

## **Bloomington City Council, District 1**

**Dave Nakarado (L)**

**Chris Sturbaum (D)**

1. What are your qualifications for the office you are seeking? (100 words)

**NAKARADO:** I meet all required qualifications to run for City Council, Education: Bachelor's in Science in Education. My management experience includes: 12 years sales management, 8 years as a small business owner meeting a payroll, 9 years as a real estate broker. I have common sense experience, ability to work with the city's zoning and planning department, parking enforcement, HAND, Bloomington Historic Preservation Commission staff. My unique job experiences include - 2 years as a maximum security prison guard.

**STURBAUM:** I have many years of experience in neighborhood and business issues as well as the workings of city government. I have a commitment to neighborhood and constituent problems, traffic calming and a deep concern for the city's well being. I have a balanced approach of listening to all sides of issues. On the infrastructure side, I worked to achieve the intersections at Country Club and Rogers, 17<sup>th</sup> and Arlington, and sidewalks along Rogers. I will continue to work to complete the Tapp and Rockport intersection and connect the sidewalks on Rockport and east and west of the 17<sup>th</sup> Street roundabout.

2. What role should the city play in addressing homelessness and the need for affordable housing? (125 words)

**NAKARADO:** The city should continue to provide information and refer individuals who are in need to the current agencies available. Another low cost idea would be to create an affordable housing list online where landlords could list affordable housing. However, it should be noted, that at the present time, the Westside has the lowest home costs, highest number of Section 8 housing, and highest number of manufactured homes.

**STURBAUM:** The growing homeless population negatively affects our Westside neighborhoods and businesses. I will continue to struggle to find a balance between compassion for those in need, and care for those citizens and businesses directly impacted by this issue. Bloomington needs a local, easily accessible treatment program. We need both wet and dry shelters to serve the following citizens: those who cannot overcome their addictions, those who are striving to do just that, and those homeless who do not have those problems. Regarding affordable housing, I am on a task force looking at options for helping to create affordable living in our community. This could include the city encouraging workforce housing, senior housing and looking at ideas to encourage market affordable development and improve transit access.

3. What approaches will you take to foster economic growth? (125 words)

**NAKARADO:** The Westside City Council District has the most potential for economic growth, I-69 cuts right through the District and there are many opportunities for NEW businesses to

locate and for existing businesses to grow and expand in District 1. Bloomington's reputation, whether true or not, "as being HARD to do business in" needs to be addressed! I have talked to key owners of undeveloped land on the Westside and they have stated it is a REAL issue when marketing property.

**STURBAUM:** That quality of life leads to economic growth is something I talked about in my first campaign twelve years ago. People like to live here, start their businesses here and some like to retire here. Many of us want to stay here for the rest of our lives. Looking ahead, the new opportunities of the Trades District tech park may help more people earn a good living here by strengthening the growing local tech economy. Improving the city's bike-ability along with our mass transit and adding moderately priced apartments downtown would further improve quality of life and signal the next generation of Bloomington's leaders and entrepreneurs that this is a place they actually will be able to stay and grow their businesses and families.

4. What would you propose to better serve the social needs of senior citizens? (125 words)

**NAKARADO:** I am in favor of supporting Area 10 Agency on Aging. Currently they use their resources in a very effective manner. Their mission statement is:  
"The mission of Area 10 Agency on Aging is to serve as a leader in providing resources, solutions and connections for seniors, persons with disabilities and family caregivers living in Monroe County".

**STURBAUM:** Affordable senior housing close to downtown would increase options for elders. The city has so much to offer in our walk-able neighborhoods for seniors. New and old upgraded housing along the B-line trail would also be a welcome opportunity for active seniors. Discussions of accessory apartments could help seniors age in place by allowing them to share their homes with younger tenants or caretakers. Improved mass transit for neighborhoods and suburbs would be a good start to extend senior access to stores and shops downtown or in regional centers when autos are not available or not an option. The city could expand and continue to promote volunteer opportunities for our skilled and valuable seniors to welcome the rewarding and significant community contributions they bring.

5. What other concern do you find important and how would you address it? (125 words)

**NAKARADO:** WESTSIDE Traffic Congestion- Traffic planning arrogance!

Strike 1- What was done to the members of American Legion Post 18, 1800 W 3rd St was pure arrogance and disrespect, the city eliminating their left turn lane and forcing members and guests to make U-turns in order to attend legion functions.

Strike 2- Prospect Hill- 3rd Street calming devices and speed bumps. Fire trucks are unable to travel safely during emergency responses without extreme caution and increased equipment damage.

Strike 3- Tapp Road/ 2nd Street/3rd Street corridor. Planning has continued to ignore the needs of those who live, work and shop on the WESTSIDE of Bloomington. The WESTSIDE has continued to deal without a practical east/west corridor. Now is the time to have NEW vision.

**STURBAUM:** Achieving Platinum Bike Status may unexpectedly be a key issue for Bloomington's future. A recent Congress for New Urbanism conference featured cities favored by today's younger generation. The common thread was great transportation and safe bike travel. Cities like this are experiencing baby booms. Good transportation makes the city an affordable place and a healthy, sustainable one.

Of course we also need more and better jobs in the future. Building out the Tech Park and hospital site will provide opportunities to get new businesses close to the B-Line and Bloomington's downtown. Combining housing with work environments will be an attractive lifestyle. Decisions with the Trades District tech park and the hospital site will shape our city for the next hundred years. We must choose wisely.

6. What possibilities do you see for the use of the hospital site on Second Street? (125 words)

**NAKARADO:** I see a mixture of uses for the hospital site area. Currently there are many different owners of the area that's being discussed. It will be developed in many different ways once the current zoning is changed. From the B-Line to Rogers, it will be very easy to add retail and housing to complement the existing neighborhoods of Prospect Hill and McDoel Gardens. There are other property owners such as Monroe County Community Schools, Centerstone and the Monroe County Commissioners who will also have to make decisions on what they believe is best for their property interest.

The hospital area properties will continue to be in high demand for offices and retail space. Buildings will be converted to meet future needs.

**STURBAUM:** With the Trades District tech park, the new Switchyard Park area, the B-Line and South Walnut area all getting development attention, it will be critical not to allow the hospital site to reenact the old RCA site's pattern which has taken so many years to redevelop. However, the job creation that has occurred there is certainly worth copying if possible. Housing of all kinds would put citizens close to the trail, a grocery and the downtown. Traffic volume on Second and Rogers makes commercial use viable as well. I propose hiring a consultant and engaging the community in a charrette to try to get the best possible use out of a valuable piece of real estate which is positive for the neighborhoods and the community.

7. What policies would you promote to protect the environment and conserve energy? (125 words)

**NAKARADO:** I am a supporter of The District, Monroe County Solid Waste Management District. I would like to see city government work with The District and implement many of their daily practices within the city limits. It would be best for the city and the county to tackle recycling together and solve many recycling issues as a team. In my opinion the Material Recycling Facility should be closer to Bloomington and located on a railroad spur. We need to look to the future and be prepared to recycle glass economically. Because of the weight, shipping/hauling by rail is the only practical long term solution.

**STURBAUM:** Requiring upgraded energy efficiency for our planned unit development and tax abatement requirements would be a good start. We should set an example by continuing our plans to upgrade our city buildings and use solar panels where possible. We should continue our programs through the Economic and Sustainable Development department to help citizens with energy audits. Recycling in the apartment buildings is something that has been a long time coming and we are more than ready for it. And finally, we should support the local recycling project that has already created a small center in the city's parking lot so it can grow and thrive in the new Trades Tech Park and continue to serve the downtown, the west side and the coming tech industries.