

AGENDA

REDEVELOPMENT COMMISSION

Kelly Conference Room

December 17, 2013

5:00 p.m.

I. ROLL CALL

II. READING OF THE MINUTES –December 2, 2014

III. EXAMINATION OF CLAIMS – December 6, 2013 for \$576,653.20

IV. UNFINISHED BUSINESS

RESOLUTION 13-35: Approval to award bid for the Eastside Neighborhood Association through the Neighborhood Improvement Program.

V. NEW BUSINESS

RESOLUTION 13-39: Approval to engage Ice Miller for legal services for CTP.

VI. BUSINESS/GENERAL DISCUSSION

CTP update

VII. ADJOURNMENT

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, met on Monday, December 2, 2013 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding

I. ROLL CALL

Commissioners Present: David Walter, Elizabeth Kehoe, Mike Gentile, John West, and Kelly Smith

Commissioners Absent: Michael Szakaly

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

Others (s) Present: Danise Alano-Martin and Randy Cassady

II. READING OF THE MINUTES –John West made a motion to accept the November 4, 2013 minutes. Mike Gentile seconded the motion. The board unanimously approved.

III. EXAMINATION OF CLAIMS – Mike Gentile made a motion to approve the claims for November 8, 2013 for \$368,472.03 and November 22, 2013 for \$316,966.83. Elizabeth Kehoe seconded the motion. The board unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES

Director's Report. As of January 1, 2014, Doris Sims will be the new Human Resources Director and Marilyn Patterson will be the new HAND Assistant Director. A new program manager will be hired. There will be a new inspector position in January 2014. Abbott reported working on the CDBG allocation process. The application packet pick up date is December 16th. The public hearing for Physical Improvement projects will be January 9th and Social Services on January 13th. Recommendations will be presented to the Redevelopment Commission at the February 3rd meeting. Allocation estimates will probably not be available at the February 3rd meeting. We will probably use exactly what we got this year and adjust later. The annual action plan must be filed by April 15th or an amendment will need to be done which is why we need to keep to the schedule. We recently received approval from the City Council on a revised Title 8, Historic Preservation. Abbott reported working on the Garden Hill Conservation District Referendum, working on finalizing the Conservation District for Matlock Heights and working with the Old Northeast Neighborhood Association on local historic designation for University Courts.

The first meeting date in 2014 will be January 2nd. The Redevelopment Commission is required to meet the first business day of the year. It is important to have a quorum for that meeting.

West asked if there is going to be a second meeting in December. The next scheduled meeting date is December 17, 2013. Abbott and Alano-Martin have worked hard to make sure the only agenda items will be CTP related.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

A. RESOLUTION 13-35: Approval to award bid for the Eastside Neighborhood Association

through the Neighborhood Improvement Program. Earlier this year the Redevelopment Commission awarded \$20,166.00 to the Eastside Neighborhood Association for improvements on the pedestrian corridor at Hunter Avenue between Mitchell and Eastside Lane. The Neighborhood Association has committed \$1,100 for design and consultation fees for the project leaving \$19,066.00 for installation of the design. Two bids were sent out for the project and only one was returned. The returned bid was from Designscape Horticultural Services for \$31,946.55. There is not time to re-bid because we want to use 2013 funds and have a signed contract in order to encumber the funds. We would like to award the contract to Designscape at an amount not to exceed what we have available, \$19,066.00.

The bid is for more than the available awarded amount. Gentile asked if they would have to down scope. Woolford stated the bid included four different alternatives. The bid was broken down into planting, artscape for the east and westside of the project and fencing so there are items that can be down scoped.

David Walter asked where the estimate came from. The estimate was done by the same person who did the design, however he did not have a name. West asked for more clarification. There is a green scape and a utility corridor between Eastside and Mitchell. There is an open drainage system that has limestone blocking each side of it with an asphalt pad that was put in approximately 10 years ago and is used heavily by people. Currently yellow bollards are on each side to stop cars or anything larger than bicycles or pedestrians. The corridor needs to be improved. The application includes pavement bricking on each side, removing the bollards and limestone blocks. It also includes fencing on each end. General funds will be used so we need to have a signed contract in order to encumber this year's money. Bob Woolford and Vickie Provine will oversee the project. The current scope of work is for the bid of \$31,946.55 but we only have \$19,066.00. West stated that the bidder may not even want the job after cutting the scope of work. West also stated we don't know what will be cut from the scope of work and felt the request is premature. The consensus of the board is not to approve the resolution until it makes financial sense. West suggested that if the resolution gets rejected today that it could be brought back to the December 17th meeting. Elizabeth Kehoe made a motion to table Resolution 13-35 until the December 17th meeting. John West seconded the motion. Resolution Tabled.

B. RESOLUTION 13-36: Approving payment from the CTP bonds for a survey and related title work. Danise Alano-Martin is asking for funds to do an ALTA (American Land Title Association) survey and additional title work to get ready for the infrastructure improvements as well as the redevelopment of the parcels. The survey will cover the 12 acres, the parking lot behind City Hall, 619 N. Morton Street and the parking lot currently owned by Solution Tree which the Master Plan calls to become part of the Central Green space. Gordon Hendry suggested going ahead and getting this done, it will provide information on utilities, easements and any title issues we need to know about. It will help when we select developers through the RFQ process. TIF bond proceeds will be used. Walters asked how long it will take to do the topographical survey. Bledsoe Riggert Guerrattaz did this work for IU a few years ago so it would be an update to their earlier survey rather than starting the process from scratch. Estimated time will be 6-8 weeks. Gentile asked who would pay for any follow up surveys as it's parceled. West stated that is a point of negotiation. John West made a motion to approve Resolution 13-36. Michael Gentile seconded the motion. The board unanimously approved.

B. RESOLUTION 13-37: Approving increasing the authorized payment to Monroe Owen Appraisal for appraisals in the CTP by \$1,500. There were two appraisals done on the IU Press Building/Showers Administration Building, the Solution Tree owned parking lot, and the parking North of the IU Press building. First Appraisal and Monroe Owen did the appraisals. Statutory process requires two independent appraisals even if leasing. Sean Patterson, appraiser at Monroe

Owen does not like to do short-form appraisals for government because of the statutory processes we have to go through and doesn't know if a short-form appraisal is sufficient for the processes we have to go through. Alano-Martin stated she was hoping to get a lease price from the appraisal. The appraiser was not comfortable doing that. He could provide comps for what other parking spaces were going for. Patterson also called First Appraisal to make sure they were using the same methodology. Ultimately it ended up costing us more to get the methodology that we needed to do for that parking lot. There is an additional cost for the appraisal and we are asking for the additional funds to pay for the work that has been done. West asked what the original \$7,250 appraisal covered. West asked why the additional \$1,500 was needed. Alano-Martin stated it was because they had to do a longer form appraisal that was not initially anticipated in their estimate. Walter asked if First Appraisal asked for any additional money. They did not. Both appraisals have been completed. While working through the process Monroe Owen realized they gave an estimate that was not sufficient. It is possible when he gave us the original cost estimate he misunderstood what we wanted to do with the small parking lot. Walter asked how we decided to come up with the two appraisers. Do we bid it out? Alano-Martin said they rotate through a list of local appraisers. Smith asked what happens if the additional amount is not approved. The money will have to come from somewhere else because the appraisal has already been done, probably the department's operating budget. The consensus of the board is to not work with Monroe Owen in the near future. First Appraisal did the scope of work within the amount approved. Mike Gentile made a motion to approve Resolution 13-37. Elizabeth Kehoe seconded. John West opposed. Motion passed 3-1.

VII. BUSINESS/GENERAL DISCUSSION

A. CTP update. Gordon Hendry wants to do three RFQs. The Showers Administration Building (IU Press Building), Dimension Mill/Kiln, and the Master Developer, including the Central Green Space would all receive a separate RFQ. Gordon suggested including the Green Space in the Master Development RFQ. He felt it could bring some ideas that we have not thought about into the design of the park space. Also, one of the concerns the Parks department has talked about is the maintenance cost. It might be a good idea to consider having it privately owned or maintained by a homeownership-type association of adjacent property owners/businesses. We have a draft of the RFQ for the Showers Administration Building and Gordon is simultaneously working on the Master Developer RFQ. The third RFQ is for the Showers Administration Building and Dimension Mill/Kiln and have co-work space in mind for that building. West asked if the RFQ is to sell. Alano-Martin stated the intention is to sell however, Gordon suggested that we have developers propose deal structures. Alano-Martin clarified that when she talks about leasing she thinks the most likely scenario is a land lease and not the building. West did not think that would work, most developers would want the land. West asked if we bought all 12 acres as one deeded piece or if there are individual parcels. There are some parcels within the 12 acres. Walter asked if there was any update on the parcel we are trying to buy (at 619 N Morton Street). Alano-Martin stated the environmental assessment found some benzopyrenes. It is not a major concern for commercial redevelopment but careful procedures must be taken when you are doing construction or digging soil. Rudy Fields gave an estimate of a little more than \$28,000 for a remediation plan. We had an accepted offer on the parcel but now we have to go back to the agent who is negotiation on the property and ask them to reduce the purchase price by the amount of the remediation. We are hopeful to bring this to the December 17th meeting.

Two notices of public hearing were received. The RDC owns right-of-way adjacent to 531 N. College Avenue and 304 West Kirkwood.

VIII. ADJOURNMENT

The meeting adjourned at 6:15 pm



Board of Redevelopment Claim Register

Invoice Date Range 11/27/13 - 12/06/13

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 53910 - Dues and Subscriptions											
932 - Indiana Association For Community Econ Develo	120613-IACED	15-HSG SUBSCRIPTIONS &	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	250.00	
									Account 53910 - Dues and Subscriptions Totals	Invoice Transactions 1	\$250.00
Account 53960 - Grants											
19173 - A1 Townhomes & Apartments, Llc	R101 AUMER	15-HSG R101 AUMER	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	400.00	
4163 - Alcott Bloomington, LLC	R101 BAXTER	15-HSG R101 AHY	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	400.00	
3617 - Marthas House Inc	MCUM 12 6 13	15-JHSS Grant	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	2,392.00	
232 - Monroe County United Ministries	120613-MCUM JHSS	15-JHSS FUNDS FOR MCUM	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	20,845.00	
3699 - Patterson Pointe Senior Residence, LLC	R101 ROBERTS	15-HSG R101 ROBERTS	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	399.00	
3699 - Patterson Pointe Senior Residence, LLC	R101 SUCEREZ	15-HSG R101 SUCEREZ	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	399.00	
3974 - Village at Curry, LP	R101 GRIDER	15-HSG R101 GRIDER	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	400.00	
3974 - Village at Curry, LP	R101 ANDERSON	15-HSG R101 ANDERSON	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	400.00	
19172 - Woodland Springs, Lc	R101 ELLIS	15-HSG R101 JEFF ELLIS	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	300.00	
19172 - Woodland Springs, Lc	R101 SARVIS	15-HSG R101 SARVIS	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	300.00	
									Account 53960 - Grants Totals	Invoice Transactions 10	\$26,235.00
									Program 150500 - Housing Totals	Invoice Transactions 11	\$26,485.00
Program 151000 - Neighborhood											
Account 52110 - Office Supplies											
983 - Maxwell's Office Supply	097376	15-NEIGHBORHOOD	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	207.95	
									Account 52110 - Office Supplies Totals	Invoice Transactions 1	\$207.95
Account 53310 - Printing											
52376 - Indiana Daily Student	120613-ID5	15-NEIGHBORHOOD	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	125.00	
									Account 53310 - Printing Totals	Invoice Transactions 1	\$125.00
Account 53960 - Grants											
2065 - Bloomington Speedway Mulch	3999	15-NEIGHBORHOOD	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	300.00	
3726 - Bryan Park Neighborhood Association	120613-BRYAN PAK	15-NEIGHBORHOOD SMALL & SIMPLE	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	1,000.00	
3560 - First Financial Bank / Credit Cards	5235	15-NEIGHBORHOOD	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	90.93	
54546 - Office East	7889	15-NEIGHBORHOOD	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	200.00	
6960 - Sorby, Jan	120613-SORBY	15-NEIGHBORHOOD	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	89.57	
54540 - Victor Stanley Inc	5127099	15-NEIGHBORHOOD	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	1,527.00	
									Account 53960 - Grants Totals	Invoice Transactions 6	\$3,207.50
									Program 151000 - Neighborhood Totals	Invoice Transactions 8	\$3,540.45
Program 152000 - Historic Preservation											
Account 53310 - Printing											
4164 - Ernesto Castaneda	001	15-HISTORIC FUNDS	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	1,000.00	
									Account 53310 - Printing Totals	Invoice Transactions 1	\$1,000.00
									Program 152000 - Historic Preservation Totals	Invoice Transactions 1	\$1,000.00
									Department 15 - HAND Totals	Invoice Transactions 20	\$31,025.45
									Fund 101 - General Fund Totals	Invoice Transactions 20	\$31,025.45
Fund 250 - CDBG											
Department 15 - HAND											
Program 150000 - Main											
Account 53990 - Other Services and Charges											
242 - Amethyst House	APP 2	15-CDBG FUNDS FOR	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	17,270.00	
3390 - Bates Mechanical Inc	30127	15-CDBG FUNDS FOR	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	472.00	
205 - City Of Bloomington	120613-C0155	15-CDBG FUNDS	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	12.00	
47 - Community Kitchen Of Monroe County Inc	120613-CX	15-CDBG FUNDS FOR COMMUNITY KITCHEN	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	2,500.35	
121 - Eco Logic, LLC	2372	15-CDBG FUNDS FOR	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	1,221.25	
932 - Indiana Association For Community Econ Develo	120613-IACED CD	15-CDBG FUNDS FOR SUB/DUES	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	100.00	
193 - Kern, Benny	1092	15-CDBG Manufactured	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	2,140.00	
232 - Monroe County United Ministries	120613-MCUM	15-CDBG FUNDS FOR	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	24,100.00	
875 - Paul Young Plumbing Inc	39784	15-CDBG E.H.R.	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	952.75	
									Account 53990 - Other Services and Charges Totals	Invoice Transactions 9	\$48,768.35
									Program 150000 - Main Totals	Invoice Transactions 9	\$48,768.35
									Department 15 - HAND Totals	Invoice Transactions 9	\$48,768.35
									Fund 250 - CDBG Totals	Invoice Transactions 9	\$48,768.35
Fund 254 - HOME											
Department 15 - HAND											
Program 150000 - Main											
Account 53990 - Other Services and Charges											
205 - City Of Bloomington	120613-HM158	15-HOME FUNDS FOR	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	24.00	
223 - Duke Energy	922 DRRS 12/6	15-HOME FUNDS MISCELLANEOUS ADMIN	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	14.02	
686 - Habitat For Humanity of Monroe County, INC	612 W 15th St 2	15-HOME FUNDS 612 W 15TH STREET	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	7,895.59	
686 - Habitat For Humanity of Monroe County, INC	1030 RALSTON 7	15-HOME FUNDS 1030 RALSTON	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	8,061.02	
5339 - Meridian Title Company	823 W 4TH STREET	15-HOME CHDO FUNDS FOR 823 WEST 4TH	Paid by EFT # 11		11/27/2013	11/27/2013	12/06/2013		12/06/2013	65,340.00	
									Account 53990 - Other Services and Charges Totals	Invoice Transactions 5	\$81,334.63
									Program 150000 - Main Totals	Invoice Transactions 5	\$81,334.63
									Department 15 - HAND Totals	Invoice Transactions 5	\$81,334.63
									Fund 254 - HOME Totals	Invoice Transactions 5	\$81,334.63
Fund 256 - Special Grants											
Department 15 - HAND											
Program 150002 - Housing Counseling											
Account 53990 - Other Services and Charges											
3560 - First Financial Bank / Credit Cards	8104500	15-HOUSING	Open		11/27/2013	11/27/2013	12/06/2013		12/06/2013	77.63	
									Account 53990 - Other Services and Charges Totals	Invoice Transactions 1	\$77.63
									Program 150002 - Housing Counseling Totals	Invoice Transactions 1	\$77.63
Program 150009 - 2002 Shelter Plus Care											
Account 53990 - Other Services and Charges											

421 - Cornerstone	sheharplus12/6	15-shehar plus 12/6/13	Open	11/27/2013	11/27/2013	12/06/2013	12/06/2013	48.00
421 - Cornerstone	sheharplus12/6/	15-shehar plus 12/6/13	Open	11/27/2013	11/27/2013	12/06/2013	12/06/2013	812.00
						Account 53990 - Other Services and Charges Totals	Invoice Transactions 2	\$860.00
						Program 150009 - 2062 Shelter Plus Care Totals	Invoice Transactions 2	\$860.00
Program 150010 - LEAD Grant								
Account 53990 - Other Services and Charges								
51582 - Environmental Hazards	13-11-00445	15-Lead Grant for 1600	Open	11/27/2013	11/27/2013	12/06/2013	12/06/2013	55.00
51582 - Environmental Hazards	13-11-02231	15-Lead Grant for 1600	Open	11/27/2013	11/27/2013	12/06/2013	12/06/2013	24.00
						Account 53990 - Other Services and Charges Totals	Invoice Transactions 2	\$80.00
						Program 150010 - LEAD Grant Totals	Invoice Transactions 2	\$80.00
Program 150014 - Griffy Dam OCRA Grant								
Account 53990 - Other Services and Charges								
871 - Dave O'Mara Contractor, INC	173277 (APP 7)	15-OCRA GRIFFY DAM	Open	11/27/2013	11/27/2013	12/06/2013	12/06/2013	231,177.05
						Account 53990 - Other Services and Charges Totals	Invoice Transactions 1	\$231,177.05
						Program 150014 - Griffy Dam OCRA Grant Totals	Invoice Transactions 1	\$231,177.05
						Department 15 - HAND Totals	Invoice Transactions 6	\$232,194.88
						Fund 256 - Special Grants Totals	Invoice Transactions 6	\$232,194.88
Fund 430 - Certified Technology Park Downtown								
Department 15 - HAND								
Program 150000 - Main								
Account 53170 - Mgt. Fee, Consultants, and Workshops								
4165 - CBRE, INC	2013-724417-001	06 - Consulting fee	Open	11/27/2013	11/27/2013	12/06/2013	12/06/2013	22,750.00
						Account 53170 - Mgt. Fee, Consultants, and Workshops Totals	Invoice Transactions 1	\$22,750.00
						Program 150000 - Main Totals	Invoice Transactions 1	\$22,750.00
						Department 15 - HAND Totals	Invoice Transactions 1	\$22,750.00
						Fund 430 - Certified Technology Park Downtown Totals	Invoice Transactions 1	\$22,750.00
Fund 440 - TIF-Downtown								
Department 15 - HAND								
Program 150000 - Main								
Account 53990 - Other Services and Charges								
223 - Duke Energy	600 Rogers	600 Rogers due 12/12	Open	11/27/2013	11/27/2013	12/06/2013	12/06/2013	2,287.50
	12/12							
222 - Vedren	601 Morton	601 Morton due 11/22	Open	11/27/2013	11/27/2013	12/06/2013	12/06/2013	594.99
	11/22							
						Account 53990 - Other Services and Charges Totals	Invoice Transactions 2	\$2,882.57
						Program 150000 - Main Totals	Invoice Transactions 2	\$2,882.57
						Department 15 - HAND Totals	Invoice Transactions 2	\$2,882.57
						Fund 440 - TIF-Downtown Totals	Invoice Transactions 2	\$2,882.57
Fund 442 - TIF - Tapp Road								
Department 15 - HAND								
Program 150000 - Main								
Account 53990 - Other Services and Charges								
3560 - First Financial Bank / Credit Cards	K041061301019	Balliey's slebbing brackets	Open	11/27/2013	11/27/2013	12/06/2013	12/06/2013	188.06
3560 - First Financial Bank / Credit Cards	P14752	Smith's -- chains	Open	11/27/2013	11/27/2013	12/06/2013	12/06/2013	33.47
3560 - First Financial Bank / Credit Cards	155	Portable restroom	Open	11/27/2013	11/27/2013	12/06/2013	12/06/2013	105.00
						Account 53990 - Other Services and Charges Totals	Invoice Transactions 3	\$326.53
						Program 150000 - Main Totals	Invoice Transactions 3	\$326.53
						Department 15 - HAND Totals	Invoice Transactions 3	\$326.53
						Fund 442 - TIF - Tapp Road Totals	Invoice Transactions 3	\$326.53
Fund 445 - TIF - Adams								
Department 15 - HAND								
Program 150000 - Main								
Account 53990 - Other Services and Charges								
17 - Bynum Fanyo And Associates Inc	400936-12	02-Bynum Fanyo-W. 2nd	Open	11/27/2013	11/27/2013	12/06/2013	12/06/2013	5,873.58
3626 - United Consulting Engineers, Inc	12405-11	02-United Consulting-	Open	11/27/2013	11/27/2013	12/06/2013	12/06/2013	1,729.45
						Account 53990 - Other Services and Charges Totals	Invoice Transactions 2	\$7,603.03
						Program 150000 - Main Totals	Invoice Transactions 2	\$7,603.03
						Department 15 - HAND Totals	Invoice Transactions 2	\$7,603.03
						Fund 445 - TIF - Adams Totals	Invoice Transactions 2	\$7,603.03
Fund 446 - TIF - Prow								
Department 15 - HAND								
Program 150000 - Main								
Account 53990 - Other Services and Charges								
18944 - First Financial Bank, N.A.	App No. 1	Cascades Trail Phase 2	Open	11/27/2013	11/27/2013	12/06/2013	12/06/2013	10,926.90
10745 - Fox Construction Co Inc	App No. 1	Cascades Trail Phase 2	Open	11/27/2013	11/27/2013	12/06/2013	12/06/2013	98,342.10
						Account 53990 - Other Services and Charges Totals	Invoice Transactions 2	\$109,269.00
						Program 150000 - Main Totals	Invoice Transactions 2	\$109,269.00
						Department 15 - HAND Totals	Invoice Transactions 2	\$109,269.00
						Fund 446 - TIF - Prow Totals	Invoice Transactions 2	\$109,269.00
Fund 448 - TIF - Thomson Walnut Winslow								
Department 15 - HAND								
Program 150000 - Main								
Account 53990 - Other Services and Charges								
658 - Bloomington Valley Nursery	9301	02-Blight Valley Nursery-	Open	11/27/2013	11/27/2013	12/06/2013	12/06/2013	99.90
3560 - First Financial Bank / Credit Cards	681509	02-wyckoff-Menards-	Open	11/27/2013	11/27/2013	12/06/2013	12/06/2013	739.06
6614 - J.R. Ellington Tree Experts	Ellington-S. Rog	02-JR Ellington-S. Rogers St-tree removal	Open	11/27/2013	11/27/2013	12/06/2013	12/06/2013	3,400.00
2514 - Reliable Concrete & Construction	13-051	02-Reliable Concrete &	Open	11/27/2013	11/27/2013	12/06/2013	12/06/2013	36,310.00
						Account 53990 - Other Services and Charges Totals	Invoice Transactions 4	\$40,548.96
						Program 150000 - Main Totals	Invoice Transactions 4	\$40,548.96
						Department 15 - HAND Totals	Invoice Transactions 4	\$40,548.96
						Fund 448 - TIF - Thomson Walnut Winslow Totals	Invoice Transactions 4	\$40,548.96
						Grand Totals	Invoice Transactions 54	\$576,653.20

REGISTER OF SPECIAL CLAIMS

Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
12/6/2013	Claims				576,653.20
					<u>576,653.20</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 \$ 576,653.20

Dated this 3 day of Dec year of 2013.

ER _____

Elizabeth Keloe _____

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

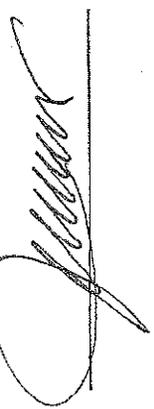
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
12/6/2013	Claims				576,653.20
					<u>576,653.20</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 \$ 576,653.20

Dated this 21 day of Dec year of 20 13.



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
12/16/2013	Claims				576,653.20
					576,653.20

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 \$ 576,653.20

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 5-1-1-10-1.6.

Fiscal Office _____

**13-35
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

WHEREAS, the City of Bloomington, Indiana, has a Neighborhood Improvement Grant Program under which general fund monies are under the control of the Redevelopment Commission and may be expended for projects that benefit neighborhoods within the City, in cooperation with the Housing and Neighborhood Development Department, pursuant to IC 36-7-14-11(4); and

WHEREAS, the Eastside Neighborhood Association has \$19,066.00 available for the construction of Eastside Park and Neighborhood Entry plan as prepared by workingdesign landscape-architecture for an approved project in the pedestrian corridor at Hunter Ave between Mitchell and Eastside Lane; and

WHEREAS, the following bid for the improvements for this project was received:

Bidder

Bid

WHEREAS, the proposal was reviewed by the Housing and Neighborhood Development Department staff for compliance with bidding requirements, specifications and qualifications;

WHEREAS, the City would like to see as much of the project as possible completed with this year's funding allocation;

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

The contract to make improvements, as specified in the bid documents, is awarded to:

BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

ATTEST:

Michael Gentile, Secretary

Date

RESOLUTION 13-39
AUTHORIZING PAYMENT FROM TIF BOND FUNDS FOR LEGAL SERVICES
FOR THE CERTIFIED TECHNOLOGY PARK

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, redevelopment and related expenses for 12 acres of land included within the City's Certified Technology Park ("CTP"); and

WHEREAS, it is desirable to obtain legal services from a law firm with extensive experience in certified technology park and real estate development to ensure that all necessary legal aspects of offering the property for private sector development are properly handled; and

WHEREAS, Ice Miller LLP has the necessary experience and expertise to provide the required legal assistance; and

WHEREAS, the City's Corporation Counsel has negotiated a scope of work with Ice Miller LLP for legal services regarding Requests for Proposals (RFPs) for the Showers Administration Building, the Mill and Kiln Buildings, and a master developer for the remainder of the CTP at a cost not to exceed \$23,000; and

WHEREAS, there will likely be additional CTP matters on which, in the judgment of the City's Corporation Counsel, the City will need legal advice from Ice Miller LLP in a time-sensitive manner, for which the Corporation Counsel would give individual approval for consultation with Ice Miller and which would be payable through the RDC's claim system, and a reasonable cap on said expenditure is \$10,000;

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

1. The expenditure of an amount not to exceed \$23,000 from the Bonds to Ice Miller LLP for RFPs for the CTP as described herein is hereby approved; and

2. The Corporation Counsel may approve limited consultation with Ice Miller LLP on CTP-related matters not included in the RFP legal cost estimates described herein, in an amount not to exceed \$10,000.

BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

ATTEST:

Mike Gentile, Secretary

Date