOMSON TO THE  
COMMON COUNCIL OF THE CITY OF BLOOMINGTON:

I, Kerry Thomson, Mayor of the City of Bloomington, Indiana, as required by Indiana Code § 36-4-7-3, hereby fix the salaries and pay schedule for the following appointed officers and employees of the City of Bloomington, Indiana, retroactive to January 1st, 2026 after council approval and continuing thereafter until duly changed, and request that such salary rates be approved by the Common Council of said city.

In addition to the salaries of appointed officers and employees of the Civil City, this ordinance also contains the salaries of the appointed officers and employees of the City Utilities Department, which have been approved by the Utility Services Board pursuant to Indiana Code § 8-1.5-3-4.

The Clerk’s positions shall be listed in a separate salary ordinance specific to the Clerk’s office, and the fire and police positions not covered by a collective bargaining agreement (non-union) shall be listed in the Safety Officer Salary Ordinance.

For employees not covered by a collective bargaining agreement (non-union), the maximum rates listed below reflect the maximum annual salary for each job grade for a regular full-time employee. Part-time positions that are at least thirty (30) hours per week are indicated by a decimal point after the position title. These positions are benefits-eligible. All other part-time positions below thirty (30) hours per week are not benefits-eligible and are paid hourly, pursuant to section 2(L).

Where more than one (1) position shares the same job title in the department indicated, the number of positions that share the job title is given in parentheses after the job title in the form of a whole number.

<u>Department/Job Title</u>	<u>Grade</u>
<u>Board of Public Safety</u>	
Board Members	

**Common Council**

Council Administrator/Attorney	12
Deputy Administrator/Deputy Attorney	10
Assistant Administrator/Legal Research Assistant	6

**Community and Family Resources Department**

Director	13
Director – Safe & Civil City	9
Ambassador Program Manager	9
CBVN Coordinator	8
Special Projects Program Specialist	8
After Hours Ambassador (2)	8
Latino Outreach Coordinator	8
Special Projects Coordinator	8
Office Manager/Program Assistant	5
Human Rights Administrative Assistant	4

**Controller’s Department**

Controller	14
Deputy Controller	12
Director of Auditing and Financial Systems	11
Purchasing Manager	9
Accounting and Procurement Manager	8
Data Analyst and Manager	8
Grant Research and Sourcing Manager	7
Payroll Systems Manager	7
Senior Accounts Payable/Revenue Clerk	6
Accounts Payable/ Revenue Clerk (3)	5

**Department of Economic and Sustainable Development**

Director	13
Assistant Director of Sustainability	10
Assistant Director for Small Business Development	10
Assistant Director for the Arts	10
Capital Projects Manager	9
Special Projects Manager	9
Transportation Demand Manager	9

Sustainability Program Coordinator	8
Administrative Assistant	5

**Engineering Department**

City Engineer	14
Senior Project Engineer	12
Traffic Engineer	11
Project Engineer (2)	11
Senior Project Manager	10
Project Manager III	9
Program Manager Right-of-Way-Use	9
Project Manager (2)	8
Public Improvement Manager	8
Construction Inspector	7
Engineering Field Specialist (2)	7
Engineering Tech II (2)	7
Administrative Assistant	5

**HAND Department**

Director	13
Assistant Director	11
Operations Manager II	10
Program Manager (5)	9
Financial Specialist	7
Grant Compliance Manager	6
Neighborhood Compliance Officer (7)	6
Program Specialist	5
Rental Specialist (3)	4

**Human Resources Department**

Director	13
Assistant Director	11
Director of Compensation and Benefits	10
Talent Manager	10
Benefits Manager	9



Human Resources Generalist	8
Talent Acquisition Specialist	7
Payroll Coordinator	5
Talent Coordinator	5
Human Resources Coordinator (.8)	3

**Information and Technology Services Department**

Director	14
Assistant Director of Operations	12
Assistant Director for Enterprise Applications	12
GIS Manager	11
Technology Support Manager	10
Applications Infrastructure Analyst	10
Senior Systems Administrator	10
Senior Network Administrator	9
Senior Applications Analyst	9
Applications Analyst (2)	8
Assistant System and Network Administrator	8
Digital Opportunity Specialist	8
GIS Specialist (2)	8
Accounts & Training Specialist	7
Office Manager	7
Technology Support Specialist (5)	6
GIS Technician (.75)	6

**Legal Department**

**Legal<sup>1</sup>**

Corporation Counsel	14
City Attorney	12
Assistant City Attorney/Senior Assistant City Attorney (6)	11
Assistant Administrator/Legal Research Assistant	6
Administrative Assistant	4

**Risk Management**

Risk Manager	10
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<sup>1</sup> Some departments listed herein are organized by divisions within that department for convenience. This division-based organization shall not limit the Executive Branch’s authority to reorganize positions, as allowed by law.

Director of Safety and Training	7
Legal/Risk Administrative Assistant	4

**Office of the Mayor**

Deputy Mayor	14
Communications Director	10
Public Engagement Director	10
Special Assistant to the Mayor	8
Communications Coordinator	7
Program Manager - City Homelessness Response Coordinator	7
Executive Office Manager	7
Legislative Affairs Specialist	5

**Parks Department**

**Administration**

Director	13
Community Relations Manager	8
Office Manager	7
Community Relations Coordinator	6
Digital Content Coordinator	6
Community Relations Specialist	5
Employee Support Specialist	5
Customer Relations Representative (3)	4

**Operations**

Operations and Development Division Director	11
Operations Superintendent	9
Urban Forester	8
Natural Resources Manager	7
Urban Greenspace Manager	7
Natural Resources Coordinator	6
Operations Coordinator	6
Crew Leader	110
Equipment Maintenance Mechanic	108
Equipment Maintenance Mechanic (Facilities)	108
Apprentice MEO/ Master MEO (2)	104/108
Working Foreperson (6)	108
Laborer (7)	104

<b><u>Recreation</u></b>	
Recreation Services Division Director	10
Recreation Facilities General Manager (SYP)	9
Recreation Services General Manager	9
Coordinator - Allison-Jukebox	7
Program/Facility Coordinator (4)	7
Health/Wellness Coordinator	6
Program Specialist (3)	5
Working Foreperson (2)	108

<b><u>Sports</u></b>	
Sports Services Division Director	10
General Manager/Twin Lakes Recreation Center	9
Golf Facilities Manager	8
Sports Facility/Program Manager (FSC/Pools)	8
Program/Facility Coordinator (TLRC)	8
Sports Facility Coordinator	7
Golf Course Superintendent	7
Membership Coordinator	6
Golf Programs Coordinator	6
Sports Specialist	5
Working Foreperson	108
Apprentice MEO/Master MEO	104/108
Laborer (2)	104
Custodian	104

**Planning and Transportation Department**

<b><u>Administration</u></b>	
Director	13
Assistant Director	11
Office Manager	6
Administrative Assistant	4

<b><u>Planning Services Division</u></b>	
Planning Services Manager	10
Safe Streets Program Manager	9
MPO Director	9
MPO Transportation Planner	8

Long Range Planner (2)	8
Alternative Transportation Coordinator	8

**Development Services Division**

Development Services Manager	10
Senior Zoning Compliance Planner	9
Senior Zoning Planner	9
Senior Environmental Planner	9
Zoning Planner and GIS Analyst	8
Zoning and Long Range Planner	7
Zoning Compliance Planner	7
Zoning Planner (.5) <sup>2</sup>	7

**Public Works Department**

**Administration**

Director	14
Deputy Director	12
Data Analyst and Manager	9
Special Projects and Operations Manager	8
Special Projects Coordinator	7
Office Manager	5
Customer Relations Representative	4
Board Members	

**Animal Care and Control**

Director	11
Shelter Manager	9
Volunteer Program Director	7
Outreach Coordinator	6
Adoption Coordinator	5
Administrative Assistant (4)	3
Animal Control Officer (3)	107
Animal Care Technician (9)	106

**Operations and Facilities**

Director	10
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<sup>2</sup> This position is benefits-eligible at .5 because it was “grandfathered-in” prior to the release of the updated Employee Handbook. If the individual leaves the position, it will be an hourly position and will no longer be benefits-eligible.

<b><u>Operations and Facilities</u></b>	
Facility Asset and Operations Coordinator	7
Downtown Specialist (2)	5
Maintenance/Custodian (2)	107
<b><u>Fleet</u></b>	
Fleet Maintenance Manager	11
Service and Capital Coordinator	7
Asset and Operations Specialist	6
Inventory Coordinator	4
Apprentice Master Technician/Master Technician (8)	109/112
Shop Foreperson	113
<b><u>Parking Services Division</u></b>	
Director	10
Garage Manager	8
Enforcement Supervisor	7
Financial Coordinator	5
Garage Shift Supervisor	5
Team Leader	5
Customer Service/Security Specialist (10)	4
Customer Relations Representative (2)	4
Enforcement Officers (12)	3
<b><u>Sanitation</u></b>	
Director	11
Office Manager	5
Crew Leader (2)	110
Apprentice MEO/Master MEO (17)	104/108
Laborer (3)	104
<b><u>Street Operations</u></b>	
Director of Street Operations	12
Deputy Director	9
Traffic Manager	8
Street Maintenance Supervisor	8

Sidewalk Supervisor	8
Accounting Clerk IV (Finance and Grant Manager)	7
Asset Clerk	4
Crew Leader (6)	110
Apprentice MEO/Master MEO (17)	104/108
Laborer (17)	104

**Utilities**

**Finance and Accounting**

Utilities Assistant Director – Finance	12
Finance Manager	9
Accounting Manager	8
Accounts Receivable Manager	7
Associate Accountant	6
Web/Information Manager	6
Account Collections Specialist	6
Accounts Payable Clerk	6
Accounting Clerk	5
Office Manager	5
Assistant Accounts Payable Clerk	4

**Administration**

Director	14
Communications Manager	8
Conservation and Energy Resource Manager	8
Data Analyst	8
Office Manager	6
Administrative Assistant	4
Lead Communications Operator	4
Communications Operator (6)	3
Board Members	

**Environmental**

Assistant Director of Environmental Programs	12
Water Quality Coordinator	9
Pretreatment Program Coordinator	9
MS4 Coordinator	9
Hazardous Materials Coordinator	9

Hazardous Materials Inspector	7
Pretreatment Program Inspector	7
MS4 Inspector	7
Education Specialist	6
Water Specialist	5
Administrative Assistant	4
Specialized Crew Leader	119
Utilities Specialist I/II/III (2)	111/113/115
Hydrant Maintenance Specialist (.75)	3

**Operations - Blucher Poole**

Superintendent	10
Assistant Superintendent	9
Wastewater Plant Operator (9)	106
Apprentice/Master MEO	104/108
Utilities Specialist I/II/III	111/113/115

**Finance - Customer Relations**

Customer Relations Manager	8
Customer Relations Specialist (2)	5
Customer Relations Representative (4)	4

**Operations - Dillman**

Superintendent	10
Assistant Superintendent	9
Solids Handling Supervisor	9
Wastewater Plant Operator (10)	106
Apprentice MEO/Master MEO	104/108

**Engineering**

Utilities Assistant Director – Engineering	12
Utilities Engineer (3)	11
Capital Projects Manager	9
Chemist	9
Capital Projects Coordinator	8
Environmental Program Coordinator	8
GIS Coordinator	8
Senior Project Coordinator (2)	8
Project Coordinator (2)	7
Utilities Inspector (3)	7

Plan Central Coordinator	7
Assistant GIS Coordinator	6
Utilities Technician (2)	6
Administrative and Project Coordinator	5

**Environmental - Laboratory**

Lab Technician I (3)	109
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**Meter Services**

Assistant Superintendent	9
Meter Services Representative/Management Technician	7
Meter Technician II	107
Meter Serviceperson (6)	105
Meter Service Laborer (3)	4

**Operations - Monroe Plant**

Superintendent	11
Assistant Superintendent	9
Water Plant Operator (10)	106

**Finance - Purchasing**

Purchasing Manager	8
Inventory Coordinator	4
Purchasing Buyer	4
Purchasing Contract Specialist (.75)	4
Working Foreperson	108
Laborer (2)	104

**Transmission and Distribution**

Utilities Assistant Director – T&D	12
Assistant Superintendent (5)	9
Engineering Field Technician (5)	6
T&D/Meter Operations Coordinator	5
Specialized Crew Leader (9)	119
Heavy Equipment Operator I/II (12)	116/118
Laborer/Utilities Specialist I/II/III(17)	104/111/113/ 115



**Operations & Maintenance**

Utilities Assistant Director - Operations	12
Maintenance Superintendent	10
Assistant Maintenance Superintendent (2)	9
Instrumentation and Control Specialist	7
Administrative Assistant	4
Lift Station Mechanic Apprentice/Master (4)	113/118
Plant Maintenance Mechanic Apprentice/ Master (6)	113/118
Utilities Specialist I/II/III	111/113/115

**SECTION 2 A. Non-Union Positions.** The minimum and maximum rates listed below reflect the salary ranges for each job grade for a regular full-time employee. These ranges are based on full-time hours worked and will be prorated for part-time, benefits-eligible employees. Employees, whose 2026 salary is higher than the maximum of the salary range due to past merit/market increases or attraction/retention, shall nonetheless continue to receive their higher-than-maximum salary.

**NON-UNION**

Grade	Minimum	Maximum
1	\$36,387	\$43,664
2	\$38,209	\$45,850
3	\$40,883	\$49,061
4	\$43,242	\$56,215
5	\$50,275	\$65,358
6	\$57,309	\$74,501
7	\$64,342	\$83,644
8	\$71,374	\$92,786
9	\$78,408	\$101,931
10	\$85,440	\$111,073
11	\$92,474	\$120,217
12	\$101,411	\$131,836
13	\$115,899	\$150,669
14	\$135,216	\$175,780

Pension Secretaries	\$5,000
Board of Public Works Member	\$2,100
Board of Public Safety Members	\$635
Utility Services Board Members	\$4,279

**SECTION 2 B. Non-union Pay Steps Within Grades.** The amount earned within each grade shall be determined by the employee’s tenure within the City and, if applicable, prior relevant experience. These amounts are based on full-time hours worked and will be prorated for part-time employees. Employees whose 2026 salary is higher than the maximum of the salary range

due to past merit/market increases or attraction/retention, shall nonetheless continue to receive their higher-than-maximum salary. Department Directors at a Grade 14 shall not be paid more than they would earn at a Step 3, regardless of tenure.

Grade	Minimum/Hire	After Year 1	After Year 3	After Year 5	Maximum/After Year 10
1	\$36,387	\$38,205	\$40,025	\$41,844	\$43,664
2	\$38,209	\$40,119	\$42,029	\$43,939	\$45,850
3	\$40,883	\$42,928	\$44,972	\$47,016	\$49,061
4	\$43,242	\$46,485	\$49,728	\$52,972	\$56,215
5	\$50,275	\$54,046	\$57,816	\$61,587	\$65,358
6	\$57,309	\$61,607	\$65,905	\$70,203	\$74,501
7	\$64,342	\$69,167	\$73,992	\$78,818	\$83,644
8	\$71,374	\$76,728	\$82,081	\$87,434	\$92,786
9	\$78,408	\$84, 288	\$90,169	\$96,049	\$101,931
10	\$85,440	\$91,849	\$98,257	\$104,666	\$111,073
11	\$92,474	\$99,409	\$106,345	\$113,281	\$120,217
12	\$101,411	\$109,017	\$116,624	\$124,230	\$131,836
13	\$115,899	\$124,592	\$133,284	\$141,977	\$150,669
14	\$135,216	\$145,357	\$155,498	\$165,640	\$175,780

**SECTION 2 C. A.F.S.C.M.E. Positions.** The following provisions apply to A.F.S.C.M.E positions:

- 1) No employee shall receive a pay reduction upon lateral transfer or promotion, but will not receive an additional increase due to promotion or longevity until so merited within the step pay system for the job classification.
- 2) An employee who is demoted for disciplinary reasons or in lieu of layoff shall receive the wage for the relevant step within the job classification to which the employee is demoted.
- 3) An employee’s longevity of uninterrupted service is “carried” to the employee’s new position.
- 4) Internal promotions shall be paid at ninety-five percent (95%) of the salary of the relevant grade and step for the first thirty (30) days after promotion.
- 5) Employees who transfer to a pay grade below their current pay grade shall be paid one hundred percent (100%) at the relevant grade and step for the new position when they begin working in that new position.
- 6) In the event an employee’s present rate of pay is higher than indicated by the Step Charts, based on the employee’s pay grade and longevity, the employee will not receive a pay cut, but will *not* receive any increase due to longevity *until* the step chart for the year in question shows an amount greater than the employee’s current wage rate plus any across-the-board increase for the year in question.

The rates shown below for the pay grades for A.F.S.C.M.E. positions are the maximum rates based on tenure:

AFSCME Pay Grades & Steps											
	1	2	3	4	5	6	7	8	9	10	11
104	\$22.69	\$23.33	\$23.97	\$24.61	\$25.26	\$25.71	\$26.16	\$26.62	\$27.06	\$27.54	\$27.99
105	\$22.85	\$23.49	\$24.13	\$24.78	\$25.42	\$25.87	\$26.32	\$26.78	\$27.23	\$27.68	\$28.13
106	\$23.01	\$23.65	\$24.30	\$24.94	\$25.58	\$26.04	\$26.48	\$26.93	\$27.38	\$27.85	\$28.30
107	\$23.16	\$23.81	\$24.45	\$25.10	\$25.75	\$26.19	\$26.64	\$27.10	\$27.54	\$28.02	\$28.48
108	\$23.33	\$23.97	\$24.61	\$25.26	\$25.90	\$26.36	\$26.81	\$27.26	\$27.71	\$28.16	\$28.61
109	\$23.49	\$24.13	\$24.78	\$25.42	\$26.06	\$26.52	\$26.96	\$27.42	\$27.87	\$28.35	\$28.80
110	\$23.36	\$24.30	\$24.94	\$25.58	\$26.24	\$26.67	\$27.12	\$27.58	\$28.02	\$28.50	\$28.95
111	\$24.00	\$24.62	\$25.23	\$25.85	\$26.46	\$26.89	\$27.32	\$27.76	\$28.19	\$28.62	\$29.05
112	\$25.50	\$26.15	\$26.80	\$27.43	\$28.08	\$28.52	\$28.98	\$29.44	\$29.87	\$30.32	\$30.79
113	\$25.82	\$26.45	\$27.07	\$27.70	\$28.34	\$28.78	\$29.22	\$29.66	\$30.10	\$30.56	\$31.00
115	\$26.07	\$26.69	\$27.30	\$27.92	\$28.53	\$28.96	\$29.39	\$29.83	\$30.26	\$30.69	\$31.02
116	\$26.22	\$26.84	\$27.45	\$28.07	\$28.68	\$29.11	\$29.55	\$29.98	\$30.41	\$30.84	\$31.27
118	\$27.26	\$27.87	\$28.49	\$29.10	\$29.72	\$30.15	\$30.58	\$31.01	\$31.44	\$31.87	\$32.31
119	\$27.85	\$28.47	\$29.07	\$29.69	\$30.30	\$30.73	\$31.16	\$31.59	\$32.04	\$32.47	\$32.90

AFSCME Tenure Steps	
Step 1 (minimum)	120 Days (probation)
Step 2	After 120 Days
Step 3	After 1 Year
Step 4	After 2 Years
Step 5	After 3 Years
Step 6 (midpoint)	After 5 Years
Step 7	After 8 Years
Step 8	After 10 Years
Step 9	After 15 Years
Step 10	After 20 Years
Step 11 (maximum)	After 25 Years

**SECTION 2 D. Emergency Call-Out.** This section applies to A.F.S.C.M.E. positions. Whenever it becomes necessary for a Department to call out an employee for emergency work at times other than such employee’s regular shift period, such employee shall receive not less than three (3) hours pay. This provision shall prevail for each time an employee is called out by a Department at periods other than their regular shift. The rate of pay for emergency call out shall be one and one-half (1 ½) times the regular hourly rate except on Sundays and holidays, when the rate of pay for emergency call-out shall be two (2) times the regular hourly rate. Any such payment for emergency call-out shall be in addition to the employee’s daily wages, if any, and in addition to any on-call pay status to which the employee is entitled.

**SECTION 2 E. On-Call Status.** Any employee with an A.F.S.C.M.E. position, who is required to be on-call shall be paid fifty five dollars (\$55.00) per twenty-four (24) hour period. The Fire Marshal receives one-hundred (\$100) per week when in an on-call status.

**SECTION 2 F. Temporary Reassignment.** This section applies to A.F.S.C.M.E. positions. An employee who is temporarily assigned to perform the duties of a job classification in a pay grade above the employee's normal pay grade shall be compensated at the rate in effect for the higher pay grade as follows:

- 1) If the assignment exceeds two (2) consecutively scheduled work days, the employee shall be paid the higher rate for all consecutive days worked in the higher classification, including the first two (2) consecutive days; or
- 2) If the assignment exceeds thirty-two (32) hours in a payroll period, the employee shall be paid the higher rate for all hours worked in the higher classification during the payroll period.

**SECTION 2 G. Tool Allowance and Automotive Service Excellence Testing Stipend.** This section applies to A.F.S.C.M.E. positions. Employees classified as technicians in Fleet Maintenance shall receive a stipend of One-Thousand Five Hundred Dollars (\$1,500) in any calendar year for either (1) the purchase of tools or (2) the cost of Automotive Service Excellence (ASE) testing, provided that the technician passes the test.

**SECTION 2 H. Licenses and Certifications.** This section applies to A.F.S.C.M.E. positions. Wastewater Plant Operators shall receive two dollars (\$2.00) per hour for obtaining a Class I certification. Wastewater Plant Operators who receive a Class II certification shall receive three dollars (\$3.00) per hour. Wastewater Plant Operators who receive a Class III certification shall receive four dollars (\$4.00) per hour. Wastewater Plant Operators who receive a Class IV certification shall receive five dollars (\$5.00) per hour.

Specialized Crew Leaders who obtain a Distribution Systems License (DSL) certifications, issued by the State of Indiana, Department of Environmental Management, shall receive an additional one dollar (\$1.00) per hour.

Lift Station Mechanics and Apprentice Lift Station Mechanics who obtain a Class II Collection System Certification, issued by the Indiana Water Pollution Control Association shall receive an additional one dollar (\$1.00) per hour. Plant Maintenance Mechanics who obtain a Class II Collection Systems Certification shall receive an additional one dollar (\$1.00) per hour.

Water Plant Operators who qualify as a grade operator in training (O.I.T.) as defined by 327 IAC 8-12-3.2 will receive an additional two dollars (\$2.00) per hour. After one year of service as an O.I.T., Water Plant Operators shall receive an additional one dollar (\$1.00), for a total of three dollars (\$3.00) per hour. Water Plant Operators who obtain a grade WT-5 certification will receive additional pay in the amount of two dollars (\$2.00) per hour for a maximum of five dollars (\$5.00) per hour.

Specialized Crew Leaders, Heavy Equipment Operators (both Class I and II), Lift Station Mechanics, and Utilities Specialists (Classes I, II, and III) who are not required to hold a DSL or a Class II Collection Systems Certification may nonetheless obtain such license or certification and will receive an additional fifty cents (\$0.50) per hour for each such non-required certification. Additionally, up to two additional fifty cent (\$0.50) incentive premiums may be awarded to water plant operators and wastewater plant operators for obtaining the following licenses, provided that the below-listed license is not a required license:

- 1) Water Treatment 5 (WT5);
- 2) Wastewater Class I, Class II, Class III, or Class IV (only one Class at a time is payable);
- 3) Distribution Systems License;
- 4) Collection Systems License.

Where an employee is required to obtain a Class B Commercial Driver's License ("CDL"), they will receive eighty cents (\$0.80) per hour additional compensation. Where an employee is required to obtain a Class A CDL, they will receive one dollar (\$1.00) per hour additional compensation.

Where an employee is not required to obtain a CDL, but the employee has a CDL and the supervisor requests that the employee use their CDL from time-to-time, the employee will receive forty cents (\$0.40) per hour additional compensation for a Class B CDL and fifty cents (\$.50) per hour additional compensation for a Class A CDL.

Employees classified as mechanics in Fleet Maintenance that obtain the certification of (ASE) Automotive Service Excellence (ASE) will receive an additional forty cents (\$0.40) per hour for each test passed. A maximum of eight (8) certifications or three dollars twenty cents (\$3.20) shall apply.

Employees who possess the following certifications shall receive forty cents (\$.40) per hour additional compensation, provided said certifications remain current and are considered an essential requirement or function of an employee's job:

- 1) International Municipal Signal Association—Traffic Signal Technician, Level 1;
- 2) International Municipal Signal Association—Sign and Pavement Marking Technician Level 1;
- 3) American Concrete Institute—Flatwork Finisher and Technician;
- 4) Certified Arborist;
- 5) Certified Pool Operator;
- 6) Euthanasia Certificate;
- 7) Registered Pesticide Technician;
- 8) Certified Pesticide Applicator;
- 9) Tree Risk Assessment Certification;
- 10) Certified Playground Inspector;
- 11) Certified Bucket Truck Operator.\*
- 12) NASSCO (Pipe Assessment Certification Program, Lateral ACP, Manhole ACP)
- 13) NGICP (National Green Infrastructure Certification)
- 14) Fork Truck Certification
- 15) LTAP Work Zone Safety Certification

\*Bucket truck operator certifications shall be limited by department as follows:

Parks Department: Two (2) employees who are primarily assigned to the Department's tree crew.

Street Department: Eighteen (18) employees. Those employees who are primarily assigned to the tree crew or the traffic signal crew must be bucket truck certified. Necessary backup employees who are not primarily assigned to the tree crew or traffic signal crew may also receive pay for bucket truck certification. However, in no case shall the total number of Street Department employees receiving bucket truck certification pay exceed eighteen (18) employees. Eligibility for bucket truck certification pay for Street Department employees who are not primarily assigned to the tree crew or traffic signal crew shall be offered to backup employees based upon seniority.

The Union may propose that new certifications and licenses be considered for additional pay. Addition of new certifications and corresponding additional pay is subject to approval by the City of Bloomington. The City of Bloomington has approved an additional fifty cents (\$0.50) per hour premium for Master Equipment Operators assigned to the Dillman Road Wastewater Plant who hold a landfill/solids certification.

At no time shall any employee receive compensation for more than three (3) certifications or specialty pay bonuses, unless otherwise provided for in this Agreement.

The City of Bloomington shall assume all costs related to maintaining or renewing required certifications for the position indicated in the employee's job description.

**SECTION 2 I. Night and Swing Shifts.** This section applies to A.F.S.C.M.E. positions. Employees working on the evening or night shift shall receive a one dollar (\$1.00) per hour shift premium. Employees working on a swing shift shall receive a one dollar and five cent (\$1.05) per hour shift premium.

**SECTION 2 J. Holiday Pay.** This section applies to A.F.S.C.M.E. positions. For all paid legal holidays worked, the employee will receive a holiday allowance of two times regular pay, plus

regular pay, over a twenty-four (24) hour period, and employees not working will receive regular pay.

**SECTION 2 K. Shoe and Clothing Allowance.** This section applies to A.F.S.C.M.E. positions. All A.F.S.C.M.E. shall receive a stipend of Six Hundred and Forty Dollars (\$640.00) in any calendar year for the purpose of purchasing appropriate shoes and clothing. The stipend will be issued in two (2) checks of Three Hundred and Twenty Dollars (\$320.00) each, one before April 15, 2026 and the second before November 15, 2026.

**SECTION 2 L. Part-time and Temporary Positions.** All positions that are filled on an ad hoc basis and are of temporary or seasonal nature are considered “Temporary Positions.” Temporary Positions and part-time positions below thirty (30) hours per week are not benefits-eligible and are subject to the hourly rates table, listed below. The rate ranges in the table are hourly rates, except as otherwise listed.

HOURLY RATES TABLE

<u>Job Title</u>	<u>Minimum</u>	<u>Maximum</u>
Administrative Assistant/Office Manager	\$16.66	\$23.50
Attendant	\$16.66	\$17.15
Interim Program Manager/Director	\$25.00	\$55.00
Intern/Law Clerk	\$16.66	\$17.15
Laborer	\$16.66	\$22.17
Leader/Coordinator	\$16.66	\$23.13
Lifeguard	\$16.66	\$17.15
Motor Equipment Operator	\$16.66	\$22.82
Specialist	\$16.66	\$50.00
Staff Assistant	\$17.96	\$18.71
Supervisor/Manager	\$16.66	\$17.15
Support Specialist	\$16.66	\$20.50
Meter Service Laborer	\$16.66	\$22.04

All temporary and part-time positions and hourly rates must be separately approved by Human Resources and the Controller’s office.

**SECTION 2 M. Longevity Recognition Pay.** The City’s previous practice of providing longevity pay via a separate schedule has been discontinued. Employees’ tenure is now recognized and embedded in their compensation based on the individual salary steps.

**SECTION 2 N. Relocation Incentive.** The City may offer a relocation incentive for eligible hard-to-fill positions, in accordance with City policy, in an amount not to exceed \$6,410 and subject to required approvals under that policy.

**SECTION 3. CDL Physicals.** Employees required to hold a CDL will be reimbursed up to one-hundred and twenty five dollars (\$125.00) for the medical physical examination required to maintain a CDL, unless the examination was covered by insurance or available at no cost to the employee.

**SECTION 4. Severability.** If any section, sentence, or provision of this Ordinance, 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 Ordinance which

can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**SECTION 5.** This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this\_\_day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
ISAK NTI ASARE, President  
Bloomington Common Council

ATTEST:

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

Presented by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

SIGNED and APPROVED by me upon this\_\_\_\_\_day of\_\_\_\_\_, 2026.

\_\_\_\_\_  
Kerry Thomson, Mayor  
City of Bloomington

SYNOPSIS

Ordinance 2026-03 amends Ordinance 2025-40, the 2026 Appointed and A.F.S.C.M.E. employee salary ordinance, to align with the approved 2026 work agreement between Local 2487 CBME, A.F.S.C.M.E. and the City of Bloomington, and makes other amendments to formalize the salary ordinance with city pay policy.



TO: City Council Members

FROM: Controller Jessica McClellan

CC: Margie Rice, Corporation Council, Deputy Mayor Gretchen Knapp,  
Sharr Pechac, Human Resources Director

DATE: 12/12/2025

SUBJECT: 2026 Salary Ordinance 2026-03 for Appointed Officers, Non-Union, and  
A.F.S.C.M.E. Employees

Ordinance 2026-03 amends the 2026 Salary Ordinance to incorporate new contract terms and adjustments to premiums, certifications, and stipends agreed to in the 2026 A.F.S.C.M.E. work agreement. Changes to the salary ordinance are retroactive to January 1, 2026.

This ordinance includes the entire 2026 Salary Ordinance so it can be reviewed and approved as one complete document. Doing so makes the ordinance easier to understand and implement, avoids confusion caused by multiple amendments over time, and ensures employees, staff and the public do not have to piece together changes from different sources as future updates are made.

### **Summary of A.F.S.C.M.E. Changes to the Salary Ordinance**

The following changes mirror the provisions approved in the 2026 A.F.S.C.M.E. work agreement:

- Removes the “U” designation from Utilities positions; job titles and grade levels do not change.
- Removes job descriptions from the A.F.S.C.M.E. grade-and-step table since they already appear in the department’s positions table; pay rates approved in the original salary ordinance are unchanged.
- Updates the tenure-step structure so employees move through steps more quickly.
- The provision regarding gainsharing was removed.
- Increases on-call pay from \$47 per day to \$55 per day.
- Converts the tool allowance from a reimbursement to a stipend and increases the annual amount from \$1,000 to \$1,500.
- Converts the shoe/clothing allowance from a reimbursement to a stipend and increases the annual amount from \$325 to \$640.
- Increases certification pay from \$0.25 per hour to \$0.40 per hour and adds four new eligible certifications.
- Additional compensation was added for employees who hold Commercial Driver’s License (“CDL”) and their supervisor requests that the employee use their CDL from time-to-time, even though that position does not require the employee hold a CDL.
- The City has agreed to assume costs related to ongoing trainings or recertification required for an employee’s job, per their job description.



- Increases the evening shift premium from \$0.75 to \$1.00 per hour and the swing shift premium from \$0.85 to \$1.05 per hour.
- All other pay provisions and employment terms are governed by the A.F.S.C.M.E. work agreement, which is approved separately by resolution.

### **Relocation Incentive Provision**

Ordinance 2026-03 includes language recognizing the City's existing practice of offering a relocation incentive for certain hard-to-fill positions. This incentive is used only in limited circumstances, follows Human Resources policy, and is included in the salary ordinance to ensure transparency and proper authorization.

Because relocation assistance is a taxable benefit, the ordinance allows the City to pay up to \$6,410 so that an employee may receive up to \$5,000 after required payroll taxes are withheld. The higher amount reflects payroll tax requirements and does not increase the employee's net benefit beyond \$5,000.

### **Step 14 Pay Cap**

The salary ordinance includes the formalization of city policy to cap Grade 14 at the Step 3 salary. This city policy is intended to keep department head salaries within a tighter range of pay.

Thank you for your consideration and continued support of A.F.S.C.M.E. employees.

**ORDINANCE 2026-02**  
**TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)**  
**OF THE BLOOMINGTON MUNICIPAL CODE –**  
**Re: Response to Resolution 2025-17 Related to Amending the Eligibility Subsection, the**  
**Qualifying Standards for Planned Unit Development Subsection, and Defined Terms of**  
**Section of Title 20**

WHEREAS, the Common Council, by its Resolution 18-01, approved a new Comprehensive Plan for the City of Bloomington, which took effect on March 21, 2018; and

WHEREAS, thereafter the Plan Commission initiated and prepared a proposal to repeal and replace Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance” (“UDO”); and

WHEREAS, on December 18, 2019, the Common Council passed Ordinance 19-24, to repeal and replace the UDO; and

WHEREAS, on January 14, 2020, the Mayor signed and approved Ordinance 19-24; and

WHEREAS, on April 15, 2020, the Common Council passed Ordinance 20-06, to repeal and replace the official zoning map within the UDO, and Ordinance 20-07, to amend the UDO; and

WHEREAS, on April 18, 2020, the Unified Development Ordinance became effective; and

WHEREAS, on September 30, 2025, the Common Council adopted Resolution 25-17 to initiate a proposal to amend the UDO to modify the Affordable Housing Incentives; and

WHEREAS, Resolution 25-17 directed the Plan Commission to prepare a proposal consistent with the resolution to amend the text of the UDO (BMC 20.04.110(c)(2) (Eligibility) to include lower AMI requirements and whole percentages within Tier 1 and Tier 2 Affordable Housing Projects; and

WHEREAS, Resolution 25-17 also directed the Plan Commission to prepare a proposal consistent with the resolution to amend the text of the UDO (BMC 20.02.050(b)(3)) (Qualifying Standards) to adjust the minimum qualifying standards for affordability applicable to Planned Unit Developments, requiring that such developments meet or exceed the Tier 1 Affordability standard; and

WHEREAS, Resolution 25-17 further directed the Plan Commission to review and propose any additional amendments necessary to align other sections of the UDO with the changes to described in the resolution; and

WHEREAS, on November 10, 2025, the Plan Commission voted to forward an amendment proposal with a positive recommendation to the Common Council, after providing notice and holding public hearings on the proposal as required by law; and

WHEREAS, the Plan Commission certified the amendment proposal to the Common Council on November 20, 2025; and

WHEREAS, in preparing and considering this amendment proposal, the Plan Commission and Common Council have paid reasonable regard to:

- 1) the Comprehensive Plan;
- 2) current conditions and character of current structures and uses in each district;
- 3) the most desirable use for which land in each district is adapted;
- 4) the conservation of property values throughout the jurisdiction; and
- 5) responsible development and growth.

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

SECTION 1. Title 20, entitled “Unified Development Ordinance,” is amended.

SECTION 2. An amended Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance,” including other materials that are incorporated by reference, is adopted. The amended ordinance consists of the following documents which are attached and incorporated:

- A. The amendment proposal forwarded to the Common Council by the Plan Commission with a positive recommendation (“Attachment A”);
- B. Amendments to the UDO provisions on AMI Eligibility in 20.04.110(c)(2), Qualifying Standards for PUD Affordability in 20.02.050(b)(3), and removal of “workforce housing” in Defined Terms, 20.07.010 (“Attachment B”); and
- C. Any Council amendments thereto (“Attachment C”).

SECTION 3. The Clerk of the City is hereby authorized and directed to oversee the process of consolidating all of the documents referenced in Section 2 into a single text document for codification.

SECTION 4. Severability. If any section, sentence, or provision of this ordinance, 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 ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 5. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
ISAK NTI ASARE, President  
Bloomington Common Council

ATTEST:

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

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_ day of \_\_\_\_\_, 2026.

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

SIGNED AND APPROVED by me upon this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
KERRY THOMSON, Mayor  
City of Bloomington

## SYNOPSIS

This Ordinance amends Title 20, the Unified Development Ordinance in the following manner:  
(1) reduces the Area Median Income Eligibility percentage requirements for Incentives in 20.04.110(c)(2); (2) revises the Qualifying Standards for Planned Unit Developments in 20.02.050(b)(3); and (3) eliminates the definition of “workforce housing” from Defined Terms in 20.07.010 Title 20, the Unified Development Ordinance.

## **Case # ZO2025-10-0014 (ZO-35-25) Memo**

**To:** Common Council

**From:** Jackie Scanlan, AICP Assistant Director, Planning & Transportation

**Date:** November 20, 2025

**Re:** Text Amendments to Unified Development Ordinance: Response to Resolution 2025-17: Affordable Housing Incentives

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**REVIEW:** This petition was heard at the November 10, 2025 Plan Commission hearing. The Plan Commission voted to amend the petition in order to adjust the percentages to whole numbers (reflected below). The packet that went to the Plan Commission on November 10, 2025 is below, with an update to the recommendation section. The Plan Commission voted to send the petition to the Common Council with a positive recommendation.

Through Resolution 2025-17, the Bloomington Common Council directed the Plan Commission to draft amendments to Title 20 of the Bloomington Municipal Code, the Unified Development Ordinance (UDO).

The Resolution directed the Plan Commission to prepare a proposal that does the following:

1. To amend the text of the UDO (BMC 20.04.110(c)(2)) (Eligibility) to include an AMI requirement within Tier 1 and Tier 2 Affordable Housing Projects, as follows:

Tier 1 Affordable Housing Projects to include at least some units to be priced below 90% of AMI, using whole percentages for each tier.

Tier 2 Affordable Housing Projects to include at least some units priced below 70% of AMI, using whole percentages for each tier.

2. To amend the text of the UDO (BMC 20.02.040(b)(3)) (Qualifying Standards) to adjust the minimum qualifying standards for affordability applicable to Planned Unit Developments, requiring that such developments meet or exceed the Tier 1 Affordability standard.

3. To align other sections of the UDO with the changes described in Sections 1 and 2 of this Resolution.

1. Based on discussion and feedback from the Plan Commission and Housing and Neighborhood Development Department staff at the February 2025 Plan Commission hearing, the Department proposes to respond to the first directive of Resolution 2025-17 by requiring all units that count toward the affordable housing contribution to be rented to tenants at less than 90 percent of Area

Median Income (AMI), which is more responsive to the realities of the local workforce than the existing 120 percent of AMI. Tier 2 is proposed to continue to be split, with the percentages to be adjusted to half of the units at less than 90 percent of AMI and half of the units at less than 70 percent of AMI. While, nationally, 120 percent may be recognized as workforce housing, Figures 1 and 2 below indicates that 90 percent and 70 percent are more accurate for our local annual wage.

Figure 1: Annual Wage Distribution with proposed AMI percentages

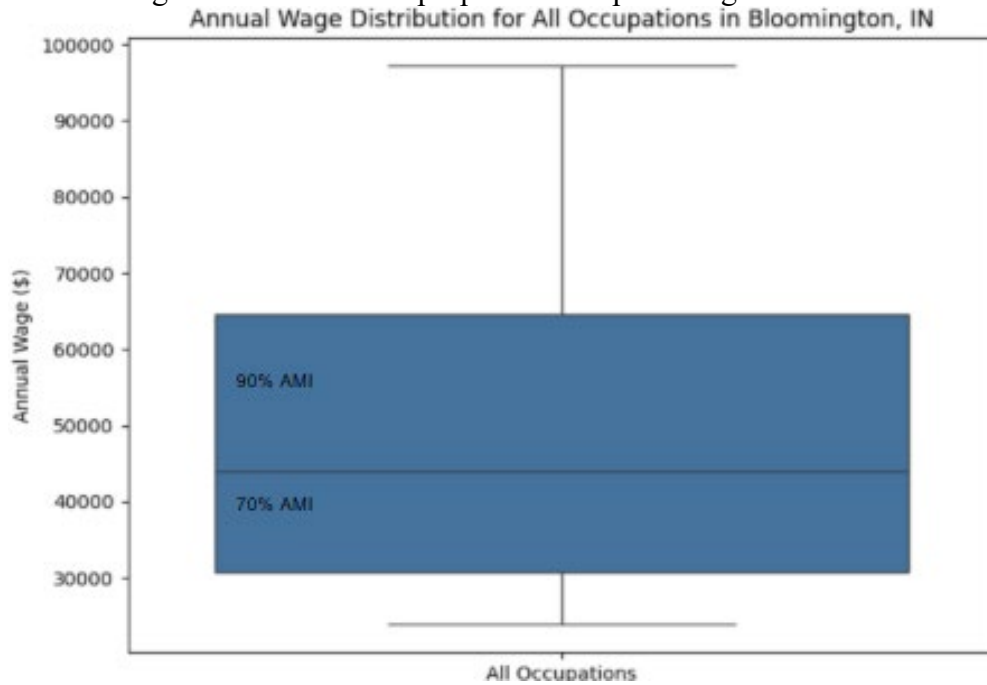


Image from Director Killion-Hanson February 2025 Plan Commission presentation

Figure 2: Annual Wage Distribution with existing, proposed, and additional AMI percentages

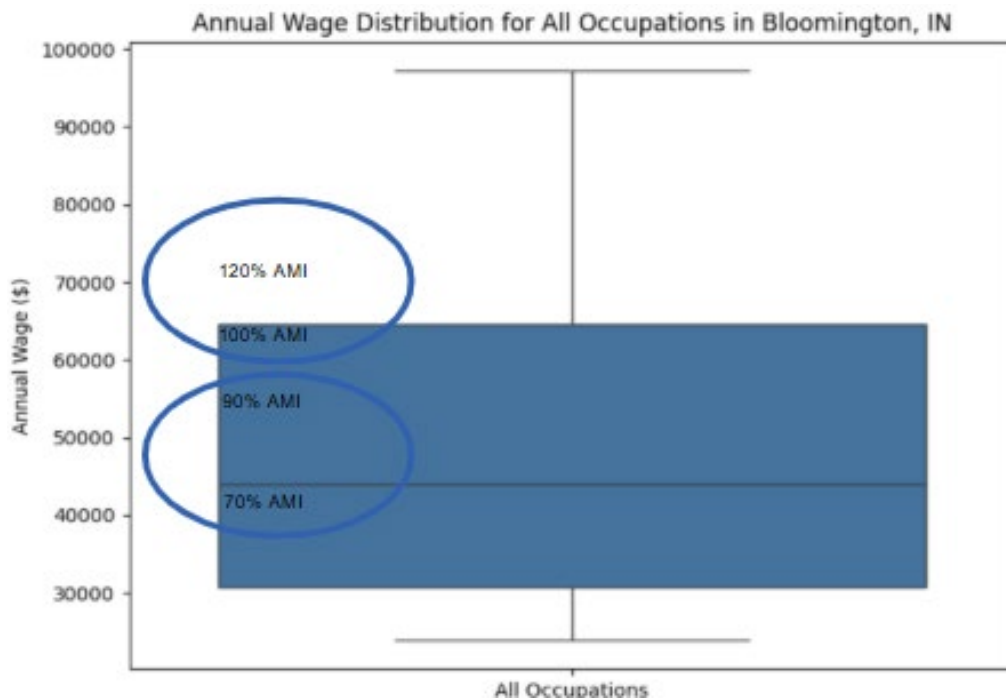


Image from Director Killion-Hanson February 2025 Plan Commission presentation

## (2). Eligibility

Projects that satisfy one of the following criteria shall be eligible for the incentives established in subsection **Error! Reference source not found.** below:

### (A) Tier 1

- i. At least 60 percent of the total gross floor area of the building (including additional area awarded with an incentive) is dedicated to residential dwellings; and
- ii. A minimum of 15 percent of the total dwelling units (including those on floors awarded with an incentive) are income-restricted permanently, unless otherwise adjusted or forfeited by the City, to households earning less than ~~120~~ 90 percent of the HUD AMI for Monroe County, Indiana; or

### (B) Tier 2

- i. At least 60 percent of the total gross floor area of the building (including additional area awarded with an incentive) is dedicated to residential dwellings; and
- ii. A minimum of ~~7.5~~ percent of the total dwelling units (including those on floors awarded with an incentive) are income-restricted permanently, unless otherwise adjusted or forfeited by the City, to households earning below ~~90~~ 120 percent of the HUD AMI for Monroe County, Indiana; and
- iii. A minimum of ~~87.5~~ percent of the total dwelling units (including those on floors awarded with an incentive) are income-restricted permanently, unless otherwise adjusted or forfeited by the City, to households earning below ~~70~~ 90 percent of the HUD AMI for Monroe County, Indiana.

2. In response to the second directive in Resolution 2025-17, the Department recommends specifically referencing the Tier 1 section, as opposed to including a percentage, so that if the Tier 1 percentages are amended, the PUD qualifying standard will also be automatically amended. The amendment will allow that PUDs will, at a minimum, meet the requirements that non-PUD projects must meet. As pointed out in the Resolution, the recently approved Summit PUD (Reasonable Condition #6) incorporated the same requirement that is being proposed, indicating that the Council has been considering this change for some time.

### **(b) Qualifying Standards**

A petition for rezoning into a Planned Unit Development (PUD) district shall only be considered if the petition meets the following criteria, as determined by the Planning and Transportation Director:

- 1) The proposed PUD zoning district includes a minimum of five acres of land;
- 2) The land included in the proposed PUD zoning district is not within the Mixed-Use Downtown (MD) zoning district;
- 3) Where residential dwelling units are proposed, the total dwelling units proposed must include, at a minimum, the percentage of permanently income-limited units required in 20.04.110(c)(2)(A) Tier 1, at the AMI percentages listed in that section ~~a minimum of 15 percent of the total dwelling units must be permanently income-limited through a deed restriction to households earning less than 120 percent of the HUD AMI for Monroe County, Indiana~~ and the development will be subject to the applicable standards established in Subsection 20.04.110(c): Affordable Housing, unless the City otherwise adjusts or releases this requirement;
- 4) The proposed PUD could not be developed using conventional zoning districts or standards established in this UDO;
- 5) The land included in the proposed PUD is under single ownership or control. Single control of property under multiple ownership may be considered when the petition includes enforceable agreements, covenants, or commitments that run to the benefit of the City and that the City may require to be recorded if the PUD is approved; and
- 6) The proposed PUD zoning district embraces the following highly-valued design features:
  - A. Protection of specific natural, environmental, or scenic resources or green spaces; and/or
  - B. Retaining natural landforms throughout the development; and/or
  - C. Low Impact Development design features throughout the development; and/or
  - D. Solar orientation of building forms and other passive energy-efficient design strategies throughout the development.
- 7) The proposed PUD zoning district embraces several highly-valued design features, as determined by the Planning and Transportation Director, including but not limited to:
  - A. No block perimeter greater than 1,400 feet in the development;
  - B. Centralized gathering and recreation spaces of an appropriate size for the entire development, or designed to serve an area larger than the entire development;
  - C. Internally and externally connected park, trail, and open space system;
  - D. Community-level renewable energy production.

3. In response to the third directive, the Department recommends making the following changes to the UDO. In Chapter 7, Definitions, the Department proposes to strike the definition of ‘Workforce Housing’, as the term is not used anywhere else in the UDO. The percentages stand



on their own in the text to meet the needs of our community, and the term does not need to be included.

### **Workforce Housing**

~~Residential housing units that serve individuals, households, or families with annual incomes less than 120 percent of the Area Median Income. These housing units would under Section 20.04.110(c)(2) (Eligibility) for Tier 1 affordable housing.~~

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**CONCLUSION:** The Department is proposing to amend the percentages related to Area Median Income (AMI) and affordable housing units that are provided through the Incentives section of the UDO to better align with the local workforce reality. While there are differing views on whether or not on-site units are more or less beneficial than receipt of a payment-in-lieu of providing units, the proposed changes in response to Resolution 2025-17 make any on-site units potentially more impactful than the current regulations.

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**RECOMMENDATION:** The Plan Commission forwards ZO-35-25 with a positive recommendation.

RESOLUTION 2025-17

TO INITIATE A PROPOSAL TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE) OF THE BLOOMINGTON MUNICIPAL CODE BY RESTATING RESOLUTION 2025-10 Re: Preparation of a Proposal to Amend Chapter 20.04.110 (Incentives) and 20.02.040 (Planned Unit Development (PUD) District)

- WHEREAS the Common Council, by its Resolution 18-01, approved a new Comprehensive Plan for the City of Bloomington, which took effect on March 21, 2018; and
- WHEREAS thereafter the Plan Commission initiated and prepared a proposal to repeal and replace Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance” (“UDO”) in order to implement the vision for community development put forward in the Comprehensive Plan; and
- WHEREAS on December 18, 2019, the Common Council passed Ordinance 19-24, to repeal and replace the UDO, and the Mayor signed and approved this ordinance; and
- WHEREAS on January 14, 2020 the Mayor signed and approved Ordinance 19-24; and
- WHEREAS the UDO has since been revised by action of the Plan Commission and the Common Council several times; and
- WHEREAS the current affordability tiers set out in the UDO Chapter 20.04.110 (c.2) have resulted in housing units priced at the maximum allowable based on the Area Median Income (AMI) for Bloomington<sup>1</sup>; and
- WHEREAS this has resulted in the use of affordability incentives by housing developments that do not actually create affordable units<sup>2</sup>; and
- WHEREAS pursuant to Indiana Code (“IC”) 36-7-4-602, the Common Council may initiate a proposal to amend or partially repeal the text of the UDO and require the Plan Commission to prepare it; and
- WHEREAS pursuant to IC 36-7-4-607.5, on receiving the proposal to amend or partially repeal text, the Plan Commission shall, within 60 days, hold a public hearing, shall vote on the proposal not later than 60 days after the commission holds the public hearing, shall make a favorable recommendation, an unfavorable recommendation, or no recommendation, and shall within 10 business days after it determines its recommendation certify the proposal; and
- WHEREAS the Common Council previously passed Resolution 2024-23 to initiate a proposal to amend the UDO to modify the Affordable Housing Incentives; and
- WHEREAS the current UDO requires a PUD to meet a minimum requirement for affordability that corresponds with the current Tier 1 affordability standards; and
- WHEREAS the Summit District PUD, Ordinance 2024-07, was approved by the Common Council with Reasonable Condition #6 requiring a minimum of 15% of units constructed to meet the permanent affordability standard by being income restricted to households earning below 90% of the US Department of Housing and Urban Development AMI for Monroe County Indiana; and

<sup>1</sup> See City of Bloomington 2024 Workforce Rental Housing Limit Calculations, <https://bloomington.in.gov/housing/workforce>.

<sup>2</sup> “A major theme during public engagement was on the lack of rental units priced below \$900.” Regional Opportunity Initiatives, *Indiana Uplands Regional Housing Study Addendum 2.H Monroe County*, (2023 Update), 131, <https://regionalopportunityinc.org/src-content/uploads/2024/01/Indiana-Uplands-Housing-Study-Addendum-2.H-Monroe-County.pdf>.

- WHEREAS the Common Council passed Resolution 2025-10 to reinitiate in part its intent to pursue the objectives set forth in Resolution 2024-23, and to amend the minimum qualifying standards for affordability in Planned Unit Developments (“PUD”); and
- WHEREAS the Common Council renews its intention to initiate the proposal set forth in Resolution 2025-10 (“Attachment A”) and restates the proposed amendments to the UDO herein; and
- WHEREAS in preparing and considering this proposal, the Plan Commission and Common Council shall pay reasonable regard to:
- a) the Comprehensive Plan;
  - b) current conditions and character of current structures and uses in each district;
  - c) the most desirable use for which land in each district is adapted;
- the conservation of property values throughout the jurisdiction; and responsible development and growth.

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

SECTION 1. The Common Council hereby rescinds Resolution 2025-10.

SECTION 2. Pursuant to IC 36-7-4-602(b), the Common Council directs the Plan Commission to prepare a proposal consistent with this resolution to amend the text of the UDO (BMC 20.04.110(c)(2)) (Eligibility) to include an AMI requirement within Tier 1 and Tier 2 Affordable Housing Projects, as follows:

- Tier 1 Affordable Housing Projects to include at least some units to be priced below 90% of AMI, using whole percentages for each tier.
- Tier 2 Affordable Housing Projects to include at least some units priced below 70% of AMI, using whole percentages for each tier.

SECTION 3. The Common Council further directs the Plan Commission to prepare a proposal to amend the text of the UDO (BMC 20.02.040(b)(3)) (Qualifying Standards) to adjust the minimum qualifying standards for affordability applicable to Planned Unit Developments, requiring that such developments meet or exceed the Tier 1 Affordability standard.

SECTION 4. The Common Council further directs the Plan Commission to review and propose any additional amendments necessary to align other sections of the UDO with the changes described in Sections 1 and 2 of this Resolution.

SECTION 5. Upon passage of this resolution, and pursuant to IC 36-7-4-607.5, the Plan Commission shall review and recommend UDO amendments to the Common Council in response to this resolution.

SECTION 6. If any section, sentence or provision of this legislation, 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 legislation which can be given effect without the invalid provision or application, and to this end the provisions of this legislation are declared to be severable.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 30 day of September, 2025.



HOPI STOSBERG, President  
Bloomington Common Council

ATTEST:



NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 02  
day of October, 2025.



NICOLE BOLDEN, Clerk,  
City of Bloomington

SIGNED and APPROVED by me upon this 2 day of October, 2025.



KERRY THOMSON, Mayor  
City of Bloomington

#### SYNOPSIS

This resolution, sponsored by Councilmember Stosberg, initiates the prior proposal in Resolution 2025-10 (adopted on July 16, 2025), which directs the Plan Commission to prepare amendments to the BMC Title 20 (the Unified Development Ordinance or “UDO”) to make changes to the affordable housing incentive qualifying standards.

Distributed to: Clerk, Council Attorney, Legal, Mayor, and Planning & Transportation.

RESOLUTION 2025-10

TO INITIATE A PROPOSAL TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE) OF THE BLOOMINGTON MUNICIPAL CODE Re: Preparation of a Proposal to Amend Chapter 20.04.110 (Incentives) and 20.02.040 (Planned Unit Development (PUD) District).

- WHEREAS the Common Council, by its Resolution 18-01, approved a new Comprehensive Plan for the City of Bloomington, which took effect on March 21, 2018; and
- WHEREAS thereafter the Plan Commission initiated and prepared a proposal to repeal and replace Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance” (“UDO”) in order to implement the vision for community development put forward in the Comprehensive Plan; and
- WHEREAS on December 18, 2019, the Common Council passed Ordinance 19-24, to repeal and replace the UDO, and the Mayor signed and approved this ordinance; and
- WHEREAS on January 14, 2020 the Mayor signed and approved Ordinance 19-24; and
- WHEREAS the UDO has since been revised by action of the Plan Commission and the Common Council several times; and
- WHEREAS the current affordability tiers set out in the UDO Chapter 20.04.110 (c.2) have resulted in housing units priced at the maximum allowable based on the Area Median Income (AMI) for Bloomington<sup>1</sup>; and
- WHEREAS this has resulted in the use of affordability incentives by housing developments that do not actually create affordable units<sup>2</sup>; and
- WHEREAS pursuant to IC 36-7-4-602, the Common Council may initiate a proposal to amend or partially repeal the text of the UDO and require the Plan Commission to prepare it; and
- WHEREAS the Common Council previously passed Resolution 2024-23 to initiate a proposal to amend the UDO to modify the Affordable Housing Incentives; and
- WHEREAS the Common Council reinitiates in part its intent to pursue the objectives set forth in Resolution 2024-23, and further seeks to amend the minimum qualifying standards for affordability in Planned Unit Developments (“PUD”); and
- WHEREAS the current UDO requires a PUD to meet a minimum requirement for affordability that corresponds with the current Tier 1 affordability standards; and
- WHEREAS the Summit District PUD, Ordinance 2024-07, was approved by the Common Council with Reasonable Condition #6 requiring a minimum of 15% of units constructed to meet the permanent affordability standard by being income restricted to households earning below 90% of the US Department of Housing and Urban Development AMI for Monroe County Indiana; and
- WHEREAS in preparing and considering this proposal, the Plan Commission and Common Council shall pay reasonable regard to:
- a) the Comprehensive Plan;
  - b) current conditions and character of current structures and uses in each district;
  - c) the most desirable use for which land in each district is adapted;

<sup>1</sup> See City of Bloomington 2024 Workforce Rental Housing Limit Calculations, <https://bloomington.in.gov/housing/workforce>.

<sup>2</sup> “A major theme during public engagement was on the lack of rental units priced below \$900.” Regional Opportunity Initiatives, *Indiana Uplands Regional Housing Study Addendum 2.H Monroe County*, (2023 Update), 131, <https://regionalopportunityinc.org/src-content/uploads/2024/01/Indiana-Uplands-Housing-Study-Addendum-2.H-Monroe-County.pdf>.

the conservation of property values throughout the jurisdiction; and responsible development and growth.

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

SECTION 1. Pursuant to IC 36-7-4-602(b), the Common Council directs the Plan Commission to prepare a proposal consistent with this resolution to amend the text of the UDO (BMC 20.04.110(c)(2)) (Eligibility) to include an AMI requirement within Tier 1 and Tier 2 Affordable Housing Projects, as follows:

Tier 1 Affordable Housing Projects to include at least some units to be priced below 90% of AMI, using whole percentages for each tier.

Tier 2 Affordable Housing Projects to include at least some units priced below 70% of AMI, using whole percentages for each tier.

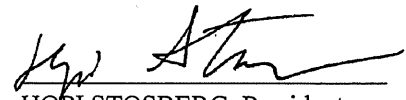
SECTION 2. The Common Council further directs the Plan Commission to prepare a proposal to amend the text of the UDO (BMC 20.02.040(b)(3)) (Qualifying Standards) to adjust the minimum qualifying standards for affordability applicable to Planned Unit Developments, requiring that such developments meet or exceed the Tier 1 Affordability standard.


SECTION 3. The Common Council further directs the Plan Commission to review and propose any additional amendments necessary to align other sections of the UDO with the changes described in Sections 1 and 2 of this Resolution.

SECTION 4. Upon passage of this resolution, and pursuant to IC 36-7-4-607, the Plan Commission shall review and recommend UDO amendments to the Common Council in response to this resolution.


SECTION 5. If any section, sentence or provision of this legislation, 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 legislation which can be given effect without the invalid provision or application, and to this end the provisions of this legislation are declared to be severable.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 16 day of July, 2025.


  
HOPI STOSBERG, President  
Bloomington Common Council

ATTEST:  
  
NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 18 day of July, 2025.

  
NICOLE BOLDEN, Clerk,  
City of Bloomington

SIGNED and APPROVED by me upon this 22 day of July, 2025.

  
KERRY THOMSON, Mayor  
City of Bloomington

#### SYNOPSIS

This resolution, sponsored by Councilmember Stosberg, reinitiates in part the proposal in Resolution 2024-23 (adopted on November 20, 2024) to amend Title 20 (the Unified Development Ordinance or “UDO”) of the Bloomington Municipal Code and introduces additional proposals related. The resolution directs that a UDO text amendment proposal be prepared by the Plan Commission to make changes to the affordable housing incentive qualifying standards.

Distributed to: Clerk, Council Attorney, HAND, Legal, Mayor, and Planning & Transportation.

## ATTACHMENT B

### Ordinance 2026-02

#### 20.04.110 Incentives.

##### (c) Affordable Housing.

(2) Eligibility. Projects that satisfy one of the following criteria shall be eligible for the incentives established in subsection (5) below:

##### (A) Tier 1.

- i. At least sixty percent of the total gross floor area of the building (including additional area awarded with an incentive) is dedicated to residential dwellings; and
- ii. A minimum of fifteen percent of the total dwelling units (including those on floors awarded with an incentive) are income-restricted permanently, unless otherwise adjusted or forfeited by the City, to households earning less than ninety percent (90%) ~~one hundred twenty percent~~ of the HUD AMI for Monroe County, Indiana; or

##### (B) Tier 2.

- i. At least sixty percent of the total gross floor area of the building (including additional area awarded with an incentive) is dedicated to residential dwellings; and
- ii. A minimum of seven ~~and one-half percent~~ (7%) of the total dwelling units (including those on floors awarded with an incentive) are income-restricted permanently, unless otherwise adjusted or forfeited by the City, to households earning below ninety percent (90%) ~~one hundred twenty percent~~ of the HUD AMI for Monroe County, Indiana; and
- iii. A minimum of ~~seven and one-half~~ eight percent (8%) of the total dwelling units (including those on floors awarded with an incentive) are income-restricted permanently, unless otherwise adjusted or forfeited by the City, to households earning below seventy percent (70%) ~~ninety percent~~ of the HUD AMI for Monroe County, Indiana.

#### 20.02.050 Planned Unit Development (PUD) District.

(b) Qualifying Standards. A petition for rezoning into a Planned Unit Development (PUD) district shall only be considered if the petition meets the following criteria, as determined by the Planning and Transportation Director:

- (1) The proposed PUD zoning district includes a minimum of five acres of land;
- (2) The land included in the proposed PUD zoning district is not within the Mixed-Use Downtown (MD) zoning district;
- (3) Where residential dwelling units are proposed, the total dwelling units proposed must include, at a minimum, the percentage of permanently income-limited units required in 20.04.110(c)(2)(A) Tier 1, at the AMI percentages listed in that section ~~a minimum of fifteen percent of the total dwelling units must be permanently income-limited through a deed restriction to households earning less than one hundred twenty percent of the HUD AMI for Monroe County, Indiana and the development will be subject to the~~



## ATTACHMENT B

### Ordinance 2026-02

applicable standards established in Section 20.04.110(c) (Affordable Housing), unless the City otherwise adjusts or releases this requirement.;

- (4) The proposed PUD could not be developed using conventional zoning districts or standards established in this UDO;
- (5) The land included in the proposed PUD is under single ownership or control. Single control of property under multiple ownership may be considered when the petition includes enforceable agreements, covenants, or commitments that run to the benefit of the City and that the City may require to be recorded if the PUD is approved; and
- (6) The proposed PUD zoning district embraces the following highly-valued design features:
  - (A) Protection of specific natural, environmental, or scenic resources or green spaces; and/or
  - (B) Retaining natural landforms throughout the development; and/or
  - (C) Low impact development design features throughout the development; and/or
  - (D) Solar orientation of building forms and other passive energy-efficient design strategies throughout the development.
- (7) The proposed PUD zoning district embraces several highly-valued design features, as determined by the Planning and Transportation Director, including but not limited to:
  - (A) No block perimeter greater than one thousand four hundred feet in the development;
  - (B) Centralized gathering and recreation spaces of an appropriate size for the entire development, or designed to serve an area larger than the entire development;
  - (C) Internally and externally connected park, trail, and open space system;
  - (D) Community-level renewable energy production.

#### 20.07.010 Defined words.

The following terms shall have the following meanings:

“Wooded area” means a contiguous, vegetated area featuring a dense, closed canopy of trees whose branches interlock to provide nearly continuous shade.

~~“Workforce housing” means residential housing units that serve individuals, households, or families with annual incomes less than one hundred twenty percent of the area median income. These housing units would be covered under Section 20.04.110(c)(2) (Eligibility) for tier 1 affordable housing.~~

“X zone” means for purposes of floodplain regulations, the area where the flood hazard is less than that in the SFHA. Shaded X zones shown on recent FIRMs (B zones on older FIRMs) designate areas subject to inundation by the flood with a 0.2 percent chance of being equaled or exceeded (the five-hundred-year flood). Unshaded X zones (C zones on older FIRMs) designate areas where the annual exceedance probability of flooding is less than 0.2 percent.

\*\*\*\*ORDINANCE CERTIFICATION\*\*\*\*

In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 2026-02 is a true and complete copy of Plan Commission Case Number ZO-35-25 which was given a positive recommendation by a vote of 7 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on November 10, 2025.

Date: November 20, 2025

David Hittle  
David Hittle, Secretary  
Plan Commission

Received by the Common Council Office this 20th day of November, 2025.

N. Bolden  
Nicole Bolden, City Clerk

Appropriation  
Ordinance #

Fiscal Impact  
Statement  
Ordinance #

Resolution #

Type of Legislation:

Appropriation  
Budget Transfer  
Salary Change

End of Program  
New Program  
Bonding

Penal Ordinance  
Grant Approval  
Administrative  
Change  
Short-Term Borrowing  
Other

Zoning Change  
New Fees

Investments  
Annexation

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure  
Unforeseen Need

Emergency  
Other

Funds Affected by Request:

Fund(s) Affected		
Fund Balance as of January 1	\$	\$
Revenue to Date	\$	\$
Revenue Expected for Rest of year	\$	\$
Appropriations to Date	\$	\$
Unappropriated Balance	\$	\$
Effect of Proposed Legislation (+/- )	\$	\$
Projected Balance	\$	\$

Signature of Controller

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

Yes                      No                      XX

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

This amendment modifies the regulations in Title 20 related to the Affordable Housing Incentives. This ordinance is in accordance with Indiana Code 36-7-4-600.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)

**ORDINANCE 2026-01**  
**TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE)**  
**OF THE BLOOMINGTON MUNICIPAL CODE –**  
**Re: Response to Resolution 2025-12 Related to Amending the Affordable Housing**  
**Incentives and Payment-in-Lieu Provisions**

WHEREAS, the Common Council, by its Resolution 18-01, approved a new Comprehensive Plan for the City of Bloomington, which took effect on March 21, 2018; and

WHEREAS, thereafter the Plan Commission initiated and prepared a proposal to repeal and replace Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance” (“UDO”); and

WHEREAS, on December 18, 2019, the Common Council passed Ordinance 19-24, to repeal and replace the UDO; and

WHEREAS, on January 14, 2020, the Mayor signed and approved Ordinance 19-24; and

WHEREAS, on April 15, 2020, the Common Council passed Ordinance 20-06, to repeal and replace the official zoning map within the UDO, and Ordinance 20-07, to amend the UDO; and

WHEREAS, on April 18, 2020, the Unified Development Ordinance became effective; and

WHEREAS, on July 30, 2025, the Common Council adopted Resolution 25-12, which was initiated by the Common Council to assess and amend the relevant provisions of the UDO in order to incentivize developers in creation of affordable housing units and to ensure any payment-in-lieu options are meeting the long term interests of Bloomington housing needs; and

WHEREAS, Resolution 25-12 directed the Plan Commission to prepare a proposal consistent with the resolution to amend the text of the UDO (BMC 20.04.110(c)(5)) (Affordable Housing Incentives) to assess the incentive structure and consider creating additional incentives for affordable housing, including but not limited to expected owner-occupied unit development; and

WHEREAS, Resolution 25-12 also directed the Plan Commission to prepare a proposal to amend the text of the UDO (BMC 20.04.110(c)(7)) (Payment-in-Lieu), to assess the payment-in-lieu option and consider an increase in the qualifying standard for developments utilizing a payment-in-lieu procedure; and

WHEREAS, Resolution 25-12 further directed the Plan Commission to review and recommend UDO amendments to the Common Council in response to this resolution; and

WHEREAS, on November 10, 2025, the Plan Commission voted to forward an amendment proposal with no recommendation to the Common Council, after providing notice and holding public hearings on the proposal as required by law; and

WHEREAS, the Plan Commission certified the amendment proposal to the Common Council on November 20, 2025; and

WHEREAS, in preparing and considering this amendment proposal, the Plan Commission and Common Council have paid reasonable regard to:

- 1) the Comprehensive Plan;
- 2) current conditions and character of current structures and uses in each district;
- 3) the most desirable use for which land in each district is adapted;
- 4) the conservation of property values throughout the jurisdiction; and
- 5) responsible development and growth;

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

SECTION 1. Title 20, entitled “Unified Development Ordinance,” is amended.

SECTION 2. An amended Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance,” including other materials that are incorporated by reference, is adopted. The amended ordinance consists of the following documents which are attached and incorporated:

- A. The amendment proposal forwarded to the Common Council by the Plan Commission with no recommendation (“Attachment A”);
- B. Amendments to the UDO provisions on Affordable Housing Incentives in 20.04.110(c)(5) and Payment-in-Lieu in 20.04.110(c)(7) (“Attachment B”); and
- C. Any Council amendment thereto (“Attachment C”).

SECTION 3. The Clerk of the City is hereby authorized and directed to oversee the process of consolidating all of the documents referenced in Section 2 into a single text document for codification.

SECTION 4. Severability. If any section, sentence, or provision of this ordinance, 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 ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 5. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
ISAK NTI ASARE, President  
Bloomington Common Council

ATTEST:

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

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this \_\_\_\_ day of \_\_\_\_\_, 2026.

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

SIGNED AND APPROVED by me upon this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
KERRY THOMSON, Mayor  
City of Bloomington

## SYNOPSIS

Ordinance 2026-01 amends Title 20, the Unified Development Ordinance, in the following manner: (1) increases the maximum impervious surface coverage allowance for single-family detached and duplex residential lots in the R1, R2, R3 and R4 zoning districts for owner-occupancy projects using the affordable housing incentives; (2) increases the maximum impervious surface coverage allowance and decreases the landscape area for projects that meet Tier 2 affordability standards; and (3) increases the dollar amount of and eligibility for payments-in-lieu of providing housing.

# ATTACHMENT A

## Case # ZO2025-09-0013 (ZO-33-25) Memo

**To:** Common Council

**From:** Jackie Scanlan, AICP Assistant Director

**Date:** November 20, 2025

**Re:** Text Amendments to Unified Development Ordinance: Response to Resolution 2025-12: Affordable Housing Incentives

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**REVIEW:** This petition was heard at the November 10, 2025 Plan Commission hearing. The Plan Commission voted to amend the petition in order to add wording that requires reference to the Administrative Manual. That amendment has been included in the redline below. The packet that went to the Plan Commission on November 10, 2025 is below, with an update to the recommendation section. The Plan Commission voted to send the petition to the Common Council with no recommendation.

This petition was heard at the October 2025 Plan Commission hearing. A number of issues were raised and the petition was continued. A description of issues raised and how they are addressed in the amendment proposal is lettered below.

- A. An increase in maximum impervious surface coverage for projects in the R1-R4 that use affordable housing incentives and include intended owner-occupancy was included in the October proposal. The percentage was not written correctly, so that is corrected in this proposal to 80 percent coverage. This increase is substantial, and doubles the allowable coverage in some districts. One goal is to appeal to developers who do not typically build affordable housing with this increase, if the increase can produce enough additional lots to make the project feasible with inclusion of affordable housing. For reference, the existing impervious surface coverage maximums for each district are included in Figure 1 below.

There was discussion of moving the owner-occupancy reference to the preamble of 20-04-110(c)(5)(A) as an additional encouragement for owner-occupancy. The Department took that suggestion, and incorporated it in this proposal.

Zoning District	Maximum Impervious Surface Coverage
R1	30%
R2	40%
R3	45%
R4	50%

- B. A new system for calculating payment-in-lieu for projects utilizing affordable housing incentives, but not building or purchasing affordable housing dwelling units was proposed in the October 2025 packet. There were numerous questions raised about how it would work and whether or not it would generate more or less contribution than the current calculations does. The first question is whether or not dwelling units or beds are being used in the current calculation for payment-in-lieu amounts. Beds are being used in the current calculations, based on the Administrative Manual. The proposed language for the Administrative Manual (which does not require Plan Commission approval) is to utilize dwelling units. Below is a table with four recent projects, how much they pledged with the current payment-in-lieu system, and how much the proposed system would generate. We did not include allowances for four- and five-bedroom units, but those would raise the amount required for the incentives. It appears that the new system will consistently generate more dollars to be used through the Housing Development fund for affordable housing support.

Project Name	Dwelling Units	Beds	Payment-in-Lieu Pledged	Payment-In-Lieu with new Calculation (no 4/5 beds included)
Strauser Construction	75	135	420,000.00	\$1,150,000.00
Core/SVA Bloomington	172	463	1,400,000.00	\$2,600,000.00
Core Bloomington	441	1143	3,440,000.00	\$6,650,000.00
Clearpath Services	14	33	99,000.00	\$250,000.00

- C. Because the proposal includes discussion of raising the payment-in-lieu amount, in response to Resolution 2025-12, there were questions raised about where the funds go and how they are used. The funds generated through the affordable housing incentives payment-in-lieu process go directly to the Housing Development Fund. The Housing Development Fund is utilized by the HAND Department in service of advancing affordable housing. Below are some of the ways it is used:

- Low cost loans and grants for development of affordable housing
- Down payment and closing cost assistance
- Investment in affordable developments
- Tenant-based Rental Assistance (new 2025 program)
- Interest rate buy down (new 2025 program)
- Eviction prevention program (new 2025 program)

- D. There were questions raised concerning how many projects have utilized Tier 1 incentives, Tier 2 incentives, and the payment-in-lieu process, as a whole. While some

information was presented at the October 2025 Plan Commission hearing, staff is confirming those numbers and will present them at the hearing.

- E. The October proposal included a minimum of 50 units for any project seeking to use the affordable housing incentives payment-in-lieu process, in response to Resolution 2025-12. Questions were raised about this amount, and it was suggested that 30 units may be more appropriate as we saw some projects in the table below just over 30 units. There were other projects that have utilized the payment-in-lieu option in much smaller developments, as well. A unit minimum was included in order to address the desire of the Common Council to consider increasing the qualifying standards to utilize the payment-in-lieu process. Director Anna Killion-Hanson reported at the February 2025 Plan Commission hearing that the HAND Department has seen successes with developments of 20 dwelling units or less who provided on-site affordable units. Resolution 2025-12 appears to want to encourage on-site affordable dwelling units, so the Department included a unit minimum in this draft that, 30 dwelling units, that moves closer to the apparent threshold of success for on-site units, while still encouraging on-site for more projects.
- F. Plan Commissioner Holmes has one amendment that he would like to be considered. The proposed amendment “to 20.04.110(c)(7)(A), ties any and all affordable housing incentives to making a Payment-in-Lieu, and eliminates all other routes to affordable housing incentives. It includes necessary modifications to cross referencing sections of the UDO that logically depend on this change.” It is included below.

*20.04.110(c)(7)(A)*

- *Replace existing language with:*
- *"All petitions seeking to utilize the affordable-housing incentives established in this Section shall satisfy the affordability obligation solely through an agreement with and monetary contribution to the City of Bloomington, hereinafter referred to as a Payment-in-Lieu ("PIL"). No provision of this Title shall require or authorize the construction, sale, or rental of income-restricted dwelling units as a condition of incentive eligibility."*
- *Along with modifications to cross referencing sections logically dependent on this change.*

Through Resolution 2025-12, the Bloomington Common Council directed the Plan Commission to prepare a proposal that accomplishes two directives described in the resolution. Those directives are listed below.

1. To amend Unified Development Ordinance (UDO), 20.04.110(c)(5) “to assess the incentive structure and consider creating additional incentives for affordable housing, including but not limited to expected owner-occupied unit development.”
2. To amend the text of UDO, 20.04.110(c)(7) “to assess the payment-in-lieu option and consider an increase in the qualifying standard for developments utilized (sic) a payment-in-lieu procedure.”



Resolution 2025-12 is similar to Resolution 2024-23, which was discussed at the February 2025 Plan Commission hearing. Because the first Plan Commission hearing did not occur within the state-mandated 60 day period, the Common Council chose to re-introduce the content of Resolution 2024-23. The Common Council amended the content and only the two items listed above remained together in a resolution, 2025-12.

The Planning and Transportation Department hosted a discussion with local developers, realty representatives, builders, Plan Commission members, and other stakeholders on August 26, 2025 to gain insight on how the incentive structures of 20.04.110 (Incentives) could be improved. Along with city staff, 4 Plan Commissioners and 9 members of the development community attended. Additional feedback was received from other members of the development and design community, as well. The following four questions were sent to the group in advance of the meeting.

1. How well are the existing Housing Affordability Incentives working? What are some examples of the successful or unsuccessful application of the incentives?
2. What other incentives (beyond those involving building height and bulk) should be considered?
3. How could the payment-in-lieu qualifying standard be improved?
4. Other questions, thoughts, ideas...?

Some takeaways from that meeting and other feedback received included that more clarity is needed in the incentive process for non-residential projects; projects for strictly affordable housing single-family and duplex developers are difficult to accomplish within the current incentive and other offering structures of the city; a reduction in development standards materials requirements should be explored; the current incentives are largely targeted toward rental apartments to the detriment of other types of development; the current payment-in-lieu amount is too low; and the role of the Housing and Neighborhood Development (HAND) Department should be analyzed.

While much of the feedback was not incentive-focused, it was used to inform the proposed amendments.

Redline proposals for the 2 directives in 2025-12 are below, *as amended for the November 10, 2025 Plan Commission packet.*

**1. To amend Unified Development Ordinance (UDO), 20.04.110(c)(5) “to assess the incentive structure and consider creating additional incentives for affordable housing, including but not limited to expected owner-occupied unit development.”**

The Planning & Transportation Department proposes to increase maximum impervious surface coverage allowances for single-family detached and duplex residential lots in the R1-R4 zoning districts in projects utilizing the affordable housing incentives when they are intended for owner-occupancy and in projects meeting the Tier 2 requirements.

## **(5) Affordable Housing Incentives**

### **(A) Reduced Bulk Requirements**

The following dimensional standards shall apply to single-family (detached) and duplex residential lots in the R1, R2, R3, and R4 zoning districts that are also intended for owner-occupancy that meet either of the two criteria in subsection (2) above:

- i. The minimum lot area for subdivision may be reduced up to 50 percent.
- ii. The minimum lot width for subdivision may be reduced up to 40 percent.
- iii. The side building setbacks may be reduced to five feet regardless of the number of stories.
- ~~iv.~~ The rear building setback may be reduced to 15 feet.
- ~~iv-v.~~ The maximum impervious surface coverage may be increased to 80 percent.
- ~~v-vi.~~ Where these standards conflict with the neighborhood transition standards established in Section **Error! Reference source not found.** (**Error! Reference source not found.**), the neighborhood transition standards shall govern.

### **(B) Primary Structure Height**

#### **i. Eligibility**

In addition to the eligibility criteria in **Error! Reference source not found.**, affordable housing projects seeking increased maximum primary structure height shall comply with the following criteria:

1. The building shall contain six or more dwelling units; and
2. Unit size and bedroom mix for deed-restricted units shall be comparable to those for market-rate units.

#### **ii. Tier 1 Projects**

Projects that meet the Tier 1 affordability standards may increase the primary structure height by one floor of building height, not to exceed 12 feet, beyond the maximum primary structure height established for the zoning district where the project is located, as identified in Section **Error! Reference source not found.** (**Error! Reference source not found.**).

#### **iii. Tier 2 Projects**

Projects that meet the Tier 2 affordability standards may increase the primary structure height by two floors of building height, not to exceed 24 feet, beyond the maximum primary structure height established for the zoning district where the project is located, as identified in Section **Error! Reference source not found.** (**Error! Reference source not found.**). Projects that meet the Tier 2 affordability standards may increase the maximum impervious surface coverage allowance by 10 percent, and may decrease the landscape area by 10 percent.

#### **iv. Sustainable Development Bonus**

1. Tier 1 Projects: Projects that are eligible for increased primary structure height for affordable housing and sustainable development shall be eligible for one additional floor of building height, not to exceed 12 feet.
2. Tier 2 Projects: Projects that are eligible for increased primary structure height for affordable housing and sustainable development shall be eligible for one additional floor of building height, not to exceed 12 feet. The additional floor of building height granted under this subsection (iv)(2) shall be limited to 50 percent of the building footprint area of primary structure, and that additional floor shall be set back at least 10 feet further than the lower floors of the building.

#### **2. To amend the text of UDO, 20.04.110(c)(7) “to assess the payment-in-lieu option and consider an increase in the qualifying standard for developments utilized (sic) a payment-in-lieu procedure.”**

Resolution 2025-12 indicates that “any payment-in-lieu qualifying standard should exceed the requirements of actual creation of permanently affordable units...” When 20.04.110 was originally adopted in 2020, the requirements in order to utilize the payment-in-lieu options were more difficult to accomplish. The Common Council amended the UDO in June 2022 to amend those requirements to what they are today. As noted above, feedback received indicated that the payment amount is too low.

20.04.110(c)(7) references administrative procedures that are located in the Administrative Manual. The Department proposes to limit the Payment-in-Lieu option to petitions for projects that contain more than 30 dwelling units. This is aligned with the mandate to increase the qualifying standard for the payment-in-lieu option. The Department proposes to amend the Administrative Manual in order to change the calculation unit from ‘bedroom’ to ‘dwelling unit’ with an additional fee for dwelling units with four or five bedrooms; to increase the percentage of units considered in the calculation; and to raise the fee per calculation unit.

#### **(7) Payment-in-Lieu**

- (A) The dollar amount provided as a payment-in-lieu of providing housing must be based on the minimum percentage of eligible units as described in the Administrative Manual. A payment-in-lieu option is only available that meets the Tier 1 or Tier 2 affordability criteria in petitions for projects that contain more than 30 dwelling units. may be authorized by an agreement with the City, and all payments will be deposited into the Housing Development Fund.

- (B) The provisions of this Section 20.01.010(a)(7) shall become effective no later than the effective date of the UDO, by which time administrative procedures for calculating, collecting, accounting for, and spending payments-in-lieu in compliance with all applicable law shall be adopted and publicly available in the Administrative Manual within the Planning and Transportation Department. The procedures used for calculating, collecting, accounting for, and spending shall be reviewed frequently and updated as local housing market conditions change. The calculations may use or be based upon one or more of the following methods:
- i. Housing and Urban Development (HUD) annual rents based on Area Median Income;
  - ii. Area Median Income (per person, income bracket, etc.);
  - iii. Rental rates per unit or per bedroom;
  - iv. Utility rates allowances per unit;
  - v. Tiered rental rates based on percentages above and/or below AMI; and
  - vi. Payment contribution rates.

Below is an excerpt from the Administrative Manual: Affordable and Workforce Housing in Development Process section with proposed amendments.

### **Calculating a Housing Development Fund Contribution (aka “Payment-in-Lieu”)**

For nonresidential, student housing, or dormitory projects, a linkage study must first be approved by the City. The project must also satisfy all applicable standards within 20.04.110 C, Affordable Housing, of the UDO. Residential projects must satisfy all applicable standards within 20.04.110 C, Affordable Housing, of the UDO.

Contributions to the Housing Development Fund will be calculated as follows:~~on a bedroom basis as follows:~~

- Eligible units calculation:~~Eligible bedroom calculation:~~
  - 30.15% of total project ~~bedrooms~~ dwelling units, rounded up to the nearest whole ~~unit~~bedroom.
- The base contribution rate per eligible ~~bedroom-unit~~ is \$5020,000. This rate applies for units containing one to three bedrooms. For units with four or five bedrooms, an additional \$5,000 is required for each bedroom over three bedrooms. This contribution rate may be changed annually by City staff to reflect changing construction costs or other economic factors affecting development costs.

Sample Project Calculation:

32-132 total ~~bedrooms-units~~ x 0.30015 = 39.648

Round up to 405 ~~bedrooms~~eligible units

5-bedrooms40 eligible units x \$20,000~~50,000~~ = \$2,000,000~~100,000~~

Extra bedrooms over three bedroom units: 12

12 x \$5,000 = \$60,000

\$2,060,000 total contribution to the Housing Development Fund

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**CONCLUSION:** The proposed changes requested by the Common Council through Resolution 2025-12 are intended to ‘incentivize developers in creation of affordable housing units’ through changes to Title 20 (UDO) of the Bloomington Municipal Code. The Planning and Transportation Department proposes the above amendments to increase the use of bulk standards reductions in the creation of platted subdivisions, and to limit which projects can bypass affordable housing dwelling unit creation through the payment-in-lieu option, in response to the directives in Resolution 2025-12. Plan Commissioner Holmes has included an amendment that requires reliance on payment-in-lieu as the only option for utilizing the affordable housing incentives. As discussed at the October Plan Commission hearing, the Plan Commission will need to decide which proposed changes incentivize developers in creation of affordable housing units, which is the overall goal of Resolution 2025-12.

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**RECOMMENDATION:** The Plan Commission forwards the petition to the Common Council with no recommendation.

**RESOLUTION 2025-12**

**TO INITIATE A PROPOSAL TO AMEND TITLE 20 (UNIFIED DEVELOPMENT ORDINANCE) OF THE BLOOMINGTON MUNICIPAL CODE Re: Preparation of a Proposal to Amend Chapter 20.04.110 (Incentives).**

- WHEREAS the Common Council, by its Resolution 18-01, approved a new Comprehensive Plan for the City of Bloomington, which took effect on March 21, 2018; and
- WHEREAS thereafter the Plan Commission initiated and prepared a proposal to repeal and replace Title 20 of the Bloomington Municipal Code, entitled “Unified Development Ordinance” (“UDO”) in order to implement the vision for community development put forward in the Comprehensive Plan; and
- WHEREAS on December 18, 2019, the Common Council passed Ordinance 19-24, to repeal and replace the UDO; and
- WHEREAS on January 14, 2020 the Mayor signed and approved Ordinance 19-24; and
- WHEREAS the UDO has since been revised by action of the Plan Commission and the Common Council several times; and
- WHEREAS pursuant to IC 36-7-4-602, the Common Council may initiate a proposal to amend or partially repeal the text of the UDO and require the Plan Commission to prepare it; and
- WHEREAS the Common Council previously passed Resolution 2024-23 to initiate a proposal to amend the UDO to modify the Affordable Housing Incentives; and
- WHEREAS the Common Council reinitiates, in part, its intent to pursue the objectives set forth in Resolution 2024-23; and
- WHEREAS the Common Council wishes to assess and amend the relevant provisions of the UDO in order to incentivize developers in creation of affordable housing units; and
- WHEREAS the UDO allows developers to take advantage of affordable housing incentives by making a payment-in-lieu of the creation of permanently affordable housing units; and
- WHEREAS any payment-in-lieu qualifying standard should exceed the requirements of actual creation of permanently affordable units; and
- WHEREAS The Common Council further wishes to ensure any payment-in-lieu options are meeting the long term interests of Bloomington housing needs; and

WHEREAS in preparing and considering this proposal, the Plan Commission and Common Council shall pay reasonable regard to:

- 1) the Comprehensive Plan;
- 2) Current conditions and character of current structures and uses in each district;
- 3) the most desirable use for which land in each district is adapted;
- 4) the conservation of property values throughout the jurisdiction; and
- 5) responsible development and growth.

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


SECTION 1. Pursuant to IC 36-7-4-602(b), the Common Council directs the Plan Commission to prepare a proposal consistent with this resolution to amend the text of the UDO (BMC 20.04.110(c)(5)) (Affordable Housing Incentives) to assess the incentive structure and consider creating additional incentives for affordable housing, including but not limited to expected owner-occupied unit development.

SECTION 2. The Common Council further directs the Plan Commission to prepare a proposal to amend the text of the UDO (BMC 20.04.110(c)(7)) (Payment-in-Lieu), to assess the payment-in-lieu option and consider an increase in the qualifying standard for developments utilized a payment-in-lieu procedure.


SECTION 3. Upon passage of this resolution, and pursuant to IC 36-7-607, the Plan Commission shall review and recommend UDO amendments to the Common Council in response to this resolution.

SECTION 4. If any section, sentence or provision of this legislation, 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 legislation which can be given effect without the invalid provision or application, and to this end the provisions of this legislation are declared to be severable.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 30 day of July, 2025.

  
\_\_\_\_\_  
HOPI STOSBERG, President  
Bloomington Common Council

ATTEST:

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

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this  
31 day of July, 2025.

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

SIGNED by me upon this 6 day of August, 2025.

  
\_\_\_\_\_  
KERRY THOMSON, Mayor  
City of Bloomington

#### SYNOPSIS

This resolution, sponsored by Councilmember Stosberg, reinitiates, in part, the proposal in Resolution 2024-23 (adopted on November 20, 2024) to amend Title 20 (the Unified Development Ordinance or “UDO”) of the Bloomington Municipal Code. The resolution directs that a UDO text amendment proposal be prepared by the Plan Commission to assess and consider changes to the affordable housing incentive structure and the payment-in-lieu option.

Distributed to: Clerk, Council Attorney, Controller, HAND, Legal, Mayor, and Planning & Transportation.



## 20.04.110 – Incentives.

(c) Affordable Housing.

(5) Affordable Housing Incentives.

(A) Reduced Bulk Requirements. The following dimensional standards shall apply to single-family (detached) and duplex residential lots in the R1, R2, and R3 zoning districts that are also intended for owner-occupancy that meet either of the two criteria in subsection (2) above:

- i. The minimum lot area for subdivision may be reduced up to fifty percent.
- ii. The minimum lot width for subdivision may be reduced up to forty percent.
- iii. The side building setbacks may be reduced to five feet regardless of the number of stories.
- iv. The rear building setback may be reduced to fifteen feet.

v. The maximum impervious surface coverage may be increased to 80 percent.

vi. Where these standards conflict with the neighborhood transition standards established in Section 20.04.070(d)(5) (Neighborhood Transition Standards), the neighborhood transition standards shall govern.

(B) Primary Structure Height.

- i. Eligibility. In addition to the eligibility criteria in Section 20.04.110(c)(2) (Eligibility), affordable housing projects seeking increased maximum primary structure height shall comply with the following criteria:
  - 1. The building shall contain six or more dwelling units; and
  - 2. Unit size and bedroom mix for deed-restricted units shall be comparable to those for market-rate units.
- ii. Tier 1 Projects. Projects that meet the tier 1 affordability standards may increase the primary structure height by one floor of building height, not to exceed twelve feet, beyond the maximum primary structure height established for the zoning district where the project is located, as identified in Section 20.04.020 (Dimensional Standards).
- iii. Tier 2 Projects. Projects that meet the tier 2 affordability standards may increase the primary structure height by two floors of building height, not to exceed twenty-four feet, beyond the maximum primary structure height established for the zoning district where the project is located, as identified in Section 20.04.020 (Dimensional Standards).  
Projects that meet the Tier 2 affordability standards may increase the maximum

## ATTACHMENT B

impervious surface coverage allowance by 10 percent, and may decrease the landscape area by 10 percent.

### iv. Sustainable Development Bonus.

1. Tier 1 Projects. Projects that are eligible for increased primary structure height for affordable housing and sustainable development shall be eligible for one additional floor of building height, not to exceed twelve feet.
2. Tier 2 Projects. Projects that are eligible for increased primary structure height for affordable housing and sustainable development shall be eligible for one additional floor of building height not to exceed twelve feet. The additional floor of building height granted under this subsection (iv)(2) shall be limited to fifty percent of the building footprint area of the primary structure, and that additional floor shall be set back at least ten feet further than the lower floors of the building.

...

### (7) Payment-in-Lieu.

- (A) The dollar amount provided as a payment-in-lieu of providing housing must be based on the minimum percentage of eligible units as described in the Administrative Manual. A payment-in-lieu option is only available in petitions for projects that contain more than 30 dwelling units. may be authorized by an agreement with the city, and all pavements will be deposited into the housing development fund.
- (B) The provisions of this Section 20.04.110(c)(7) (Payment-in-Lieu) shall become effective no later than the effective date of the UDO, by which time administrative procedures for calculating, collecting, accounting for, and spending payments-in-lieu in compliance with all applicable law shall be adopted and publicly available in the administrative manual within the Planning and Transportation Department. The procedures used for calculating, collecting, accounting for, and spending shall be reviewed frequently and updated as local housing market conditions change. The calculations may use or be based upon one or more of the following methods:
  - i. Housing and urban development (HUD) annual rents based on area median income;
  - ii. Area median income (per person, income bracket, etc.);
  - iii. Rental rates per unit or per bedroom;
  - iv. Utility rates allowances per unit;
  - v. Tiered rental rates based on percentages above and/or below AMI; and
  - vi. Payment contribution rates.

\*\*\*\*ORDINANCE CERTIFICATION\*\*\*\*

In accordance with IC 36-7-4-604 I hereby certify that the attached Ordinance Number 2026-01 is a true and complete copy of Plan Commission Case Number ZO-33-25 which was given no recommendation by a vote of 7 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on November 10, 2025.

Date: November 20, 2025

D-H  
David Hittle, Secretary  
Plan Commission

Received by the Common Council Office this 20th day of November, 2025.

N Bolden  
Nicole Bolden, City Clerk

Appropriation  
Ordinance #

Fiscal Impact  
Statement  
Ordinance #

Resolution #

Type of Legislation:

Appropriation  
Budget Transfer  
Salary Change

End of Program  
New Program  
Bonding

Penal Ordinance  
Grant Approval  
Administrative  
Change  
Short-Term Borrowing  
Other

Zoning Change  
New Fees

Investments  
Annexation

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure  
Unforeseen Need

Emergency  
Other

Funds Affected by Request:

Fund(s) Affected		
Fund Balance as of January 1	\$	\$
Revenue to Date	\$	\$
Revenue Expected for Rest of year	\$	\$
Appropriations to Date	\$	\$
Unappropriated Balance	\$	\$
Effect of Proposed Legislation (+/- )	\$	\$
Projected Balance	\$	\$

Signature of Controller

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

Yes No XX

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

This amendment modifies the regulations in Title 20 related to the Affordable Housing Incentives. This ordinance is in accordance with Indiana Code 36-7-4-600.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)