

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

- I. ROLL CALL**
- II. READING OF THE MINUTES** –February 3, 2014
- III. EXAMINATION OF CLAIMS** –February 14, 2014 for \$457,044.92 and February 28, 2014 for \$97,250.53
- IV. REPORT OF OFFICERS AND COMMITTEES**
 - A. Director’s Report
- V. UNFINISHED BUSINESS**
 - None.
- VI. BID OPENINGS**
 - A. Disposal of Showers Administration Building, 601 N. Morton
 - B. Disposal of lot at 301 W. Coolidge
- VII. NEW BUSINESS**
 - A. **RESOLUTION 14-08:** Convey property acquired from Triple C Corp. to the Parks Board
 - B. **RESOLUTION 14-09:** Contract award and funding approval for drainage work at 315 W. 15th Street
 - C. **RESOLUTION 14-10:** Appraisals for CTP property and related expenditures
 - D. **RESOLUTION 14-11:** Contract award and funding approval for agreement with Eagle Ridge Civil Engineering Services LLC for services related to the CTP
 - E. **RESOLUTION 14-12:** Approve CBRE's commission percentage on the Showers Admin building.
- VII. BUSINESS/GENERAL DISCUSSION**
 - A. CTP update.
 - B. Presentation on conflict of interest for RDC members
 - C. Annual TIF Report
- VIII. ADJOURNMENT**

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.



Board of Redevelopment Claim Register

Invoice Date Range 02/05/14 - 02/14/14

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										
19173 - A1 Townhomes & Apartments, Llc	021414-Shaw	15-General Housing Fund for R101 - Shaw	Paid by Check # 56353		02/05/2014	02/05/2014	02/14/2014		02/14/2014	400.00
136 - Girls INC Of Monroe County	GIRLS INC 2/14	15-JHSS FUNDING AGREEMENT	Paid by Check # 56392		02/05/2014	02/05/2014	02/14/2014		02/14/2014	4,974.00
3817 - Marthas House Inc	021414-Marthas	Resolution 12-5-Funding Agreement	Paid by Check # 56409		02/05/2014	02/05/2014	02/14/2014		02/14/2014	2,903.20
1102 - Mother Hubbard's Cupboard	MHC 2/14/14	15-JHSS FUNDING AGREEMENT	Paid by Check # 56416		02/05/2014	02/05/2014	02/14/2014		02/14/2014	2,822.98
3164 - New Hope Family Shelter, Inc	NEW HOPE 2/14	15-JHSS FUNDING AGREEMENT	Paid by Check # 56419		02/05/2014	02/05/2014	02/14/2014		02/14/2014	6,412.63
12129 - Stepping Stones Inc	JHSS 2 14 14	15-JHSS FUNDING AGREEMENT	Paid by Check # 56435		02/05/2014	02/05/2014	02/14/2014		02/14/2014	100.00
								Account 53960 - Grants Totals	Invoice Transactions 6	<u>\$17,612.81</u>
								Program 150500 - Housing Totals	Invoice Transactions 6	<u>\$17,612.81</u>
Program 151000 - Neighborhood										
Account 53160 - Instruction										
3560 - First Financial Bank / Credit Cards	10139	15-IACT Neighborhood Training	Paid by Check # 56384		02/05/2014	02/05/2014	02/14/2014		02/14/2014	99.00
								Account 53160 - Instruction Totals	Invoice Transactions 1	<u>\$99.00</u>
								Program 151000 - Neighborhood Totals	Invoice Transactions 1	<u>\$99.00</u>
								Department 15 - HAND Totals	Invoice Transactions 7	<u>\$17,711.81</u>
								Fund 101 - General Fund Totals	Invoice Transactions 7	<u>\$17,711.81</u>
Fund 250 - CDBG										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
504 - Bloomington Housing Authority	BHA Rehab 2/14	15-CDBG Funds for BHA Rehab IDIS 949	Paid by Check # 10303		02/05/2014	02/05/2014	02/14/2014		02/14/2014	11,418.68
1959 - Clark Dietz Inc	414068	15-CDBG Rockport Road	Paid by Check # 10304		02/05/2014	02/05/2014	02/14/2014		02/14/2014	4,750.00
47 - Community Kitchen Of Monroe County, INC	021414-CK	15-CDBG Funds for Community Kitchen	Paid by Check # 10305		02/05/2014	02/05/2014	02/14/2014		02/14/2014	2,500.35
								Account 53990 - Other Services and Charges Totals	Invoice Transactions 3	<u>\$18,669.03</u>
								Program 150000 - Main Totals	Invoice Transactions 3	<u>\$18,669.03</u>
								Department 15 - HAND Totals	Invoice Transactions 3	<u>\$18,669.03</u>
								Fund 250 - CDBG Totals	Invoice Transactions 3	<u>\$18,669.03</u>
Fund 254 - HOME										
Department 15 - HAND										
Program 150000 - Main										
Account 53160 - Instruction										
932 - Indiana Association For Community Econ Devlo	021414-IACED	15-HOME Funds for training	Paid by Check # 5332		02/05/2014	02/05/2014	02/14/2014		02/14/2014	45.00
								Account 53160 - Instruction Totals	Invoice Transactions 1	<u>\$45.00</u>
Account 53990 - Other Services and Charges										
223 - Duke Energy	922 Orris 2/14	15-HOME Funds Misc Admin	Paid by Check # 5331		02/05/2014	02/05/2014	02/14/2014		02/14/2014	21.57
223 - Duke Energy	2105 Susie 2/14	15-HOME Funds Misc Admin	Paid by Check # 5331		02/05/2014	02/05/2014	02/14/2014		02/14/2014	46.70

Account 53990 - Other Services and Charges Totals	Invoice Transactions 2	<u>\$68.27</u>
Program 150000 - Main Totals	Invoice Transactions 3	<u>\$113.27</u>
Department 15 - HAND Totals	Invoice Transactions 3	<u>\$113.27</u>
Fund 254 - HOME Totals	Invoice Transactions 3	<u>\$113.27</u>

Fund 256 - Special Grants
 Department 15 - HAND
 Program 150002 - Housing Counseling
 Account 53990 - Other Services and Charges

4098 - Equifax Information Services, LLC	8323630	15-HOUSING COUNSELING (STATE 15-DONATIONS FOR HBC SUPPLIES	Paid by EFT # 2379	02/05/2014	02/05/2014	02/14/2014	02/14/2014	19.00
383 - Maxwell's Office Supply	098805		Paid by EFT # 2400	02/05/2014	02/05/2014	02/14/2014	02/14/2014	59.70

Account 53990 - Other Services and Charges Totals	Invoice Transactions 2	<u>\$78.70</u>
Program 150002 - Housing Counseling Totals	Invoice Transactions 2	<u>\$78.70</u>
Department 15 - HAND Totals	Invoice Transactions 2	<u>\$78.70</u>
Fund 256 - Special Grants Totals	Invoice Transactions 2	<u>\$78.70</u>

Fund 440 - TIF-Downtown
 Department 15 - HAND
 Program 150000 - Main
 Account 53990 - Other Services and Charges

17909 - Boltinghouse Construction, Inc	4761	BCT gutter repairs	Paid by Check # 56365	02/05/2014	02/05/2014	02/14/2014	02/14/2014	330.00
18844 - First Financial Bank, N.A.	App 11	Period to 12/31/13 retainage	Paid by Check # 56385	02/05/2014	02/05/2014	02/14/2014	02/14/2014	17,066.10
18844 - First Financial Bank, N.A.	App 5	Retainage	Paid by Check # 56385	02/05/2014	02/05/2014	02/14/2014	02/14/2014	5,002.00
3900 - Gibraltar Construction Corp	App 11	Period to 12/31/13	Paid by Check # 56391	02/05/2014	02/05/2014	02/14/2014	02/14/2014	100,548.90
321 - Harrell Fish, INC	574053	Pipe repairs	Paid by EFT # 2385	02/05/2014	02/05/2014	02/14/2014	02/14/2014	454.11
394 - Kleindorfer Hardware & Variety	423269	Waterline cap	Paid by EFT # 2398	02/05/2014	02/05/2014	02/14/2014	02/14/2014	5.29
394 - Kleindorfer Hardware & Variety	422583	Water softener	Paid by EFT # 2398	02/05/2014	02/05/2014	02/14/2014	02/14/2014	69.90
394 - Kleindorfer Hardware & Variety	422797	Phone line material	Paid by EFT # 2398	02/05/2014	02/05/2014	02/14/2014	02/14/2014	17.23
392 - Koorsen Fire & Security, INC	3131357	January fire extinguisher service	Paid by EFT # 2399	02/05/2014	02/05/2014	02/14/2014	02/14/2014	509.75
392 - Koorsen Fire & Security, INC	3135181	Fire alarm	Paid by EFT # 2399	02/05/2014	02/05/2014	02/14/2014	02/14/2014	177.95
3663 - Parsons Brinckerhoff, INC	538305	10/26 - 12/20/13	Paid by Check # 56421	02/05/2014	02/05/2014	02/14/2014	02/14/2014	4,539.51
3663 - Parsons Brinckerhoff, INC	540582	12/21/13 - 1/17/14	Paid by Check # 56421	02/05/2014	02/05/2014	02/14/2014	02/14/2014	21,679.33
1420 - Trinkle, Richard	134	Morton sidewalk -- snow	Paid by Check # 56445	02/05/2014	02/05/2014	02/14/2014	02/14/2014	960.00
1420 - Trinkle, Richard	112	Snowplow 11th & Rogers	Paid by Check # 56445	02/05/2014	02/05/2014	02/14/2014	02/14/2014	2,220.00
1420 - Trinkle, Richard	111	Snowplow 11th & Rogers (blq lot)	Paid by Check # 56445	02/05/2014	02/05/2014	02/14/2014	02/14/2014	2,382.50

Account 53990 - Other Services and Charges Totals	Invoice Transactions 15	<u>\$155,962.57</u>
Program 150000 - Main Totals	Invoice Transactions 15	<u>\$155,962.57</u>
Department 15 - HAND Totals	Invoice Transactions 15	<u>\$155,962.57</u>
Fund 440 - TIF-Downtown Totals	Invoice Transactions 15	<u>\$155,962.57</u>

Fund 442 - TIF - Tapp Road
 Department 15 - HAND
 Program 150000 - Main
 Account 53990 - Other Services and Charges

3560 - First Financial Bank / Credit Cards	10109948027	Flagging tape	Paid by Check # 56384	02/05/2014	02/05/2014	02/14/2014	02/14/2014	32.98
3560 - First Financial Bank / Credit Cards	314742	Signs & markers	Paid by Check # 56384	02/05/2014	02/05/2014	02/14/2014	02/14/2014	194.18



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>
2/14/2014	Claims				457,044.92
					<u>457,044.92</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 \$ 457,044.92

Dated this 14 day of Feb year of 2014.

Elizabeth Kehoe

Elizabeth Kehoe

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
2/14/2014	Claims				457,044.92
					<u>457,044.92</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 \$ 457,044.92

Dated this _____ day of _____ year of 20_____.

Michael Gruntele

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
2/14/2014	Claims				457,044.92
					<u>457,044.92</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 \$ 457,044.92

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 02/19/14 - 02/28/14

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										
12129 - Stepping Stones Inc	2014-0000141	15-JHSS FUNDING AGREEMENT	Paid by Check # 56535		02/19/2014	02/19/2014	02/28/2014		02/28/2014	2,067.54
					Account 53960 - Grants Totals			Invoice Transactions 1		<u>\$2,067.54</u>
					Program 150500 - Housing Totals			Invoice Transactions 1		<u>\$2,067.54</u>
Program 151000 - Neighborhood Account 52420 - Other Supplies										
394 - Kleindorfer Hardware & Variety	422391	15-Neighborhood Other Supplies	Paid by EFT # 2481		02/19/2014	02/19/2014	02/28/2014		02/28/2014	23.42
					Account 52420 - Other Supplies Totals			Invoice Transactions 1		<u>\$23.42</u>
Account 53320 - Advertising										
323 - Hoosier Times, Inc	1701007	15-NEIGHBORHOOD ADVERTISING	Paid by EFT # 2472		02/19/2014	02/19/2014	02/28/2014		02/28/2014	30.82
					Account 53320 - Advertising Totals			Invoice Transactions 1		<u>\$30.82</u>
Account 53990 - Other Services and Charges										
208 - City Of Bloomington Utilities	022814-2402 Brva	15-Neighborhood Misc Admin	Paid by Check # 56486		02/19/2014	02/19/2014	02/28/2014		02/28/2014	2.70
					Account 53990 - Other Services and Charges Totals			Invoice Transactions 1		<u>\$2.70</u>
					Program 151000 - Neighborhood Totals			Invoice Transactions 3		<u>\$56.94</u>
Program 152000 - Historic Preservation Account 53990 - Other Services and Charges										
205 - City Of Bloomington	022814-HPC	15-HISTORIC FUNDS FOR OTHER SERVICES	Paid by Check # 56485		02/19/2014	02/19/2014	02/28/2014		02/28/2014	5.00
					Account 53990 - Other Services and Charges Totals			Invoice Transactions 1		<u>\$5.00</u>
					Program 152000 - Historic Preservation Totals			Invoice Transactions 1		<u>\$5.00</u>
Program 156000 - Title 6 Account 53310 - Printing										
501 - Clark, Karl	15966	15-Title 6 Funds - Printing Tickets	Paid by Check # 56488		02/19/2014	02/19/2014	02/28/2014		02/28/2014	85.00
					Account 53310 - Printing Totals			Invoice Transactions 1		<u>\$85.00</u>
					Program 156000 - Title 6 Totals			Invoice Transactions 1		<u>\$85.00</u>
					Department 15 - HAND Totals			Invoice Transactions 6		<u>\$2,214.48</u>
					Fund 101 - General Fund Totals			Invoice Transactions 6		<u>\$2,214.48</u>
Fund 250 - CDBG Department 15 - HAND Program 150000 - Main Account 53990 - Other Services and Charges										
1709 - John Bethell Title Company Inc	022814-OOR	15-CDBG funds for OOR - Dee Albright	Paid by Check # 10306		02/19/2014	02/12/2014	02/28/2014		02/28/2014	50.00
19547 - Randall J McGlothlin	022814-Rockport2	15-CDBG Funds for Rockport Road ROW	Paid by Check # 10307		02/19/2014	02/12/2014	02/28/2014		02/28/2014	7,532.50
4285 - Roger S McGlothlin	022814-rockport	15-CDBG Funds for Rockport Road ROW	Paid by Check # 10308		02/19/2014	02/12/2014	02/28/2014		02/28/2014	7,532.50
56 - Middle Way House, INC	022814-MWH	15-CDBG funds for Middle Way House DVS	Paid by Check # 10309		02/19/2014	02/12/2014	02/28/2014		02/28/2014	10,565.93

1379 - Sparks Building	022814-EHR	15-CDBG Funds for E.H.R. - Melisa Tapp	Paid by Check # 10310	02/19/2014	02/12/2014	02/28/2014	02/28/2014	775.00
			Account 53990 - Other Services and Charges Totals			Invoice Transactions 5		\$26,455.93
			Program 150000 - Main Totals			Invoice Transactions 5		\$26,455.93
			Department 15 - HAND Totals			Invoice Transactions 5		\$26,455.93
			Fund 250 - CDBG Totals			Invoice Transactions 5		\$26,455.93
Fund 254 - HOME								
Department 15 - HAND								
Program 150000 - Main								
Account 53990 - Other Services and Charges								
504 - Bloomington Housing Authority	022814-TBRA	15-HOME Funds for TBRA	Paid by Check # 5333	02/19/2014	02/19/2014	02/28/2014	02/28/2014	1,190.00
208 - City Of Bloomington Utilities	022814-2105	15-HOME FUNDS FOR Susl	Paid by Check # 5334	02/19/2014	02/19/2014	02/28/2014	02/28/2014	18.21
208 - City Of Bloomington Utilities	022814-922 orris	15-HOME Funds Misc Admin	Paid by Check # 5334	02/19/2014	02/19/2014	02/28/2014	02/28/2014	18.21
223 - Duke Energy	022814-2105	15-HOME FUNDS FOR Susl	Paid by Check # 5335	02/19/2014	02/19/2014	02/28/2014	02/28/2014	95.86
222 - Vectren	022814-922 Orris	15-HOME FUNDS MISC ADMIN	Paid by Check # 5336	02/19/2014	02/19/2014	02/28/2014	02/28/2014	59.37
			Account 53990 - Other Services and Charges Totals			Invoice Transactions 5		\$1,381.65
			Program 150000 - Main Totals			Invoice Transactions 5		\$1,381.65
			Department 15 - HAND Totals			Invoice Transactions 5		\$1,381.65
			Fund 254 - HOME Totals			Invoice Transactions 5		\$1,381.65
Fund 256 - Special Grants								
Department 15 - HAND								
Program 150009 - 2002 Shelter Plus Care								
Account 53990 - Other Services and Charges								
421 - Centerstone	022814-Shelter	15-Shelter Plus 2/28/14	Paid by Check # 56481	02/19/2014	02/19/2014	02/28/2014	02/28/2014	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
			Department 15 - HAND Totals			Invoice Transactions 1		\$3,114.50
			Fund 256 - Special Grants Totals			Invoice Transactions 1		\$3,114.50
Fund 440 - TIF-Downtown								
Department 15 - HAND								
Program 150000 - Main								
Account 53990 - Other Services and Charges								
1138 - Bct Management Inc	3643	15-BCT Management M3 RES 11-28	Paid by Check # 56472	02/19/2014	02/19/2014	02/28/2014	02/28/2014	12,500.00
912 - Central Security Systems, INC	340376	15-638 N Rogers Resolution 14-03	Paid by Check # 56482	02/19/2014	02/19/2014	02/28/2014	02/28/2014	170.00
208 - City Of Bloomington Utilities	335 11th Feb Bil	15-335 W. 11th Street Resolution 14-03	Paid by Check # 56486	02/19/2014	02/19/2014	02/28/2014	02/28/2014	340.97
208 - City Of Bloomington Utilities	638 Rogers Feb	15-638 N Rogers Resolution 14-03	Paid by Check # 56486	02/19/2014	02/19/2014	02/28/2014	02/28/2014	150.04
208 - City Of Bloomington Utilities	601 Morton Feb	15-601 N. Morton Resolution 14-03	Paid by Check # 56486	02/19/2014	02/19/2014	02/28/2014	02/28/2014	311.93
223 - Duke Energy	335 11th 2/28	15-335 W. 11th Street Resolution 14-03	Paid by Check # 56491	02/19/2014	02/19/2014	02/28/2014	02/28/2014	55.82
223 - Duke Energy	601 Morton 2/28	15-601 N Morton Resolution 14-03	Paid by Check # 56491	02/19/2014	02/19/2014	02/28/2014	02/28/2014	297.55
223 - Duke Energy	613 Morton 2/28	15-613 N. Morton Resolution 14-03	Paid by Check # 56491	02/19/2014	02/19/2014	02/28/2014	02/28/2014	9.40
321 - Harrell Fish, INC	S74585	15-BCT P3 Heater Check	Paid by EFT # 2469	02/19/2014	02/19/2014	02/28/2014	02/28/2014	68.00
321 - Harrell Fish, INC	M41077-D	15-Res 14-03 Feb Billing for daily boiler check	Paid by EFT # 2469	02/19/2014	02/19/2014	02/28/2014	02/28/2014	1,400.00

222 - Vectren	601 Morton Feb.	15-601 N Morton Resolution 14-03	Paid by Check # 56545	02/19/2014	02/19/2014	02/28/2014	02/28/2014	8,170.15
222 - Vectren	638 Rogers Feb.	15-638 N Rogers Resolution 14-03	Paid by Check # 56545	02/19/2014	02/19/2014	02/28/2014	02/28/2014	2,197.98
			Account 53990 - Other Services and Charges Totals				Invoice Transactions 12	<u>\$25,671.84</u>
			Program 150000 - Main Totals				Invoice Transactions 12	<u>\$25,671.84</u>
			Department 15 - HAND Totals				Invoice Transactions 12	<u>\$25,671.84</u>
			Fund 440 - TIF-Downtown Totals				Invoice Transactions 12	<u>\$25,671.84</u>
Fund 975 - Surplus CTP Bond								
Department 15 - HAND								
Program 150000 - Main								
Account 53990 - Other Services and Charges								
10 - Bledsoe Riggert And Guerretaz Inc	12629	15-Resolution 13-36	Paid by Check # 56477	02/19/2014	02/19/2014	02/21/2014	02/28/2014	315.00
18844 - First Financial Bank, N.A.	App 1	15-Resolution 14-04 - Retainage	Paid by Check # 56493	02/19/2014	02/19/2014	02/21/2014	02/28/2014	3,400.00
4294 - Tim Klenck Demolition, LLC	App 1	15-Tim Klenck Demopayment #1 for	Paid by Check # 56541	02/19/2014	02/19/2014	02/21/2014	02/28/2014	30,600.00
222 - Vectren	600 Rogers	15-600 N Rogers Resolution 14-06	Paid by Check # 56545	02/19/2014	02/19/2014	02/28/2014	02/28/2014	4,097.13
			Account 53990 - Other Services and Charges Totals				Invoice Transactions 4	<u>\$38,412.13</u>
			Program 150000 - Main Totals				Invoice Transactions 4	<u>\$38,412.13</u>
			Department 15 - HAND Totals				Invoice Transactions 4	<u>\$38,412.13</u>
			Fund 975 - Surplus CTP Bond Totals				Invoice Transactions 4	<u>\$38,412.13</u>
			Grand Totals				Invoice Transactions 33	<u>\$97,250.53</u>

REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
2/28/2014	Claims				97,250.53
					<u>97,250.53</u>

ALLOWANCE OF CLAIMS

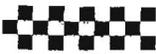
We have examined the claims listed on the foregoing register of claims, consisting of [REDACTED] claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 97,250.53

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
2/28/2014	Claims				97,250.53
					<u>97,250.53</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of 97,250.53 claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 97,250.53

Dated this 25 day of Feb year of 2014.

[Signature] _____

Elizabeth A. Kehoe _____

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
2/28/2014	Claims				97,250.53
					<u>97,250.53</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 \$ 97,250.53

Dated this ____ day of _____ year of 20____.

Michael Gentile _____

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: February 27, 2014

The City Council approved the CDBG allocation recommendations on February 19th. We still do not have our firm numbers from HUD, but we have started drafting our Annual Action Plan. We cannot submit it until HUD has provided us with the numbers. I don't yet know how that might affect the deadline. We have recently hired an intern to help us with the data collection for the 2015-2019 Consolidated Plan. We plan to do at least three surveys: 1) community-wide survey; 2) Section 8 housing survey; and 3) public housing survey. We will also assemble data from the 2010 Census, American Communities Survey, Continuum of Care application, etc. After which we will set up our five focus groups. This will be an 18 month process. Please stay tuned

Included in your packet is the Annual TIF Report. After your review, we will submit it to the Mayor and to the DLGF. The legislation changed last year so a staff member (probably Controller Sue West) can submit it to the DLGF. The deadline is March 15th.

We are providing funding to Habitat to construct three houses (ultimately 5) on lots provided by HAND on Madison.

The Council approved the Matlock Heights Conservation District on February 19th. One of the requests of the Council was to do a history of the residents of Matlock Heights. We will be working with the neighborhood through the Small & Simple Grant process to do a history booklet. The University Courts Historic District approval request started on February 26th. The 2nd meeting will be held on March 12th. We are working on the Garden Hill Conservation District referendum/balloting. That will conclude on April 3rd.

We are in the process of interviewing for the Program Manager's position (Marilyn's previous job). We hope to have that person selected by March 7th. We will soon also have a vacant front-line staff position that we will be advertising in the next week or so.

Upcoming activity:

- Neighborhood Clean-up Grants due March 3rd.
- Action Plan to be publicly noticed on March 14th (tentative)
- Neighborhood Improvement Grants due March 28th.

RESOLUTION 14-08
APPROVING CONVEYANCE OF OWNERSHIP OF TRIPLE C PROPERTY
TO THE BLOOMINGTON BOARD OF PARK COMMISSIONERS

WHEREAS, the City has acquired the former railroad switchyard between Grimes Lane and Country Club Drive (“Switchyard”) and intends to develop it into a park (the “Park”), and has completed a master plan for the Park; and

WHEREAS, the City, through its Redevelopment Commission, also purchased the property located at 1607, 1803 and 1901 S. Rogers Street (the “Property”) from Triple C Corporation using funds from the Thomson/Walnut/Winslow, which Property is intended for development as the main parking area for the Park; and

WHEREAS, until development of the Park begins, the City wishes to allow the two businesses that had been renting space on the Property from Triple C Corporation to continue to occupy the Property upon payment of rent to the City; and

WHEREAS, the City’s Parks and Recreation Department has the ability and the staff to oversee, maintain and manage the Property until such time as its development as a Park begins, and will have primary responsibility for maintenance and decision-making regarding the Park, so it is appropriate that its governing board, the Board of Park Commissioners, be the owner of the Property and assume responsibility for any maintenance and oversight of needed upon the Property;

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

The attached Quitclaim Deed conveying to the Bloomington Board of Park Commissioners the Property acquired from Triple C Corporation should be, and it hereby is, approved.

BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

ATTEST:

Mike Gentile, Secretary

Date

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that the City of Bloomington, Indiana, by its Redevelopment Commission, an Indiana municipal corporation ("Grantor"), RELEASES and QUITCLAIMS to the Bloomington, Indiana, Board of Park Commissioners, an Indiana municipal corporation ("Grantee"), for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Monroe County, in the State of Indiana:

See Attachment A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantors have caused this deed to be executed this _____ day of _____, 2014.

BLOOMINGTON REDEVELOPMENT COMMISSION

By: _____
David Walter, President

Attest: _____
Mike Gentile, Secretary

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, a Notary Public in and for said County and State, personally appeared David Walter, President of the Bloomington Redevelopment Commission, who acknowledged the execution of the foregoing Quitclaim Deed as his voluntary act and deed.

WITNESS my hand and notarial seal this _____ day of _____, 2014.

My Commission Expires:

Notary Public
Resident of Monroe County

Printed Name

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, a Notary Public in and for said County and State, personally appeared Mike Gentile, Secretary of the Bloomington Redevelopment Commission, who acknowledged the execution of the foregoing Quitclaim Deed as his voluntary act and deed.

WITNESS my hand and notarial seal this _____ day of _____, 2014.

My Commission Expires:

Notary Public
Resident of Monroe County

Printed Name

I affirm under the penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Susan Failey.

This instrument was prepared by Susan Failey, Attorney, PO Box 100, Bloomington, Indiana, 47402.

Tract 1

A part of the Northeast quarter of Section 8, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows: Commencing at a point that is 1177.72 feet North and 775.50 feet West of the Southeast corner of the said quarter, said point being in the centerline of South Rogers Street, thence North 1 degree 02 minutes West over and along the said centerline for a distance of 241.94 feet to the real point of beginning, thence South 89 degrees 52 minutes 48 seconds East for a distance of 463.56 feet to the West right of way line of the Illinois Central Railroad, thence Northwesterly over and along said West right of way by the following courses and distances: North 28 degrees 53 minutes West 91.26 feet, North 31 degrees 30 minutes West 140.27 feet, North 31 degrees 16 minutes West 410.00 feet, North 43 degrees 59 minutes 24 seconds West 209.77 feet, and to the centerline of South Rogers Street, thence South 01 degree 00 minutes East, over and along said centerline, for a distance of 600.00 feet, thence continuing over and along said centerline South 01 degree 02 minutes East for a distance of 100.02 feet to the real point of beginning. Containing 4.09 acres, more or less.

EXCEPTING THEREFROM A strip of land being part of a parcel owned by Triple C Corporation, as recorded in Deed Book 390, page 53, in the Office of the Recorder of Monroe County, Indiana, also being a part of the Northeast Quarter of Section 8, Township 8 North, Range 1 West, Monroe County, Indiana, begin described as follows:

Beginning at the Northwest corner of said parcel; thence on the northeasterly line of said parcel South 43 degrees 59 minutes 24 seconds East 29.33 feet, thence leaving said Northeasterly line South 01 degree 00 minutes 00 seconds East 44.30 feet; thence South 62 degrees 56 minutes 55 seconds West 22.26 feet to the west line of said parcel; thence on said west line North 01 degree 00 minutes 00 seconds West 75.53 feet to the Point of Beginning, containing 1,198 square feet.

Tract 2

A part of the Northeast quarter of Section 8, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at a point that is 1177.72 feet North and 775.50 feet West of the Southeast corner of the said quarter, said point being in the centerline of South Rogers Street, thence North 86 degrees 56 minutes 30 seconds East for a distance of 564.90 feet, and to the West right of way line of the Illinois Central Railroad, thence Northwesterly, over and along the West right of way of the said Illinois Central Railroad, by the following courses and distances: North 26 degrees 16 minutes 45 seconds West 219.72 feet, North 28 degrees 53 minutes West 15.74 feet thence leaving said West right of way North 89 degrees 52 minutes 48 seconds West for a distance of 463.56 feet to the centerline of South Rogers Street, thence South 01 degree 02 minutes East over and along the said centerline for a distance of 241.94 feet to the point of beginning. Containing 2.69 acres, more or less.

Now more particularly described as follows as per the ALTA/ACSM Land Title Survey by Ben E. Bledsoe; RLS No. S0559 dated November 21, 2013.

A part of the Northeast quarter of Section 8, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said Northeast quarter; thence NORTH 00 degrees 29 minutes 49 seconds WEST along the east line of said quarter a distance of 1224.54 feet; thence leaving said east line SOUTH 89 degrees 30 minutes 11 seconds WEST 197.64 feet to the northeast corner of the tract conveyed to Robert V. and Nancy L. Shaw by deed recorded in Deed Book 425, page 359 in the office of the Recorder of Monroe County, Indiana and the POINT OF BEGINNING; thence SOUTH 88 degrees 16 minutes 15 seconds WEST along the north line of said Robert V. and Nancy L. Shaw a distance of 563.99 feet to the centerline of South Rogers Street; thence NORTH 00 degrees 32 minutes 56 seconds EAST along said centerline a distance of 785.89 feet; thence continuing along said centerline NORTH 00 degrees 16 minutes 13 seconds EAST a distance of 80.10 feet to the southwest corner of the tract conveyed to the City of Bloomington by deed recorded as instrument number 2005015337 in the office of the Recorder of Monroe County, Indiana; thence NORTH 64 degrees 13 minutes 08 seconds EAST along the south line of said City of Bloomington a distance of 22.26 feet to the southeast corner of said tract; thence NORTH 00 degrees 16 minutes 13 seconds EAST along the east line of said City of Bloomington a distance of 66.95 feet to the extension of the south line of the 12.04 acre tract conveyed to the City of Bloomington by deed recorded as instrument number 2003036240 in the office of the Recorder of Monroe County, Indiana and the beginning of a non-tangent curve concave to the southwest having a radius of 428.30 feet and a chord which bears SOUTH 40 degrees 46 minutes 00 seconds EAST 169.66 feet; thence southeasterly along the south and west lines of said City of Bloomington tract the next three (3) courses:

1. SOUTHERLY along said curve an arc distance of 170.79 feet; thence
2. SOUTH 29 degrees 20 minutes 35 seconds EAST 565.07 feet to the beginning of a curve concave to the west having a radius of 2808.41 feet and a chord which bears SOUTH 25 degrees 53 minutes 19 seconds EAST 338.47 feet; thence
3. SOUTHERLY along said curve an arc distance of 338.67 feet to the POINT OF BEGINNING; containing 6.84 acres, more or less.

Attachment A, p. 2 of 2

**RESOLUTION 14-09 OF THE
BLOOMINGTON REDEVELOPMENT COMMISSION
TO AUTHORIZE AWARD OF CONTRACT FOR
DRAINAGE IMPROVEMENTS AT 315 W. 15TH STREET**

WHEREAS, the City of Bloomington HAND Department provided funding to Bloomington Restorations, Inc. (BRI) to rehabilitate the house at 315 W. 15th Street (the “Property”) for sale to an owner-occupant; and

WHEREAS, after rehabilitation and sale of the house to a CDBG income-eligible owner-occupant, the City of Bloomington performed sidewalk and street repairs that impacted the drainage and slopes on the Property, and the HAND Department wishes to use available funds in its CDBG Curb and Sidewalk fund in an amount not to exceed \$10,456 to make drainage improvements, and add a retaining wall and steps on the Property (the “Work”); and

WHEREAS, pursuant to Ind. Code § 36-1-12 the City solicited quotes for the Work, and the lowest responsible and responsive quoter, Hostetler Concrete Construction, proposes to perform the Work for \$10,456; and

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

1. The Redevelopment Commission hereby awards the contract for the Work as described herein at 315 W. 15th Street to Hostetler Concrete Construction in an amount not to exceed \$10,456 as provided herein.
2. The Commission hereby approves payment of an amount not to exceed \$10,456 from the CDBG Curb and Sidewalk fund for the Work described herein.

BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President
ATTEST:

Michael Gentile, Secretary

Date

**RESOLUTION 14-10 OF THE
BLOOMINGTON REDEVELOPMENT COMMISSION**

WHEREAS, the City of Bloomington obtained designation of an area within downtown Bloomington as a Certified Technology Park (CTP) pursuant to Indiana Code 36-7-32, which the Bloomington Redevelopment Commission is responsible for overseeing; and

WHEREAS, the Redevelopment Commission of the City of Bloomington issued its “Redevelopment District Tax Increment Revenue Bonds of 2011” (the “Bonds”) to pay for acquisition and redevelopment of 12 acres of land included within the CTP;

WHEREAS, the City approved a Master Plan for redevelopment of the CTP that includes conveyance of some properties within it to private businesses for purposes that comply with the Master Plan; and

WHEREAS, the City intends to issue Requests for Proposals to private developers to redevelop the 12 acres within the CTP, which includes multiple small parcels that will probably be aggregated for development purposes into five parcels (the “Development Parcels”) approximately as shown on the map attached hereto as Attachment A and incorporated herein by reference; and

WHEREAS, Indiana Code 36-7-14 requires two appraisals to be made of a property’s value prior to disposing of property owned by a redevelopment commission; and

WHEREAS, the City estimates that the cost to obtain two appraisals for each Development Parcel shown on Attachment A should not exceed \$15,000 total per parcel; and

WHEREAS, the total amount necessary to obtain two appraisals of each of the five Development Parcels is estimated not to exceed \$50,000; and

WHEREAS, there will be various costs related to issuing the Requests for Proposals and disposing of the Development Parcels, including publication fees and title insurance, which are expected not to exceed \$10,000 total;

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

1. The Redevelopment Commission hereby authorizes the City of Bloomington to expend an amount not to exceed \$50,000 from the Bonds to obtain two appraisals of each of the five Development Parcels shown on Attachment A.
2. The Redevelopment Commission hereby authorizes the City of Bloomington to expend an amount not to exceed \$10,000 from the Bonds on other expenses related to the disposal of the Development Parcels, including, but not limited to, newspaper publication fees and title insurance.

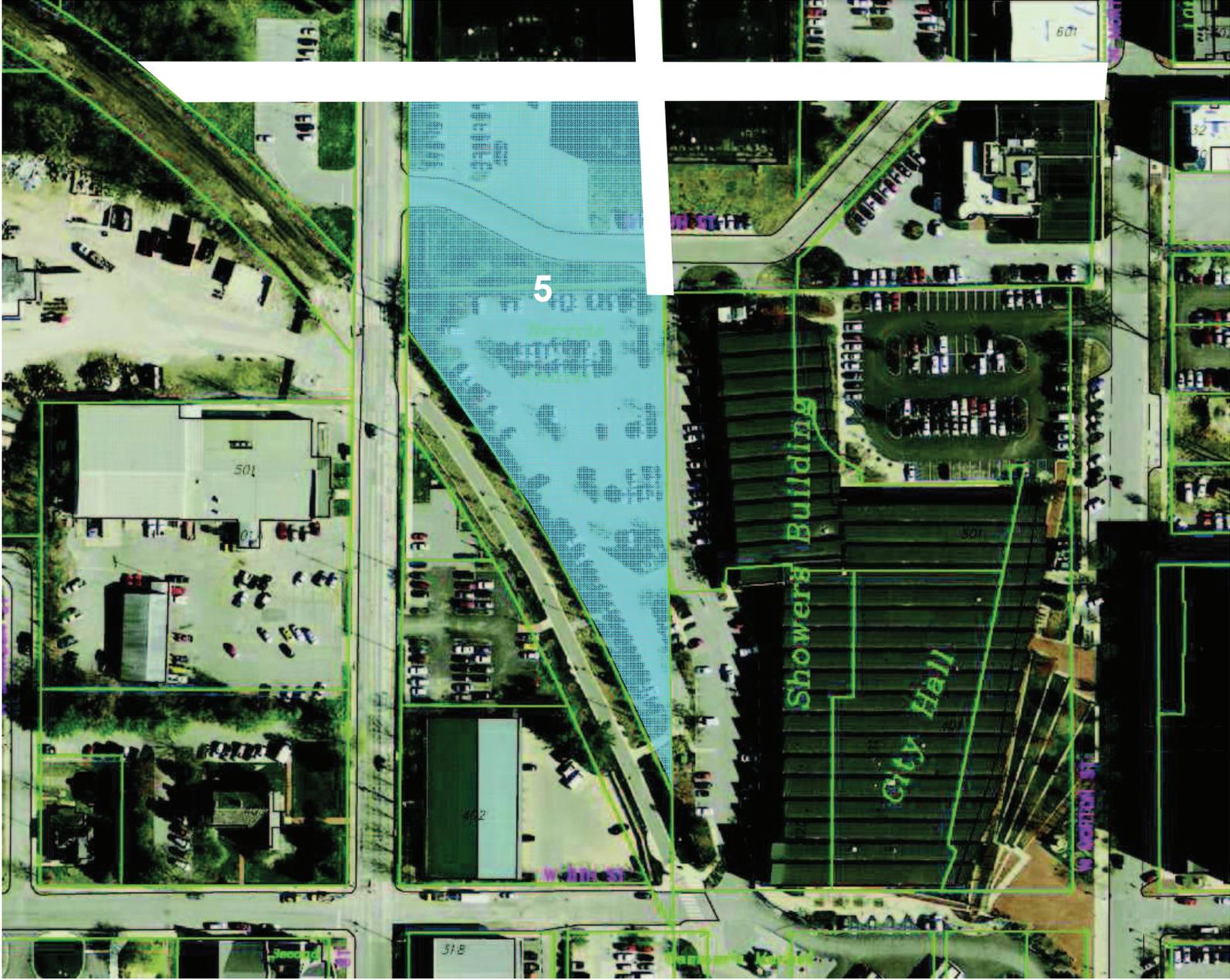
BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

ATTEST:

Michael Gentile, Secretary

Date



**RESOLUTION 14-11 OF THE
BLOOMINGTON REDEVELOPMENT COMMISSION
TO APPROVE FUNDING AND AUTHORIZE AWARD OF CONTRACT
FOR CERTIFIED TECHNOLOGY PARK PHASE I PROGRAM MANAGEMENT AND DESIGN**

WHEREAS, the Redevelopment Commission of the City of Bloomington issued its “Redevelopment District Tax Increment Revenue Bonds of 2011” (the “Bonds”) to pay for acquisition and redevelopment of 12 acres of land included within the City’s Certified Technology Park (“CTP”); and

WHEREAS, the City needs the services of a civil engineering firm to design certain infrastructure improvements within the CTP, prepare utility and drainage masterplans, conduct a geotechnical investigation, develop options for streetscaping and landscaping, and provide program management services related to the above services and environmental investigations (the “Services”); and

WHEREAS, the City has selected Eagle Ridge Civil Engineering Services LLC (“Eagle Ridge”) to perform the Services, and Eagle Ridge proposes to perform the Services for \$251,500.00; and

WHEREAS, the City has available Bond funds in an amount not to exceed \$251,500.00 to pay for the Services; and

WHEREAS, the City may wish to amend the agreement with Eagle Ridge in the future to allow Eagle Ridge to subcontract with a landscape architect to design landscaping and greenspace within the CTP, in which case additional funding beyond the \$251,500.00 would be required, and the proposed amendment and approval of additional funding would be brought to the Redevelopment Commission for its approval.

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

1. The Redevelopment Commission hereby awards the contract for the Services to Eagle Ridge Civil Engineering Services LLC in an amount not to exceed \$251,500.00 as provided herein.
2. The Commission hereby approves payment of an amount not to exceed \$251,500.00 from the Bond funds for the Services described herein.

BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

ATTEST:

Michael Gentile, Secretary

Date

**RESOLUTION 14-12
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

WHEREAS, the City of Bloomington, through its Redevelopment Commission, owns land designated by the State of Indiana as a Certified Technology Park (the “CTP”) pursuant to IC 36-7-32, and has prepared a Master Plan for the CTP that envisions conveyance of much of the City’s property within the CTP to private businesses for redevelopment; and

WHEREAS, the City has contracted with a commercial real estate firm, CBRE, Inc. to assist it in obtaining buyers for the land in the CTP that meet the City’s goals for the CTP; and

WHEREAS, the City’s contract with CBRE, Inc. provides that CBRE shall earn a “market commission” on the sale of properties within the CTP that are not part of the contemplated large-scale master development, but the contract did not specify the amount of the market commission; and

WHEREAS, the Showers Administration Building at 601 N. Morton is one of the buildings that will be sold outside the scope of the master development, and is subject to the market commission, and the City has issued an Offering Sheet for disposal of said building and hopes to dispose of it soon; and

WHEREAS, a market commission of six percent (6%) of the gross sales price of the Showers Administration Building and four percent (4%) of the gross lease value of any adjoining property to be leased, as offered in the Offering Sheet, is reasonable for CBRE to receive;

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

The Redevelopment Commission hereby approves the attached letter agreement between the City and CBRE, Inc. establishing a market commission of 6% of gross sales price and 4% of the gross lease value of any leased property in connection with the Offering of the Showers Administration Building.

BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

ATTEST:

Michael Gentile, Secretary

Date

Gordon Hendry
First Vice President
CBRE, Inc.
Public Institutions and Education



101 W. Washington Street
Suite 1000E
Indianapolis, IN 46204

317 269 1000 Tel
www.cbre.com

February 11, 2014

Ms. Danise Alano-Martin
Director of Economic & Sustainable Development
Mayor's Office
City of Bloomington
401 N. Morton Street
Bloomington, IN 47404

Dear Danise:

As we have discussed, the purpose of this letter is to confirm the commission that CBRE shall earn under the Exclusive Consulting and Sales Listing Agreement dated June 7, 2013 for the sale of the Showers Administration Building.

Per Section 5.1 and Exhibit A of that Agreement, for certain transactions within or outside of the CTP and not part of the broader RFP contemplated thereunder, CBRE is to earn a "market commission." CBRE and the City agree that the market commission thereunder for this transaction shall be six percent (6.0%) of the gross sales price. Gross sales price shall include any and all consideration received or receivable, in whatever form, including the fair market value of any real property. The commission shall be paid at closing when funds and deed(s) are transferred between the City and buyer. In addition, in the event the City enters into any lease of City-owned real property in connection with this transaction, CBRE shall be paid four percent (4.0%) of the gross lease value upon the execution of such lease. Please have the appropriate City of Bloomington personnel countersign below to confirm.

Sincerely,

Gordon Hendry

AGREED:
CITY OF BLOOMINGTON, IN

By: _____
David Walter, President
Bloomington Redevelopment Commission

By: _____
Mayor Mark Kruzan



**CITY OF BLOOMINGTON PLAN COMMISSION
401 N. MORTON STREET
P.O. BOX 100
BLOOMINGTON, INDIANA 47402
(812) 349-3423**

NOTICE OF PUBLIC HEARING

The City of Bloomington Plan Commission will hold a public hearing on Monday, March 10, 2014, at 5:30 p.m. in the Council Chambers of the City of Bloomington City Hall, located at 401 North Morton Street, Bloomington, Indiana, to consider a proposal that will, if adopted, impact those properties contained within the Courthouse Square Overlay and the University Village Overlay Districts. Records maintained by Monroe County, Indiana, indicate you own property in these two overlays, and as such, in accordance with Indiana Code § 36-7-4-604 you are being provided this Notice.

The proposal to be considered recommends the creation of a new land use, known as a standardized restaurant, and that said use, if either newly established or expanded, in either the Courthouse Square or University Village Overlay areas will require the issuance of a conditional use permit from the City of Bloomington Board of Zoning Appeals in accordance with standards that are also being created by this proposal. A copy of the proposal is on file at the City of Bloomington's Planning Department, located at 401 North Morton Street, Bloomington, Indiana, for examination before the March 10, 2014, hearing.

Written objections to the proposal may be filed with the Plan Commission's secretary in the Planning Department's office. You are entitled to provide oral comments concerning the proposal at the March 10, 2014, hearing.

The March 10, 2014, hearing may be continued by the Plan Commission from time-to-time as may be found necessary.

If you have any questions concerning this matter, you may telephone the City Planning Department office at (812) 349-3423.

HEARING OFFICER

Notice of Public Hearing

The Hearing Officer will hold a public hearing at 2:00 p.m., Wednesday, Feb. 19, 20 14 in the Kelly Conference Room, located in Room #155, of Showers Center City Hall, 401 N. Morton Street, Bloomington, Indiana to consider the petition of

ELMORE - OREGO, LLC

for the purpose of A VARIANCE FROM BACK-OUT PARKING
STANDARDS

for the property located at 304 W. KIRKWOOD

and to which you are an adjacent property owner.

Under the provisions of Indiana Law, you may appear and speak on the merits of this proposal at the public hearing to be held at the time and date as set out herein. You may also file written comments with the Hearing Officer in the Planning Department office, where the petition is on file and may be examined by interested persons. If you have any questions concerning this matter, you may telephone the Petitioner (at the below listed number) or the City Planning Office at 349-3423.

Hearing Officer

Smith Brehob & Associates, Inc.
Petitioner/Attorney for Petitioner

453 South Clarizz Blvd
Address Bloomington, IN 47401

812-336-6536
Phone

*Morton St.
Parking Garage*