

Council of Neighborhood Association (CONA) Meeting minutes
May 14, 2019

Present: Paul Ash, McDoel; Judy Berkshire, Eastside; Cynthia Bretheim, Prospect Hill; Susan Catt, Blue Ridge; Sandi Clothier, Near West Side; Marc Cornett, Bryan Park; Peter Dorfman, Near West Side; Don Granbois, Covenanter; Becky Holtzman, Prospect Hill; John Kennedy, Spicewood; Lindsey Muller, Prospect Hill; David Ondrik, Prospect Hill

Guests: Mike Diekhoff, Bloomington Police Department (BPD); Gabriela Esquivel, Neighborhood Resource Specialist BPD; and Frankie Presslaff, Neighborhood Resource Specialist BPD.

John Kennedy called the meeting to order at 7:00 p.m.

Secretary's report

President Kennedy reported that the Secretary's report is unavailable until next month so there are no minutes to approve.

Treasurer's report

There is an ending balance of \$562.99 in the checking account and \$2020.46 in the savings account. Green Acres has an ending balance of \$246.55. Don Granbois moved and Peter Dorfman seconded the motion asking for approval of the treasurer's report. The treasurer's report was unanimously approved by voice vote.

Introductions

Kennedy introduced Chief of Police Mike Diekoff who then introduced future Neighborhood Resource Specialists Gabriela Esquivel and Frankie Presslaff. To coordinate better with Neighborhood Associations, BPD is training two Resource Specialists who will be based out of the new substation at Switchyard Park. The Resource Specialists will attend neighborhood association meetings when invited to explain their roles and to address questions. They will not carry weapons but will drive through neighborhoods looking for nuisances, i.e., trash on lawns, cars parked on lawns, etc. They will be on duty Monday thru Friday, 8:00 a.m. to 8:00 p.m.

Announcements

There were no announcements.

Waterman and JB Salvage

Kennedy reported JB Salvage to be a "no show." A representative will come next month.

Transportation Plan Issues

Kennedy reported that amendments have been submitted. Dave Rollo, sponsor of the amendments, and CONA representatives Jon Lawrence, Jan Sorby, and Marc Cornett will meet with Beth Rosenbarger, Bloomington Planning Services Manager, and Dan Sherman, City Council attorney, to address Ms. Rosenbarger's concerns.

Peter Dorfman asked what has happened to the eminent domain issue in the transportation plan. Judy Berkshire suggested he check with Council Representative Dave Rollo for an answer to that question since he has sponsored amendments addressing concerns raised by neighborhoods.

Marc Cornett suggested that CONA members attend the City Council meeting for the discussion of the amendments. There are 60 pages of amendments. Deadline for submission of amendments was yesterday.

UDO Update

Kennedy reported that the UDO committee met this afternoon from 4:00 to 5:00 p.m. The meeting focused on the process of getting the plan completed. The Council will have 90 days to make changes, and this will come after summer break. With both budget hearings and UDO hearings happening in September, completing the UDO will be a tight process.

The committee spent 10-15 minutes on new residential zoning, specifically the student housing zone. This will be designated within the zoning plan. President Kennedy suggested that the new R4 zone should also be included in the plan.

There was some discussion of multi-family housing in CORE neighborhoods. The city has received several pages of comments voicing concern. Planning and Transportation Director Terri Porter and Assistant Director Scott Robinson both stated that the introduction of multi-family housing into the CORE neighborhoods was not intended to be "scary."

Last night the Plan Commission approved Bloomington Cooperative Housing's petition to convert a vacant building at 921 W. 9th St. into multi-family cooperative housing. There will be 5 spaces for families, with a total of 19 people to fill the spaces.

Sandi Clothier reported reading an article about the shortage of affordable housing worldwide. When hedge funds and pension funds became involved in the housing market, housing costs increased. This is known as the "financialization of housing" and occurs when housing is treated as a commodity, a vehicle for wealth and investment. She suggested CONA start a conversation on this issue to avoid polarization.

John Kennedy concluded the report from the UDO committee meeting by saying that Scott Robinson briefly discussed covenants. Lynn Coyne, former Bloomington Economic Development Corporation director and committee member, passionately defended covenants. He said the homeowner agrees to these when buying the property and the city has no legal right to change that.

Hospital Re-Use

Marc Cornett reported that he and others have been floating the idea of doing a "guerilla workshop" about the hospital re-use site. The workshop would be sponsored by CONA and Bryan Park, McDoel, and Prospect Hill Neighborhood Associations and would occur over two Saturday afternoons from 1-5 p.m. City council support for the workshop is also being sought. It would follow a charette format with the outcome to be producing a document that explains a neighborhood position on the hospital re-use. The Climbing Gym would be a possible site for the workshop. The total cost of the event would be \$2000.

Prospect Hill representatives reported that their neighborhood association voted last week to support the charette. The next steering committee meeting for the hospital re-use is June 14.

John Kennedy adjourned the meeting without voice vote at 9:10 p.m.

Respectfully submitted,

Judy Berkshire, acting secretary

Council of Neighborhood Association (CONA) Meeting minutes
June 11, 2019

Present: Paul Ash, McDoel; Judy Berkshire, Eastside; Cynthia Bretheim, Prospect Hill; Susan Catt, Blue Ridge; Elizabeth Cox-Ash, McDoel; Don Granbois, Covenanter; Becky Holtzman, Prospect Hill; John Kennedy, Spicewood; Lindsey Muller, Prospect Hill; Patrick Murray, Prospect Hill; Tom Shafer, Park Ridge East

Guest: Ron Smith, Park Ridge East City Council and District 3 Candidate.

President John Kennedy called the meeting to order at 7:00 p.m.

Secretary's report

Kennedy reported that the Secretary's report is unavailable; we will approve two months of minutes next month.

Treasurer's report

Treasurer Elizabeth Cox-Ash reported that Eastern Heights Neighborhood Association has deposited \$227.68 for CONA to hold in a neighborhood association account. In addition to that amount, there is an ending balance of \$562.99 in the CONA checking account and \$2020.97 in the savings account. Green Acres has an ending balance of \$246.61.

The treasurer's report was unanimously approved by voice vote.

Kennedy stated that he has a get-well card for Dave Walter who has attended and participated regularly in past CONA meetings. Dave has leukemia and is in his second round of treatments. CONA members who know Dave may sign the card as they wish.

Introduction of Ron Smith

Kennedy introduced Ron Smith who is running for District 3 city council representative.

Ron gave background information on himself. He first came to Bloomington to attend IU in 1974. He and his wife have lived in District 3 for nearly 20 years. This is the second time he has run for city council. He has a variety of work experience with most of it in Indiana government offices including as a Medicaid analyst and now as a care manager for Area 10 Agency on Aging. Ron asked about issues of concern for neighborhoods.

Paul Ash mentioned traffic issues that will arise once the new hospital site is finished. Current plans would have both 10th and 14th Streets as one-way. Paul questions whether this will make traffic worse and how 14th Street (Law Lane?) will be built east from campus since a high-rise living unit stands in its way.

Elizabeth Cox-Ash mentioned the UDO and density issues. Ron stated he is against 4-plexes in core neighborhoods.

Cynthia Bretheim stated that new construction is not affordable and will not solve the affordable housing issue in Bloomington. Elizabeth Cox-Ash remarked that subsidies make housing affordable.

He stated that he listened to Marc Cornett's presentation at the BRI meeting. He liked Marc's ideas but questioned how a developer could accomplish all of them.

John Kennedy asked, “Are you in favor of a master developer?” Patrick Murray remarked that the city should separate planning and citizen participation from the developer.

Ron stated that he wants to see responsible development in town. He cited Trinitas’s work for affordable senior housing at Patterson Pointe as less than responsible. The apartments were cheaply built and now have mold problems.

Ron asked about scooters and heard a variety of viewpoints.

Hospital Re-Use –CONA Education Initiative

Patrick Murray stated that Prospect Hill is having house meetings of 12-15 people to generate grassroots awareness of the city’s hospital re-use plans. Prospect Hill is sending a letter to the Mayor asking him to bring neighborhoods into the process by holding charrettes. Neighborhoods that will be affected need a seat at the table. There needs to be more transparency, beginning with ready availability of minutes from the steering committee meetings.

President Kennedy proposed using the hospital re-use issue as a model for how to involve neighborhoods in the planning process. The city does not have a great process for bringing new land into development. CONA could start the education process by using Marc Cornett’s charrette as an example for developing new land.

The next steering committee meeting for hospital re-use is June 14.

UDO Update

President John Kennedy reported that the UDO committee met yesterday. The discussion centered on what will be in the final draft. Joe Hoffman proposed that the student-housing zone be delineated before the UDO is finished. John added the R4 zone to Joe’s proposal. The Planning and Transportation Department said no to the proposals because the zoning map will take two years to develop.

To discourage PUDs (Planned Unit Developments), the city will require 20% of them to be affordable housing. We have far too many PUDs for a city our size. Thus, the new UDO will try to discourage further PUDs.

Multi-family units in residential zones will go to conditional rather than being permitted. There will be no multi-family units in the residential estate (R1) zone. Multi-family units will only be allowed on lots up to 50 feet.

ADUs will go from conditional to by-right and will pretty much be limited to core neighborhoods.

Announcements

Members who know Dave Walter should sign his get-well card.

Neighborhood Issues

Park Ridge had a great neighborhood clean up with the grant being awarded the neighborhood association.

John Kennedy adjourned the meeting without voice vote at 8:50 p.m.

Respectfully submitted,
Judy Berkshire, acting secretary