



CRED Proposals

**2024 BUDGET
PROPOSAL**

Memorandum

TO: Members of the City of Bloomington Common Council
FROM: Larry Allen, Deputy Mayor; Jeffrey Underwood, Controller
Date: October 11, 2023

Executive Summary

In response to Council's request for documentation regarding the estimated location for the proposed CRED projects, we are submitting the following additional information for our 2024 budget proposal. Where possible, we have included maps depicting the locations as proposed or suggested. As we previously noted, some of the projects include within their scope studies of multiple potential locations to fully determine the most effective use of the funds.

Safe Streets for All (Planning and Transportation) (\$2.0M CRED)

Safe Streets for All is a federal grant program that requires a 20% local match. The \$2 million in CRED funds would be used to attract another \$8 million in federal funding. Based on the attached heat map, we can see that there are a high concentration of collisions downtown. We anticipate that the mandatory safety plan under the Safe Streets for All programs would call for at least \$2 million in investments in the downtown area.

The proposed amendment to reduce the \$2M match to \$8k would significantly hinder the scope of the application. The proposed budget could leverage a \$10M grant application where the amendment could leverage a \$4M application. It seems it would be in the best interest to leverage a larger grant that would allow more options to consider. The Downtown area would benefit in either scenario.

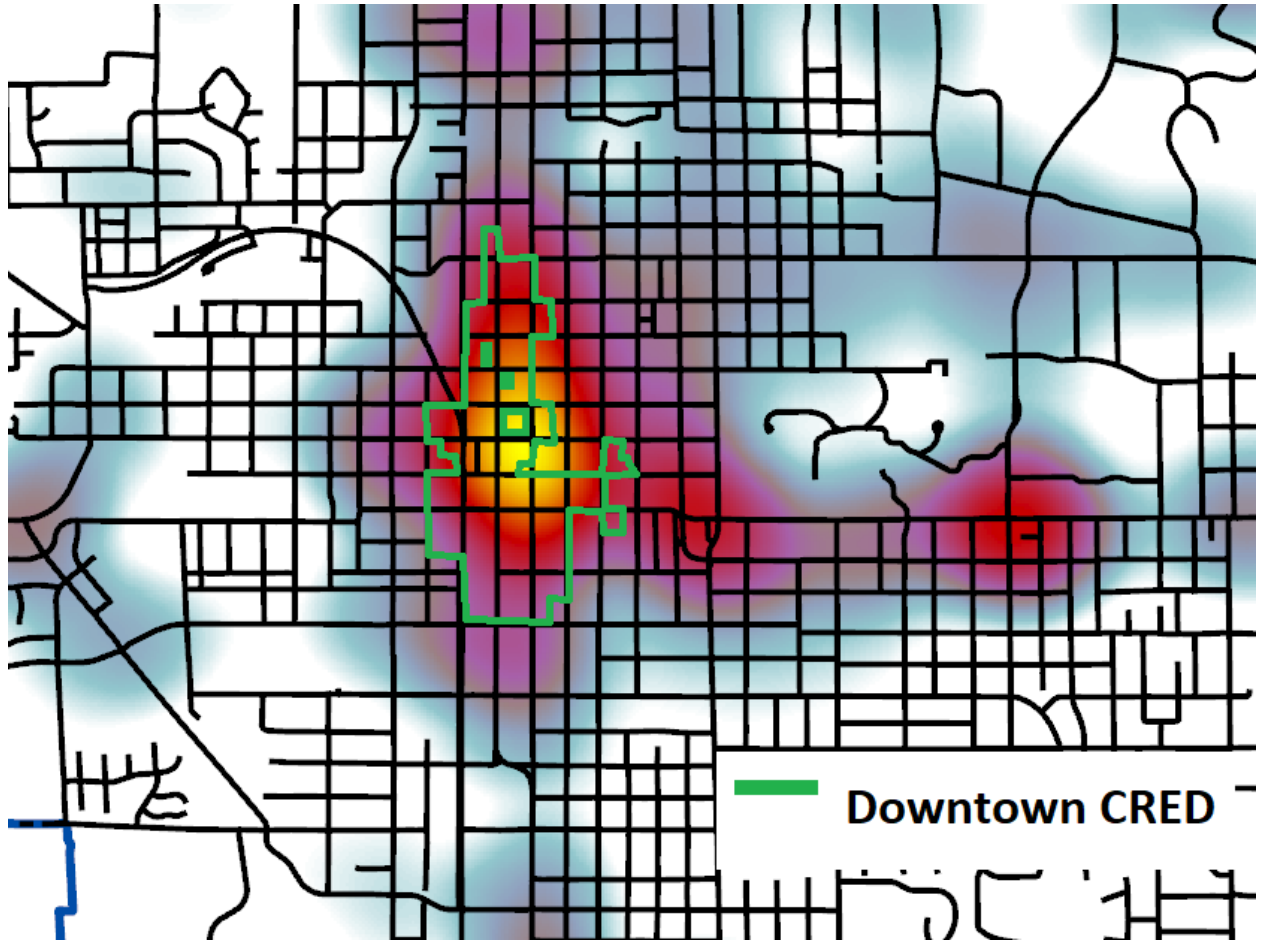


Figure 1: Crash Heat Map Downtown Enlarged - Downtown CRED Outlined

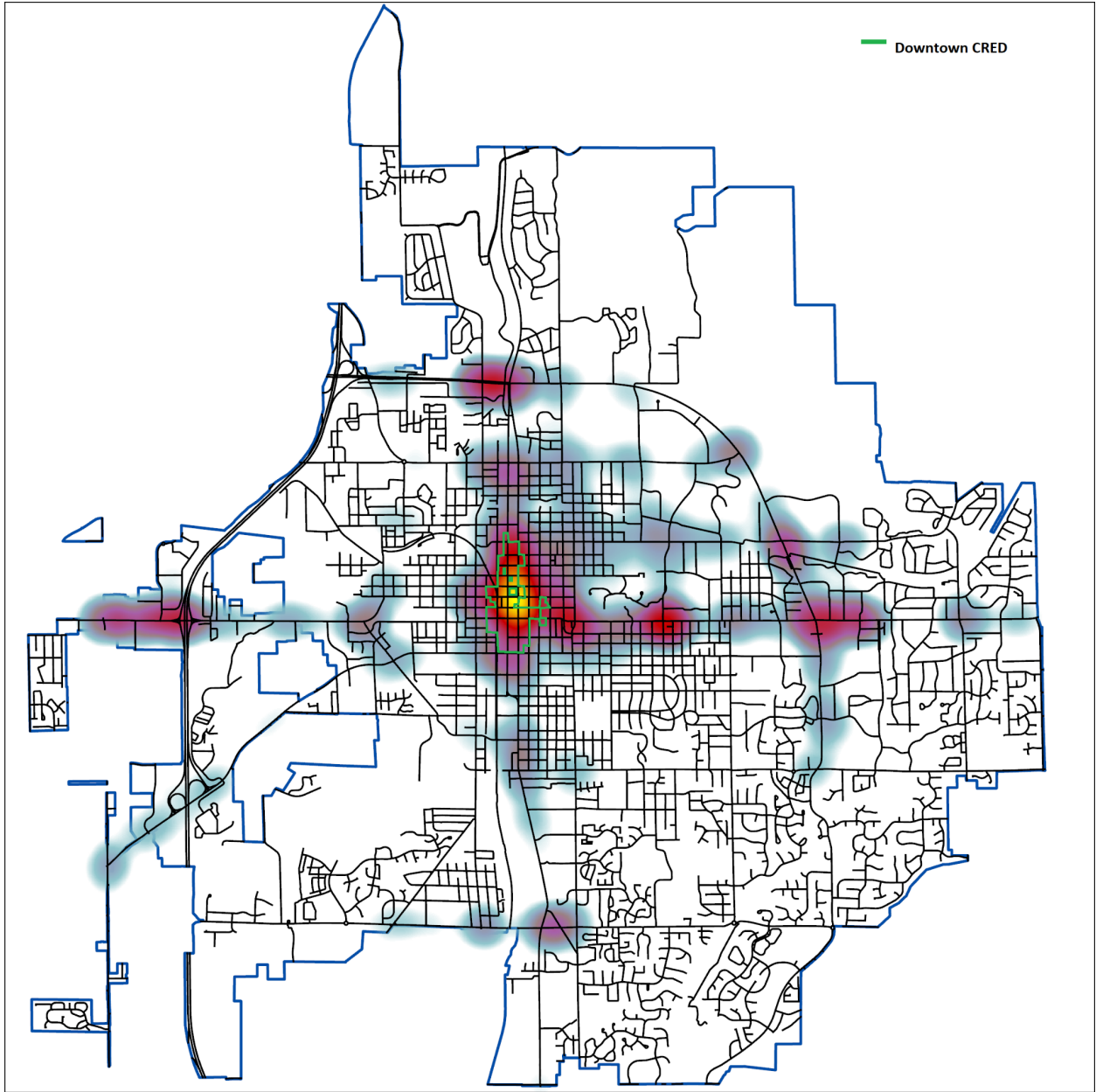


Figure 2: Crash Heat Map City of Bloomington with Downtown CRED Outlined

Street Maintenance for Bus and Bike Lanes (Public Works) (\$2.0M CRED)

Pavement maintenance of street segments that have low ratings in our pavement condition index (PCI) and have high usage by Bloomington Transit (BT) routes and/or segments with bike lanes. These The routes proposed include several within the former CRED Districts:

- Grant St. - 8th St. to 3rd St.
- 6th St. - Walnut St. to Indiana Ave.
- 4th St. - Madison St. to Lincoln/Grant to Indiana Ave.
- Rogers St. - Kirkwood Ave. to Patterson Dr.
- College Ave. - 11th St. to 4th St.
- Walnut St. - 10th St. to 3rd St.

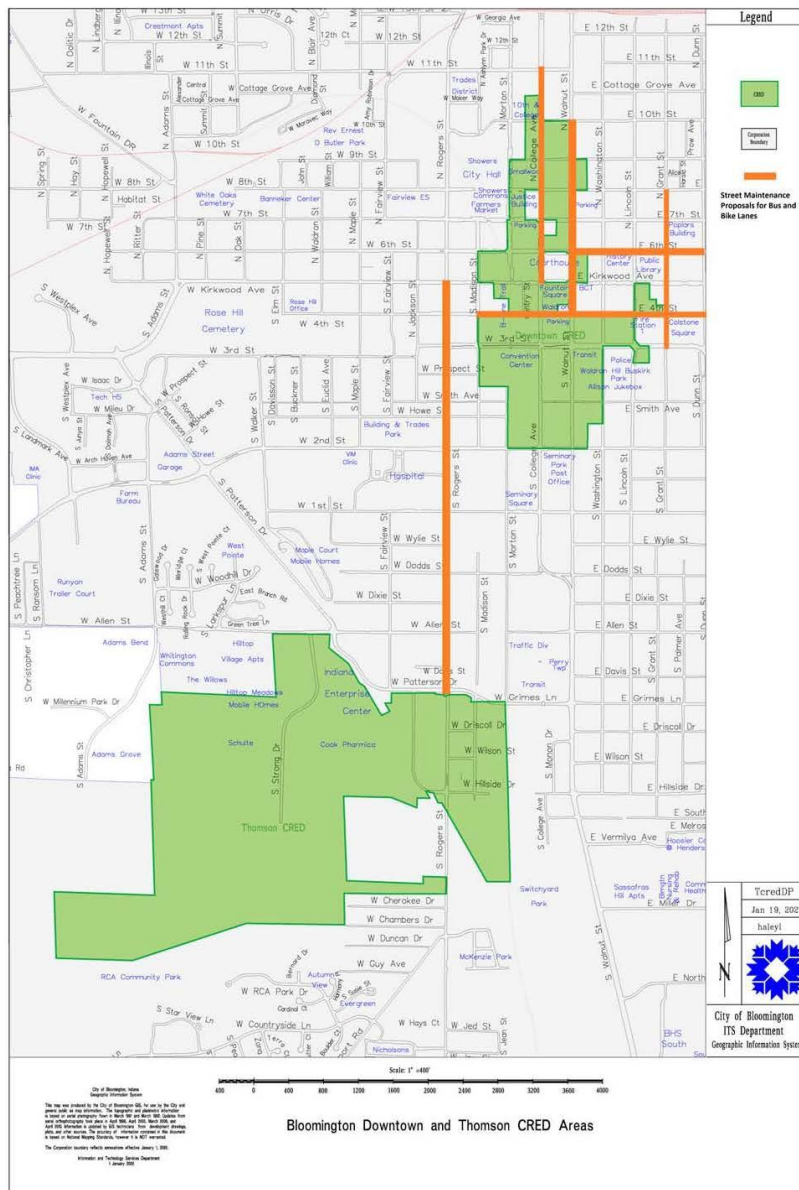


Figure 3.0: Street Proposals

Traffic Signal Modernization (PW & Eng.) (\$2.7M CRED)

Project to enable Bloomington's traffic signals to be controlled better to manage traffic flow, including preemption ability to prioritize flow of public safety and/or transit vehicles. \$2M for Signal replacement and \$500k for technology upgrades for traffic management and preemption abilities. \$200k for intersection design of significant upgrades at two old signalized intersections. These upgrades are also required to fulfill intent Resolution 23-17.

The locations for this project includes approximately 21 intersections (or 23% of the overall intersections) in the former CRED Districts as depicted below and in more detail in the attached map in Appendix 1. We believe all upgrades serve the area due to the interconnectivity of our traffic signals.

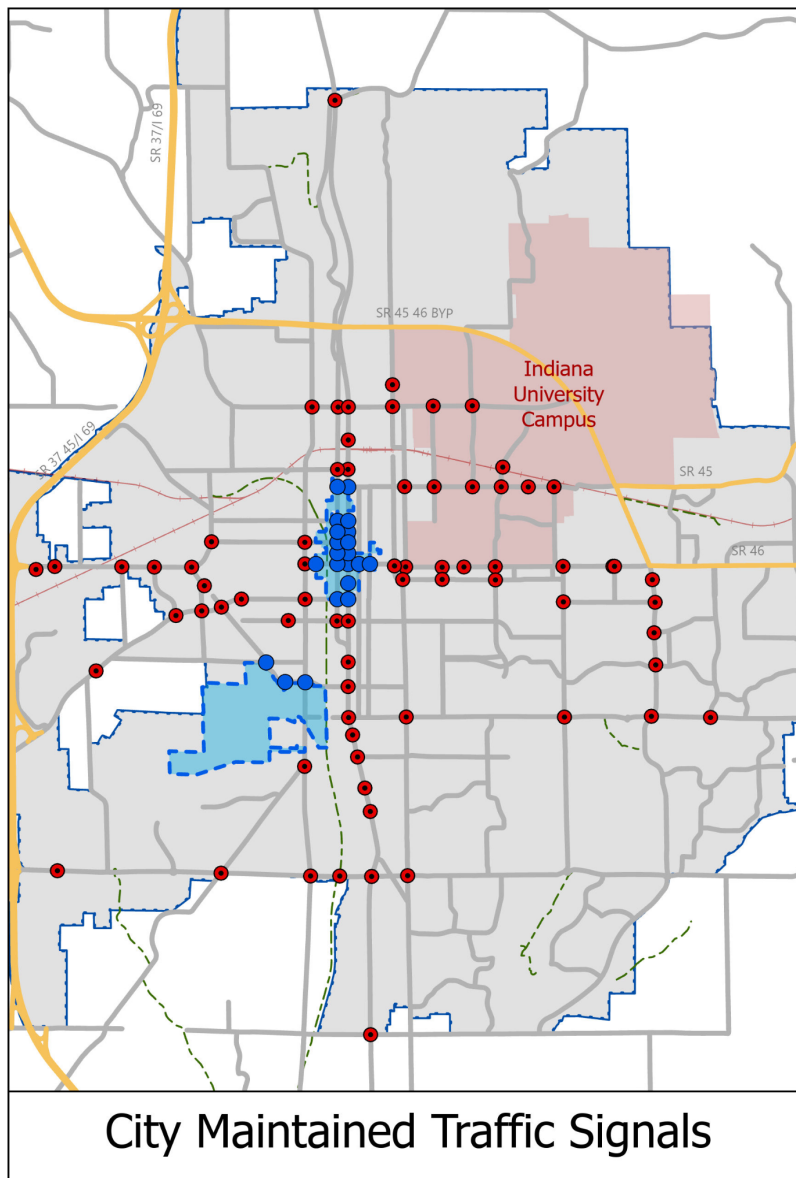


Figure 4.0: City Maintained Traffic Signals; Signals in former CRED Districts in Blue

Jobs and Climate Projects (ESD)

Job Support & Growth/Economic Development (\$475K CRED)

Funds will support continued and new job training and expansion programs with partners such as Ivy Tech, IU, The Mill, Small Business Development Center, and the Bloomington Economic Development Corporation, as well support internal capacities with needed new software and grant applications and administration.

A portion will be spent on developing Trades District/CTP. Three-quarters of the CTP are located in District 6, and portions of the CTP overlap with the former Downtown CRED. Other development initiatives for 2024 will concentrate on the revitalization of the downtown area, especially attracting diverse businesses to fill empty downtown storefronts and activate downtown and Kirkwood. ESD will also support Planning and transportation, Engineering, HAND, and Public Works with initiatives serving the downtown area.

Solar PV Deployment (\$375K CRED)

Funds will support the operations and maintenance for city-deployed solar photovoltaic systems (CRED), expand the Solar, Energy Efficiency, & Lighting (SEEL) program for nonprofits to acquire and deploy solar and a variety of energy efficiency upgrades to their facilities (CRED), and support the Bloomington Housing Authority (BHA) to install Solar on its units (with city Panel Contribution) (ARPA).

The \$75K for maintenance of our municipal solar systems is spread across the city based on the location of our municipal sites--including our garages downtown, City Hall, and potentially Showers West.

The \$300K is for the Solar, Energy Efficiency, and Lighting (SEEL) program for solar installations at non-profit and small businesses. It is difficult to predict which nonprofits and small businesses will apply in 2024 for this grant, but since most small businesses are located downtown, it seems plausible that these grants would be concentrated downtown.

Downtown Activation (\$225K) (CRED)

Funds will support local arts organizations, downtown amenities and activation, and cultural economic development initiatives. The majority of this work will be completed in the BEAD District (see map below) and Trades District within the CTP.

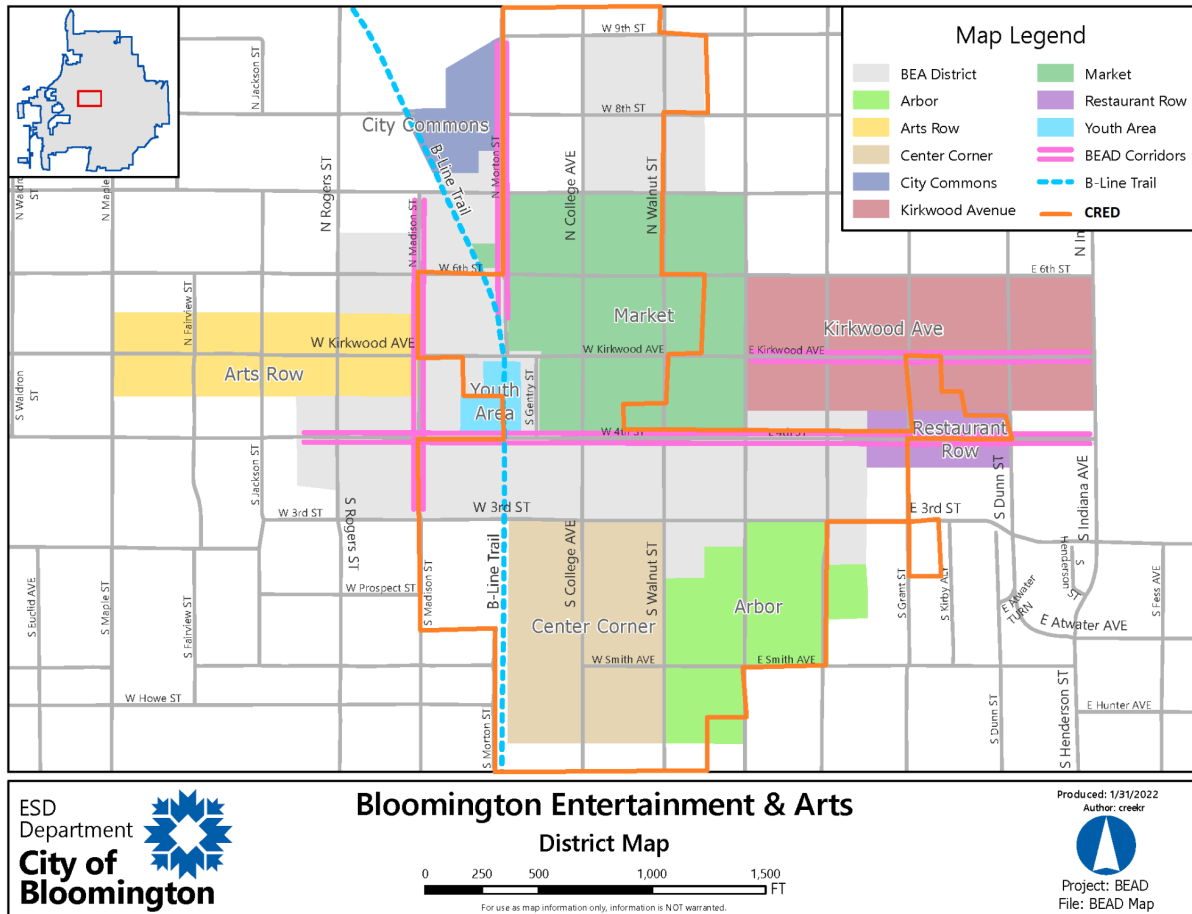


Figure 5.0: Bloomington Entertainment & Arts District with former Downtown CRED Outlined

Affordable Housing (HAND)

The most likely usage for CRED funds supporting affordable housing programs would be for the following programs:

- Hopewell (Immediately adjacent to Downtown CRED)
- Osage Place (Overlaps with former Thomson CRED)
- Site ownership for Shared Appreciation program will be distributed throughout the City

These funds would ultimately support efforts to increase home ownership opportunities for those with an income less than 120% of AMI, including through downpayment assistance, acquisition, or with partners such as the Summit Hill CDC land trust.

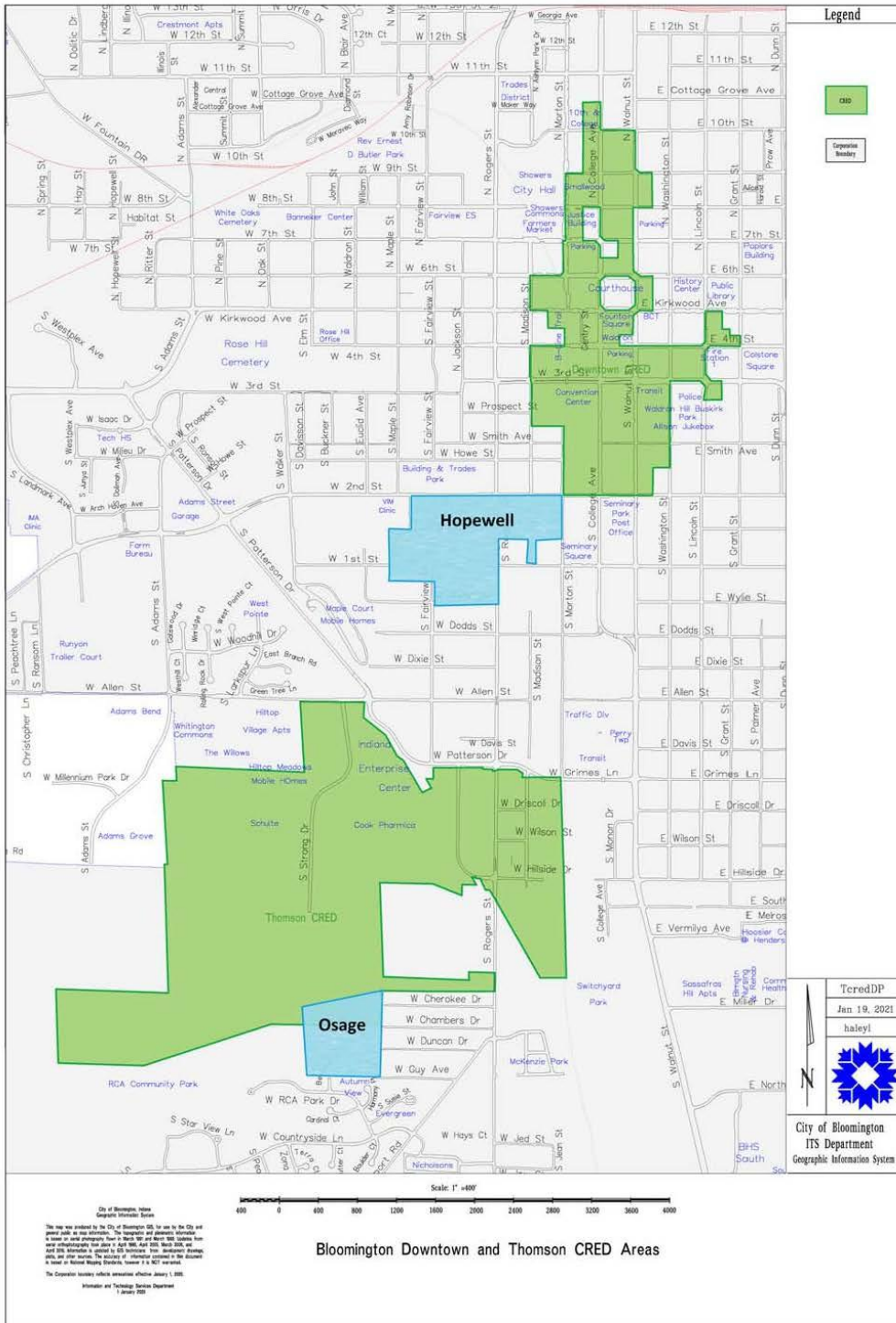


Figure 5.0: Former CRED Districts with Osage and Hopewell Neighborhoods (see also Appendix 2)

Background

In 1997, the Common Council created the Bloomington Industrial Development Fund and the Bloomington Industrial Development Advisory Commission (BIDAC). Council created the BIDAC to administer allocation area funds of two Community Revitalization Enhancement Districts (CRED): the Thomson and Downtown CREDs. CRED funds comprised state retail, use, and income tax and a portion of the County Option Income Tax (COIT) (prior to its repeal and consolidation). Nearly all of the CRED funds captured would have otherwise gone to the state coffers and not have been allocated to Bloomington.

Funds from the CREDs were used to promote development at the former Thomson site, which included building infrastructure and awarding incentives to Cook Pharmica (now Catalent), and throughout the main downtown corridor, including assistance for the relocation of Envisage Technologies to downtown Bloomington.

As of the end of 2022, the fund had the following balance from the respective CREDs totaling \$17.2 million, comprising \$6.4 million for the Thomson CRED and \$10.8 million for the Downtown CRED. By state statute each of the CREDs had terminated 15 years after the first incremental amount was allocated to the districts. In Resolution 23-01, the BIDAC declared that the district had terminated and it dissolved itself pursuant to Indiana law. The balance of the CRED funds were deposited into the City's general fund in accordance with Indiana Code § 36-7-13-19.

Of the remaining \$17 million of CRED funds, this 2024 proposal would allocate just over \$12 million dollars for the projects outlined below. The remaining funds would be available for future uses.

Appendix 2: Street Maintenance Proposals for Bus and Bike Lanes with former CRED Districts

