



MINUTES
COMMITTEE OF THE WHOLE - REGULAR SESSION
MONDAY, MAY 20, 2024, 6:00 P.M.

The Committee of the Whole convened in regular session in the Government Center Boardroom at 6:00 P.M. Mayor Mboka Mwilambwe called the meeting to order.

Roll Call

Attendee Name	Title	Status
Mboka Mwilambwe	Mayor	Present
Jenna Kearns	Council Member, Ward 1	Present
Donna Boelen	Council Member, Ward 2	Present
Sheila Montney	Council Member, Ward 3	Present
John Danenberger	Council Member, Ward 4	Present
Nick Becker	Council Member, Ward 5	Present
Cody Hendricks	Council Member, Ward 6	Present
Mollie Ward	Council Member, Ward 7	Present, Remote
Kent Lee	Council Member, Ward 8	Present
Tom Crumpler	Council Member, Ward 9	Present

Council Member Hendricks made a motion, seconded by Council Member Boelen, to allow Council Member Ward to attend the meeting remotely due to work reasons.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Boelen, Montney, Danenberger, Becker, Hendricks, Lee, Crumpler

Motion carried.

Council Member Ward joined remotely at 6:02 P.M.

Recognition/Appointments

The following item was presented:

Item 3.A. Proclamation for National Law Enforcement Appreciation Month, as requested by the Police Department.

Mayor Mwilambwe presented the Proclamation. Police Chief Jamal Simington along with Assistant Chiefs Chad Wamsley, Aaron Veerman, and Paul Williams; Sergeant Tim Power; Lieutenants Rick Beoletto, Todd McClusky, and Jim Clesson accepted the Proclamation.

The following item was presented:

Item 3.B. Proclamation for National Public Works Week, as requested by the Administration Department.

Mayor Mwilambwe presented the Proclamation. Mose Rickey, Public Works Director; Kevin Kothe, Department of Operations and Engineering Services Director, and Colleen Winterland, Public Works Assistant Director, accepted the Proclamation. A short video titled 'Advancing Quality for All' was presented to recognize Public Works staff.

Public Comment

Mayor Mwilambwe read a public comment statement of procedure. Surena Fish provided in person public comment. No emailed public comment was received.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled by Council from the Consent Agenda for discussion are listed and voted on separately.

Council Member Boelen made a motion, seconded by Council Member Hendricks, to approve the Consent Agenda as presented.

Item 5.A. Consideration and Action to Approve the Minutes of the March 18, 2024 Regular Committee of the Whole Meeting, as requested by the City Clerk Department.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Boelen, Montney, Danenberger, Becker, Hendricks, Ward, Lee, Crumpler

Motion carried.

Regular Agenda

The following item was presented:

Item 6.A. Presentation on the Public Safety & Community Relations Board (PSCRB) Annual Report, as requested by the Administration Department.

City Manager Jeff Jurgens introduced the presentation noting the Board was completing their 7th year since being established.

Dr. Ashley Farmer, PSCRB Chair, presented the Board's Annual Report including a summary of activities over the past year. She discussed the types of presentations and reports the Board had received and shared that the Bloomington Police Department ("BPD") reported 17 complaints in 2023, 21 complaints in 2022, and 32 complaints in 2021. Dr. Farmer then discussed the one complaint forwarded to the PSCRB. She mentioned that Board had open Board Member positions should anyone be interested and went on to discuss the PSCRB's efforts to improve community relations with BPD.

The following item was presented:

Item 6.B. Panel Presentation and Discussion on Community Housing Needs, as requested by the Administration Department.

Mayor Mwilambwe made introductory remarks and thanked the individuals on the Panel.

City Manager Jurgens echoed appreciation and discussed the Item.

Patrick Hoban, President/CEO of the Bloomington Normal Economic Development Council ("EDC"), discussed actions the EDC took to attract development to the area noting that housing had become a barrier. He discussed a Housing Study, which had indicated anywhere from 7,777 to 9,614 housing units were needed in addition to the 3,000 planned housing units.

Meenu Bashkar, President of the Mid Illinois Realtors Association, stressed the importance of improving the housing market. She expressed concerns with inflation which resulted in new construction having to be listed at rates higher than what the market considers affordable. She suggested Council consider providing incentives to builders to assist in reducing rates in which homes are listed, as well as a new construction tax incentive for home buyers.

Ray Lai, Executive Director for McLean County Regional Planning Commission (MCRPC), discussed housing needs and stressed the lack of affordable housing options and diversity of options. He recommended the City coordinate with other organizations who were also seeking to solve the community's housing crisis.

Mark Adams, Community Planner for MCRPC, discussed additional barriers such as high upfront costs and noted competitive markets can also push those with fewer resources to homeless.

Council Members Crumpler and Hendricks and Ms. Bashkar discussed infill options. Ms. Bashkar favored new construction over infill. City Manager Jurgens stated that staff had plans to meet with developers in the next month and would report back to Council.

Mr. Lai discussed a potential multi-faceted solution. Council Member Hendricks, Mr. Lai, and Mr. Adams then discussed how Council could spur housing diversity.

Council Member Montney discussed developments that had been approved, but had not yet broken ground. She and Mr. Hoban discussed various barriers, as well as potential collaborations with Normal to make development more enticing. Council Member Montney suggested collaboration efforts with all community taxing bodies. She then discussed with Ms. Bashkar options for tax incentives for buyers in more detail.

Council Member Boelen asked what type of housing current residents were looking for. Ms. Bashkar explained how most focused on affordability. Council Member Boelen described a few different types of affordable housing situations and stressed the need to focus on housing for those unsheltered.

Council Member Becker expressed interested in solidifying a breakdown of recommendation on the types of housing units needed. He believed that would allow Council to best focus. Mr. Hoban stated that a majority of the units needed to be at \$1,200 monthly or less.

Council Member Montney motioned, seconded by Council Member Ward, to extend the discussion by 15 minutes.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Boelen, Montney, Danenberger, Becker, Hendricks, Ward, Lee, Crumpler

Motion carried.

Council Member Ward suggested the best way to focus on infill was by investing in derelict properties. Mr. Lai agreed. Mr. Adams discussed land trust development options.

Council Members Ward and Montney discussed how every unit counted and how Council should seek to invest in properties one unit at a time.

Mayor Mwilambwe stated that Council needed to consider both short-term and long-term effects while addressing the housing issue. City Manager Jurgens discussed how staff could propose affordable housing solutions in numerous proposals where Council could vote on each.

City Manager's Report

City Manager Jurgens shared a video highlighting upcoming events, as well as updates on the Lead Line Program and where residents could locate water rate change information.

Executive Session

Council Member Boelen made a motion, seconded by Council Member Hendricks, to enter into Executive Session per Section 2(c)(5) of 5 ILCS 120 to discuss the purchase or lease of real estate for use by the public body.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Boelen, Montney, Danenberger, Becker, Hendricks, Ward, Lee, Crumpler

Motion carried.

Council entered Executive Session at 7:36 P.M.

Adjournment

Council Member Boelen made a motion, seconded by Council Member Hendricks, to return to open session and adjourn the meeting.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Boelen, Montney, Danenberger, Becker, Hendricks, Ward, Lee, Crumpler

Motion carried.

The meeting adjourned at 7:56 P.M.

CITY OF BLOOMINGTON


Mboka Mwilambwe, Mayor

ATTEST


Amanda Stutsman, Deputy City Clerk

