

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, met on Monday, February 3, 2014 at 5:00 p.m. in the Showers City Hall, McCloskey Conference Room, 401 North Morton Street, with President David Walter presiding

I. ROLL CALL

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

Commissioners Absent: Kelly Smith

Staff Present: Lisa Abbott, Christina Finley, Marilyn Patterson and Bob Woolford

Other (s) Present: Susan Failey and Danise Alano-Martin, Anne Roberts

II. READING OF THE MINUTES –John West made a motion to approve the January 21, 2014 minutes. Michael Gentile seconded the motion. The board unanimously approved.

III. EXAMINATION OF CLAIMS –Elizabeth Kehoe made a motion to accept the claims for January 17, 2014 for \$66,670.78 and January 31, 2014 for \$188,468.08. Michael Gentile seconded the motion. The board unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES

Director's Report. The Neighborhood Improvement, Neighborhood Clean-up and Small & Simple grant processes have started. The City Council approval request for CDBG allocation recommendations will be February 5th, 12th, & 19th. The Matlock Heights Conservation District is scheduled to go to City Council on the same schedule as the approval request for CDBG and the University Courts Historic District request will follow in either March or April. The Home Buyer's Club is going to be February 1st and 8th. Abbott gave an update on the proposed legislation that pertains to the Redevelopment Commission.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

RESOLUTION 14-02: Disposal of the lot at Bryan and Coolidge. A legal ad was published and certified letters were sent to all adjacent property owners with the bidding deadline for the purchase of the lot at Bryan and Coolidge. We did not receive any bids in the specified time period. However, we did receive an offer from an adjoining owner after the bidding period had closed. We would like to re-publish and notify the adjacent property owners of the new bidding deadline. If the offer is below the \$12,000 and more than one person makes an offer, the highest bidder will be accepted. If one offer is received than we can negotiate the price. Abbott stated the property has no federal funds attached and we are currently paying to maintain the property. Failey stated that the approval of Resolution 14-02 would allow us to re-advertise and notify the adjacent property owners of the new bidding deadline. John West made a motion to approve Resolution 14-02. Michael Gentile seconded the motion. The board unanimously approved.

Public Hearing

David Walter declared this as the public portion of the meeting.

The public may comment on the proceedings.

A. RESOLUTION 14-07: Approval of CDBG Allocation Recommendations. Walter stated Resolution 14-07 is the approval for CDBG allocation recommendations. A breakdown of requests and the Citizen's Advisory Committee's recommendations is attached to the resolution. Representatives for both Physical Improvements and Social Services have met and reviewed all requests and recommendations and were present to answer any questions. Abbott stated an exact funding amount has not yet been received from HUD so we took last year's allocation and used that as our estimated amount. The estimated amount is amount is \$861,656. There is \$92,991 in reallocated funds. Gentile stated that the Physical Improvement meeting went very well. He felt they fairly and equitably came up with a distribution of funds for the projects under consideration. He stated if less funding is received each project will be reduced proportionally. If a greater amount is received, than one of the projects with a very high value that would have taken virtually all of the funds would be given the additional amount received up to the requested amount. Two social service agencies did not get funded. Marilyn Patterson explained the distribution was done by a scoring process. There are 100 available points and each of the CAC members scores the agencies with the top five receiving full funding amounts. If the funding is greater than the anticipated amount the 6th highest point gainer will receive funding. If it is less the amount would be proportionate to their score. Walter asked if the public had any comments. No comments. John West made a motion to accept Resolution 14-07. Elizabeth Kehoe seconded the motion. The board unanimously approved.

The public hearing portion of the meeting ended.

VII. BUSINESS/GENERAL DISCUSSION

A. CTP update. Danise Alano-Martin distributed a working draft of her CTP projects. An RFP and offering sheet for the release and sale of the Administration Building parking lot has been issued. It is noticed in the Herald-Times and on the website. Gordon Hendry has it marketed via his channels. We have set dates for the building to be open in case anyone wants to come and look at it before they put in a proposal. The dates are listed on the RFP website. The Historic Preservation Commission helped along the way and is excited about the potential.

Alano-Martin stated she has not received any response regarding the property they are trying to acquire at 619 N. Morton.

Contractors are on site and have taken possession of Warehouse B and fencing will be going up around the building. The contractor will be having monthly progress meetings. The RFP for the Admin Building is due March 3. ESD staff are meeting with facility staff to look at stabilization plans for the Dimension Mill/Kiln, including potential roof repair and HVAC separation from Showers Administration building. Gordon Hendry is focusing on drafting the master development RFP. Alano-Martin discussed a potential future request for the RDC to provide assistance for a water line upgrade as part of a business expansion project in the CTP. West noted that the upgrade was called for in the CTP Master Plan. Alano-Martin said the business has been a strong contributor to the revenue the CTP receives. As far as the District Energy Feasibility, staff has been talking with experts and is identifying potential partners and local stakeholders. EPA Brownfield Assessment Grant is moving along. Our environmental consultant is aware we are getting ready to do design work for the infrastructure and will coordinate with the consulting engineer when appropriate. A first draft of a Brownfield inventory has been completed.

B. Approval of RDC appointee to the CAC Advisory Council. Michael Gentile made a motion to appoint Elizabeth Kehoe to the CAC Advisory Council. John West seconded the motion. The board unanimously approved.

Abbott informed the commission of a Notice of Public Hearing that was received for the property located at 901 W. Cottage Grove. Barbara McKinney will be at the March 3, 2014 meeting to give a presentation on conflicts of interest.

VIII. ADJOURNMENT

The meeting adjourned at 5:55 p.m.