

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, November 5, 2012 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

I. ROLL CALL

Commissioners Present: David Walter, Elizabeth Kehoe, Michael Szakaly, John West and Michael Gentile

Commissioner(s) Absent: Kelly Smith

Staff Present: Lisa Abbott, Doris Sims, Nancy Hiestand and Janet Roberts

Other(s) Present: Tom Micuda, Planning Director; Rick Routon, COB I.T.S.; Barry Collins, COB Facilities; Jeff Schemmer, Central Dispatch; Janelle Benedict, BPD; Kerry Thomson, Habitat; Joe Qualters, BPD; Chief Mike Diekhoff, BPD; Anthony Pope, BPD; Jennifer Pyrz, Parsons Brinckerhoff; Mark Campbell, Parsons Brinckerhoff; Lew May, Bloomington Transit, Danise Alano-Martin COB ESD; Dave Williams, Parks & Recreation; Jeff Cockerill, Monroe County Attorney; Geoff McKim, Monroe County Council; Michael Flory, Monroe County Attorney; Jason Carnes, Commissioners' Administrator

II. READING OF THE MINUTES – John West moved to approve the minutes for September 10, 2012 and October 1, 2012 as corrected. Michael Szakaly seconded the motion. The minutes were unanimously approved as corrected.

III. EXAMINATION OF CLAIMS. Michael Szakaly moved to approve the claims for October 12, 2012 for \$1,013,998.41 and October 26, 2012 for \$307,996.63. Michael Gentile seconded the motion. The claims were unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Abbott noted Neighborhood Improvement Grants were due to the Department on Friday, CDBG 2013 applications are due the first week in December and Title 16 goes to the Council on Wednesday.

* Support for Bloomington Point.

Tom Micuda explained he has a request from Planning and HAND to support an affordable housing project being proposed on the south side of Bloomington. The proposal has gone to and been approved by the Plan Commission and the Board of Zoning Appeals. The project is located on S. Walnut Street on the sight formerly occupied by the Roosters Motel and the Legends Bar. The NRP Group is the developer for the project. They are planning to develop the site with 108 units of affordable housing. They are proposing five new buildings with a total of 198 bedrooms making a significant impact in the affordable housing market.

Micuda stated the rents will range between \$300 and \$900 per month. He said rents of \$300 a month

are truly affordable and not something they usually get. They are looking at a target area median income of between 30% and 60 % of area medium income (AMI). Affordable housing projects are usually in the 60% to 80% AMI; this is very low income in terms of the residents that will be leasing in this development.

Micuda said the reason to come to the RDC for their support is that the developer is seeking State Housing Tax Credits. The tax credits are given out once a year and it is a very competitive application process. It's important that the local projects score as high as possible in order to get funding. The application can score higher if there is support from City commissions and City affiliated commissions. This project, as well as redevelopment in this area, has been endorsed by the South Central Housing Network.

Micuda is asking for RDC support of this project and support of the concept of a redevelopment area with the housing site as a centerpiece, but which would radiate out in all directions as it is one of the requirements of the state. They also worked with the petitioners' consultant, Structure Point, who has worked on a number of projects in Bloomington. They worked with HAND and Planning on a redevelopment plan for the area from Winslow Road to the north, Gordon Pike on the south, Rogers on the west and Walnut St. Pike to the east. They identified this area for additional redevelopment as it has properties that are either undeveloped or are underdeveloped with poorly utilized buildings. The state is looking for endorsement for the project from as many people as possible so they can submit it as part of the application process.

He said they are not asking for financial commitments, but simply support as an organization to support the project as well as the concept of affordable housing and redeveloping this general area on the south side of Bloomington.

Abbott said she sent the Commissioners the Redevelopment Plan and the Resolution passed by the Housing Network, but she will bring a resolution to the Commission next month.

B. Budget Summary Report.

V. UNFINISHED BUSINESS. None.

VI. NEW BUSINESS

A. RESOLUTIONS 12-30: Approval of the Funding Agreement for Martha's House and Perry Township Physical Improvement Activity. Abbott asked that Resolutions 12-30 and 12-32 be voted on together since they are both CDBG Physical Improvement Funding Agreements which were approved by the CAC last year and approved by the RDC in February. Woolford explained to the Commissioners some minor changes in the agreement for Martha's House.

Michael Szakaly moved to approve Resolutions 12-30 and 12-32. Elizabeth Kehoe seconded the motion. The resolutions were approved by a vote of four in favor and one abstention. **ADOPTED.**

B. RESOLUTION 12-31: Approval to Hire a Consultant to Complete a Floodplain Letter of Map Revision for the West Branch of Clear Creek in the Area of the Switchyard Park from the Thomson/Walnut/Winslow TIF. Williams explained this request is for \$28,000 to fund the process of trying to achieve a Letter of Map Revision (LOMR) for the Clear Creek floodway that runs approximately from Grimes Lane to Country Club. He said the RDC approved funding for the Switchyard Park master plan last fall. They are now in the final steps of that project which will be completed by the end of November. One of the preliminary study areas of the master plan was to

develop an opinion as to the feasibility of pursuing the LOMR. The feeling of the master plan consultant was that the Clear Creek floodplain from Grimes to Country Club is substantially over mapped and has not been updated. This is a fairly expensive two year process going through the DNR and ultimately FEMA for approval to do the hydrological studies and provide the required data needed to submit a suggested re-map of the floodplain. The advantages to the park would be that roughly six acres of the 27 acres would be taken out of the floodplain. This would have huge implications with regard to soil remediation and filling in the floodplain, not only in park development but also in site remediation which would be a tremendous public benefit. The private benefit is that it would take a substantial number of businesses and residences that are currently in the floodplain out of the floodplain. Most notably would be the north warehouse that fronts Grimes Lane.

Williams stated they solicited four consultant quotations and got two responses. The low bid was from Butler Fairman and Seifert. They were part of the master plan consulting team that did some preliminary work on this subject. The request is for \$28,000 to employ them as consultant to pursue the LOMR approval.

Abbott explained this request is to come out of the Thompson TIF. The funds available are \$96,164.

Szakaly said this seems like an easy decision not only for what it will do for the public grounds, but for the encouragement of private development along the park way.

West asked if Williams thinks they will be successful. Williams stated preliminary conversations with DNR supported the data they provided to them and that supported the feasibility of pursuing the application. They thought it was worth the City's efforts to move the process along and seek formal approval.

Williams stated there is some disagreement as to how far up Clear Creek towards Cook Pharmica they might have to study, but staff made it very clear to both bidders that they needed a not to exceed dollar figure because they will hold them to that dollar figure and to completing the entire process – covering all meetings, survey, sampling etc. Williams said Butler Fairman and Seifert said they had the data to get started which is why their bid was the lowest.

Michael Szakaly moved to approve the Resolution. John West seconded the motion. Resolution 12-31 was unanimously approved. **ADOPTED.**

C. RESOLUTION 12-32: Approval of the Funding Agreement for the Habitat Weatherization Program. As previously noted this Resolution was voted on with Resolution 31.

Michael Szakaly moved to approve Resolutions 12-30 and 12-32. Elizabeth Kehoe seconded the motion. The resolutions were approved by a vote of four in favor and one abstention. **ADOPTED.**

D. RESOLUTION 12-33: Approval to Support an EPA Grant. Alano explained they are applying for a community-wide brownfield assessment grant through the Environmental Protection Agency. There is no financial match required, but the grant could provide up to \$200,000 in funding from the EPA to do inventories of brownfields for Phase I and II assessments in order to do planning and some remediation. Staff has been working with a grant writer to focus primarily on the CTP sites as well as the Switchyard Park although they won't be limited to those sites. They can use the funding for any property in the incorporated limits of the City. She stated the resolution is asking for support of the application which helps in putting together a good case for the project by showing community support for the grant.

Abbott said there is no financial commitment from the RDC. This is a great opportunity for the City as a whole.

Michael Gentile moved to approve the Resolution. John West seconded the motion. Resolution 12-33 was unanimously approved. **ADOPTED.**

E. RESOLUTION 12-34: Approval to Expend Certified Tech Park Funds for Two Appraisals for the CTP. Alano explained the owner of a parcel of land adjacent to the CTP may be interested in selling it to the City. The request is to use CTP funds to do appraisals of the property which is less than a quarter of an acre. The quote for two short form appraisals is \$3,000.

West said it is an odd piece of land and is unsure what would be done with it or how it fits into the design of the plan.

Szakaly said it seems like a smart purchase for the City. He is concerned about establishing a price that the City could not negotiate. Failey explained the mechanism for using Tech Park funds for acquiring property is to average the total of two appraisals, but that doesn't mean they are totally capped at that amount. The Commission can go beyond that if they decide it is in the interest of the City to do so.

John West moved to approve the Resolution. Michael Szakaly seconded the motion. Resolution 12-34 was unanimously approved. **ADOPTED.**

F. RESOLUTION 12-35: Approval to Increase the 2012 CDBG Allocation for MCUM. Abbott asked that Resolutions 12-35 and 12-36 be voted on together since they are both CDBG Physical Improvement projects where the cost of the project exceeded the original estimates therefore the agencies are asking for additional funding. She stated there is CDBG money available for funding.

The Commissioners requested two clarifications to the MCUM funding agreement.

Michael Szakaly moved to approve Resolution 12-35 as amended and Resolution 12-36. Michael Gentile seconded the motion. The resolutions were unanimously approved. **ADOPTED.**

G. RESOLUTION 12-36: Approval to Increase the 2009 CDBG Allocation for Amethyst House Woolford explained that he has been working with Amethyst House to get the project complete, but they are now ready to proceed on the energy efficiency project.

Michael Szakaly moved to approve Resolution 12-35 as amended and Resolution 12-36. Michael Gentile seconded the motion. The resolutions were unanimously approved. **ADOPTED.**

H. RESOLUTION 12-37: Approval to Expend Downtown TIF Funds for Construction of the City of Bloomington/Monroe County Unified Dispatch Facility. Diekhoff explained this is a partnership between the City and County that both he and Sheriff Kennedy agree is one of the biggest public safety initiatives they have undertaken in many years. The new Dispatch Center is going to enhance public safety for the entire county. The Mayor, the County Commissioners, the Sheriff and Diekhoff are very supportive of this project. He said the Commissioners have a lot of background on the project and offered to answer any questions they might have.

Szakaly asked if there are cost updates. Rice said the cost estimate update is \$1.9 million, but they are asking for \$2.1 million in the event of overages.

Walter asked if staff still expects bids back by the holidays and will award the contract by December 31, 2012. Rice said that is correct.

Szakaly asked if there are updates from the County. Rice said they met with the County Council in a work session and they expect them to discuss the Dispatch at their November 13th meeting at which time they may or may not approve a resolution depending on the comfort level of the council members. She said the hope is that they will front the expenses for the furnishings and equipment and the City will front the cost of the building and will work out an equitable distribution once they know the total cost. As part of the long-term operational agreement, they will factor in the upfront costs, the terms of the operational agreement going forward and the fact that the City is going to retain ownership of the second floor.

Szakaly asked what happens if the funding outside the RDC funding falls through. Rice stated they would have to discuss whether or not they continue to operate a joint Dispatch. She said there would be discussions with the Mayor about going to the City Council regarding some sort of bond issuance, but she does not expect the funding to fall through.

Szakaly asked what they would do if the County funds the facility, but less than the anticipated amount creating a gap in the funding. Rice said they would have to work out another source of funding. If the City pays for a larger share than the County, they would then have to work out a different long-term operational agreement based on a different shared funding if they want to continue a joint Dispatch. Rice said the interlocal agreement now says they share expenses for furniture, equipment, etc. and employees' time. They expect to enter into a long-term operational agreement because they expect to operate the joint dispatch for a long time.

West asked Geoff McKim, Monroe County Council President, to speak to the Dispatch funding issue. McKim stated the Council has not actually taken a vote on this so he can't speak on behalf of the Council. He stated this project was presented to them at their last meeting at which time a lot of their concerns were addressed. The Council would be concerned if the City's appropriation went toward real property that had value that they could then sell and the County's appropriation went to equipment and furnishing that would depreciate, but those concerns were alleviated when they were informed that they would enter into a long-term agreement that would be equitable to both parties. The County still needs to see more details on the costs to be comfortable with them. McKim said they have the funds available for the project and his sense of the Council is that they are committed to moving forward with the City,

Szakaly said he has some concerns about the costs of the project and asked the architect to explain the high cost of this project. Campbell explained they based this project on similar projects they have worked on around the country in terms of size, scope and scale. West asked what ramps up these costs. Campbell said regardless of the overall size you still have components such as two stairs, elevators, etc. Regardless of the overall size you still have components that you are paying for as a one off. The larger the footprint the more efficiency you gain. It needs to be a safe, critical facility which also adds costs. Leed can also increase the cost because there is a backbone structure for this type of facility since you are building in a little more intelligence on the electrical and mechanical side for this facility. Campbell stated the last six or seven facilities of this type have been consistent with the \$400 a square foot cost.

Szakaly asked if they approve the funding, can they then send a message stating more funds will not be available and if they do that, where does that leave the process. Rice said she is not expecting to

ask the RDC for additional funding for furniture and equipment. She said they have other sources of funding for those items.

Walter asked the anticipated construction schedule if the contract is awarded on December 31, 2012. Campbell said they are looking at a 16 month timeframe. Rice said the goal is for a 12 month timeframe.

West said he spent a lot of time reviewing this Resolution and is in favor of it.

John West moved to approve the Resolution. Michael Gentile seconded the motion. Resolution 12-37 was unanimously approved. **ADOPTED.**

VII. BUSINESS/GENERAL DISCUSSION.

A. Redevelopment Plan.

B. Tech Park Update. Alano-Martin said they are putting together a plan for some focus groups and hope to have them later this month and in December. This moves the public meeting to a later time. There is a lot of infrastructure assessment going on in the Tech Park.

Alano-Martin informed the Commissioners that there is a meeting on Wednesday regarding the EPA Grant.

West asked if she is getting any interest in the CTP. She said she has met with Blooming Labs, which is a maker space or a hacker space business, it's a loosely based group

that provides shared space for engineers, "techies," etc. They are interested in the park. She has also had two groups who are interested in purchasing the Press Building.

Alano-Martin said the advisory group has discussed the ownership entity; she suspects they will want to have an RFQ process to dispose of properties. There was discussion about platting and/or subdividing the property.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting.

David Walter, President

Michael Gentile, Secretary

Date