



CITY OF  
BLOOMINGTON  
COUNCIL MEETING  
MAY 28, 2019



COMPONENTS OF THE COUNCIL AGENDA

RECOGNITION AND PROCLAMATION

Recognize individuals, groups, or institutions publically, as well as those receiving a proclamation, declaring a day, event, or person.

PUBLIC COMMENTS

Each regular City Council meeting shall have a public comment period not to exceed 30 minutes. Every speaker is entitled to speak for up to 3 minutes. To be considered for public comment, complete a public comment card at least 5 minutes prior to the start of the meeting. The Mayor will randomly draw from the cards submitted. Public comment is a time to give comment. It is not a question and answer period and the City Council does not respond to public comments. Speakers who engage in threatening or disorderly behavior will have their time ceased.

CONSENT AGENDA

All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member, City Manager or Corporation Counsel so requests, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda, which typically begins with Item No. 8.

The City's Boards and Commissions hold Public Hearings prior to some Council items appearing on the Council's Meeting Agenda. Persons who wish to address the Council should provide new information which is pertinent to the issue before them.

PUBLIC HEARING

Items that require receiving public testimony will be placed on the agenda and noticed as a Public Hearing. Individuals have an opportunity to provide public testimony on those items that impact the community and/or residence.

REGULAR AGENDA

All items that provide the Council an opportunity to receive a presentation ask questions of City Staff, deliberate and seek additional information prior to making a decision.

MAYOR AND COUNCIL MEMBERS

Mayor, At-Large - Tari Renner

**City Council Members**

- Ward 1 - Jamie Mathy
- Ward 2 - Donna Boelen
- Ward 3 - Mboka Mwilambwe
- Ward 4 - Julie Emig
- Ward 5 - Joni Painter
- Ward 6 - Jenn Carrillo
- Ward 7 - Scott Black
- Ward 8 - Jeff Crabill
- Ward 9 - Kim Bray

City Manager - Tim Gleason  
Deputy City Manager - Billy Tyus

CITY LOGO DESIGN RATIONALE

The **CHEVRON** Represents:  
Service, Rank, and Authority  
Growth and Diversity  
A Friendly and Safe Community  
A Positive, Upward Movement and  
Commitment to Excellence!

MISSION, VISION, AND  
VALUE STATEMENT

**MISSION**

To lead, serve and uplift the  
City of Bloomington







**VISION**

A Jewel of the Midwest Cities

**VALUES**

Service-Centered,  
Results-Driven,  
Inclusive

STRATEGIC PLAN GOALS

-  Financially Sound City Providing Quality
-  Basic Services
-  Upgrade City Infrastructure and Facilities
-  Grow the Local Economy
-  Strong Neighborhoods
-  Great Place - Livable, Sustainable City
- Prosperous Downtown Bloomington

# AGENDA



CITY COUNCIL MEETING AGENDA  
CITY HALL COUNCIL CHAMBERS  
109 EAST OLIVE STREET, BLOOMINGTON, IL 61701  
TUESDAY, MAY 28, 2019, 6:00 PM

1. Call to order
2. Pledge of Allegiance to the Flag
3. Remain Standing for a Moment of Silent Prayer
4. Roll Call
5. Recognition/Appointments
  - A. Proclamation declaring May 2019 "Building Safety Month".
  - B. Proclamation recognizing May 19-25, 2019 as "National Public Works Week".
  - C. Appointments approved by City Council at the May 13, 2019 meeting.
    - i. Reappointment of James Swanson to the John M. Scott Health Care Commission.
    - ii. Appointment of Tyler Noonan to the Board of Zoning Appeals.
    - iii. Appointment of Tim Gleason to the Police Pension Board.
6. Public Comment
7. Consent Agenda
  - A. Consideration and action to approve the Minutes of the May 13, 2019 Regular City Council Meeting, as requested by the City Clerk Department.  
*(Recommended Motion: The proposed minutes be approved.)*
  - B. Consideration and action to approve the Bills, Payroll, Electronic Transfers, and Procurement Card Purchases in the amount of \$6,859,304.32, as requested by the Finance Department. *(Recommended Motion: The proposed Bills, Payroll, Electronic Transfers, and Procurement Card Purchases be approved.)*
  - C. Consideration and action to approve the appointments of Louis Goseland to the Property Maintenance Review Board; Edward Breitweiser, John Corey, and Guadalupe Diaz III to the Transportation Commission, as requested by the Administration Department. *(Recommended Motion: The proposed appointments be approved.)*
  - D. Consideration and action to approve an annual software licensing maintenance payment in the amount of \$188,631.04, and a support agreement with Tyler Technologies for various MUNIS modules, as requested by the Information Services Department. *(Recommended Motion: The proposed payment and support agreement be approved, and Procurement Manager be authorized to issue a purchase order.)*

- E. Consideration and action to approve annual maintenance and support payment in the amount of \$121,189.10 with Tyler Technologies, for the computer-aided dispatch solution used by the Police and Fire Departments, as requested by the Police Department. *(Recommended Motion: The proposed payment be approved, and the Procurement Manager be authorized to issue the purchase order.)*
- F. Consideration and action of an Ordinance Amending Chapter 2 of the City Code to Restructure the Operations of the Board of Fire and Police Commissioners in Relation to Original Appointments of Police Officers and Fire Fighters, as requested by the Human Resource Department. *(Recommended Motion: The proposed Ordinance be approved.)*
- G. Consideration and action of a Resolution waiving the formal bidding requirements and approving an agreement with Heartland Coca-Cola Bottling Company, LLC for citywide beverage services, as requested by the City Clerk Department. *(Recommended Motion: The proposed Resolution be approved.)*
- H. Consideration and action to approve the purchase of Neptune Water Meters and accessories from Ferguson Enterprises, in an amount not to exceed \$1,100,000 for the FY 2020 Water Meter Installation Program, as requested by the Public Works Department. *(Recommended Motion: The proposed purchase be approved, and the Procurement Manager be authorized to issue the purchase order.)*
- I. Consideration and action of an Ordinance Suspending Section 701 of Chapter 31 and Section 26(D) of Chapter 6 of the City Code Prohibiting Alcohol on Public Property as Pertains to the Davis Lodge on June 8, 2019 to allow moderate consumption of alcohol, as requested by the City Clerk Department. *(Recommended Motion: The proposed Ordinance be approved.)*
- J. Consideration and action of a Petition for the Lake Bloomington Lease Transfer of Lot 3, Block 26, in Camp Potawatomie from Wayne A. Steffen and Linda M. Steffen to Marie A. Kaufman, as requested by the Public Works Department. *(Recommended Motion: The proposed Lake Lease, Lease Addendum and Easement Agreement be approved, and that the Mayor and City Clerk be authorized to execute the documents.)*
- K. Consideration and action to approve a settlement with two video gaming establishments, Killarney's Irish Pub and Lakeside Country Club, for failure to obtain a video gaming license from the City in 2018, as requested by the Legal Department. *(Recommended Motion: City staff be authorized to settle the claims against Killarney's Irish Pub and Lakeside Country Club, in an amount of \$750 per terminal.)*

## 8. Regular Agenda

- A. Consideration and action to ratify a Contract with AFSCME Local 699 who represent workers at the Bloomington Public Library, as requested by the Bloomington Public Library. *(Recommended Motion: The proposed AFSCME Local 699 Library Contract be ratified.) (Brief introduction by Tim Gleason,*

*City Manager; Presentation by Jeanne Hamilton, Library Director, 5 minutes; and City Council discussion, 5 minutes.)*

- B. Consideration and action of an Ordinance Establishing the Downtown Cultural District and Adopting the Boundaries Thereof, as requested by the Cultural Commission and the Parks, Recreation, Cultural Arts Department. *(Recommended Motion: The proposed Ordinance be approved.) (Brief introduction by Tim Gleason, City Manager; Presentation by Jim Mack, 10 minutes; and City Council discussion, 5 minutes.)*
- C. Consideration and action of a Resolution Approving Acceptance of the Illinois Housing Development Authority's Home Accessibility Program Grant in the amount of \$100,000, and an Ordinance Amending the Budget Ordinance for the Fiscal Year Ending April 30, 2020 in the amount of \$100,000, as requested by the Community Development Department. *(Recommended Motion: The proposed Resolution and Ordinance be approved.)*
- D. Consideration and action of an Ordinance Approving the Memorandum of Understanding II Between the City of Bloomington and Illinois Wesleyan University to Support the Marketing and Redevelopment of the Properties in the 800 Block of North Main Street (Former Mennonite Hospital Redevelopment Project Area), as requested by the Economic Development Department. *(Recommended Motion: The proposed Ordinance be approved.) (Brief overview by Tim Gleason, City Manager; Presentation by Melissa Hon, Director of Economic Development, 5 minutes; and City Council discussion, 5 minutes.)*
- E. Consideration and action of an Ordinance Approving and Authorizing the Execution of an Exclusive Right to Sell Listing Agreement Between the City of Bloomington, Illinois Wesleyan University, and Coldwell Banker Commercial Devonshire Realty (Former Mennonite Hospital Site - 800 North Main Street), as requested by the Economic Development Department. *(Recommended Motion: The proposed Ordinance be approved.) (Brief overview by Tim Gleason, City Manager; Presentation by Melissa Hon, Director of Economic Development, 5 minutes; and City Council discussion, 5 minutes.)*

9. **City Manager's Discussion**

- A. Finance Director's Report

10. **Mayor's Discussion**

11. **City Aldermen's Discussion**

12. **Executive Session - *Cite Section***

13. **Adjournment**

14. **Notes**

# RECOGNITIONS



Council Date: May 28, 2019

COUNCIL AGENDA ITEM NO. 5

Recognition/Appointments

- A. Proclamation declaring May 2019 "Building Safety Month".
- B. Proclamation recognizing May 19-25, 2019 as "National Public Works Week".
- C. Appointments approved by City Council at the May 13, 2019 meeting.
  - i. Reappointment of James Swanson to the John M. Scott Health Care Commission.
  - ii. Appointment of Tyler Noonan to the Board of Zoning Appeals.
  - iii. Appointment of Tim Gleason to the Police Pension Board.



# CONSENT AGENDA



CONSENT AGENDA ITEM NO: 7A

FOR COUNCIL: May 28, 2019

**SPONSORING DEPARTMENT:** City Clerk

**SUBJECT:** Consideration and action to approve the Minutes of the May 13, 2019 Regular City Council Meeting, as requested by the City Clerk Department.

**RECOMMENDED MOTION:** The proposed minutes be approved.

**STRATEGIC PLAN LINK:** Goal 1. Financially sound City providing quality basic services.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 1d. City services delivered in the most cost-effective, efficient manner.

**BACKGROUND:** The minutes of the meetings provided have been reviewed and certified as correct and complete by the City Clerk.

In compliance with the Open Meetings Act, Council Proceedings must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

In accordance with the Open Meetings Act, Council Proceedings are available for public inspection and posted to the City's web site within ten (10) days after Council approval.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** N/A

**COMMUNITY DEVELOPMENT IMPACT:** N/A

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared by:

Recommended by:

A handwritten signature in black ink, appearing to read "Tim Gleason", written over a horizontal line.

Tim Gleason,  
City Manager

**Attachments:**

- CLK 1A May 13, 2019 Regular Council Session Minutes



**CONSENT AGENDA ITEM: 7B**

FOR COUNCIL: May 28, 2019

**SPONSORING DEPARTMENT:** Finance

**SUBJECT:** Consideration and action to approve the Bills, Payroll, Electronic Transfers, and Procurement Card Purchases in the amount of \$6,859,304.32, as requested by the Finance Department.

**RECOMMENDED MOTION:** The proposed Bills, Payroll, Electronic Transfers, and Procurement Card Purchases be approved.

**STRATEGIC PLAN LINK:** Goal 1. Financially sound City providing quality basic services.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 1d. City services delivered in the most cost-effective, efficient manner.

**BACKGROUND:** Bills, Payroll, Electronic Transfers, and Procurement Card Purchases on file in the City Clerk's Department, available at [www.cityblm.org](http://www.cityblm.org).

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** Total disbursements to be approved \$6,859,304.32 (Payroll total \$2,613,214.97, Accounts Payable total \$3,026,859.00, Electronic Transfers total \$1,105,073.02, and Procurement Card Purchases total \$114,157.33).

**COMMUNITY DEVELOPMENT IMPACT:** N/A

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By: Frances Watts, Accounts Payable

Reviewed By: Scott Rathbun, Finance Director

Recommended By:

A handwritten signature in black ink, appearing to read "Tim Gleason", written over a white background.

Tim Gleason  
City Manager

**Attachment:**

- FIN 1A - Summary Sheet Bills, Payroll, Electronic Transfers, and Procurement Card Purchases Bills & Payroll 052819

<b>CITY OF BLOOMINGTON FINANCE REPORT</b>					
<b>PAYROLL</b>					
<b>Date</b>	<b>Gross Pay</b>	<b>Employer Contribution</b>	<b>Totals</b>		
5/10/2019	\$ 2,099,254.21	\$ 512,432.00	\$ 2,611,686.21		
5/10/2019	\$ 1,368.20	\$ 160.56	\$ 1,528.76		
Off Cycle Adjustments					
		<b>PAYROLL GRAND TOTAL</b>	<b>\$ 2,613,214.97</b>		
<b><u>ACCOUNTS PAYABLE (WIRES)</u></b>			<b><u>PCARDS</u></b>		
<b>Date</b>	<b>Bank</b>	<b>Total</b>	<b>Date Range</b>	<b>Total</b>	
5/28/2019	AP General	\$ 2,392,316.61			
	AP JM Scott		4/1/2019-4/30/2019	\$ 114,157.33	
5/28/2019	AP Comm Devel	\$ 13,865.05	<b>PCARD GRAND TOTAL</b>	<b>\$ 114,157.33</b>	
5/28/2019	AP IHDA	\$ 540.00			
5/28/2019	AP Library	\$ 36,530.48			
5/28/2019	AP MFT	\$ 6,162.50			
5/8/2019-5/20/2019	Out of Cycle	\$ 577,444.36			
11/30/2018-5/13/2019	AP Bank Transfers	\$ 1,105,073.02			
<b>AP GRAND TOTAL</b>		<b>\$ 4,131,932.02</b>			
		<b>TOTAL</b>			<b>\$ 6,859,304.32</b>
			<b>Respectfully,</b>		
			<b>F. Scott Rathbun</b>		
			<b>Finance Director</b>		



CONSENT AGENDA ITEM NO. 7C

FOR COUNCIL: May 28, 2019

**SPONSORING DEPARTMENT:** Administration

**SUBJECT:** Consideration and action to approve the appointments of Louis Goseland to the Property Maintenance Review Board; Edward Breitweiser, John Corey, and Guadalupe Diaz III to the Transportation Commission, as requested by the Administration Department.

**RECOMMENDED MOTION:** The proposed appointments be approved.

**STRATEGIC PLAN LINK:** Goal 4. Strong Neighborhoods.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 4e. Strong partnership with residents and neighborhood associations.

**BACKGROUND:** The Mayor of the City of Bloomington has nominated and I ask your concurrence in the appointment of:

**Property Maintenance Review Board:** Louis Goseland to the Property Maintenance Review Board. He will be filling the tenant position that has been vacant since 4-30-17 when Brittany Mitchell left office. Louis's term will be effective immediately and will expire 4-30-20, which reflects the original three-year term length, at which time he will be eligible to reapply. Application is on file in the Admin Office.

**Transportation Commission:** Edward Breitweiser to the Transportation Commission. He is being appointed to his first three-year term which will be effective immediately and will expire 4-30-22, at which time he will be eligible to reapply. Application is on file in the Administration Office.

John Corey to the Transportation Commission. He will be completing the final year of the term previously held by Jill Blair who resigned 4-16-19. John's term will be effective immediately and will expire 4-30-20, at which time he will be eligible to reapply. Application is on file in the Admin Office.

Guadalupe Diaz III to the Transportation Commission. He will be completing the final year of the term previously held by Michael Gorman who resigned 4-30-19. Guadalupe's term will be effective immediately and will expire 4-30-20, at which time he will be eligible to reapply. Application is on file in the Admin Office.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Mayor contacts all recommended appointments.

**FINANCIAL IMPACT:** N/A

COMMUNITY DEVELOPMENT IMPACT: N/A

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared By: M. Beth Oakley, Executive Assistant

Recommended by:

A handwritten signature in black ink, appearing to read 'Tim Gleason', with a stylized flourish at the end.

Tim Gleason  
City Manager

**Attachments:**

- ADM 1B Roster Property Maintenance Review Board
- ADM 1C Roster Transportation Commission



CONSENT AGENDA ITEM NO. 7D

FOR COUNCIL: May 28, 2019

**SPONSORING DEPARTMENT:** Information Services

**SUBJECT:** Consideration and action to approve an annual software licensing maintenance payment in the amount of \$188,631.04, and a support agreement with Tyler Technologies for various MUNIS modules, as requested by the Information Services Department.

**RECOMMENDED MOTION:** The proposed payment and support agreement be approved, and Procurement Manager be authorized to issue a purchase order.

**STRATEGIC PLAN LINK:** Goal 1. Financially sound City providing quality basic services.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 1d. City service deliver in the most cost effective and efficient manner.

**BACKGROUND:** The MUNIS ERP system is critical to the daily operations of every City department. As the ERP system is implemented, it is helping to streamline and automate many service-related processes throughout the City. The maintenance agreement is a key ongoing requirement as it provides technical support and software updates for the system.

Staff is requesting Council approval of the payment to Tyler Technologies for the maintenance agreement for multiple MUNIS modules as a limited source purchase as this software is proprietary to Tyler. This payment provides coverage from May 1, 2019 through April 30, 2020. Modules included in this maintenance agreement request are:

- |                                |                                |
|--------------------------------|--------------------------------|
| Human Resources Management     | Payroll                        |
| Bid/Contract Management        | General Ledger                 |
| Accounts Payable               | Accounts Receivable            |
| Budget                         | General Billing                |
| Treasury Management            | Cashiering                     |
| Project Accounting             | Fleet Management               |
| Facility Management            | Work Orders                    |
| Tyler Content Manager          | Business Licenses              |
| Inventory                      | Fixed Assets                   |
| Utility Billing                | Tyler Incident Management      |
| Performance Based Budgeting    | Business & Vendor Self Service |
| Citizen Self Service           | Employee Self Service          |
| Employee Expense Reimbursement | CAFR Statement Builder         |
| Maplink (GIS interface)        |                                |

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** Funds are included in the FY 2020 Budget under the Information Services-Repair/Maintenance Office & Computer Equipment Account (10011610-70530). Stakeholders can locate this in the FY 2020 Proposed Budget Book titled "Budget Overview & General Fund" on page 136.

**COMMUNITY DEVELOPMENT IMPACT:** N/A

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By: Scott Sprouls, Information Services Director

Finance & Budgetary Review By: Chris Tomerlin, Budget Manager  
Scott Rathbun, Finance Director

Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Tim Gleason  
City Manager

**Attachments:**

- IS 1B Invoice - Munis Annual Maintenance FY 2020
- IS 1C LSJF - Munis Annual Maintenance FY 2020





CITY OF  
*Bloomington* ILLINOIS  
CONSENT AGENDA ITEM NO. 7E

FOR COUNCIL: May 28, 2019

**SPONSORING DEPARTMENT:** Police Department

**SUBJECT:** Consideration and action to approve annual maintenance and support payment in the amount of \$121,189.10 with Tyler Technologies, for the computer-aided dispatch solution used by the Police and Fire Departments, as requested by the Police Department.

**RECOMMENDED MOTION:** The proposed payment be approved, and the Procurement Manager be authorized to issue the purchase order.

**STRATEGIC PLAN LINK:** Goal 1. Financially sound City providing quality basic services

**STRATEGIC PLAN SIGNIFICANCE:** Objective 1d. City service deliver in the most cost effective & efficient manner.

**BACKGROUND:** The City has partnered with Tyler Technologies since 2005 to provide a computer-aided dispatch solution for use by the Police and Fire Departments. The computer-aided dispatch system is the key component of the police and fire dispatch center. The system assigns, tracks, and maintains the status of police, fire, and emergency medical personnel in the City. This agreement provides critical 24/7 support and maintenance of the system. It includes updates and enhancements to the product for the term of the agreement. Tyler Technologies merged with New World Systems (NWS) and is the only authorized entity to maintain the NWS software including the provision of software update and support. This agreement covers from May 1, 2019 to April 30, 2020.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** Funds are included in the FY 2020 Budget under the Police Communications Center Repair/Maintenance Office & Computer Equipment Account (10015118-70530). Stakeholders can locate this in the FY 2020 Proposed Budget Book titled "Budget Overview & General Fund" on page 191.

**COMMUNITY DEVELOPMENT IMPACT:** N/A

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By: Darren R. Wolf, Communications Center Manager

Reviewed By: Clay E. Wheeler, Chief of Police

Reviewed By: Scott A. Sprouls, Information Services Director

Finance & Budgetary Review By: Chris Tomerlin, Budget Manager  
Scott Rathbun, Finance Director

Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read 'T. Gleason', with a stylized flourish at the end.

Tim Gleason  
City Manager

**Attachments:**

- BPD 1B Tyler Software Maintenance
- BPD 1C Tyler Software Maintenance LSJF



## CONSENT AGENDA ITEM NO. 7F

FOR COUNCIL: May 28, 2019

**SPONSORING DEPARTMENT:** Human Resources

**SUBJECT:** Consideration and action of an Ordinance Amending Chapter 2 of the City Code to Restructure the Operations of the Board of Fire and Police Commissioners in Relation to Original Appointments of Police Officers and Fire Fighters, as requested by the Human Resource Department.

**RECOMMENDED MOTION:** The proposed Ordinance be approved.

**STRATEGIC PLAN LINK:** Goal 1. Financially Sound City Providing Quality Basic Services.

**STRATEGIC PLAN SIGNIFICANCE:** Objectives 1d. City services delivery in the most cost effective, efficient manner and 1e. Partnering with others for the most cost-effective service delivery.

**BACKGROUND:** The Board of Fire and Police Commissioners of the City of Bloomington ("Commission") derives its power and authority from the Illinois Municipal Code (65 ILCS 5/10-2.1-1 *et seq.*) and the ordinances of the City of Bloomington.

In an effort to streamline the original appointment process and find efficiencies in our recruitment process for hiring new City police officers and fire fighters, City staff is proposing recruitment for the initial eligibility and hiring process be delegated as the responsibility of the City Manager. Accordingly, under the proposed ordinance, while a similar process will be utilized for evaluating and reviewing candidates, the actual initial appointment of police officers and fire fighters would no longer be handled by the Commission.

Recruitment for these departments is critical and one of the key components to successful recruitment is the speed of the process. Allowing for this restructure of authority will allow City staff to build the eligibility lists without the constraint of coordinating the schedules of volunteer members to the Commission and waiting on formal meetings.

The Commission will continue to provide for promotion in the Police and Fire departments on the basis of ascertained merit and seniority in service and examination, and shall provide in all cases where it is practicable that vacancies shall be filled by promotion. Meetings of the commission will be called on an as-needed basis.

The Commission will also continue to provide for a hearing process for both Police and Fire departments.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Board of Fire and Police Commissioners

**FINANCIAL IMPACT:** N/A

**COMMUNITY DEVELOPMENT IMPACT:** N/A

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By: Nicole Albertson, Director of Human Resources

Finance & Budgetary Review By: Chris Tomerlin, Budget Manager  
Scott Rathbun, Finance Director

Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Tim Gleason  
City Manager

**Attachments:**

- HR 1B BFPC Ordinance 2019-35



CONSENT AGENDA ITEM NO. 7G

FOR COUNCIL: May 28, 2019

**SPONSORING DEPARTMENT:** City Clerk

**SUBJECT:** Consideration and action of a Resolution waiving the formal bidding requirements and approving an agreement with Heartland Coca-Cola Bottling Company, LLC for citywide beverage services, as requested by the City Clerk Department.

**RECOMMENDED MOTION:** The proposed Resolution be approved.

**STRATEGIC PLAN LINK:** Goal 1. Financially Sound City Providing Quality Basic Services.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 1e. Partnering with others for the most cost-effective service delivery.

**BACKGROUND:** The City of Bloomington utilizes vending machines and concession stands at City-owned facilities and properties to service the beverage needs of citizens and staff. Due to service needs and preferences in beverage companies, the City sought proposals from Coca-Cola and Pepsi only. Both companies submitted proposals which were considered, however, Coca-Cola's proposal offered significantly greater benefits than Pepsi's proposal.

Highlights of the Coke proposal include:

- It will be a five (5) year contract servicing all City owned properties except the Grossinger Motors Arena (the Arena is under contract with Pepsi until December 2019);
- Coke provides a total revenue package in excess of \$100,000 for the term of the contract through various sponsorship fees, commissions and products upon meeting certain volume thresholds;
- Coke will provide dispensing equipment, along with maintenance and repair of said equipment;
- Coke will provide competitive pricing on its products; and
- Customer service requirements are included.

The Coca-Cola contract presented includes not only significant annual financial contributions and commissions on product sold, but it ensures prompt delivery of quality product and puts a focus on customer service. Staff hereby recommend approval of the Coca-Cola contract via bid waiver.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** The City shall receive annual payments and commissions based on meeting thresholds of products purchased.

**COMMUNITY DEVELOPMENT IMPACT:** N/A

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A**

Respectfully submitted for Council consideration.

Prepared By: Leslie Yocum, City Clerk

Finance & Budgetary Review By: Chris Tomerlin, Budget Manager  
Scott Rathbun, Finance Director

Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Tim Gleason  
City Manager

**Attachments:**

- CK 1B Resolution 2019- 23 for Bid Waiver Coca-Cola
- CK 1C Coca Cola & City Of Bloomington Contract



CONSENT AGENDA ITEM NO. 7H

FOR COUNCIL: May 28, 2019

**SPONSORING DEPARTMENT:** Public Works

**SUBJECT:** Consideration and action to approve the purchase of Neptune Water Meters and accessories from Ferguson Enterprises, in an amount not to exceed \$1,100,000 for the FY 2020 Water Meter Installation Program, as requested by the Public Works Department.

**RECOMMENDED MOTION:** The proposed purchase be approved, and the Procurement Manager be authorized to issue the purchase order.

**STRATEGIC PLAN LINK:** Goals 1. Financially Sound City Providing Quality Basic Services; and 2. Upgraded City infrastructure.

**STRATEGIC PLAN SIGNIFICANCE:** Objectives 1a. Budget with adequate resources to support defined services and levels of services; and 2b. Quality water for the long term.

**BACKGROUND:** Public Works is recommending approving the purchase of Neptune Water Meters and related accessories from Ferguson Enterprises, as a limited source, in the amount not to exceed \$1,100,000 (see attached price list). The Water Division will use the funding to continue its currently-budgeted, annual Water Meter Installation Program, which utilizes existing staff to replace approximately 3,000 aged and non-radio meters in the system per year and replace meter measuring elements in large meters. In FY 2018, staff began the change-out program to remove aged meters that still have lead in the meter body while changing out the remaining non-radio meters. In addition, the program will include the purchase of compound meters, which takes an innovative approach by combining two metering technologies. In this type of meter, a positive displacement chamber measures low flow, while a turbine chamber records high flow. These meters are an ideal choice for facilities that experience rapid and wide fluctuations in water demand, such as hospitals, universities, residential complexes, manufacturing facilities, or processing facilities.

In addition to continuing the current program, staff is analyzing data related to revenue loss, an expedited meter change-out process, resource allocation, and return on investment. This analysis will also include a determination of whether additional funding is required. Staff would seek Council approval if additional funding is required. However, as the Division has a low stock of water meters at this time, staff needs to order meters to maintain system operations until the analysis is complete.

Water metering technology varies greatly from one manufacturer to another as different technology and proprietary components are used, particularly in the areas of communication of meter reading information. At this point, the reading equipment and interactivity with the utility billing software makes it extremely difficult and cost-prohibitive to invest in more than one type of meter. Simply put, different brands of water meters do not communicate well, if at all, with one another. Therefore, many utilities have settled upon a particular brand of

meter and negotiated the price of the water meters and the related accessories. City Council action on February 28, 2005 (Resolution 2005-33), specifically identified Neptune as the manufacturer of water meters to be used by the City. The City cannot competitively bid water meters of different brands and integrate them into the existing system. Ferguson Waterworks is the only distributor of Neptune products in this region (please see attached Limited Source Letter). The Water Division compared prices from FY 2019 and FY 2020 and found the average increase for meters from Ferguson Enterprises is 3% for FY 2020. See attached for additional information related to item price increases.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** Funds totaling \$1,100,000 are included in the FY 2020 Budget under the Water Meter Services-Meters Account (50100150-71730). Stakeholders can locate this in the FY 2020 Proposed Budget Book titled "Other Funds & Capital Improvements" on page 89.

**COMMUNITY DEVELOPMENT IMPACT:** Goal UEW-1. Provide quality public infrastructure within the City to protect public health, safety, and the environment, Objective UEW-1.5. Reliable water supply and distribution system that meets the needs of the current and future residents.

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By: Nick O'Donoghue, Supt. of Meter Services  
Michael Hill, Management Analyst

Reviewed By: Robert Yehl, P.E., Asst. Director of Public Works

Finance & Budgetary Review By: Chris Tomerlin, Budget Manager  
Scott Rathbun, Finance Director

Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Tim Gleason  
City Manager

**Attachments:**

- PW 1B Limited Source FY 2020 Water Meter Installation Program
- PW 1C Price List FY 2020 Water Meter Installation Program
- PW 1D Price Changes FY 2020 Water Meter Installation Program





CITY OF  
*Bloomington* ILLINOIS  
CONSENT AGENDA ITEM NO. 71

FOR COUNCIL: May 28, 2019

**SPONSORING DEPARTMENT:** City Clerk

**SUBJECT:** Consideration and action of an Ordinance Suspending Section 701 of Chapter 31 and Section 26(D) of Chapter 6 of the City Code Prohibiting Alcohol on Public Property as Pertains to the Davis Lodge on June 8, 2019 to allow moderate consumption of alcohol, as requested by the City Clerk Department.

**RECOMMENDED MOTION:** The proposed Ordinance be approved.

**STRATEGIC PLAN LINK:** Goal 5. Great place - livable, sustainable City.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 5.d. Appropriate leisure and recreational opportunities responding to the needs of residents.

**BACKGROUND:** On May 14, 2019, the Bloomington Liquor Commissioner, Tari Renner, called a hearing to order to hear the request from Janet Wiser to allow moderate consumption of alcohol on June 8, 2019, for a Birthday Celebration to be held at Davis Lodge.

Present were: Commissioners Tari Renner, Lindsey Powell, Jim Jordan; Staff present: George Boyle, Asst. Corporation Counsel, Asst. Police Chief Dan Donath, and Leslie Yocum, City Clerk.

Janet Wiser addressed the Commission. Approximately 50 guests are anticipated to attend the event that will be catered by Lake Road Inn. Wine and beer will be served. The event will be held from 6:30 P.M. until 10:30 P.M.

Motion by Commissioner Powell, seconded by Commissioner Jordan to recommend at the May 28, 2019, City Council meeting, approval of the request from Janet Wiser and suspension of the appropriate ordinances to allow moderate consumption of alcohol on June 8, 2019, for a Birthday Celebration to be held at Davis Lodge.

Commissioner Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Commissioners Powel, Jordan and Renner.

Nays: None.

Motion carried.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** The Agenda for the May 14, 2019, Meeting of the Liquor Commission was placed on the City's web site.

**FINANCIAL IMPACT:** N/A

**COMMUNITY DEVELOPMENT IMPACT: N/A**

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:**

Respectfully submitted for Council consideration.

Prepared By: Amanda Mohan, Records & Licensing Specialist

Reviewed By: Leslie Yocum, City Clerk

Finance & Budgetary Review By: Chris Tomerlin, Budget Manager

Legal Review By: George D. Boyle, Assistant Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read 'Tim Gleason', with a stylized flourish at the end.

Tim Gleason  
City Manager

**Attachments:**

- CLK 1B Request
- CLK 1C Ordinance 2019 - 36



CONSENT AGENDA ITEM NO. 7J

FOR COUNCIL: May 28, 2019

**SPONSORING DEPARTMENT:** Public Works

**SUBJECT:** Consideration of a Petition for the Lake Bloomington Lease Transfer of Lot 3, Block 26, in Camp Potawatomie from Wayne A. Steffen and Linda M. Steffen to the petitioner, Marie A. Kaufmann, as well as an addendum and an easement agreement, as requested by the Public Works Department.

**RECOMMENDED MOTION:** The proposed Lake Lease, Lease Addendum and Easement Agreement be approved, and that the Mayor and City Clerk be authorized to execute the documents.

**STRATEGIC PLAN LINK:** Goal 1. Financially sound City providing quality basic services.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 1a. Budget with adequate resources to support defined services and level of services.

**BACKGROUND:** The Public Works Department is recommending the approval of a Petition for the Lake Bloomington Lease Transfer of Lot 3, Block 26, in Camp Potawatomie from Wayne A. Steffen and Linda M. Steffen to the petitioner, Marie A. Kaufmann. Lot 3 has a residence, a septic system, and a dock.



The septic system for the leased premises was installed in 1955, and is now approximately 63 years old. The McLean County Health Department considers the average life expectancy of a septic system to be 20-25 years. The sewage disposal system letter from the McLean County Health Department was completed on October 8, 2018. This letter provides regulation requirements for surface discharging septic installations. In addition, the evaluation report, dated October 4, 2018, indicates that the existing system is undersized by current Health Department regulations. The seepage field is currently 200 square feet too small and the septic tank is 450 gallons too small.

Due to the size deficiencies and current location of the existing septic system, the Public Works Department is requiring that the septic system be replaced utilizing current McLean County Health Department codes and regulations within six (6) months of transfer. Due to the size of the home in relation to the leased lot, there was not sufficient area on the previously leased lot for the installation of a new septic system. Therefore, the Public Works Department is leasing an additional portion of marginal land, so that the new leased lot will contain the septic system. As a consequence of having to replace the septic system, three City of Bloomington owned trees will be negatively impacted by the construction of the new septic

system. Tree assessments, utilizing Illinois Arborist Association standards, were completed. The proposed lessee made payment for the impacted trees on May 17, 2019, in the amount of \$3,260.00.

The lease rate for this lot has increased from \$0.40 per \$100.00 of Equalized Assessed Value (EAV) to \$1.20 per \$100.00 of Equalized Assessed Value, which is reflected in the attached Proposed Lease Agreement, Section 3(A)(3).

There is currently a boat dock on the subject lot. Pursuant to Ordinance 2018-87, passed by the City Council on October 8, 2018, boat docks are allowed on leased lots with a residence and a valid lease with the City of Bloomington, so long as they obtain a permit. The proposed Lessee has agreed to apply for a permit within 6 months of entering into the lease. (See the attached lease addendum).

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** The City will receive an annual rent of \$1,656.24 for Lot 3 based on its EAV of \$138,020 under the new lease rate of \$1.20 cent per \$100 EAV, as well as receive \$128.28 annually for garbage collection. Lease revenue is posted into the Water Lake Maintenance Lease Income account (50100140-57590). The Garbage Collection fee is recorded in the Lake Maintenance-Other Charges for Services account (50100140-54990). Stakeholders can locate this in the FY 2020 Proposed Budget Book titled "Other Funds & Capital Improvements" on page 86.

**COMMUNITY DEVELOPMENT IMPACT:** Goal UEW-1. Provide quality public infrastructure within the City to protect public health, safety and the environment. Objective UEW-1.5. Reliable water supply and distribution system that meets the needs of the current and future residents.

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By: Joseph M. Darter, Property Manager  
Michael Hill, Management Analyst

Reviewed By: Brett Lueschen, Operations Manager

Finance & Budgetary Review By: Chris Tomerlin, Budget Manager  
Scott Rathbun, Finance Director

Legal Review By: George D. Boyle, Assistant Corporation Counsel

Recommended by:

Tim Gleason  
City Manager

**Attachments:**

- PW 2B Current Lease Lake Lease Transfer Steffen to Kaufmann

- PW 2C Clerk Memo Lake Lease Transfer Steffen to Kaufmann
- PW 2D Petition Lake Lease Transfer Steffen to Kaufmann
- PW 2E MCHD Evaluation Lake Lease Transfer Steffen to Kaufmann
- PW 2F Kaufmann Lease Final Lake Lease Transfer Steffen to Kaufman
- PW 2G Lease Addendum Lake Lease Transfer Steffen to Kaufman
- PW 2H Location Map Lake Lease Transfer Steffen to Kaufmann
- PW 2I Unrecorded Plat Map Lake Lease Transfer Steffen to Kaufmann
- PW 2J Structure Map Lake Lease Transfer Steffen to Kaufmann
- PW 2K Photographs Lake Lease Transfer Steffen to Kaufmann
- PW 2L Lot Line Extension Map Steffen to Kaufmann
- PW 2M Easement Agreement City of Bloomington to Kaufmann



CITY OF  
*Bloomington* ILLINOIS  
CONSENT AGENDA ITEM NO. 7K

FOR COUNCIL: May 28, 2019

**SPONSORING DEPARTMENT:** Legal

**SUBJECT:** Consideration and action to approve a settlement with two video gaming establishments, Killarney's Irish Pub and Lakeside Country Club, for failure to obtain a video gaming license from the City in 2018, as requested by the Legal Department.

**RECOMMENDED MOTION:** City staff be authorized to settle the claims against Killarney's Irish Pub and Lakeside Country Club, in an amount of \$750 per terminal.

**STRATEGIC PLAN LINK:** Goal 1. Financially sound City providing quality basic services.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 1d. City services delivered in the most cost effective, efficient manner.

**BACKGROUND:** On February 27, 2018, the City Council adopted an ordinance requiring establishments having video gaming terminals to obtain a City of Bloomington video gaming license. At that time, no fee was established by the City, however all establishments operating video gaming were required to apply for and obtain a license from the City by March 1, 2018.

The City recently updated its provisions on video gaming licenses to require an annual fee along with the license. When enacting these provisions, the City became aware that two establishments had failed to obtain the necessary license in 2018. Since the two establishments held the necessary licenses from the State of Illinois and had operational video gaming when the licensing ordinance was enacted, they are eligible to receive a video gaming license. As a result of the violation, City staff is recommending each location be fined \$750 per terminal for the year in which they operated without a City license. This exceeds the current licensure fees but is significantly less than the potential minimum fines (i.e., \$100 per day) under the ordinance.

The two establishments at issue are Killarney's Irish Pub and Lakeside Country Club. Killarney's Irish Pub operates two video gaming terminals and its fine will therefore be \$1,500. Lakeside Country Club operates five video gaming terminals and its fine will therefore be \$3,750.

With the recent implementation of fees for video gaming licenses, the City now has in place the necessary procedures to quickly identify any establishments operating without a license. As this licensure program is no longer new to the City and internal procedures are now in place to identify issues, the City anticipates taking stronger, quicker and more aggressive actions against any establishment that would fail to obtain the necessary City license in the future.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** If approved, the fines totaling \$5,250 will be receipted into the Non-Departmental-Liquor Fines and Penalties account (10010010-55050). Stakeholders can locate this in the FY 2020 Proposed Budget Book titled "Budget Overview & General Fund" on page 111.

**COMMUNITY DEVELOPMENT IMPACT:** N/A

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By: Jeffrey R. Jurgens, Corporation Counsel

Finance & Budgetary Review By: Chris Tomerlin, Budget Manager  
Scott Rathbun, Finance Director

Recommended by:

A handwritten signature in black ink, appearing to read 'T. Gleason', written over a horizontal line.

Tim Gleason  
City Manager

# REGULAR AGENDA





## REGULAR AGENDA ITEM NO. 8A

FOR COUNCIL: May 28, 2019

**SPONSORING DEPARTMENT:** Library

**SUBJECT:** Consideration and action to ratify a Contract with AFSCME Local 699 who represent workers at the Bloomington Public Library, as requested by the Bloomington Public Library.

**RECOMMENDED MOTION:** The proposed AFSCME Local 699 Library Contract be ratified.

**STRATEGIC PLAN LINK:** Goal 1. Financially Sound City Providing Quality Basic Services.

**STRATEGIC PLAN SIGNIFICANCE:** Objectives 1d. City services delivery in the most cost effective, efficient manner and 1e. Partnering with others for the most cost-effective service delivery.

**BACKGROUND:** On March 15, 2019, Local 699 and Library staff began negotiating the terms of a collective bargaining agreement to succeed the agreement that expired on April 30, 2019. The expired agreement can be located at [www.cityblm.org](http://www.cityblm.org) under Human Resources in a folder titled Labor Contracts. The parties were able to reach a Tentative Agreement, the Union ratified the Tentative Agreement on May 14, 2019, and the Library Board approved the Tentative Agreement on May 21, 2019. Highlights from the Tentative Agreement include:

### **Term of Agreement**

3-year agreement

### **Sick Leave Buy Back**

In October 2018, the City Council passed Ordinance 2018-96 in support of finding a way to ease the financial impact associated with Sick Leave Buy Back. We believe this agreement, if approved, will bring significant savings to the City and Library as it will effectively end future sick leave buy back-related accelerated pension payments and reduce the artificial inflation of employee pensions for this employee group after May 1, 2020. This City Council goal was accomplished through what we would call a fair give and take between both parties and an appreciated willingness by Local 699 to modify the timing of how accrued sick leave is paid to eligible employees.

Employees will be allowed to retire/resign and receive eligible Sick Leave Buy Back (SLBB) payments in accordance with the current payout practice through April 30, 2020 if they provide notice by October 31, 2019. Any employee who fails to provide such notice or leaves after May 1, 2020 shall be paid out for sick leave in a manner which does not incur an Accelerated Payment from Sick Leave Buy Back from IMRF. Employees leaving prior to April

30, 2020, who have Sick Leave Buy Back paid out under the current practice, who do not draw their pension immediately will result in a future Accelerated Payment when the employee applies for their pension.

Sick Leave Buy Back maximums increased to 1,440 hours for employees hired prior to May 1, 1997 and 75% of 960 hours for employees hired from May 1, 1997 through April 30, 2010. Employees must have at least 350 hours of sick leave to be eligible for Sick Leave Buy Bank. Supplemental Sick Leave for IMRF Creditable Service accrued prior to April 30, 2020, may be used to reach the Sick Leave Buy Back maximums. No new Supplemental Sick Leave for IMRF Creditable Service will be accrued after April 30, 2020. As of May 1, 2020, all bargaining unit employees who are at the maximum allowable Sick Leave balance (960) will have up to 50% (4 hours) paid monthly into a Retirement Health Savings (RHS) Account.

Please note that Accelerated Payments may be prompted through other payments such as overtime and vacation.

## **Wages**

All bargaining unit employees will receive an across the board increase effective May 1, 2019 of 1.25%.

Effective November 1, 2019, employees not electing to retire/resign under the current Sick Leave Buy Back practice, will receive an additional increase of 1.25%, retroactive to May 1, 2019. Employees who are not eligible for SLBB will receive a \$250 one-time bonus and those employees eligible for SLBB (but not leaving prior to April 30, 2020) will receive a \$750 one-time bonus.

Effective May 1, 2020, all bargaining unit employees, with the exception of custodians, will receive an across the board increase of 3%. Full time Custodian pay will move to \$17.00 per hour and part time custodian pay will move to \$14.45 per hour.

Effective May 1, 2021, all bargaining unit employees will receive an across the board increase of 2.5%.

Effective January 1, 2022, shelver pay will move to \$12 per hour (reflecting the IL minimum wage increase).

## **Insurance**

A Health Savings Account (HSA) eligible PPO (High Deductible Health Insurance Plan) was added as of 1/1/2020, as a Health Insurance option for the bargaining unit employees. The union agreed the City has an exclusive right to alter or amend the HSA plan, seed contributions, etc. The parties agreed to the Enhanced Vision Insurance changes.

## **Leave Benefits**

**Holidays** - The Library will be closed the Friday after Thanksgiving Day and it will be considered an 8-hour holiday for full time staff.

**Vacation Leave** - All vacation requests may be submitted up to one year in advance.

**Sick Leave** - Care for the illness of spouses, children, and parents of employees qualifies for sick leave.

**Bereavement Leave** - Adjusted from three days (at any time) to four consecutive days for immediate family members and the addition of one day for the loss of an aunt, uncle, niece or nephew.

**FMLA Leave** - Allows for the employee to reserve a week of paid time off when using paid time off concurrently with FMLA.

### **Miscellaneous Items**

**Housekeeping** - Corrected miscellaneous typos and replaced/eliminated outdated terms.

**Seasonal Employees** - The Library is now able to have up to four year-round seasonal (temporary) positions that are not covered by the bargaining unit.

**Dues** - If a union member requests to change their membership/dues status, the Library will notify the Union Representatives.

**Training and Education** - When a part-time employee moves to a full-time position, their part-time service will be prorated to count towards eligibility requirements for tuition reimbursement.

**Uniforms** - Updated language regarding the number of custodial uniforms provided.

**Union Orientation** - Updated language regarding time allocated for union orientation.

**Bookmobile** - Extends the time allowed to obtain a CDL.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Library Board and AFSCME Local 699

### **FINANCIAL IMPACT:**

- **Rate Increase:** Increase in hourly rates over the three-year term of this contract will result in an anticipated cost of approximately \$121,800 related to the previous year's base (this cost may be lower based on vacancy savings):
  - FY20 costs of \$37,100 were included in the FY20 budget.
  - FY21 costs of \$45,600 will be included in the FY21 budget process.
  - FY22 costs of \$39,100 will be included in the FY22 budget process.
- **One-Time Bonus:** The one-time bonus for employees ineligible for Sick Leave Buy Back is estimated at \$13,250, with those eligible estimated at \$7,500. Both will be paid in FY2020. These costs were not included in the FY20 adopted budget. It is anticipated vacancy savings will partially offset this increase, with the remainder accommodated by Operational budget management.

- Cost Avoidance (SLBB): Library management staff anticipates a number of retirements as a result of this new language, as 4 employees within the bargaining unit could leave the Library by 4/30/20 and have their SLBB paid in a way that would positively impact their pension benefit. However, by making this change there will be least 9 bargaining unit employees who, when retiring from the Library, will have SLBB payments made in a way that will not impact their pension. At least one IMRF Accelerated Payment for a Library union employee was almost \$55,000. That said, long-term cost savings is significant.

**COMMUNITY DEVELOPMENT IMPACT: N/A**

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A**

Respectfully submitted for Council consideration.

Prepared By: Jeanne Hamilton, Library Director

Reviewed By: Angie Brown, Asst. Human Resources Manager

Finance & Budgetary Review By: Chris Tomerlin, Budget Manager  
Scott Rathbun, Finance Director

Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Tim Gleason  
City Manager



REGULAR AGENDA ITEM NO. 8B

FOR COUNCIL: May 28, 2019

**SPONSORING DEPARTMENT:** Parks, Recreation, and Cultural Arts

**SUBJECT:** Consideration and action of an Ordinance Establishing the Downtown Cultural District and Adopting the Boundaries Thereof, as requested by the Cultural Commission and the Parks, Recreation, Cultural Arts Department.

**RECOMMENDED MOTION:** The proposed Ordinance be approved.

**STRATEGIC PLAN LINK:** Goals 5. Great Place - Livable, Sustainable City and 6. Prosperous Downtown Bloomington.

**STRATEGIC PLAN SIGNIFICANCE:** Objectives 6b. Downtown Vision and Plan used to guide development, redevelopment and investments and 6c. Downtown becoming a community and regional destination.

**BACKGROUND:** As their mission states, the Bloomington Cultural Commission, through advocacy, education and support, is dedicated to inspiring accessible and diverse artistic and cultural experiences, thus enhancing the value of the community's creative and economic life. To this end, the Cultural Commission was tasked with establishing a Cultural District in Downtown Bloomington.

A Cultural district, particularly one designed to serve as an incubator of creativity, is real evidence the City is embracing a new economic driver. Cultural districts serve to inform, enlighten, and attract the whole community, but also represent an important economic initiative that serves the larger creative industry. The creative industry, as recognized by the American for the Arts, is one of the fastest growing sectors of the U.S. economy, and staff wishes to maximize these opportunities for funding of the BCPA and Creativity Center.

A Cultural District designation provides the City of Bloomington with additional opportunities for grants from private enterprises and philanthropic organizations; and it is easier to seek funding in particular, if such formal designation is given. *Our Town* and *Art Works* by the National Endowment for the Arts and the Infrastructure and Capacity Building Challenge by the National Endowment for the Humanities are specific grants that require a cultural district designation.

A cultural district is a geographic area that has a concentration of cultural facilities, activities and assets. It is a walkable area that is easily identifiable to visitors and residents and serves as a center of cultural, artistic and economic activity. A cultural district may contain galleries, live performance venues, theaters, artist studios, museums, arts centers, arts schools, and public art pieces. A cultural district may also contain businesses like restaurants, banks, or

parks whose primary purpose is not arts, but that regularly creates opportunities for the public to encounter the arts.

The Cultural Commission developed the following criteria for cultural districts and applied them to determine the most appropriate demographic area for the Downtown Cultural District in the City of Bloomington:

- Be well-defined, geographically contiguous and have a distinct identity as a vibrant cultural hub.
- Be walkable and/or accessible, and attractive to locals and visitors alike.
- Focus on an existing cultural anchor such as a major art institution, art and entertainment businesses, an area or business with arts and cultural activities or cultural or artisan production.
- Offer a variety of ongoing cultural experiences.
- Encourage and include artist collaboration and participation in events, planning and educational activities.
- Be distinguished by unique resources that clearly contribute to the quality of life of the community, including its cultural, economic and workforce development.

The Commission also used the following goals for determining the District:

- Have an economic impact on the city, attracting businesses, tourists, and local residents.
- Develop a wide range of public and private support to include national and regional grants.
- Establish and sustain strong collaborations with arts and non-arts organizations, including individual artists.
- Attract artists, creative entrepreneurs, and cultural enterprises.

At the August 23, 2018 Cultural Commission meeting, a motion passed 6 to 3 in favor of recommending the following as boundaries for Bloomington’s Downtown Cultural District:

- Front Street between N. Madison Street and N. Prairie Street.
- N. Prairie Street between E. Front Street and E. Washington Street.
- E. Washington Street to the East side of Withers Park.
- North side of Withers Park to N. East Street.
- North on N. East Street to Douglas Street.
- Douglas Street between N. East Street and N. Prairie Street.
- N. Prairie Street between Douglas Street and E. Locust Street.
- E. Locust Street between N. Prairie Street and N. East Street.
- N. East Street between E. Locust Street and E. Chestnut Street.
- E. Chestnut Street between N. East Street and N. Main Street.
- N. Main Street between E. Chestnut Street and W. Locust Street
- W. Locust Street between N. Center Street and N. Main Street.
- N. Center Street between W. Locust Street and W. Monroe Street.
- W. Monroe Street between N. Center Street and N. Madison Street.
- N. Madison Street between W. Monroe Street and W. Front Street.



Commissioners opposed to the recommendation considered the boundaries too narrow in scope.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Bloomington Community Development Department - Planning Division; Bloomington Parks, Recreation and Cultural Arts Department; Friends of the BCPA; Cultural Commission; McLean County Area Arts Round Table; McLean County Arts Center; informal downtown artists' group meetings; various members of the former Downtown Business Association; and City Administration.

**FINANCIAL IMPACT:** The ordinance encourages investments in and around Downtown Bloomington.

**COMMUNITY DEVELOPMENT IMPACT:** Goal ACH-1. Create a unique identity for the Bloomington area arts and culture scene, Objective ACH-1.1. Designate and promote Downtown Bloomington as the arts, culture, and entertainment district locally and regionally; Goal ACH-2. Increase the visibility of the Bloomington arts and cultural scene, Objective ACH-2.1. Increase community awareness; and Goal ACH-3. Support and promote arts and culture in the community, Objective ACH-3.2. Advocate at local, state and federal levels for continued support of the arts in the community.

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By: James Mack, BCPA Manager  
Reviewed By: Jay Tetzloff, Director, Parks, Recreation & Cultural Arts  
Finance & Budgetary Review By: Chris Tomerlin, Budget Manager  
Scott Rathbun, Finance Director  
Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Tim Gleason  
City Manager

**Attachments:**

- PRCA 1B Ordinance 2019 - 37 Cultural Commission's Cultural District Recommendation



## REGULAR AGENDA ITEM NO. 8C

FOR COUNCIL: May 28, 2019

**SPONSORING DEPARTMENT:** Community Development

**SUBJECT:** Consideration and action of a Resolution Approving Acceptance of the Illinois Housing Development Authority's Home Accessibility Program Grant in the amount of \$100,000, and an Ordinance Amending the Budget Ordinance for the Fiscal Year Ending April 30, 2020 in the amount of \$100,000, as requested by the Community Development Department.

**RECOMMENDED MOTION:** The proposed Resolution and Ordinance be approved.

**STRATEGIC PLAN LINK:** Goal 1. Financially Sound City Providing Quality Basic Services.

**STRATEGIC PLAN SIGNIFICANCE:** Objective E. Partnering with others for the most cost effective service delivery.

**BACKGROUND:** In October 2017, the McLean County Regional Planning Commission released the BN Home Regional Housing Study. The intent of the study was to identify current and future housing needs in the region and provide direction for future housing policy. One area of the survey addresses the housing needs of individuals with special populations. The three special needs populations called out in the study are the very low income, elderly and persons with disabilities.

In the Fall of 2018, the Office of Grants Administration submitted an application through a new funding source to support home accessibility and mobility rehabilitation. The Illinois Housing Development Authority's Home Accessibility Program (HAP) is designed to help specific populations with the home rehabilitation assistance they require in order to avoid premature institutionalization and remain in their home. HAP assistance is limited to persons over age 60 with a physical limitation and/or persons with a physical or mental impairment. Program beneficiaries with an annual income at or below 50% of the Area Median Income will receive priority. Unlike IHDA's Single Family Rehabilitation program, HAP assistance can be provided on rental units.

HAP can provide up to \$25,000 in assistance at each property. IHDA offers the assistance through a 0% interest, 5-year forgivable mortgage, forgiven at the rate of 1/60<sup>th</sup> per month. In addition to what may be considered traditional rehabilitation, HAP can support installation of specialized equipment such as a stair lift and pay for extended warranties to cover future equipment repairs/replacement.

IHDA requires the City to only accept referrals for HAP from local agencies funded by the Illinois Department of Human Services and/or Illinois Department of Aging. During the



application process, the Grants Coordinator secured commitments from PATH, Marcfirst, Sarah Bush Lincoln Health Center/Peace Meals, and Life Center for Independent Living to partner in this effort.

Due to the timing of the HAP grant application and award notice, staff did not originally include the grant funding in the FY2020 budget. In order to move forward with the program, funds in the amount of \$100,000 must be appropriated for use. HAP expenses are reimbursed at 100%. Revenues will match expenses.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Marcfirst, Life Center for Independent Living, PATH, Peace Meals and McLean County Regional Planning Commission.

**FINANCIAL IMPACT:** If approved, grant revenues will increase directly in relation to the expenditures resulting in a "net zero" financial impact to the City's General Fund. Please see Exhibit 1D for the accounts related to the budget amendment to accept and manage this grant.

Reimbursement of staff time for both administrative and rehabilitation service delivery will reduce General Fund expenses. All other project expenditures are reimbursed at 100% with no match required.

**COMMUNITY DEVELOPMENT IMPACT:** Goal H-1: Ensure the availability of safe, attractive and high quality housing stock to meet the needs of all current and future residents of Bloomington. Goal H-1.2: Ensure an adequate supply of affordable housing for low to moderate income households. Goal H-1.3: Create a life long community by fostering housing stock that meets all the needs of residents of all ages and abilities.

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** NA

Respectfully submitted for Council consideration.

Prepared By: Jennifer Toney, Grants Coordinator

Reviewed By: Bob Mahrt, Community Development Director

Finance & Budgetary Review By: Chris Tomerlin, Budget Manager  
Scott Rathbun, Finance Director

Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Tim Gleason  
City Manager

**Attachments:**

- CD 1B Resolution 2019 - 24 IHDA Home Accessibility Program
- CD 1C Ordinance 2019 - 38 Conditional Commitment Letter - IHDA Home Accessibility Program
- CD 1D Exhibit - IHDA Home Accessibility Program Budget Amendment
- CD 1E IHDA Conditional Commitment Letter - Home Accessibility Program
- CD 1F HAP Letter of Support - LIFECIL
- CD 1G HAP Letter of Support - Marcfirst
- CD 1H HAP Letter of Support - Peace Meals



REGULAR AGENDA ITEM NO. 8D

FOR COUNCIL: May 28, 2019

**SPONSORING DEPARTMENT:** Economic Development

**SUBJECT:** Consideration and action of an Ordinance Approving the Memorandum of Understanding II Between the City of Bloomington and Illinois Wesleyan University to Support the Marketing and Redevelopment of the Properties in the 800 Block of North Main Street (Former Mennonite Hospital Redevelopment Project Area), as requested by the Economic Development Department.

**RECOMMENDED MOTION:** The proposed Ordinance be approved.

**STRATEGIC PLAN LINK:** Goals 3: Grow the Local Economy; 4: Strong Neighborhoods; 5: Great Place - Livable, Sustainable City; 6: Prosperous Downtown Bloomington.

**STRATEGIC PLAN SIGNIFICANCE:** Objectives 3a. Retention and growth of current local businesses; 3b. Attraction of new targeted businesses that are the "right" fit for Bloomington; 3d. Expanded retail businesses; 3e. Strong working relationship among the City, businesses, economic development organizations; 4c. Preservation of property/home valuations; 4d. Improved neighborhood infrastructure; 5b. City decisions consistent with plans and policies; 5c. Incorporation of "Green Sustainable" concepts into City's development and plans; 5e. More attractive city: commercial areas and neighborhoods; 6a. More beautiful, clean Downtown area; 6b. Downtown Vision and Plan used to guide development, redevelopment and investments; 6c. Downtown becoming a community and regional destination.

**BACKGROUND:** On July 9, 2018, the City and Illinois Wesleyan University ("IWU") entered into a memorandum of understanding (the "Original MOU"; Ordinance 2018-56) to support the marketing and redevelopment of the former Mennonite hospital site in the 800 block of North Main Street (the "Project Area"). The Original MOU called for the City to issue a formal request for proposals to solicit private developer interest in the Project Area.

During the drafting of the Original MOU, City staff and IWU representatives envisioned a process wherein the City and IWU would contract with a licensed commercial real estate brokerage firm to assist with the marketing of the Project Area and solicitation of proposals from private developers. To that end, on October 31, 2018, the City issued RFQ #2019-12 requesting statements of qualifications for commercial real estate marketing services for the Project Area. Upon the close of that RFQ, representatives from the City and IWU interviewed the respondents to the RFQ. Coldwell Banker Commercial Devonshire Realty (the "Broker") was determined by the City and IWU representatives to be well qualified.

Subsequent to the adoption of the Original MOU, multiple macroeconomic factors have impacted the commercial real estate market both nationally and locally. Through conversations with the Broker, City staff and representatives from IWU determined that it

would be prudent for the City and IWU to terminate the Original MOU and replace it with the proposed Memorandum of Understanding II (the "New MOU") which more clearly articulates the mutually agreed upon plan of action with the Broker for the marketing of the Project Area.

The New MOU updates and replaces the Original MOU with the majority of the terms remaining unchanged. New terms include detail regarding the City and IWU jointly entering into the proposed listing agreement with the Broker and detail outlining the splitting of the Broker's commission between the City and IWU. The term of the New MOU will run until May 31, 2021 to align with the term of the proposed listing agreement with the Broker. Additionally, the overall formatting of the New MOU document has been improved in comparison to the Original MOU with certain sections that detailed related topics now combined for ease of interpretation.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** City staff and IWU representatives have met with multiple commercial real estate brokers, multiple representatives of local, regional, and national retailers, and with multiple development firms to discuss the potential redevelopment of the Project Area. Meetings have also been held with multiple residents of the Franklin Park neighborhood and business owners adjacent to the Project Area.

**FINANCIAL IMPACT:** There is no immediate financial impact to the City as a result of approval of the proposed New MOU. Funds are budgeted in the City's Economic Development Professional and Technical Services account (10019170-70220) which can be used to assist the Broker as the City Manager deems necessary to implement the New MOU and better position the Project Area for private redevelopment. Stakeholders can locate this account in the FY2020 Proposed Budget Book titled "Budget Overview & General Fund" on page 250. The City's costs related to the marketing of the Project Area are TIF-eligible costs for which the City could seek reimbursement if the potential North Main Street / Chestnut Street TIF District is ultimately established.

**COMMUNITY DEVELOPMENT IMPACT:** The Project Area is identified in the Comprehensive Plan 2035 as a "Tier 1 Development Priority" (Figure 1-3 map, page 20). Redevelopment of the Site would further the following goals and objectives of the Comprehensive Plan 2035:

**Goal ED-4 Enhance the image of Bloomington as a business friendly community.**

ED-4.2 Prioritize infill and redevelopment to spur growth and reinvestment in the City.

ED-4.3 Facilitate and enhance pedestrian-friendly neighborhood centers to support mixed use developments

ED-4.4 Evaluate commercial land use needs in the context of changing economic trends

ED-4.5 Identify and reduce barriers for local growth and economic development

**Goal D-1 Continue to build a healthy Downtown that offers a range of employment, retail, housing, cultural and entertainment opportunities for all.**

D-1.2 Pursue catalyst projects that can serve as additional Downtown anchors

D-1.4 Develop a wide variety of Downtown housing options

Goal D-2 Market and promote the unique brand and image of Downtown Bloomington.

D-2.1 Identify and designate gateways to Downtown [North Main Street]

Goal D-6 Reinforce the connections between Downtown and adjacent neighborhoods.

D-6.1 Encourage development on sites that will link Downtown with surrounding neighborhoods

D-6.3 Pursue public-private development opportunities with major employers seeking employee housing near offices

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A**

Respectfully submitted for Council consideration.

Prepared By: Austin Grammer, Economic Development Coordinator

Reviewed By: Melissa Hon, Economic Development Director

Finance & Budgetary Review By: Chris Tomerlin, Budget Manager  
Scott Rathbun, Finance Director

Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



Tim Gleason  
City Manager

**Attachments:**

- ECON DEV 1B Ordinance 2019 - 39 IWU City MOU II 800 N Main St
- ECON DEV 1C IWU City MOU II for 800 N Main Street
- ECON DEV 1D MOU Exhibit A IWU City MOU II 800 North Main St



REGULAR AGENDA ITEM NO. 8E

FOR COUNCIL: May 28, 2019

**SPONSORING DEPARTMENT:** Economic Development

**SUBJECT:** Consideration and action of an Ordinance Approving and Authorizing the Execution of an Exclusive Right to Sell Listing Agreement Between the City of Bloomington, Illinois Wesleyan University, and Coldwell Banker Commercial Devonshire Realty (Former Mennonite Hospital Site - 800 North Main Street), as requested by the Economic Development Department.

**RECOMMENDED MOTION:** The proposed Ordinance be approved.

**STRATEGIC PLAN LINK:** Goals 3: Grow the Local Economy; 4: Strong Neighborhoods; 5: Great Place - Livable, Sustainable City; 6: Prosperous Downtown Bloomington.

**STRATEGIC PLAN SIGNIFICANCE:** Objectives 3a. Retention and growth of current local businesses; 3b. Attraction of new targeted businesses that are the "right" fit for Bloomington; 3d. Expanded retail businesses; 3e. Strong working relationship among the City, businesses, economic development organizations; 4c. Preservation of property/home valuations; 4d. Improved neighborhood infrastructure; 5b. City decisions consistent with plans and policies; 5c. Incorporation of "Green Sustainable" concepts into City's development and plans; 5e. More attractive city: commercial areas and neighborhoods; 6a. More beautiful, clean Downtown area; 6b. Downtown Vision and Plan used to guide development, redevelopment and investments; 6c. Downtown becoming a community and regional destination.

**BACKGROUND:** To stimulate developer interest in the City and Illinois Wesleyan University ("IWU") properties in the 800 block of North Main Street, staff recommends approval of the proposed Exclusive Right to Sell Listing Agreement with Coldwell Banker Commercial Devonshire Realty ("CBCDR"). Below is a summary of key events related to these properties:

- On March 14, 2016, the City Council adopted Resolution 2016-08 which approved a contract to purchase three (3) acres of real estate located at 807 North Main Street (the "City Parcel") from 3 Kirk Holdings, LLC for \$1,400,000. The City Parcel and two other adjacent parcels owned by Illinois Wesleyan University (the "IWU Parcels") comprise 4.093 acres (the "Site"). The Site formerly housed the core of the Mennonite Hospital campus. The Site is prime for in-fill redevelopment along the heavily traveled Main Street / Business Route 51 / Historic Route 66 corridor between Downtown Bloomington and the Illinois Wesleyan University campus and is in close proximity to the Illinois State University Campus and the Advocate BroMenn Medical Center in Normal.
- On May 16, 2016, the City Council adopted Ordinance 2016-45 which authorized PGAV, the City's TIF consultant, to conduct a TIF Feasibility/Eligibility Study of the Site to

support the establishment of the potential North Main Street / Chestnut Street Redevelopment Project Area (the "Potential TIF District").

- On November 2, 2016, the City took possession of the City Parcel after the seller's completion of the demolition of the former medical building on the City Parcel as required in the purchase contract.
- On November 28, 2016, PGAV presented the findings of the TIF Feasibility/Eligibility Study to the City Council. PGAV found that the Potential TIF District qualified for TIF as both a "conservation area" and a "blighted area." The City Council then adopted Ordinance 2016-126 which authorized PGAV to proceed with drafting a Redevelopment Plan for the Potential TIF District. The TIF Feasibility/Eligibility Study is available on the City's website ([www.cityblm.org/TIF](http://www.cityblm.org/TIF)). The Redevelopment Plan is still in draft form pending a viable private development proposal.
- On July 9, 2018, the City Council adopted Ordinance 2018-56 approving a memorandum of understanding ("MOU") between the City and IWU to support the marketing and redevelopment of the Site. Through discussions between IWU representatives and City staff in developing the MOU, it was determined that the City should lead an effort to initiate a request for proposals to find a qualified commercial real estate brokerage firm to assume responsibility for marketing the Site on behalf of the City and IWU.
- On October 31, 2018, staff issued RFQ #2019-12 requesting statements of qualifications for commercial real estate marketing services for the 800 block of North Main Street. Upon the close of that RFQ, staff interviewed the respondents to the RFQ. Coldwell Banker Commercial Devonshire Realty ("CBCDR") was selected by staff to be qualified for this assignment.
- City staff have maintained a listing for the Site on the national commercial real estate marketing service CoStar.com. Staff have also held discussions with multiple developers about the Site. At this time, no formal development proposals are under consideration.

Upon approval of the proposed Listing Agreement, CBCDR broker Ryan Murphy will assume responsibility for marketing the Site and will present proposals from developers in accordance with the guidelines outlined in the MOU. Staff in the City's Economic Development Department plan to work closely with Mr. Murphy to support his efforts to market the Site and solicit proposals from well-qualified and experienced developers meeting the guidelines outlined in the MOU:

- i. Proposals will preferably include new, mixed-use structures with ground floor retail / commercial and upper-story residential units. Residential units should be market-rate and should not be targeted to college students or to senior citizens.*
- ii. Proposals should be transit-oriented and pedestrian friendly.*
- iii. Proposals should ideally be submitted by a single, master developer, with a comprehensive plan for the entire Project Area / Site.*

- iv. *Proposals may include the rededication and reconstruction of East Street, as public right of way between Walnut Street and Chestnut Street.*
- v. *Proposals should be sensitive to the historic character of the adjacent Franklin Square neighborhood, a designated historic district listed on the National Register of Historic Places.*

The Ordinance approving the agreement directs the City Manager to review all proposals in conjunction with representatives from IWU, reject any proposals deemed unworthy of further consideration, and forward to the City Council any proposals deemed worthy by the City Manager and IWU to warrant formal consideration. When a qualified developer / proposal has been submitted by CBCDR to the City, City staff will thoroughly vet it and present it to IWU and the City Council for formal consideration. The vetting process will include the evaluation of any request for incentives made by a developer. The City's Guidelines for the Utilization of Tax Increment Financing and the City's Economic Development Incentive Guideline (Resolution 2018-38 -- June 25, 2018) will be followed when vetting any developer's request for incentives.

The term of the proposed Listing Agreement is eighteen (18) months with an optional six (6) month extension. City Staff and IWU believe this to be a reasonable term given the size and location of the Site as well as the current commercial real estate climate for the desired uses. The ordinance approving the agreement provides the City Manager with the flexibility to grant CBCDR the six (6) month extension.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** City staff and IWU representatives have met with multiple commercial real estate brokers, multiple representatives of local, regional, and national retailers, and with multiple development firms to discuss the potential redevelopment of the Site. Meetings have also been held with multiple residents of the Franklin Park neighborhood and business owners adjacent to the Site.

**FINANCIAL IMPACT:** No immediate direct budgetary impact would result from approval of the proposed agreement. CBCDR is to only receive payment of the agreed upon \$100,000.00 commission upon the sale of the Site to a private developer. The commission due to CBCDR is to be split based on percentage of land ownership as follows: the City will pay 73.30% and IWU will pay the remaining 26.70%. In the event the City or IWU lease, trade, exchange, or donate the Site to the City or to IWU, or to a third-party developer or charitable or not for profit organization, the \$100,000.00 commission to CBCDR would also be due.

CBCDR's proposal is a predefined commission structure as opposed to a variable or percentage commission. The \$100,000.00 commission is equivalent to a 6% commission for the Site using an estimated value of \$1.67 million (or \$9.35 per square foot). As there are multiple types of deal structures/incentives that could ultimately be employed by the City and IWU to assist with the private redevelopment of the Site, CBCDR's proposed predefined commission is supported by City staff and IWU.

The ordinance approving the agreement also provides approval to the City Manager to incur expenses on behalf of the City and IWU related to the Site should staff determine a need to hire specialty consultants to address site-specific concerns and vet developer proposals in accordance with the City's Procurement Policies.



Both the commission and further study expenses, if needed, would be paid from the City's Economic Development Technical and Professional Services account (10019170-70220). Stakeholders can locate this account in the FY 2020 Proposed Budget Book titled "Budget Overview & General Fund" on page 250. The City could potentially seek reimbursement for such expenses if the Potential TIF District is established for the Site.

**COMMUNITY DEVELOPMENT IMPACT:** The Site is identified in the Comprehensive Plan 2035 as a "Tier 1 Development Priority" (Figure 1-3 map, page 20). Redevelopment of the Site would further the following goals and objectives of the Comprehensive Plan 2035:

**Goal ED-4 Enhance the image of Bloomington as a business friendly community.**

ED-4.2 Prioritize infill and redevelopment to spur growth and reinvestment in the City.

ED-4.3 Facilitate and enhance pedestrian-friendly neighborhood centers to support mixed use developments

ED-4.4 Evaluate commercial land use needs in the context of changing economic trends

ED-4.5 Identify and reduce barriers for local growth and economic development

**Goal D-1 Continue to build a healthy Downtown that offers a range of employment, retail, housing, cultural and entertainment opportunities for all.**

D-1.2 Pursue catalyst projects that can serve as additional Downtown anchors

D-1.4 Develop a wide variety of Downtown housing options

**Goal D-2 Market and promote the unique brand and image of Downtown Bloomington.**

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**Goal D-6 Reinforce the connections between Downtown and adjacent neighborhoods.**

D-6.1 Encourage development on sites that will link Downtown with surrounding neighborhoods

D-6.3 Pursue public-private development opportunities with major employers seeking employee housing near offices

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

Prepared By: Austin Grammer, Economic Development Coordinator

Reviewed By: Melissa Hon, Economic Development Director

Finance & Budgetary Review By: Chris Tomerlin, Budget Manager  
Scott Rathbun, Finance Director

Legal Review By: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read 'Tim Gleason', with a stylized flourish at the end.

Tim Gleason  
City Manager

**Attachments:**

- ECON DEV 2B Ordinance 2019 - 40 Broker Contract 800 N Main
- ECON DEV 2C Broker Contract 800 N Main