

AGENDA
REDEVELOPMENT COMMISSION

McCloskey Conference Room
June 6, 2016
5:00 p.m.

- I. ROLL CALL**
- II. READING OF THE MINUTES** – May 16, 2016
- III. EXAMINATION OF CLAIMS** – Acceptance of Claims Register for May 20, 2016 for \$40,066.14
- IV. EXAMINATION OF PAYROLL REGISTERS** –Acceptance of Payroll Register for May 13, 2016 for \$29,115.89
- V. REPORT OF OFFICERS AND COMMITTEES**
 - A.** Director’s Report
 - B.** Legal Report
 - C.** Treasurer’s Report
 - D.** CTP Update Report
- VI. NEW BUSINESS**
 - A.** Resolution 16-24: Determination of No Excess Assessed Value in the Allocation Areas
 - B.** Resolution 16-25: Project Review & Approval Form for Cascades Trail – Phase 4
 - C.** Resolution 16-26: Right of Entry for Pedcor Investments
- VII. BUSINESS/GENERAL DISCUSSION**

None.
- VIII. ADJOURNMENT**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on
Monday, May 16, 2016 5:00 p.m. in the Showers City Hall, McCloskey Conference Room, 401
North Morton Street, with Don Griffin, Jr. presiding**

I. ROLL CALL

Commissioners Present: David Walter, Katie Birge, Sue Sgambelluri, and Don Griffin

Commissioners Absent: Jennie Vaughan and Kelly Smith

Staff Present: Doris Sims, Director, Housing and Neighborhood Development (HAND);
Christina Finley, Housing Specialist, HAND

Other(s) Present: Jeff Underwood, City of Bloomington Controller; Linda Williamson,
Director of Economic & Sustainable Development; Thomas Cameron, Assistant City
Attorney; Dexter Griffin, Citizen; Abby Tonsing, Herald-Times

- II. READING OF THE MINUTES** –Sue Sgambelluri made a motion to accept the May 2, 2016 minutes. Katie Birge seconded the motion. The board unanimously approved.
- III. EXAMINATION OF CLAIMS** – David Walter made a motion to approve acceptance of the claims register for May 6, 2016 for \$197,398.87. Katie Birge seconded the motion. The board unanimously approved.
- IV. EXAMINATION OF PAYROLL REGISTERS** –Katie Birge made a motion to approve acceptance of the payroll register for April 15, 2016 for \$29,175.90 and April 29, 2016 for \$29,175.89. David Walter seconded the motion. The board unanimously approved.
- V. REPORT OF OFFICERS AND COMMITTEES**
- A.** Director’s Report. Doris Sims reported a successful Fritz Terrace Neighborhood Clean-up. HAND sponsored a cake contest on May 14, 2016, for Historic Preservation Month.
- B.** Legal Report. Thomas Cameron was available to answer questions.
- C.** Treasurer’s Report. Jeff Underwood distributed a TIF status update report. He briefly explained the report.
- D.** CTP Update Report. Linda Williamson was available to answer questions.
- VI. NEW BUSINESS**
- A.** Resolution 16-22: Approval of Termination of Listing Agreement with CBRE. The resolution was included in the commission packet. There was no discussion, the resolution was self-explanatory.
- Sue Sgambelluri made a motion to approve Resolution 16-22. Katie Birge seconded the motion. The board unanimously approved.
- B.** Resolution 16-23: Approval for Payment of Property Taxes for Wee Willies (as part of the Switch-yard Park acquisition). On December 7, 2015, the Redevelopment Commission closed on the sale of Wee Willies. As part of the closing, an adjustment was made to the purchase price for pro-rated property taxes and as a result of that adjustment, the Redevelopment paid \$466,999.13 for the property. The City received a property tax bill

for Wee Willies, with the first installment of \$4,407.46 to be paid by May 10, 2016, and the second installment of \$4,407.46 to be paid by November 10, 2016. The property tax bill was received after the Redevelopment Commission's meeting on May 2, 2016. In order to avoid a late penalty, the City paid the first installment of the property tax bill on May 10, 2016 by credit card, which resulted in 2.9% service charge being imposed, resulting in a total payment of \$4,537.48. An Amended Project Review and Approval Form which updates the cost is attached to Resolution 16-23.

The City is requesting reimbursement of the first installment of property taxes in an amount not to exceed \$4,537.48 from the Bond fund.

Wee Willis is currently on the tax role as tax exempt. This will not be an issue moving forward.

David Walter made a motion to approve Resolution 16-23. Katie Birge second the motion. The board unanimously approved.

VII. BUSINESS/GENERAL DISCUSSION

None.

VIII. ADJOURNMENT

The meeting adjourned at 5:11 p.m.

Donald Griffin, President

Sue Sgambelluri, Secretary

Date

16-24
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

DETERMINATION OF NO EXCESS ASSESSED VALUE IN THE ALLOCATION AREAS

WHEREAS, the City of Bloomington currently has two allocation areas for purposes of capturing tax increment revenues pursuant to Indiana Code § 36-7-14-39 and Indiana Code § 36-7-14-39.3: (1) the Consolidated Allocation Area and (2) the North Kinser Road and Prow Road Allocation Area; and

WHEREAS, both the Consolidated Allocation Area and the North Kinser Road and Prow Road Allocation Area were created by the Redevelopment Commission of the City of Bloomington (“RDC”) and the Common Council of the City of Bloomington (“Common Council”) pursuant to Indiana Code 36-7-14; and

WHEREAS, the Consolidated Allocation Area was created by consolidating several new and existing allocation areas, including: (1) the Adams Crossing Allocation Area (as originally created in 1993 and as expanded in 2000 and 2009); (2) the Downtown Allocation Area (as originally created in 1985 and as expanded in 1990 and 2010); (3) the Tapp Road Allocation Area (as originally created in 1993 and as expanded in 2003); (4) the Thomson/Walnut-Winslow Allocation Area (as originally created in 1991 and as expanded in 1993 and 2002); (5) the Whitehall/West Third Street Allocation Area (as originally created in 1998 and as expanded in 2000); (6) the West 17th Street Allocation Area (as originally created in 2015); (7) the Seminary Allocation Area (as originally created in 2015); (8) the West Third Street Allocation Area (as originally created in 2015); (9) the Bloomfield Road Allocation Area (as originally created in 2015); (10) the Thomason/Walnut-Winslow Expansion #1 Allocation Area (as originally created in 2015); (11) the Thomason/Walnut-Winslow Expansion #2 Allocation Area (as originally created in 2015); (12) the Thomason/Walnut-Winslow Expansion #3 Allocation Area (as originally created in 2015); (13) the South Walnut Allocation Area (as originally created in 2015); (14) the Tapp Road Expansion #2 Allocation Area (as originally created in 2015); (15) the Tapp Road Expansion #3 Allocation Area (originally created in 2015); and (16) the Fullerton Pike Allocation Area (originally created in 2015); and

WHEREAS, pursuant to Indiana Code § 36-7-14-39(b)(4), the RDC is required to determine the amount, if any, by which the assessed value of the taxable property in the allocation area for the most recent assessment date minus the base assessed value, when multiplied by the estimated tax rate of the allocation area, will exceed the amount of assessed value needed to produce the property taxes necessary to make, when due, principal and interest payments on bonds described in Indiana Code § 36-7-14-39(b)(3), plus the amount necessary for the other purposes described in Indiana Code § 36-7-14-39(b)(3); and,

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

1. The Redevelopment Commission has determined:
 - a. there is no excess assessed value from the Consolidated Allocation Area or the North Kinser Road and Prow Road Allocation Area that may be allocated to the respective taxing units for budget year 2017 pursuant to Indiana Code § 36-7-14-39,
 - b. all potential captured assessment (as defined in 50 Ind. Admin. Code 8-1-16) with respect to the Consolidated Allocation Area and the North Kinser Road and Prow Road Allocation Area in 2017 shall be captured assessment (as defined in 50 Ind. Admin. Code 8-1-16).
2. The County Auditor, the Common Council, the officers who are authorized to fix budgets, tax rates, and tax levies under Indiana Code § 6-1.1-17-5 for each of the other taxing units that is wholly or partially located within the Consolidated Allocation Area or the North Kinser Road and Prow Road Allocation Area shall be notified by sending Exhibit A via Certified Mail Return Receipt Requested or Hand Delivery with written confirmation of receipt. The Department of Local Government Finance shall be notified by sending Exhibit A or the information contained within Exhibit A electronically. Staff is asked to ensure these notices are provided by June 15, 2016, the deadline set in Indiana Code § 36-7-14-39(b)(4).

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Sue Sgambelluri, Secretary

Date

June 8, 2016

VIA HAND DELIVERY

[Address Block]

Re: City of Bloomington Redevelopment Commission

Dear [Officer Authorized to Fix Budgets, Tax Rates, and Tax Levies]:

The City of Bloomington currently has two allocation areas—(1) the Consolidated Allocation Area and (2) the North Kinser Road and Prow Road Allocation Area—for purposes of capturing tax increment revenues pursuant to Indiana Code § 36-7-14-39 and Indiana Code § 36-7-14-39.3.

The Consolidated Allocation Area was created in 2015 when sixteen allocation areas were consolidated into the Consolidated Allocation Area. These allocation areas are: (1) the Adams Crossing Allocation Area (as originally created in 1993 and as expanded in 2000 and 2009); (2) the Downtown Allocation Area (as originally created in 1985 and as expanded in 1990 and 2010); (3) the Tapp Road Allocation Area (as originally created in 1993 and as expanded in 2003); (4) the Thomson/Walnut-Winslow Allocation Area (as originally created in 1991 and as expanded in 1993 and 2002); (5) the Whitehall/West Third Street Allocation Area (as originally created in 1998 and as expanded in 2000); (6) the West 17th Street Allocation Area (as originally created in 2015); (7) the Seminary Allocation Area (as originally created in 2015); (8) the West Third Street Allocation Area (as originally created in 2015); (9) the Bloomfield Road Allocation Area (as originally created in 2015); (10) the Thomason/Walnut-Winslow Expansion #1 Allocation Area (as originally created in 2015); (11) the Thomson/Walnut-Winslow Expansion #2 Allocation Area (as originally created in 2015); (12) the Thomason/Walnut-Winslow Expansion #3 Allocation Area (as originally created in 2015); (13) the South Walnut Allocation Area (as originally created in 2015); (14) the Tapp Road Expansion #2 Allocation Area (as originally created in 2015); (15) the Tapp Road Expansion #3 Allocation Area (originally created in 2015); and (16) the Fullerton Pike Allocation Area (originally created in 2015).

This letter is to notify you, pursuant to Indiana Code § 36-7-14-39 and 50 Ind. Admin. Code 8-2-4, on behalf of the Commission, that the Commission has determined that, for budget year 2017, the Commission will need to capture all of the incremental assessed value from the Consolidated Allocation Area and the North Kinser Road and Prow Road Allocation Area in order to generate sufficient TIF Revenues to meet the Commission's outstanding debt service obligations, to pay for projects that are located in or directly serve or benefit the Consolidated Allocation Area and the North Kinser Road and Prow Road Allocation Area, and to meet other purposes permitted by Indiana Code § 36-7-14-39(b)(3).

Therefore, the Commission has determined that (a) there is no excess assessed value from the Consolidated Allocation Area or the North Kinser Road and Prow Road Allocation Area that may be allocated to the respective taxing units for budget year 2017 pursuant to Indiana Code 36-7-14-39(b), and (b) all potential captured assessment (as defined in 50 Ind. Admin. Code 8-1-16) with respect to the Consolidated Allocation Area and the North Kinser Road and Prow Road Allocation Area in 2017 shall be captured assessment (as defined in 5 Ind. Admin. Code 8-1-10).

Redevelopment Commission Resolution 16-24
Exhibit A

If you have questions about this finding, please contact Doris Sims, Director, Housing and Neighborhood Development Department, (812) 349-3401.

Thank you.

Donald Griffin, President

16-25
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

**APPROVAL OF PROJECT REVIEW AND APPROVAL FORM REGARDING CASCADES
PARK TRAIL – PHASE 4**

WHEREAS, the City of Bloomington (“City”) has brought the Redevelopment Commission a Project Review & Approval Form (“Form”) which seeks the support of the RDC to construct phase 4 of the Cascades Park Trail (“Project”); and

WHEREAS, a copy of the Form is attached to this Resolution as Exhibit A; and

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

1. The Redevelopment Commission finds that the Project has a valid public purpose, and approves the Project.
2. The expenditure of funds is not approved by this Resolution. Funding will be approved at a later date when the Project Manager brings a Contract that has been prepared after complying with the appropriate City procurement process for the Project.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Sue Sgambelluri, Secretary

Date

City of Bloomington
Redevelopment Commission
Project Review & Approval Form

Please Note:

- Approval of the project by the Redevelopment Commission through this Project Review & Approval Form does not represent an authorization to begin work or expend funds.
- Authorization of work and the commitment of funds shall be done when the Redevelopment Commission reviews and approves: (1) a Purchase Order or Contract prepared after complying with the appropriate procurement process for the type of item, service or construction being sought and (2) the estimated costs associated with the Purchase Order or Contract.
- No payment of funds shall be made without a duly authorized and approved Purchase Order or Contract. All claims for payment against a duly authorized Purchase Order or Contract shall be submitted to the Redevelopment Commission for their review and approval along with any required departmental inspections, reviews and approvals prior to the payment of any funds.

To Be Completed by Requesting Party:

Project Name: Cascades Trail – Phase 4

Project Manager: Dave Williams / Parks
John Turnbull / Parks

Project Description:

Cascades Park Trail is a paved eight-foot wide trail on the north side of the City. It is being developed in phases. Two phases have been completed (Phases 1, and 2 on page 3 of this Form). The third phase will be constructed as part of the Old State Road 37 / North Dunn Street realignment project scheduled for completion in 2017. Phases 1 and 2 were TIF funded; it is not anticipated that Phase 3 will be TIF funded.

This Project—Cascades Park Trail Phase 4—will be a 0.53 mile paved sidepath along Kinser Pike, starting at the intersection of Clubhouse Drive and Kinser Pike, and continuing west and north on Kinser Pike to the entrance of the Northwoods neighborhood. While there will be no land acquisition cost as part of this project, it will require some reconstruction of the Cascades Golf Course (three tee boxes on the Pine course, the realignment of some golf cart path sections, and modifications to the irrigation systems). The reconstruction to Cascades Golf Course is included in the estimated cost of construction, listed below.

Phase 5 will extend the trail south from Clubhouse Drive through Lower Cascades Park to College Avenue and Miller-Showers Park.

Cascades Park Trail is not within the North Kinser-Prow Road TIF. However, TIF can be used to pay “expenses incurred by the redevelopment commission for local public improvements that are in the allocation area or serving the allocation area.” This project does serve the North Kinser-Prow Road TIF by increasing walkability and providing additional recreational opportunities. Accordingly, it is a permissible use of Tax Increment.

Project Timeline: **Start Date: August 2016**
 End Date: 2018

Financial Information:

Estimated full cost of project:	\$675,000
Sources of funds:	North Kinser/Prow Rd. TIF

Project Phases: This breakdown should mirror the contract(s) expected to be issued for this project. Each phase should include a description of the work to be performed, the cost, and the timeline for the contract.

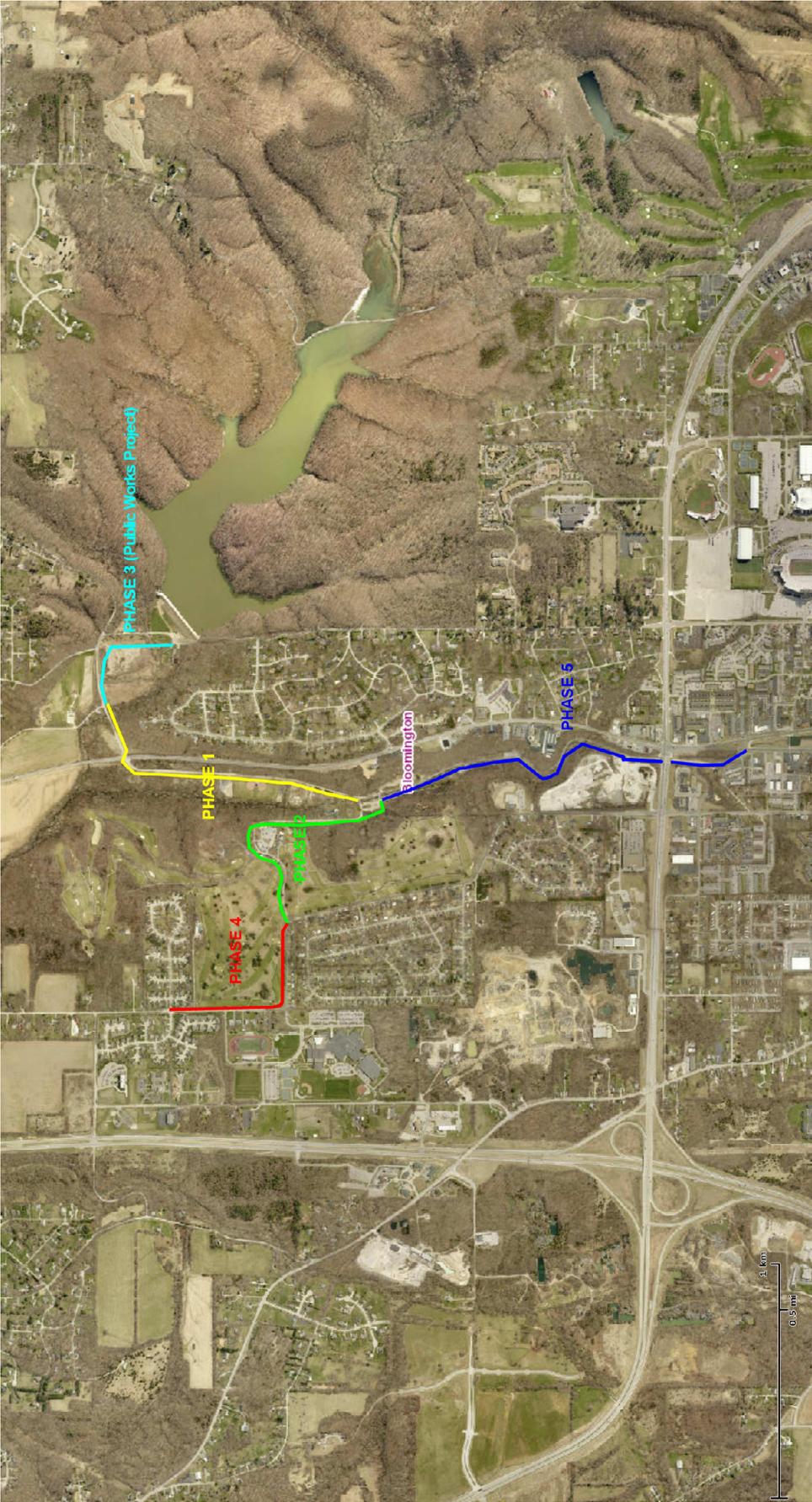
<u>Phase/Work to Be Performed</u>	<u>Cost</u>	<u>Timeline</u>
1 Design Contract	\$55,000	August 2016 – 2018
2 Construction	\$620,000	2017 – 2018

To Be Completed by Redevelopment Commission Staff:

Approved on _____

By Resolution _____ by a vote of _____

Cascades Trail – 5 Phases (May 2016)



16-26
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

TO GRANT RIGHT OF ENTRY TO PROPERTY
IN THE TRADES DISTRICT

WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) owns real property and buildings within the Bloomington Certified Technology Park known as the Trades District; and

WHEREAS, the City of Bloomington desires to develop a portion of the Real Property that is west of Rogers Street as affordable and workforce housing; and

WHEREAS, the City of Bloomington is in discussions with Pedcor Investments, a Limited Liability Company, LLC (“Pedcor”) to develop multifamily affordable housing on the parcel identified as Parcel #53-05-32-100-018.000-005 (the “Property”); and

WHEREAS, Pedcor has asked the Redevelopment Commission for a right of entry to the Property to perform soil testing and general due diligence;

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

1. The Agreement for Right of Entry which is attached to this Resolution as Exhibit A is approved. Donald Griffin is authorized to sign the Agreement for Right of Entry on behalf of the Redevelopment Commission.
2. This resolution shall expire within 90 days of approval.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Sue Sgambelluri, Secretary

Date

AGREEMENT
For
RIGHT OF ENTRY

Pedcor Investments, a Limited Liability Company, Ltd, (“Pedcor”) needs to perform the following work:

- 1. Testing of soil conditions to complete a Phase I Environmental Site Assessment**
- 2. Geotechnical borings to evaluate soil composition**
- 3. General due diligence related to real property**

This work will require a grant of Right of Entry upon and across certain land owned by the undersigned Bloomington Redevelopment Commission, which land in Monroe County, Indiana is described as parcel #53-05-32-100-018.000-005 located at the corner of 11th and Rogers Street (the “Property”).

NOW, THEREFORE, it is agreed by and between Pedcor and the Bloomington Redevelopment Commission, in consideration of the agreements contained herein, that the Bloomington Redevelopment Commission hereby grant(s) a Right of Entry upon and across the Property; furthermore:

- 1. This Right of Entry hereby grants to Pedcor, its employees, agents, and contractors the right to enter upon the Property to perform the work only on the Property as described above.
- 2. The Bloomington Redevelopment Commission will provide Pedcor with the known location of any utility and/or infrastructure improvements on the Property.
- 3. This right of entry shall expire upon the completion of the work described above.
- 4. Pedcor agrees to repair or cause to be repaired any and all damage incurred by the undersigned to the Property, including the land, fences, sidewalks, buildings, and other property thereon, as a result of the work performed, and to restore such Property to as good a condition as it was in prior to the execution of this Right of Entry and prior to the commencement of the work described above. Pedcor agrees to hold the Bloomington Redevelopment Commission, its employees, and its authorized agents harmless from any and all claims arising out of this grant of Right of Entry.

IN WITNESS WHEREOF, the undersigned have set their hands this _____ day of June, 2016.

BLOOMINGTON REDEVELOPMENT COMMISSION

Name

PEDCOR

Name

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared _____, who executed the above and foregoing instrument as his/her/their voluntary act and deed for the purposes therein stated.

Witness my hand and notarial seal this _____ day of _____, 20____.

My Commission Expires:

Residing in _____ County

Notary Public
Name Printed: _____

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared _____, who executed the above and foregoing instrument as his/her/their voluntary act and deed for the purposes therein stated.

Witness my hand and notarial seal this _____ day of _____, 20____.

My Commission Expires:

Residing in _____ County

Notary Public
Name Printed: _____