



**MINUTES  
COMMITTEE OF THE WHOLE - REGULAR SESSION  
TUESDAY, JUNE 16, 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 Dan Brady called the meeting to order.

**Roll Call**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Dan Brady	Mayor	Present
Jenna Kearns	Council Member, Ward 1	Present
Micheal Mosley	Council Member, Ward 2	Absent
Sheila Montney	Council Member, Ward 3	Present
John Danenberger	Council Member, Ward 4	Absent
Michael Straza	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
Abby Scott	Council Member, Ward 9	Present

**Public Comment**

Mayor Brady read a public comment statement. William Gustavson spoke in-person and Senthil Kumar Kalanjiam and Brittany Burton emailed public comment.

**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 Scott, to approve the Consent Agenda as presented.**

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

Item 4.B. Consideration and Action to Approve the Minutes of the April 21, 2025, Regular Committee of the Whole Meeting, as requested by the City Clerk Department. (Recommended Motion: That the minutes be approved.)

**Mayor Brady directed the Clerk to call roll:**

**AYES:** Kearns, Montney, Straza, Hendricks, Ward, Scott

**Motion carried.**

## Regular Agenda

*The following Item was presented:*

Item 5.A. Presentation of a Housing Rehabilitation Program as Part of the City's Larger Neighborhood Revitalization Program, as requested by the Department of Community Impact & Enhancement.

City Manager Jeff Jurgens introduced Cordaryl Patrick, Community Impact & Enhancement (“CI&E”) Director, to present.

Director Patrick explained that the CI&E Department had been working on the comprehensive community revitalization framework with a holistic approach to improving quality of life in challenging neighborhoods. He presented the Neighborhood Housing Rehabilitation Program (“Program”), which aimed to address property deterioration, increase neighborhood safety, expand housing opportunities, and promote community pride through a multi-departmental approach. Director Patrick discussed the proposed timeline for addressing vacant and derelict properties, suggesting a 5-6 year timeline to tackle the estimated 300-400 properties. He noted that in Year 1, they would identify and categorize properties (determining if they could be rehabbed or needed demolition). He then explained that Years 2-5 rehab and demolition efforts would continue, with a goal of returning approximately 25% of properties to the tax roll each year. In Year 6, they would assess progress and determine if additional resources were needed to complete the work.

Council Member Kearns supported the Program and asked about the cross-departmental team and potential zoning rule changes needed to encourage development. She also highlighted the importance of wraparound services for distressed properties. She stressed the importance of using the Program in collaboration with the Missing Middle Housing Study. Director Patrick confirmed the Program was connected to the Missing Middle Housing Study, noting that the report highlighted specific areas for rethinking zoning to attract new housing types. He also emphasized collaboration amongst departments and stressed the importance of providing wraparound services by ensuring Code enforcement inspectors were equipped with resources to assist residents.

Council Member Scott expressed excitement about streamlining the process for handling vacant properties and realizing their potential quickly. Director Patrick confirmed they would bring recommendations to Council about improving the Neighborhood Preservation Ordinance and Rental Registration Program.

Council Member Montney asked about the West Bloomington Quality of Life Plan, and Director Patrick noted it was well-constructed, but lacked a champion to implement its recommendations. They then discussed how staff would identify vacant properties, their conditions, and develop a funding plan within the first 12-months. He estimated that potentially 300 properties would be identifiable with 150 needing rehabbed and 150 needing demolished. Their discussion then shifted to creating a faster more flow-based approach and he stated his team was willing to move as quickly as Council wanted.

Council Member Hendricks expressed appreciation for staff’s work. He also raised concerns about commercial properties and accessibility issues and asked about plans to address accessibility. Director Patrick acknowledged the need to update the Neighborhood Preservation Ordinance to have a stricter approach for addressing commercial property issues. He shared his past experience with creating loan programs for commercial real estate owners, noting some property owners struggle to obtain credit for repairs because the loan might exceed

the property's value. Director Patrick suggested that creating small interest loans for commercial owners could be a helpful approach to addressing property rehabilitation including accessibility.

Council Member Ward inquired about accelerating tax foreclosure and lien enforcement. Director Patrick explained that judicial foreclosure is a slow process, and confirmed that City liens could be placed on violating properties with potential foreclosure options.

**Council Member Ward made a motion, seconded by Council Member Montney, to extend the Council Discussion by 3 minutes.**

**Mayor Brady directed the Clerk to call roll:**

**AYES:** Kearns, Montney, Straza, Hendricks, Ward, Scott

**Motion carried.**

Council Member Ward and Director Patrick continued their discussion including derelict properties and how inspectors were assigned to particular areas.

Council Member Straza emphasized the importance of learning through the process and educating people about the Program. He hoped the team would refine their processes over time, recognizing the potential for staff to become overwhelmed, and the need for continuous improvement. Director Patrick agreed.

*The following Item was presented:*

Item 5.B. Presentation of the Bloomington Fire Department's 2024 Annual Report, Staffing Progress, and Updates on Operational Improvements, as requested by the Fire Department.

City Manager Jurgens introduced the Item noting the Bloomington Fire Department's ("BFD") 2024 Annual Report ("Report") was included in the packet.

Fire Chief Cory Matheny presented the Report highlighting 2024 as the busiest year ever with 14,165 incidents, a 4% increase from 2023. He noted that Emergency Management Service ("EMS") calls made up 76% of responses, and that 19 new employees had been hired. He shared that BFD underwent its first strategic planning process updating its mission, vision, and core values to focus on making the community stronger, safer, and more resilient. He emphasized BFD's commitment to continuous improvement, staffing, and preparing for future community needs. His presentation covered operational trends, response times, community risk reduction efforts, and plans for Fiscal Years 2025 and 2026. He explained BFD's traffic preemption upgrade project and how it improved response times and addressed coverage gaps identified in the Department's response time heat map.

Council Member Montney expressed interest in a map that compared population density and expressed concern for the number of frequent/false alarms. Chief Matheny discussed an increased collaboration between BFD and Fire Inspectors in the Development Services Department using a proactive approach to investigate locations ensuring they're up to Code in effort to reduce those types of calls.

Council Member Ward and Chief Matheny discussed the potential for higher calls in areas with older housing stock and similarly, a higher call rate for EMS in low-income areas. She mentioned the idea of BFD having a community health worker on staff to assist residents in mitigating risk by connecting them to health resources while theoretically lowering EMS calls for service. Chief Matheny highlighted that the City's Dispatch Center was triple-accredited for Police, Fire, and EMS. He expressed interest in her idea noting that BFD used to have a grant-

funded Patient Navigator position that aided in connecting the public with assistance and minimizing reliance on 911.

Council Member Straza asked about the demographics of the areas with concentrated service calls, specifically inquiring about the age population and types of responses. Chief Matheny stated that he didn't have that data in the presentation, but that it was easily available.

**Council Member Ward made a motion, seconded by Council Member Hendricks, to extend the Council Discussion by 5 minutes.**

**Mayor Brady directed the Clerk to call roll:**

**AYES:** Kearns, Montney, Straza, Hendricks, Ward, Scott

**Motion carried.**

Council Member Scott asked about the coverage gap in Ward 9 and a potential Traffic Preemption Program to decrease response times. Chief Matheny discussed the long-term need for a Northeast Fire Station acknowledging challenges.

Council Member Montney suggested collaborating with the Town of Normal for areas where coverage was outside of the standard response time.

*The following Item was presented:*

Item 5.C. Presentation of the Arts & Entertainment Fiscal Year 2025 Report, as requested by the Arts & Entertainment Department.

Anthony Nelson, Arts & Entertainment ("A&E") Director, highlighted that for every dollar received, about \$15 was put back into the local economy through economic impact. He noted that they continued to develop relationships with promoters and find efficiencies across the Department. He was confident that they would continue to improve performance at both the Bloomington Center for Performing Arts ("BCPA") and the Arena.

Josh Maubach, A&E's Marketing Manager, presented the Department's Fiscal Year 2025 Report highlighting their renewed mission and vision of creating lasting memories and making Bloomington the premier entertainment destination in Central Illinois. He reported a total attendance of over 250,000, representing a 107% increase year-over-year, with 201 event days (a 68% increase). He reported that A&E estimated an economic impact of \$23-37 million. He shared that the Arena had 184,000 attendees and over \$6 million in gross revenue. Mr. Maubach discussed the Bison's inaugural hockey season and celebrated its success with 102,000 tickets sold and \$1.1 million in net City revenue. He reported the BCPA having had 67,000 patrons and nearly \$2.2 million in gross revenue with 14 shows selling over 1,000 tickets and 8 shows selling out completely. He noted 76% of tickets were sold outside of Bloomington-Normal and 21% outside of Illinois.

Council Member Ward confirmed with Director Nelson that 726 season tickets were sold for the Bison last season. Director Nelson confirmed and noted that the team had already sold 280 seats for the upcoming season, placing them in the top half of the league for season ticket sales. He ended by celebrating their upcoming season.

### **City Manager's Report**

City Manager Jeff Jurgens announced two key updates: the Hamilton Road Phase 2 had been scheduled to go out for letting on August 1st and a new sloth exhibit opening at Miller Park Zoo on June 20th. He concluded by thanking all staff for their hard work and noting that the reports from the evening and presentations given would be available on the City's website.

**Executive Session**

**Council Member Ward made a motion, seconded by Council Member Straza, to enter into Executive Session per Section 2(c)(2) OF 5 ILCS 120 to discuss Collective Bargaining.**

**Mayor Brady directed the Clerk to call roll:**

**AYES:** Kearns, Montney, Straza, Hendricks, Ward, Scott

**Motion carried.**

Council entered into Executive Session at 7:37 P.M.

**Adjournment**

Council returned to Open Session at 8:16 P.M.

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

**Mayor Brady directed the Clerk to call roll:**

**AYES:** Kearns, Montney, Straza, Hendricks, Ward, Scott

**Motion carried (viva voce).**

The meeting adjourned at 8:18 P.M.

**CITY OF BLOOMINGTON**



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Dan Brady, Mayor

**ATTEST**



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Amanda Stutsman, Deputy City Clerk

