



**MINUTES
COMMITTEE OF THE WHOLE - REGULAR SESSION
TUESDAY, APRIL 21, 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 |
| Micheal Mosley | Council Member, Ward 2 | Present |
| Sheila Montney | Council Member, Ward 3 | Present, Remote |
| 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 |
| Kent Lee | Council Member, Ward 8 | Absent |
| Tom Crumpler | Council Member, Ward 9 | Present |

Council Member Ward made a motion, seconded by Council Member Danenberger, to allow Council Member Montney to attend remotely due to work reasons.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Mosley, Danenberger, Becker, Hendricks, Ward, Crumpler

Motion carried.

Council Member Montney joined the meeting at 6:02 P.M.

Public Comment

No in-person public comment, nor 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 Hendricks made a motion, seconded by Council Member Danenberger, to approve the Consent Agenda as presented.

Item 4.A. Consideration and Action to Approve the Minutes of the February 17, 2025, Regular Committee of the Whole Meeting, as requested by the City Clerk Department. (Recommended Motion: That the minutes be approved.)

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Mosley, Montney, Danenberger, Becker, Hendricks, Ward, Crumpler

Motion carried.

Regular Agenda

The following item was presented:

Item 5.A. Presentation and Discussion on Potential Housing Incentive and Initiatives, as requested by the Administration Department.

City Manager Jeff Jurgens introduced the Item noting staff had worked on housing throughout the year and would propose a written policy to help attract new housing. He described the policy as a hybrid of standardized incentives for certain projects and developments. He noted that while this presentation focused on getting new developments started in the community, they would discuss neighborhood revitalization policies in the near future.

Billy Tyus, Senior Deputy City Manager, reminded Council of their approved list of priorities and that one focus included a standardized housing incentive. He emphasized that developers preferred to know potential incentives upfront, and how making them available would make the City more business friendly. He discussed how staff were encouraged to develop creative incentives around new projects based off Council's direction to prioritize affordable housing and the City not acting as the financier of projects. He explained that the proposed program aimed to give developers and builders stability while targeting the types of housing the community needed. Manager Tyus used the Downtown Lincoln Lofts project as an example. He then presented data showing significant growth in the employment opportunities in the area, and how disparity in housing pushed works to live elsewhere. He ended by highlighting opportunities to potentially attract workers back to the community that are commuting and living elsewhere.

Mayor Mwilambwe confirmed with Manager Tyus next steps for approval of the program.

Council Member Kearns appreciated the work done on housing incentives, but expressed concern about the Lincoln Lofts project, noting that while it looked good on paper, residents had experienced frustrating issues. She hoped for mechanisms to ensure better quality housing in future developments.

Council Member Hendricks and Manager Tyus discussed changes to the housing incentive proposal since its January presentation and why it was not brought forward earlier.

Council Member Ward questioned the definition of single-family homes in the proposal, specifically the \$400,000 market value threshold. City Manager Jurgens clarified that the \$400,000 limit was not meant to define affordable housing, but rather to incentivize new subdivision development with the goal of helping people move up the housing ladder and potentially open up other housing opportunities.

Council Member Ward and Kelly Pfeifer, Development Services Director, discussed how projects within the program would be fast tracked to expedite the review process.

Council Member Crumpler and Manager Tyus discussed the 50-unit subdivision minimum for developments to qualify for the program.

Council Member Mosley asked about the infrastructure costs and long-term benefits of new subdivisions, particularly regarding tax exemptions. Manager Tyus explained that developers were typically responsible for building infrastructure, and after a five-year property tax freeze, the City would start capturing growth in property tax value. Council Member Mosley expressed concern with maintaining developer interest beyond the initial five-year incentive period, and noted the need to continually attract builders to the community.

Mayor Mwilambwe, Director Pfeifer, and City Manager Jurgens discussed the various ways the incentives would be marketed.

Council Member Montney asked about the connection of housing incentives to enterprise funds from an infrastructure standpoint. Manager Tyus showed a slide with recent fee collections for water, sewer, and storm infrastructure, and City Manager Jurgens offered to provide more detailed follow-up information from relevant departments.

The following item was presented:

Item 5.B. Presentation of the Bloomington Police Department's 2024 Annual Report, as requested by the Police Department.

City Manager Jurgens praised the Bloomington Police Department ("BPD") and expressed appreciation for their work in serving the community and addressing crime issues.

Jamal Simington, Chief of Police, presented BPD's 2024 Annual Report, highlighting their achievements in public safety. He celebrated the 133 sworn staff, 38 non-sworn staff, and their Emergency Communication Center's excellence, which had handled 30,716 911 calls with an average dispatch time of 1 minute and 19 seconds. Chief noted a 10% increase in calls for service, a 25% increase in traffic stops, and a 16% increase in gun seizures over the prior year. He discussed BPD's accountability, noting 771,707 calls for service with only 27 complaints (0.04%) and 186 use of force incidents (0.27%). He stressed BPD's commitment to community engagement, professionalism, and training with 99.96% of calls handled without complaints and 93% of community survey respondents reporting positive interactions with officers. He highlighted BPD's diversity with more females, African Americans, Hispanics, and bilingual staff than ever before in its 174-year history. Chief emphasized technological advances including 21 public safety camera systems and 275 drone flights, which were used for officer safety and scene assessment. He presented crime statistics including a 1.5% overall crime increase, a decrease in person shots from nine to four, a 16% increase in gun seizures, and a 27% decrease in vehicle thefts. He concluded by recognizing various staff's accomplishments and awards.

Mayor Mwilambwe commended BPD's leadership particularly noting improvements in the community's perception since the George Floyd incident. He highlighted BPD's positive survey results as a testament to the Department's work and emphasized the importance of considering public safety resources as the City grows and develops.

Council Member Becker commended Chief Simington and BPD for the positive feedback he had received regarding BPD's community relationships.

Council Member Ward appreciated the heat map of incidents. She discussed the shots fired incidents with Chief Simington and how they were up 23% yet the number of persons shot had decreased. She then asked for additional information on the Minority and Police Partnership. Chief described the Partnership as an opportunity for community leaders from various groups to engage in open, frank discussions about law enforcement trends. He noted that the Partnership included representatives from organizations like the NAACP (National Association for the Advancement of Colored People), Black Lives Matter, and various other ethnic groups, as well as law enforcement partners from local agencies like the McLean County Sheriff's Department and university police.

Council Member Montney asked a few questions of Chief Simington. He shared that BPD had solved eight robbery cases with three involving juveniles and five involving adults. He discussed organized crime groups targeting businesses, warehouses, and high-end vehicles, noting BPD worked with statewide intelligence centers and law enforcement partners to track

and address the mentioned criminal activities. They then discussed the homeless encampment near the Public Works' campus and Chief Simington's suggestions of security measures that could be put in place.

The following item was presented:

Item 5.C. Presentation on the Public Safety & Community Relations Board (PSCRB) Annual Report, as requested by the Administration Department.

Rachel McFarland, Public Safety & Community Relations Chair, presented the 2024 Public Safety & Community Relations Board ("PSCRB") Annual Report highlighting monthly meetings with Police Department reports, review of complaints, and community engagement efforts. She noted that no complaints were received for review in 2024, and highlighted that the Board had held a special meeting to discuss the Sonia Massey murder. She shared that the Board had welcomed two new youth members, and ended by discussing the Board's role in promoting transparency and trust between the community and law enforcement.

Council Member Ward asked if the Board had noticed any trends in the complaints received by the Police Department. Chair McFarland stated that the Board had not noticed anything that would cause them to give a recommendation or suggestion at that time.

Mayor Mwilambwe and Council Member Ward briefly discussed an application for the vacancy on the Board.

City Manager's Report

Senior Deputy City Manager Tyus discussed the City's Lead Abatement Program and encouraged residents to apply.

City Manager Jurgens introduced Cordaryl Patrick, the new Community Impact & Enhancement Director. He expressed excitement about Director Patrick starting and highlighted that neighborhood revitalization was his top priority. City Manager Jurgens also announced the Newly Elected Officials' Swearing-In Ceremony would be held on May 1, 2025 at noon at the Bloomington Center for Performing Arts (BCPA).

Executive Session

No Executive Session was held.

Adjournment

Council Member Hendricks made a motion, seconded by Council Member Danenberger, to adjourn the meeting.

Mayor Mwilambwe directed the Clerk to call roll:

AYES: Kearns, Mosley, Montney, Danenberger, Becker, Hendricks, Ward, Crumpler

Motion carried (viva voce).

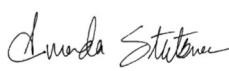
The meeting adjourned at 7:27 P.M.

CITY OF BLOOMINGTON

ATTEST



Dan Brady, Mayor



Amanda Stutsman, Deputy City Clerk

