

AGENDA
REDEVELOPMENT COMMISSION
McCloskey Conference Room
February 3, 2014
5:00 p.m.

- I. ROLL CALL**
- II. READING OF THE MINUTES** –January 21, 2014
- III. EXAMINATION OF CLAIMS** –January 17, 2014 for \$66,670.78 and January 31, 2014 for \$188,468.08
- IV. REPORT OF OFFICERS AND COMMITTEES**
 - A. Director’s Report
- V. UNFINISHED BUSINESS**
 - None.
- VI. NEW BUSINESS**
 - A. **RESOLUTION 14-02:** Disposal of the lot at Bryan and Coolidge
 - Public Hearing**
 - B. **RESOLUTION 14-07:** Approval of CDBG Allocation Recommendations
- VII. BUSINESS/GENERAL DISCUSSION**
 - A. CTP update.
 - B. Approval of RDC appointee to the CAC Advisory Council
- VIII. ADJOURNMENT**

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, met on Tuesday, January 21, 2014 at 5:00 p.m. in the Showers City Hall, Kelly 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 and Christina Finley

Other (s) Present: Susan Failey, Danise Alano-Martin, Justin Wykoff, Adrian Reid, Jason Carnes, Randy Cassady, Tamby Cassady, Jeff Heerdink and Justin Stuehrenberg

II. READING OF THE MINUTES – John West made a motion to accept the January 2, 2014 minutes. Michael Gentile seconded the motion. The board unanimously approved.

III. EXAMINATION OF CLAIMS – Elizabeth Kehoe made a motion to accept the December 31, 2013 claims for \$456,585.83. Michael Gentile seconded the motion. The board unanimously approved.

IV. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

A. RESOLUTION 14-03: Approval of funding for CTP Maintenance. Abbott reported last May the RDC approved \$50,000 to maintain the CTP property and by December the funds had been spent. After looking at last year's expenses and determining which would be reoccurring and which Warehouse B expenses won't reoccur, staff decided to leave the request amount at \$50,000.00 for this year. The utility bills were extremely high this year, therefore staff prepared a resolution in two parts First, \$50,000 per calendar year with a \$5,000 per incident cap, and secondly payment of the current utility bills for Warehouse B in the amount of \$7,223.97. Any future utility shut-off expenditure will be covered as a demolition expense which will be covered by Resolution 14-06, if approved. Michael Gentile made a motion to accept Resolution 14-03. Elizabeth Kehoe seconded the motion. The board unanimously approved.

B. RESOLUTION 14-04: Approval of Warehouse B Deconstruction Contract.

RESOLUTION 14-06: Approval to authorize payment from TIF Bond Funds relating to Warehouse B Deconstruction.

Resolutions 14-04 and 14-06 were discussed together. Justin Wykoff and Adrian Reid were available to answer questions. Several bids were received and ranged from \$506,000 down to \$175,000. Klenck Company is a demolition company out of Evansville who has their own salvage yard. West asked if the price discrepancy in the bids is due to the fact the company has a salvage yard and can recycle and reuse materials. Wykoff and Reid agreed that was probably a large part why their cost was so much lower. The two lowest bids both had salvage yards. West had concerns about the 5% change order in Resolution 14-04. He suggested having an amount not to exceed for the entire project. Failey explained there is already a state statute that says change orders cannot cumulatively exceed more than 20% of the original project cost.

As potential bidders walked through the building it was noticed the floor tiles could possibly have asbestos and there is no way to know until demolition begins. Resolution 14-06 includes an amount estimated to cover abatement if asbestos is found in the tiles. A 10% contingency amount to cover unforeseen costs is also included in Resolution 14-06.

John West made a motion to approve Resolution 14-04. Michael Gentile seconded the motion. The board unanimously approved. John West made a motion to approve Resolution 14-06. Michael Gentile seconded the motion. The board unanimously approved.

C. RESOLUTION 14-05: Approval of Showers Administration Building Offering Sheet. CBRE and Ice Miller have helped staff develop this RFP, Offering Sheet and Instructions to Bidders. Alano-Martin asked the commission if they had any comments or questions about the RFP draft included in their packets. Kehoe stated \$56.00 per space per month for parking seemed high. Failey explained the \$56.00 is the average of two appraisals which the RDC statute requires. West asked why we are leasing the lots and not selling them. Alano-Martin stated the Master Plan called for the parking lot to be aggregated with the lot (619 N Morton) to the north for proposed redevelopment as a new mixed use building. The Master Plan also calls for a parking garage within the CTP that can meet the need for parking after surface parking is redeveloped. West did not see a proposal for term limits on the parking. Alano-Martin said that is expected to be a negotiated item. Gordon Hendry advised staff that the RFP is really a starting point for negotiation and the parking lot lease would be one of those negotiable terms. Failey affirmed that the RDC will have the ultimate approval on the agreement. Failey also described the three documents – the Offering Sheet, the Instruction to Bidders, and the RFP. She noted the instruction to bidders is not required but recommended by Ice Miller. Walter and Kehoe noted that on page five of the offering sheet we need to clarify it is \$56.00 per space per month. West stated on the offering sheet section eight, Price and Terms, one of the options is a possible real estate trade but it is not qualified. The way it is currently written the City would have to look at properties anywhere. West suggested and the commissioners agreed to qualify that language such that any possible real estate trade needs to be within the CTP. The contract states if someone proposes to swap land it has to be accompanied with evidence of the land's value. West asked how many potential parking spaces we will have. Alano-Martin verified that there will be a total of 20 parking spaces in the two parcels just north of the Showers Administration Building. The commission wants to make sure the offering sheet is clear that this is historic property and they have to do everything within the purview of being in a historically designated property. A statement could be added under Development Limitation and Standards that demolition is not of interest to the City. The Commissioners discussed the various images and orientation of maps within the RFP. Alano-Martin said she would work with CBRE to ensure consistency, obvious north-south indicators on maps, and sound strategy in the utilization of the images. West suggested and the commissioners agreed that the adjacent parking spaces should be identified graphically, outlined in the images in the RFP. John West made a motion to approve Resolution 14-05 subject to the various changes and amendments that have been reviewed with staff legal counsel and Danise Alano-Martin and the changes be incorporated in the final draft. Elizabeth Kehoe seconded the motion. The board unanimously approved.

VII. CTP BUSINESS/GENERAL DISCUSSION

CTP update. Danise Alano-Martin reported working with Justin Stuehrenberg, City Transportation and Traffic Engineer on the infrastructure to straighten 10th Street and other utility master planning. Staff wanted to discuss the strategy being developed to begin design and engineering work for the infrastructure within the CTP. Stuehrenberg has been working on a scope of work for that. A contract proposal for a consultant team, led by a Civil Engineer, would be brought to the RDC in a near-future meeting. The Civil Engineer would provide significant project coordination services with public and private utilities (water, electric, gas, telecommunications) and lead a team that would coordinate survey, landscape architecture, mechanical engineering, environmental assessment and design work for 10th Street, alley improvements, utility and

stormwater master planning for 12 acres, all with an emphasis on pursuing the sustainable, green infrastructure vision put forth in the Master Plan, as well as creating a sense of place and character unique to the CTP and complementary of downtown's identity. Alano-Martin said the staff proposes to select the landscape architect, who would be a subcontractor to the Civil Engineer, through an RFQ process to make sure the right firm is found which can be creative enough to put the innovative vision forward and work with our Engineer to make sure it is practical. She said she seeks a volunteer from the RDC to help review qualifications and select the landscape architect. Walter emphasized that the civil engineering should be first and foremost. Alano-Martin agreed. West asked if streetscape projects in Bloomington are typically hired out or if City staff design them in-house. Staff confirmed that they are services that are contracted to outside firms. West asked where the funds would come from to pay for the design and engineering of the infrastructure. Alano-Martin said as part of the recommended CTP infrastructure projects, staff would seek use of the TIF bond funds. Alano-Martin reiterated that no action was necessary by the RDC at this point, that staff was providing an update on the strategy being developed to engineer and design the Master Plan's recommendations for infrastructure, and the RDC's guidance will help refine the strategy.

Alano-Martin gave the commission results from one of the RDC's economic incentive projects in the CTP. The Urban Enterprise Association recommended that the RDC use TIF funds to support Hanapin Marketing, a technology firm in the north part of the Showers building. The RDC took a lease interest in the building and provided funds to rehabilitate that office space for them. The economic financing agreement concluded in 2013, with Hanapin exceeding the benchmarks targeted in their agreement. They grew from 10 full-time employees to 35 full-time employees, and payroll increased from \$465,000 to an annualized \$2 million. Alano-Martin also distributed an article from Inside Indiana Business which detailed significant public investment by Tippecanoe County in co-work space in Lafayette, as an example of what peer communities are doing to foster entrepreneurship and tech company growth.

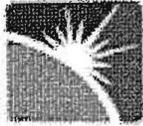
ADJOURNMENT

The meeting adjourned at 6:15 p.m.

David Walter, President

Michael Gentile, Secretary

Date



Board of Redevelopment Claim Register

Invoice Date Range 01/08/14 - 01/17/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 101 - General Fund										
Department 15 - HAND										
Program 151000 - Neighborhood										
Account 53320 - Advertising										
323 - Hoosier Times, Inc	Renewal 155877	15-NEIGHBORHOOD ADVERTISING	Paid by EFT # 2240		01/08/2014	01/08/2014	01/17/2014		01/17/2014	179.40
								Account 53320 - Advertising Totals	Invoice Transactions 1	\$179.40
								Program 151000 - Neighborhood Totals	Invoice Transactions 1	\$179.40
								Department 15 - HAND Totals	Invoice Transactions 1	\$179.40
								Fund 101 - General Fund Totals	Invoice Transactions 1	\$179.40
Fund 250 - CDBG										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
1959 - Clark Dietz Inc	414067	15-CDBG FUNDS FOR ROCKPORT ROAD IDIS	Paid by Check # 10291		01/08/2014	01/08/2014	01/17/2014		01/17/2014	59,570.00
193 - Kern, Barry	1096	15-CDBG HMAL VIRGINIA EPEADS	Paid by Check # 10292		01/08/2014	01/08/2014	01/17/2014		01/17/2014	3,200.00
56 - Middle Way House, INC	011714-MWH	15-CDBG FUNDS FOR MWH	Paid by Check # 10293		01/08/2014	01/08/2014	01/17/2014		01/17/2014	3,703.00
								Account 53990 - Other Services and Charges Totals	Invoice Transactions 3	\$66,473.00
								Program 150000 - Main Totals	Invoice Transactions 3	\$66,473.00
								Department 15 - HAND Totals	Invoice Transactions 3	\$66,473.00
								Fund 250 - CDBG Totals	Invoice Transactions 3	\$66,473.00
Fund 254 - HOME										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
223 - Duke Energy	011714-922 Orris	15-HOME Funds Miscellaneous Admin	Paid by Check # 5326		01/08/2014	01/08/2014	01/17/2014		01/17/2014	18.38
								Account 53990 - Other Services and Charges Totals	Invoice Transactions 1	\$18.38
								Program 150000 - Main Totals	Invoice Transactions 1	\$18.38
								Department 15 - HAND Totals	Invoice Transactions 1	\$18.38
								Fund 254 - HOME Totals	Invoice Transactions 1	\$18.38
								Grand Totals	Invoice Transactions 5	\$66,670.78

REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

<u>Date:</u>	<u>Type of Claim</u>	<u>FUND</u>	<u>Description</u>	<u>Bank Transfer</u>	<u>Amount</u>
1/17/2014	Claims				66,670.78
					<u>66,670.78</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of _____ claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 66,670.78

Dated this _____ day of _____ year of 20_____.

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office _____

REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
1/17/2014	Claims				66,670.78
					<u>66,670.78</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of [redacted] claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 66,670.78

Dated this 16 day of Jan. year of 20 13.


Elizabeth K. Kelso

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Officer

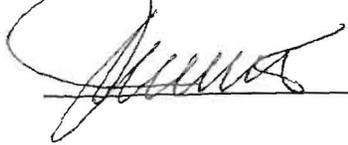
REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
1/17/2014	Claims				66,670.78
					<u>66,670.78</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of [REDACTED] claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 66,670.78

Dated this 16th day of JAN year of 2014.



I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office _____

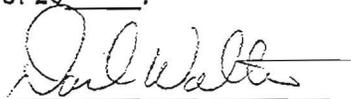
REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
1/17/2014	Claims				66,670.78
					<u>66,670.78</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of _____ claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 66,670.78

Dated this _____ day of _____ year of 20_____.



I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office _____



Board of Redevelopment Claim Register

Invoice Date Range 01/22/14 - 01/31/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 101 - General Fund Department 15 - HAND Program 150500 - Housing Account 53960 - Grants 4245 - Lenzy Hayes, INC										
	13114-R101	15-Housing Funds for Rent Deposit for Tina Hayes	Paid by Check # 56287		01/22/2014	01/22/2014	01/31/2014		01/31/2014	400.00
								Account 53960 - Grants Totals	Invoice Transactions 1	\$400.00
								Program 150500 - Housing Totals	Invoice Transactions 1	\$400.00
Program 151000 - Neighborhood Account 52120 - Office Supplies 383 - Maxwell's Office Supply										
	098482	15-NEIGHBORHOOD OFFICE SUPPLIES	Paid by EFT # 2312		01/22/2014	01/22/2014	01/31/2014		01/31/2014	133.65
								Account 52110 - Office Supplies Totals	Invoice Transactions 1	\$133.65
Account 52420 - Other Supplies 205 - City Of Bloomington										
	414587	15-Neighborhood Other Supplies	Paid by Check # 56250		01/22/2014	01/22/2014	01/31/2014		01/31/2014	9.98
								Account 52420 - Other Supplies Totals	Invoice Transactions 1	\$9.98
Account 53230 - Travel 205 - City Of Bloomington										
	013114-Travel	15-Neighborhood Travel for Title 16 Meeting	Paid by Check # 56250		01/22/2014	01/22/2014	01/31/2014		01/31/2014	8.00
								Account 53230 - Travel Totals	Invoice Transactions 1	\$8.00
Account 53320 - Advertising 323 - Hoosier Times, Inc										
	1698541 NB	15-NEIGHBORHOOD ADVERTISING	Paid by EFT # 2300		01/22/2014	01/22/2014	01/31/2014		01/31/2014	19.20
								Account 53320 - Advertising Totals	Invoice Transactions 1	\$19.20
Account 53960 - Grants 205 - City Of Bloomington										
	013114 PC NB	15-NEIGHBORHOOD SUPPORT GRANT	Paid by Check # 56250		01/22/2014	01/22/2014	01/31/2014		01/31/2014	1.99
								Account 53960 - Grants Totals	Invoice Transactions 1	\$1.99
Account 53990 - Other Services and Charges 209 - City Of Bloomington Utilities										
	2402 Bryan	15-Neighborhood Other Services	Paid by Check # 56251		01/22/2014	01/22/2014	01/31/2014		01/31/2014	5.58
	507 - Eads, Brian	15-Neighborhood Other Services	Paid by Check # 56262		01/22/2014	01/22/2014	01/31/2014		01/31/2014	90.00
								Account 53990 - Other Services and Charges Totals	Invoice Transactions 2	\$95.58
								Program 151000 - Neighborhood Totals	Invoice Transactions 7	\$268.40
Program 152000 - Historic Preservation Account 53320 - Advertising 323 - Hoosier Times, Inc										
	1698541 HP	15-Historic Funds for Advertising	Paid by EFT # 2300		01/22/2014	01/22/2014	01/31/2014		01/31/2014	36.10
								Account 53320 - Advertising Totals	Invoice Transactions 1	\$36.10
								Program 152000 - Historic Preservation Totals	Invoice Transactions 1	\$36.10
								Department 15 - HAND Totals	Invoice Transactions 9	\$704.50
								Fund 101 - General Fund Totals	Invoice Transactions 9	\$704.50
Fund 250 - CDBG Department 15 - HAND Program 150000 - Main Account 53320 - Advertising 323 - Hoosier Times, Inc										
	169854	15-CDBG ADVERTISING	Paid by EFT # 15		01/22/2014	01/22/2014	01/31/2014		01/31/2014	12.29
								Account 53320 - Advertising Totals	Invoice Transactions 1	\$12.29
Account 53990 - Other Services and Charges 504 - Bloomington Housing Authority										
	BHA 1/31/14	15-CDBG Funds for BHA IDIA # 949	Paid by Check # 10294		01/22/2014	01/22/2014	01/31/2014		01/31/2014	8,006.71
	2002 - Boys & Girls Club Of Bloomington	15-CDBG FUNDS FOR BOYS & GIRLS CLUB	Paid by Check # 10295		01/22/2014	01/22/2014	01/31/2014		01/31/2014	2,115.38
	205 - City Of Bloomington	15-CDBG Funds for Recording Fees	Paid by Check # 10296		01/22/2014	01/22/2014	01/31/2014		01/31/2014	26.00
	47 - Community Kitchen Of Monroe County, INC	15-CDBG FUNDS FOR COMMUNITY KITCHEN	Paid by Check # 10297		01/22/2014	01/22/2014	01/31/2014		01/31/2014	2,509.35
	618 - Dwight Coffman Construction	15-CDBG Funds for E.H.R. for Ricky Kinser	Paid by Check # 10298		01/22/2014	01/22/2014	01/31/2014		01/31/2014	275.00
	618 - Dwight Coffman Construction	15-CDBG Funds for E.H.R. - Terri McDaniel	Paid by Check # 10298		01/22/2014	01/22/2014	01/31/2014		01/31/2014	150.00
	193 - Kern, Barry	15-CDBG Funds for Manufactured Housing	Paid by Check # 10299		01/22/2014	01/22/2014	01/31/2014		01/31/2014	337.50
	74 - Life Designs, Inc	15-CDBG funds for Life Designs Covey Windows	Paid by Check # 10300		01/22/2014	01/22/2014	01/31/2014		01/31/2014	1,676.25
	56 - Middle Way House, INC	15-CDBG FUNDS FOR MWH DVS	Paid by Check # 10301		01/22/2014	01/22/2014	01/31/2014		01/31/2014	1,775.00
	4247 - Cecil R Wilbur	15-CDBG funds for Rockport Road ROW	Paid by Check # 10302		01/22/2014	01/22/2014	01/31/2014		01/31/2014	2,580.00
								Account 53990 - Other Services and Charges Totals	Invoice Transactions 10	\$19,442.19
								Program 150000 - Main Totals	Invoice Transactions 11	\$19,454.48
								Department 15 - HAND Totals	Invoice Transactions 11	\$19,454.48
								Fund 250 - CDBG Totals	Invoice Transactions 11	\$19,454.48
Fund 254 - HOME Department 15 - HAND Program 150000 - Main Account 53990 - Other Services and Charges 206 - City Of Bloomington Utilities										
	2105 Susie	15-Home Funds for misc admin	Paid by Check # 5327		01/22/2014	01/22/2014	01/31/2014		01/31/2014	37.63
	208 - City Of Bloomington Utilities	15-Home Funds for misc admin	Paid by Check # 5327		01/22/2014	01/22/2014	01/31/2014		01/31/2014	18.21
	507 - Eads, Brian	15-Home Funds for misc admin	Paid by Check # 5328		01/22/2014	01/22/2014	01/31/2014		01/31/2014	165.00
	74 - Life Designs, Inc	15-HOME FUNDS FOR CRAWFORD	Paid by Check # 5329		01/22/2014	01/22/2014	01/31/2014		01/31/2014	28,500.00
	222 - Vectren	15-Home Funds for misc admin	Paid by Check # 5330		01/22/2014	01/22/2014	01/31/2014		01/31/2014	46.89
								Account 53990 - Other Services and Charges Totals	Invoice Transactions 5	\$28,767.73

Program 150000 - Main Totals	Invoice Transactions 5	\$28,767.73
Department 15 - HAND Totals	Invoice Transactions 5	\$28,767.73
Fund 254 - HOME Totals	Invoice Transactions 5	\$28,767.73

Fund 256 - Special Grants

Department 15 - HAND
 Program 150002 - Housing Counseling
 Account 53990 - Other Services and Charges
 4098 - Equifax Information Services, LLC 8269695

15-Housing Counseling State Farm Funds for	Paid by EFT # 2291	01/22/2014	01/22/2014	01/31/2014	01/31/2014	21.14	
Account 53990 - Other Services and Charges Totals						Invoice Transactions 1	\$21.14
Program 150002 - Housing Counseling Totals						Invoice Transactions 1	\$21.14

Program 150009 - 2002 Shelter Plus Care
 Account 53990 - Other Services and Charges
 421 - Centerstone

SPC 1/31/14	15-Shelter Plus Care Grant 1/31/14	Paid by Check # 56248	01/22/2014	01/22/2014	01/31/2014	01/31/2014	3,114.50
Account 53990 - Other Services and Charges Totals						Invoice Transactions 1	\$3,114.50
Program 150009 - 2002 Shelter Plus Care Totals						Invoice Transactions 1	\$3,114.50

Program 150014 - Griffy Dam OCRA Grant
 Account 53990 - Other Services and Charges
 14311 - Ms Consultants Inc

00000000017	15-OCRA GRIFFY DAM	Paid by Check # 56298	01/22/2014	01/22/2014	01/31/2014	01/31/2014	9,400.00
Account 53990 - Other Services and Charges Totals						Invoice Transactions 1	\$9,400.00
Program 150014 - Griffy Dam OCRA Grant Totals						Invoice Transactions 1	\$9,400.00

Department 15 - HAND Totals	Invoice Transactions 3	\$12,535.64
Fund 256 - Special Grants Totals	Invoice Transactions 3	\$12,535.64

Fund 440 - TIF-Downtown

Department 15 - HAND
 Program 150000 - Main
 Account 53990 - Other Services and Charges

10 - Bledsoe Riggert And Guerrettaz Inc	12575	Topographic survey	Paid by Check # 56231	01/22/2014	01/22/2014	01/31/2014	01/31/2014	2,940.00
4186 - Carner & Gable, INC	246635	Streetscape construction	Paid by EFT # 2283	01/22/2014	01/22/2014	01/31/2014	01/31/2014	9,606.00
912 - Central Security Systems, INC	337918	15-601 N Morton Resolution 14-03	Paid by Check # 56242	01/22/2014	01/22/2014	01/31/2014	01/31/2014	130.00
912 - Central Security Systems, INC	338975	15-601 N. Morton Resolution 14-03	Paid by Check # 56247	01/22/2014	01/22/2014	01/31/2014	01/31/2014	190.00
2213 - Chardon Laboratories, INC	10105569	15-600 N Rogers Resolution 14-03	Paid by Check # 56248	01/22/2014	01/22/2014	01/31/2014	01/31/2014	250.00
2213 - Chardon Laboratories, INC	10105571	15-601 N Rogers Street Resolution 14-03	Paid by Check # 56248	01/22/2014	01/22/2014	01/31/2014	01/31/2014	500.00
2213 - Chardon Laboratories, INC	10105570	15-638 N Rogers Resolution 14-03	Paid by Check # 56248	01/22/2014	01/22/2014	01/31/2014	01/31/2014	250.00
208 - City Of Bloomington Utilities	600 Rogers 1/31	15-600 N Rogers Resolution 14-03	Paid by Check # 56251	01/22/2014	01/22/2014	01/31/2014	01/31/2014	115.74
208 - City Of Bloomington Utilities	601 Morton 1/31	15-601 N. Morton Resolution 14-03	Paid by Check # 56251	01/22/2014	01/22/2014	01/31/2014	01/31/2014	69.20
209 - City Of Bloomington Utilities	335 11th 1/31	15-335 W. 11th Street Resolution 14-03	Paid by Check # 56251	01/22/2014	01/22/2014	01/31/2014	01/31/2014	62.28
208 - City Of Bloomington Utilities	638 Rogers 1/31	15-638 N Rogers Resolution 14-03	Paid by Check # 56251	01/22/2014	01/22/2014	01/31/2014	01/31/2014	150.04
223 - Duke Energy	Due 1/13/14	600 Rogers	Paid by Check # 56259	01/22/2014	01/22/2014	01/31/2014	01/31/2014	2,937.27
223 - Duke Energy	Due 1/27/14	15-601 N. Morton Street	Paid by Check # 56259	01/22/2014	01/22/2014	01/31/2014	01/31/2014	294.38
223 - Duke Energy	613 Morton 1/27	15-613 N. Morton Resolution 14-03	Paid by Check # 56259	01/22/2014	01/22/2014	01/31/2014	01/31/2014	9.40
223 - Duke Energy	335 11th 1/27	15-335 W. 11th Street Resolution 14-03	Paid by Check # 56259	01/22/2014	01/22/2014	01/31/2014	01/31/2014	66.33
321 - Harrell Fish, INC	573519	15-TU FOOD SERVICE BLDG	Paid by EFT # 2298	01/22/2014	01/22/2014	01/31/2014	01/31/2014	204.00
321 - Harrell Fish, INC	M41077-C	15-TU Buildings- January 2014 Billing	Paid by EFT # 2298	01/22/2014	01/22/2014	01/31/2014	01/31/2014	1,904.00
321 - Harrell Fish, INC	573163	15-9/25/13 Invoice Resolution 11-28	Paid by EFT # 2298	01/22/2014	01/22/2014	01/31/2014	01/31/2014	715.66
392 - Kooson Fire & Security, INC	3119179	Quarterly alarm	Paid by EFT # 2310	01/22/2014	01/22/2014	01/31/2014	01/31/2014	116.55
1420 - Trinkle, Richard	84	15-11th & Rogers Resolution 14-03	Paid by Check # 56324	01/22/2014	01/22/2014	01/31/2014	01/31/2014	1,020.00
1420 - Trinkle, Richard	83	15-11th & Roger Big Lots Resolution 14-03	Paid by Check # 56324	01/22/2014	01/22/2014	01/31/2014	01/31/2014	975.00
1420 - Trinkle, Richard	102	15-TU Press Resolution 14-03 shoveled	Paid by Check # 56324	01/22/2014	01/22/2014	01/31/2014	01/31/2014	120.00
222 - Vectren	600 Rogers 1/31	15-600 N Rogers Resolution 14-03	Paid by Check # 56327	01/22/2014	01/22/2014	01/31/2014	01/31/2014	4,170.96
222 - Vectren	638 Rogers 1/31	15-638 N Rogers Resolution 14-03	Paid by Check # 56327	01/22/2014	01/22/2014	01/31/2014	01/31/2014	1,867.06
222 - Vectren	Due 1/23 601 mor	15-601 N. Morton Resolution 14-03	Paid by Check # 56327	01/22/2014	01/22/2014	01/31/2014	01/31/2014	7,885.69

Account 53990 - Other Services and Charges Totals	Invoice Transactions 25	\$36,549.56
Program 150000 - Main Totals	Invoice Transactions 25	\$36,549.56
Department 15 - HAND Totals	Invoice Transactions 25	\$36,549.56
Fund 440 - TIF-Downtown Totals	Invoice Transactions 25	\$36,549.56

Fund 442 - TIF - Tapp Road

Department 15 - HAND
 Program 150000 - Main
 Account 53990 - Other Services and Charges

4175 - The Stables Events, LLC (Izzy's Rentals)	202	Toilet rental	Paid by EFT # 2329	01/22/2014	01/22/2014	01/31/2014	01/31/2014	105.00
4175 - The Stables Events, LLC (Izzy's Rentals)	1043	15-Portable Toilet Rental Resolution 11-27	Paid by EFT # 2329	01/22/2014	01/22/2014	01/31/2014	01/31/2014	105.00

Account 53990 - Other Services and Charges Totals	Invoice Transactions 2	\$210.00
Program 150000 - Main Totals	Invoice Transactions 2	\$210.00
Department 15 - HAND Totals	Invoice Transactions 2	\$210.00
Fund 442 - TIF - Tapp Road Totals	Invoice Transactions 2	\$210.00

Fund 445 - TIF - Adams

Department 15 - HAND
 Program 150000 - Main
 Account 53990 - Other Services and Charges

17 - Bynum Fanyo And Associates Inc	400936-11	W. 2nd sidewalk	Paid by Check # 56243	01/22/2014	01/22/2014	01/31/2014	01/31/2014	2,152.50
-------------------------------------	-----------	-----------------	-----------------------	------------	------------	------------	------------	----------

4248 - Jeff S Jones	Parcel 1, 1A	2nd Street Roundabout ROW	Paid by Check # 56281	01/22/2014	01/22/2014	01/31/2014	01/31/2014	7,500.00	
4249 - Landmark Medical, LLC	Parcel 17	W 2nd Street Roundabout	Paid by Check # 56296	01/22/2014	01/22/2014	01/31/2014	01/31/2014	45,280.00	
4050 - Todd V Taylor	#5	Acquisition Parcels 10 & 11	Paid by Check # 56319	01/22/2014	01/22/2014	01/31/2014	01/31/2014	2,966.00	
							Account 53990 - Other Services and Charges Totals	Invoice Transactions 4	<u>\$57,898.50</u>
							Program 150000 - Main Totals	Invoice Transactions 4	<u>\$57,898.50</u>
							Department 15 - HAND Totals	Invoice Transactions 4	<u>\$57,898.50</u>
							Fund 445 - TIF - Adams Totals	Invoice Transactions 4	<u>\$57,898.50</u>
Fund 448 - TIF - Thomson Walnut Winslow									
Department 15 - HAND									
Program 150000 - Main									
Account 53990 - Other Services and Charges									
399 - American Structurepoint Inc	66473	Professional services	Paid by Check # 56222	01/22/2014	01/22/2014	01/31/2014	01/31/2014	22,130.02	
399 - American Structurepoint Inc	67011	Professional Services	Paid by Check # 56222	01/22/2014	01/22/2014	01/31/2014	01/31/2014	10,217.65	
							Account 53990 - Other Services and Charges Totals	Invoice Transactions 2	<u>\$32,347.67</u>
							Program 150000 - Main Totals	Invoice Transactions 2	<u>\$32,347.67</u>
							Department 15 - HAND Totals	Invoice Transactions 2	<u>\$32,347.67</u>
							Fund 448 - TIF - Thomson Walnut Winslow Totals	Invoice Transactions 2	<u>\$32,347.67</u>
							Grand Totals	Invoice Transactions 61	<u>\$188,468.08</u>

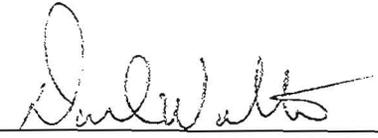
REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
1/31/2014	Claims				188,468.08
					<u>188,468.08</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of _____ claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 188,468.08

Dated this _____ day of _____ year of 20____.

_____  _____

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office _____

REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
1/31/2014	Claims				188,468.08
					<u>188,468.08</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 188,468.08

Dated this _____ day of _____ year of 20_____.

Michael Grutt

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office _____

REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

<u>Date:</u>	<u>Type of Claim</u>	<u>FUND</u>	<u>Description</u>	<u>Bank Transfer</u>	<u>Amount</u>
1/31/2014	Claims				188,468.08
					<u>188,468.08</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of [REDACTED] claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 188,468.08

Dated this 21 day of JAN year of 2014.



I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office _____

REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
1/31/2014	Claims				188,468.08
					<u>188,468.08</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of [redacted] claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 188,468.08

Dated this 29 day of Jan year of 2014.

EAK _____

Elizabeth Kehue _____

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office _____



Memo

To: Redevelopment Commission

From: Lisa Abbott, Director

Date: January 30, 2014

January has been a busy month. This evening you will consider the allocation recommendations for CDBG for the 2014-2015 fiscal year. We have also started our Neighborhood Improvement Grant, Neighborhood Clean-up and Small & Simple grant processes.

The Historic Preservation program is really busy right now as well. We are scheduled to go to Council to request approval of the Matlock Heights Conservation District on the same schedule as the approval request for CDBG -- February 5, 12, & 19. University Courts Historic District approval request will follow in either March or April.

The legislative session is upon us. There are over 800 proposed bills. Not all of them are moving forward. I will give you an update on Redevelopment and TIF bills at Monday's meeting.

Upcoming activity:

- City Council approval requests for CDBG allocation recommendations -- February 5, 12, & 19.
- Home Buyer's Club -- February 1 & 8
- Small & Simple Grant applications due February 24th
- Neighborhood Clean-up Grants due March 3rd
- Neighborhood Improvement Grants due March 28th.

**RESOLUTION 14-02 OF THE
REDEVELOPMENT COMMISSION OF THE
CITY OF BLOOMINGTON, INDIANA**

WHEREAS, the Redevelopment Commission of the City of Bloomington (“Commission”) owns a residential parcel described as Lot Number One Hundred Fifteen A (115A) in Broadview Park Second Addition to the City of Bloomington, located at 301 W. Coolidge Drive, Bloomington, IN (the “Property”), which has an area of approximately one tenth of an acre (0.10) and has been appraised at \$12,000.00; and

WHEREAS, pursuant to IC 36-7-14-22.6, the Commission may convey real estate to an abutting landowner if the land has an assessed value of less than \$15,000 and the Commission determines that the highest and best use of the land is sale to an abutting landowner, and the Commission made such a determination in its Resolution 13-34; and

WHEREAS, the Commission caused an offering sheet to be prepared, published a legal advertisement offering the Property for sale, and notified the abutting owners that it was offering the Property for sale; and

WHEREAS, the Commission received no bids during the bid period, but received a bid of \$500.00 from an eligible abutting property owner that was submitted after the bid deadline, which bid could not be considered due to the timing of its submission; and

WHEREAS, it is desirable to re-offer the Property for sale to enable interested bidders to bid within the deadline, so the Commission may negotiate for sale of the Property under IC 36-7-14-22.6(h)(3), which provides that if only one eligible abutting landowner makes an eligible offer to purchase the Property, then the Commission shall offer to negotiate for the sale of the Property with that abutting landowner;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION THAT:

The Commission hereby reauthorizes issuance of the attached Offering Sheet for the Property.

BLOOMINGTON REDEVELOPMENT COMMISSION

By: _____
David Walter, President

Attest: _____
Mike Gentile, Secretary

Date

**14-07
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

WHEREAS, the City of Bloomington, Indiana, is eligible for Community Development Block Grant (CDBG) funds in the approximate amount of \$861,656 of grant funds and \$92,991 of reallocated funds for Fiscal Year 2014, the following allocations are recommended:

\$656,699 for Physical Improvements
\$124,500 for Social Services
\$173,448 for the Administration of the program; and

WHEREAS, the advice and input of the community as to the allocation of the Community Development Block Grant funds has been solicited and received through the efforts of the Citizens' Advisory Committee; and

WHEREAS, the Citizens' Advisory Committee has made recommendations on how to distribute any funds received that are over or less than the estimated amount; and

WHEREAS, current information indicates the possibility of a reduction in funding beyond what could be anticipated at the time of the estimate; and

WHEREAS, the Redevelopment Commission has reviewed the recommendations of the Citizens' Advisory Committee for allocation of funds to be received;

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

The Redevelopment Commission hereby approves:

- 1) Recommendations of the programs (attached hereto and made a part herein as Exhibit A and Exhibit B) that will best serve the local and national objectives of the program;
- 2) If the received allocation is more or less than expected, the adjustment will be made to all of the approved social service programs and the approved physical improvement housing programs.

BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

ATTEST:

Michael Gentile, Secretary

Date

PHYSICAL IMPROVEMENT RECOMMENDATIONS

	<u>2014 Request</u>	<u>CAC Recommendation</u>
<u>HOUSING ASSISTANCE</u>		
BHA – Interior Renovations	\$150,000.00	\$50,000.00
HAND – Home Modification for Accessible Living	\$25,000.00	\$20,000.00
<i>SUBTOTAL</i>	\$175,000.00	\$70,000.00
<u>FACILITY IMPROVEMENTS</u>		
Monroe County United Ministries – Energy management & roof replacement	\$100,000.00	\$64,708.00
LifeDesigns – Replacement of window units	\$59,000.00	\$59,000.00
Amethyst House -- Renovation of 416 W. 4th Street	<u>\$25,000.00</u>	<u>\$20,000.00</u>
<i>SUBTOTAL</i>	\$184,000.00	\$143,708.00
<u>COMMUNITY-WIDE INFRASTRUCTURE PROGRAMS</u>		
Public Works – Rockport Road Reconstruction	\$600,000.00	\$392,991.00
City of Bloomington HAND -- Curb & sidewalk	\$30,000.00	\$0.00
City of Bloomington HAND – Stormwater	<u>\$50,000.00</u>	<u>\$50,000.00</u>
<i>SUBTOTAL</i>	\$ 680,000.00	\$442,991.00
TOTAL REQUESTED ALL FUNDED PROJECTS:	\$1,039,000.00	\$656,699.00
TOTAL AMOUNT ALLOCATED		\$656,699.00

SOCIAL SERVICE RECOMMENDATIONS

	<u>2013 Request</u>	<u>CAC</u> <u>Recommendations</u>
<u>EMERGENCY NEEDS</u>		
Community Kitchen	\$25,000.00	\$25,000.00
Hoosier Hills Food Bank	\$25,000.00	\$25,000.00
Middle Way House Emergency Services	\$25,000.00	\$25,000.00
Stepping Stones Youth Shelter	\$25,000.00	\$25,000.00
<i>SUBTOTAL</i>	\$100,000.00	\$100,000.00
<u>NON-EMERGENCY NEEDS</u>		
MCUM – Child Care	\$25,000.00	\$24,500.00
Habitat	\$25,000.00	\$0.00
Boys & Girls Club – Crestmont Club	\$25,000.00	\$0.00
<i>SUBTOTAL</i>	\$75,000.00	\$24,500.00
TOTAL REQUESTED ALL FUNDED AGENCIES	\$175,000.00	
TOTAL AMOUNT OF FUNDS AVAILABLE		\$124,500.00
TOTAL AMOUNT ALLOCATED		\$124,500.00