

**RESOLUTION OF THE  
REDEVELOPMENT COMMISSION OF THE  
CITY OF BLOOMINGTON, INDIANA**

**APPROVAL OF CERTAIN CONDITIONS PASSED BY THE  
COMMON COUNCIL FOR THE HOPEWELL SOUTH PUD PLAN AND  
POSITION ON UNCERTAIN CONDITIONS**

WHEREAS, in Resolution 18-10, the Bloomington Redevelopment Commission (“RDC”) approved a project to envision reuse of the Legacy IU Health Bloomington Hospital Site (“Hopewell Project”), and authorized the City to negotiate terms of purchase for the Old Hospital Site;

WHEREAS, the RDC approved the purchase of the Hopewell Project in Resolution 18-31;

WHEREAS, in Resolution 23-73, the RDC authorized the public offering of Hopewell South, Blocks 9 and 10;

WHEREAS, in Resolution 24-65, a second, revised, updated offer was authorized by the RDC for public offering of Hopewell South Blocks 9 and 10;

WHEREAS, by Resolution 25-84, any and all bids for Hopewell South Blocks 9 and 10 as they did not appropriately serve the goals and vision for Blocks 9 and 10 of Hopewell South;

WHEREAS, the RDC has determined that a different course of action for Blocks 9 and 10 of Hopewell South is necessary as the existing plan is not achievable;

WHEREAS, by Resolution 25-85 the RDC approved new comprehensive and coordinated design of Blocks 8, 9, and 10 of Hopewell South with Flintlock Ltd. Co;

WHEREAS, Flintlock Ltd. Co has prepared a draft Planned Unit Development (“PUD”) with detailed exhibits on how the PUD could be structured;

WHEREAS, by Resolution 25-130 the RDC approved an amendment to the Flintlock Ltd. Co.’s scope of work to include the zoning process of creating a Planned Unit Development (PUD) in order to maximize the number of affordable housing units;

WHEREAS, by Resolution 25-152 the RDC determined that the rezoning of Hopewell South Blocks 8, 9, and 10 to a PUD will further the public's best interests and redevelopment of Hopewell South;

WHEREAS, the Common Council has voted and passed certain conditions pending the Council's overall approval or denial of the Hopewell South PUD;

WHEREAS, there are differing legal counsel opinions between the Common Council and the RDC as to whether certain conditions are classified as reasonable conditions or as amendments to the PUD, where amendments must be agreed upon by the Hopewell South PUD petitioner, the RDC;

WHEREAS, to eliminate any potential challenge on the classification of certain conditions, the RDC wants to accept certain conditions passed by the Common Council so that their classification would therefore be irrelevant;

WHEREAS, the Common Council is continuing to debate certain other conditions, what they may contain, and whether they will pass during a vote; and,

WHEREAS, the RDC wishes to express the RDC's position on the pending conditions being considered by the Common Council, said position being based on solid research and setting of goals that are reasonable and practical under the circumstances that exist or may arise over the development and life of Hopewell South.

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

1. The Bloomington Redevelopment Commission (RDC) reaffirms its support for the Hopewell South Planned Unit Development ("PUD") Project.
2. The conditions that the Common Council have placed on the Hopewell South PUD will increase design and construction costs, especially those related to the widening of sidewalks and right of ways. However, to move this critical neighborhood development along for affordable housing for our residents, the RDC will accept the following conditions placed on the Hopewell South PUD by the City of Bloomington Common Council, provided that these conditions do not significantly impact the affordability goals of the project.

- a. RC 01 – As permitted under state law, the Allowed Use Table will be amended to reflect the Project Goals listed in the cover letter to create residential lots with attainable home ownership opportunities within a neighborhood of connected street networks consistent with Bloomington’s traditional street grid. Including changes City Staff and Consultant made in written PUD.
- b. RC 02 – A rational phasing plan will be created for submission with the final plan to include a short description of each phase, including expected timelines. Phase 1 must include construction of all interior roads, shared greenspace and pedestrian improvements, and utility infrastructure, including stormwater management facilities.
- c. RC 08C – The PUD Street Standards and Street Sections will be updated to reflect a 6-foot minimum sidewalk width for all streets except Rogers Street and Lanes. Right-of-way dedication will be increased as necessary to accommodate these changes.
- d. RC 09C – The sidewalks bisecting Block 9 in the east-west and north-south directions will be updated to reflect a minimum width of 8 feet. These sidewalks shall be fully within either (a) the public right of way or (b) a pedestrian and bicyclist easement. Right-of-way dedication will be increased as necessary to accommodate this change. The sidewalk running north-south may be narrowed as necessary to accommodate planned accessible parking spaces.
- e. RC 10B – ¶ 1. The PUD Street Standards and Street Sections, including the Wylie Street and Jackson Street cross sections, will be updated as necessary to reflect a Tree Plot minimum width of 5 feet, located between the sidewalk and drive lane, for all portions of right of way located within the PUD. ¶ 2. In Block 8, on the north side of Wylie Street, the sidewalk may be immediately adjacent to the street for a portion of the block as necessary to accommodate the existing building, if preserved. ¶ 3. Right of way dedication will be increased as necessary to accommodate these changes. ¶ 4. Front setbacks along Wiley in Block 9 may be decreased as necessary to accommodate the additional right-of-way dedication.
- f. RC 12C – ¶ 1. The Rogers Street cross-section will be updated to reflect the design requirements of the Transportation Plan for a General Urban Street, including a 5-foot tree plot and 10 foot sidewalk. ¶ 2. In Block 8, in the immediate proximity to the stairwell of the existing building, the width of either the tree plot or sidewalk may be reduced if grading or design elements make it physically challenging to maintain the widths specified in paragraph 1.
- g. RC14 – The Petitioner will work with the City of Bloomington Engineering, Planning, and Transportation Departments to design the Lanes with a target speed of 10 miles per hour, utilizing design elements intended to create a low-speed and high comfort environment for vulnerable road users.

3. The Common Council, on March 25, 2025, passed RC 06, which read: “All buildings must use either electricity or on-site renewable energy sources for all significant energy needs, including for space heating, water heating, and cooking.” The RDC rejects RC 06 as it is directly prohibited by Indiana Code § 8-1-2-101.2. The RDC is not planning to install any utilities other than those specifically shown in the Hopewell South PUD plan.
4. Energy Efficiency – The RDC is committed to implementing reasonable, cost-effective, and practicable measures to provide as much energy efficiency for the benefit of both the homeowners and the environment. Construction documents shall incorporate best-practice air sealing, duct placement within conditioned space, and high-efficiency systems. In order to achieve as much efficiency as possible, the RDC commits to conducting a plan review with a certified energy rater for each of the building plans in the plan catalog with a targeted Home Energy Rating Score of 65.
5. Affordability – The RDC reaffirms its commitment to make housing at Hopewell South PUD, if approved, as affordable as can be obtained during the economic conditions at the given time and truly desires to maintain affordability as far into the future as is reasonably able to be achieved. Additionally, the RDC will fervently strive to assist those at or below the 100% AMI as defined in the Hopewell South PUD plan. The RDC reiterates its Affordable Housing Commitment from said plan:

The Hopewell South Development will be a Tier 1 Affordable Housing Development per UDO 20.04.110(C) Affordable Housing. At least 50 percent of total dwelling units within the PUD will be affordable to home buyers under 100% AMI, which demonstrates our strong commitment to providing affordability. At least 15 percent of total dwelling units within the PUD are permanently income-limited to households earning less than 120% of Area Median Income (AMI). There are many mechanisms to protect long-term affordability that the Redevelopment Commission may consider, such as but not limited to, a silent second mortgage, equity share agreement, right of first offer/refusal, and partnerships with non-profit organizations that can more easily execute deed restrictions.

The Hopewell South PUD does not clearly state how the RDC intends to meet Tier 1. The RDC is committed to an increase of ten percent (10%) more permanently affordable dwelling units for homeowners under 120% AMI thus satisfying the approval criteria of UDO 20.06.070(c)(4)(E).

The RDC would willingly commit to increase the percentage of affordable dwelling units and make more units permanently affordable at a lower AMI if it were possible. But

given the current economic market and the unknown future, the RDC cannot rightfully commit to something that may well be unattainable under current and/or future circumstances. What the RDC can do, and will do, is state that the RDC's overarching purpose of creating the Hopewell South PUD is to serve as many people and families as possible, providing truly affordable homes in a neighborhood that they can be proud of, and having that affordability component last far into the future, for generations to come. The RDC agrees to report on an annual basis to the Common Council the efforts made to maximize affordability.

6. Short Term Rentals – Local governments may not unreasonably restrict short term rentals (See Indiana Code §§ 36-1-24-8 & 9). However, the RDC recognizes concerns with short term rentals and how that may negatively impact the affordability goals for people and families and the overall neighborhood environment of Hopewell South. The RDC believes a Hopewell South Homeowners Association will be the appropriate tool to truly be able to set guidelines and have those boundaries monitored by the homeowners themselves.
7. The RDC authorizes the Redevelopment Commission Executive Director, Anna Killion-Hanson, or her designee, to present this Resolution, in whole or in part, in physical form, electronic form, or orally as the circumstances warrant, to the City of Bloomington Common Council at any given time or place following this Resolution's adoption. Including, but not limited to, at the Common Council's regular meeting to be held on May 6, 2026, in the Council Chambers at Bloomington City Hall.
8. The RDC 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

---

Date