

## **AGENDA**

### ***REDEVELOPMENT COMMISSION***

*Kelly Conference Room*

**January 21, 2014**

**5:00 p.m.**

#### **I. ROLL CALL**

#### **II. READING OF THE MINUTES** –January 2, 2014

#### **III. EXAMINATION OF CLAIMS** –December 31, 2013 for \$456,585.83

#### **IV. UNFINISHED BUSINESS**

None.

#### **V. NEW BUSINESS**

**A. RESOLUTION 14-03:** Approval of funding for CTP Maintenance

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

**C. RESOLUTION 14-05:** Approval of Showers Administration Building Offering Sheet

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

#### **VI. BUSINESS/GENERAL DISCUSSION**

**A.** CTP update.

#### **VII. ADJOURNMENT**

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, met on Thursday, January 2, 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, Kelly Smith and Michael Gentile

**Commissioners Absent:** None

**Staff Present:** Lisa Abbott and Christina Finley

**Other (s) Present:** Susan Failey, Danise Alano-Martin and Sue West

**II. ELECTION OF OFFICERS-** David Walter is the current President and Mike Gentile is Secretary. John West made a motion to continue with the current officers. Elizabeth Kehoe seconded the motion. The board unanimously approved.

**III. READING OF THE MINUTES** – Elizabeth Kehoe made a motion to accept the December 17, 2013 minutes. John West seconded the motion. The board unanimously approved.

**IV. EXAMINATION OF CLAIMS** – Michael Gentile made a motion to accept the December 20, 2013 claims for \$647,766.10. Elizabeth Kehoe seconded the motion. The board unanimously approved.

**DIRECTORS REPORT-**A director’s report was not included in the commission packet. Lisa Abbott gave a brief summary of her current activities. She reminded the commission the CAC Social Service public hearing meeting will be January 9, 2014 at 5:30 p.m. and the Physical Improvements public hearing will be January 13, 2014 at 5:30 p.m.

**V. UNFINISHED BUSINESS**

**VI. NEW BUSINESS**

**A. RESOLUTION 14-01:** Approval of the 2014 Redevelopment Commission schedule. John West made a motion to approve Resolution 14-01. Michael Gentile seconded the motion. The board unanimously approved.

**VII. CPP BUSINESS/GENERAL DISCUSSION**

CTP update. Danise Alano-Martin distributed a list of her current CTP projects and activities.

**ADJOURNMENT**

The meeting adjourned at 5:30p.m.

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David Walter, President

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Michael Gentile, Secretary

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Date





# Board of Redevelopment Claim Register

Invoice Date Range 12/11/13 - 12/20/13

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
<b>Fund 101 - General Fund</b>										
Department 15 - HAND										
Program 150500 - Housing										
Account 53960 - Grants										
4122 - Bloomington Area Birth Services, INC	122013-HS54	15-JHSS FUNDS FOR BGLTN AREA BIRTH	Paid by Check # 55928		12/11/2013	12/11/2013	12/20/2013		12/20/2013	566.40
18308 - Dorothy Apartment Rentals	122013-BAXTER	15-R101 AMY BAXTER	Paid by Check # 55948		12/11/2013	12/11/2013	12/20/2013		12/20/2013	400.00
5954 - Greater Bloomington Chamber Of Commerce Foundation	122013-HS53	15-JHSS FUNDS FOR CHAMBER OF	Paid by Check # 55970		12/11/2013	12/11/2013	12/20/2013		12/20/2013	8,500.00
666 - Habitat For Humanity of Monroe Countv. INC	122013-HS47	15-JHSS FUNDS FOR HABITAT	Paid by EFT # 2087		12/11/2013	12/11/2013	12/20/2013		12/20/2013	4,511.11
1102 - Mother Hubbard'S Cupboard	122013-HS49	15-JHSS FUNDS FOR MHC/AREA BIRTH	Paid by Check # 56003		12/11/2013	12/11/2013	12/20/2013		12/20/2013	152.38
1102 - Mother Hubbard'S Cupboard	122013-HS51	15-JHSS FUNDS FOR MHC	Paid by Check # 56002		12/11/2013	12/11/2013	12/20/2013		12/20/2013	4,237.32
3164 - New Hope Family Shelter, Inc	122013-HS52	15-JHSS FUNDS FOR NEW HOPE FAMILY	Paid by Check # 56007		12/11/2013	12/11/2013	12/20/2013		12/20/2013	882.37
1618 - Shalom Community Center	122013-HS55	15-JHSS FUNDS FOR SHALOM	Paid by Check # 56026		12/11/2013	12/11/2013	12/20/2013		12/20/2013	20,900.00
12129 - Stepping Stones Inc	122013-HS48	15-JHSS FUNDS FOR STEPPING STONES	Paid by Check # 56033		12/11/2013	12/11/2013	12/20/2013		12/20/2013	1,478.06
12129 - Stepping Stones Inc	122013-HS50	15-JHSS FUNDS FOR STEPPING	Paid by Check # 56034		12/11/2013	12/11/2013	12/20/2013		12/20/2013	450.00
19172 - Woodland Springs, Llc	122013-GROSSKOPF	15-HSG R101 GROSSKOPF	Paid by Check # 56065		12/11/2013	12/11/2013	12/20/2013		12/20/2013	400.00
Account 53960 - Grants Totals								Invoice Transactions 11		\$42,477.64
Program 150500 - Housing Totals								Invoice Transactions 11		\$42,477.64
<b>Program 151000 - Neighborhood</b>										
Account 52420 - Other Supplies										
9523 - Freedom Business Solutions, LLC	6768	15-Neighborhood Other Supplies	Paid by EFT # 2085		12/11/2013	12/11/2013	12/20/2013		12/20/2013	64.95
Account 52420 - Other Supplies Totals								Invoice Transactions 1		\$64.95
<b>Account 53160 - Instruction</b>										
7362 - Environmental Management Institute Inc	54677-0	15-NEIGHBORHOOD TRAINING FOR JO	Paid by Check # 55958		12/11/2013	12/11/2013	12/20/2013		12/20/2013	485.00
7362 - Environmental Management Insitute Inc	54678-0	15-Neighborhood Training for Jo Stone	Paid by Check # 55959		12/11/2013	12/11/2013	12/20/2013		12/20/2013	340.00
Account 53160 - Instruction Totals								Invoice Transactions 2		\$825.00
<b>Account 53320 - Advertising</b>										
323 - Hooster Times, Inc	1695586 NB	15-NEIGHBORHOOD ADVERTISING	Paid by EFT # 2089		12/11/2013	12/11/2013	12/20/2013		12/20/2013	27.65
Account 53320 - Advertising Totals								Invoice Transactions 1		\$27.65
<b>Account 53910 - Dues and Subscriptions</b>										
1235 - Monroe County Apartment Association	1035	15-NEIGHBORHOOD SUBSCRIPTIONS AND	Paid by Check # 55997		12/11/2013	12/11/2013	12/20/2013		12/20/2013	250.00
Account 53910 - Dues and Subscriptions Totals								Invoice Transactions 1		\$250.00
<b>Account 53960 - Grants</b>										
527 - Provine, Vickie	122013-NB72	15-NEIGHBORHOOD NEIGHBORHOOD	Paid by Check # 56014		12/11/2013	12/11/2013	12/20/2013		12/20/2013	17.22
Account 53960 - Grants Totals								Invoice Transactions 1		\$17.22
<b>Account 53990 - Other Services and Charges</b>										
208 - City Of Bloomington Utilities	2.70	15-NEIGHBORHOOD OTHER SERVICES	Paid by Check # 55941		12/11/2013	12/11/2013	12/20/2013		12/20/2013	2.70
Account 53990 - Other Services and Charges Totals								Invoice Transactions 1		\$2.70
Program 151000 - Neighborhood Totals								Invoice Transactions 7		\$1,187.52
<b>Program 152000 - Historic Preservation</b>										
Account 53960 - Grants										
1138 - Bct Management Inc	122013-HP7	15-HISTORIC GRANT FUNDS	Paid by Check # 55921		12/11/2013	12/11/2013	12/20/2013		12/20/2013	250.00
Account 53960 - Grants Totals								Invoice Transactions 1		\$250.00
Program 152000 - Historic Preservation Totals								Invoice Transactions 1		\$250.00
Department 15 - HAND Totals								Invoice Transactions 19		\$43,915.16
Fund 101 - General Fund Totals								Invoice Transactions 19		\$43,915.16
<b>Fund 250 - CDBG</b>										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
47 - Community Kitchen Of Monroe County Inc	122013-CK	15-CDBG FUNDS FOR COMMUNITY KITCHEN	Paid by Check # 10285		12/11/2013	12/11/2013	12/20/2013		12/20/2013	2,500.35
1785 - Monroe County Land Title Co Inc	122013-CD156	15-CDBG FUNDS FOR DP/CC FOR JACOB	Paid by Check # 10286		12/11/2013	12/11/2013	12/20/2013		12/20/2013	5,000.00
Account 53990 - Other Services and Charges Totals								Invoice Transactions 2		\$7,500.35
Program 150000 - Main Totals								Invoice Transactions 2		\$7,500.35
Department 15 - HAND Totals								Invoice Transactions 2		\$7,500.35
Fund 250 - CDBG Totals								Invoice Transactions 2		\$7,500.35
<b>Fund 254 - HOME</b>										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
208 - City Of Bloomington Utilities	11/1-12/1 Susie	15-Home Funds for misc admin	Paid by Check # 5321		12/11/2013	12/11/2013	12/20/2013		12/20/2013	18.21
208 - City Of Bloomington Utilities	11/1-12/1 ORRIS	15-HOME FUNDS FOR MISC ADMIN	Paid by Check # 5321		12/11/2013	12/11/2013	12/20/2013		12/20/2013	18.21
222 - Vectren	5407264 5	15-HOME FUNDS FOR MISC ADMIN	Paid by Check # 5322		12/11/2013	12/11/2013	12/20/2013		12/20/2013	22.22
Account 53990 - Other Services and Charges Totals								Invoice Transactions 3		\$58.64
Program 150000 - Main Totals								Invoice Transactions 3		\$58.64
Department 15 - HAND Totals								Invoice Transactions 3		\$58.64
Fund 254 - HOME Totals								Invoice Transactions 3		\$58.64
<b>Fund 256 - Special Grants</b>										

Department 15 - HAND									
Program 150002 - Housing Counseling									
Account 53990 - Other Services and Charges									
4098 - Equifax Information Services, LLC	8215148	15-HOUSING COUNSELING (STATE)	Paid by EFT # 2080	12/11/2013	12/11/2013	12/20/2013	12/20/2013	21.14	
							Account 53990 - Other Services and Charges Totals	Invoice Transactions 1	\$21.14
							Program 150002 - Housing Counseling Totals	Invoice Transactions 1	\$21.14
							Department 15 - HAND Totals	Invoice Transactions 1	\$21.14
							Fund 256 - Special Grants Totals	Invoice Transactions 1	\$21.14
Fund 408 - Unsafe Housing									
Department 15 - HAND									
Program 150000 - Main									
Account 53320 - Advertising									
323 - Hoosier Times, Inc	1695586	15-Unsafe Building Fund - advertising for unsafe	Paid by EFT # 2089	12/11/2013	12/11/2013	12/20/2013	12/20/2013	43.62	
							Account 53320 - Advertising Totals	Invoice Transactions 1	\$43.62
Account 53990 - Other Services and Charges									
clark excavating	1633	Services - Utilities and Misc. Services (Not	Paid by Check # 56068	12/11/2013	12/11/2013	12/20/2013	12/20/2013	150.00	
4019 - Michael W Sullivan	PINESTONE 1232	15-Unsafe Building Fund	Paid by Check # 56038	12/11/2013	12/11/2013	12/20/2013	12/20/2013	100.00	
							Account 53990 - Other Services and Charges Totals	Invoice Transactions 2	\$250.00
							Program 150000 - Main Totals	Invoice Transactions 3	\$293.62
							Department 15 - HAND Totals	Invoice Transactions 3	\$293.62
							Fund 408 - Unsafe Housing Totals	Invoice Transactions 3	\$293.62
Fund 430 - Certified Technology Park Dwtwn									
Department 15 - HAND									
Program 150000 - Main									
Account 53170 - Mgt. Fee, Consultants, and Workshops									
4690 - Monroe Owen Appraisal Inc	N Morton Street	555 N Morton, 601 N Morton, 615 N Morton	Paid by Check # 56000	12/11/2013	12/11/2013	12/27/2013	12/20/2013	7,250.00	
4690 - Monroe Owen Appraisal Inc	N MortonStreet	555 N Morton, 601 N Morton, 615 N Morton	Paid by Check # 56000	12/11/2013	12/11/2013	12/27/2013	12/20/2013	1,500.00	
							Account 53170 - Mgt. Fee, Consultants, and Workshops Totals	Invoice Transactions 2	\$8,750.00
							Program 150000 - Main Totals	Invoice Transactions 2	\$8,750.00
							Department 15 - HAND Totals	Invoice Transactions 2	\$8,750.00
							Fund 430 - Certified Technology Park Dwtwn Totals	Invoice Transactions 2	\$8,750.00
Fund 440 - TIF-Downtown									
Department 15 - HAND									
Program 150000 - Main									
Account 53990 - Other Services and Charges									
912 - Central Security Systems, INC	335988	15-CTP RES 13 11 - 638 N Rogers	Paid by Check # 55935	12/11/2013	12/11/2013	12/20/2013	12/20/2013	105.00	
912 - Central Security Systems, INC	335987	15-CTP RES 13 11 for 601 N. Morton	Paid by Check # 55935	12/11/2013	12/11/2013	12/20/2013	12/20/2013	105.00	
208 - City Of Bloomington Utilities	600 Rogers 12/20	15-CTP RES 13 11 for 600 N. Rogers	Paid by Check # 55941	12/11/2013	12/11/2013	12/20/2013	12/20/2013	106.75	
208 - City Of Bloomington Utilities	638 Rogers 12/20	15-CTP RES 13 11 - 638 N Rogers	Paid by Check # 55941	12/11/2013	12/11/2013	12/20/2013	12/20/2013	150.04	
208 - City Of Bloomington Utilities	335 11th 12/20	15-CTP RES 13 11 for 335 11th St	Paid by Check # 55941	12/11/2013	12/11/2013	12/20/2013	12/20/2013	62.28	
208 - City Of Bloomington Utilities	601 Morton 12/20	15-CTP RES 13 11 for 601 N. Morton	Paid by Check # 55941	12/11/2013	12/11/2013	12/20/2013	12/20/2013	42.23	
223 - Duke Energy	601 Morton 12/20	15-CTP RES 13 11 for 601 N. Morton	Paid by Check # 55951	12/11/2013	12/11/2013	12/20/2013	12/20/2013	200.56	
223 - Duke Energy	613 Morton 12/20	15-CTP RES 13 11 for 613 Morton	Paid by Check # 55951	12/11/2013	12/11/2013	12/20/2013	12/20/2013	9.40	
223 - Duke Energy	335 11th 12/20	15-CTP RES 13 11 for 335 11th St	Paid by Check # 55951	12/11/2013	12/11/2013	12/20/2013	12/20/2013	55.59	
18844 - First Financial Bank, N.A.	App No. 9	Dispatch construction -- retainage	Paid by Check # 55963	12/11/2013	12/11/2013	12/20/2013	12/20/2013	14,231.00	
3900 - Gibraltar Construction Corp	App No. 9	Dispatch construction pay No. 9	Paid by Check # 55967	12/11/2013	12/11/2013	12/20/2013	12/20/2013	128,074.00	
321 - Harrell Fish, INC	M40916-D	BCT Quarterly Contract	Paid by EFT # 2088	12/11/2013	12/11/2013	12/20/2013	12/20/2013	1,013.00	
321 - Harrell Fish, INC	M41077-B	15-CTP RES 13 11 - December billing	Paid by EFT # 2088	12/11/2013	12/11/2013	12/20/2013	12/20/2013	1,904.00	
321 - Harrell Fish, INC	M41077-A	15-CTP RES 13 11 - November billing	Paid by EFT # 2088	12/11/2013	12/11/2013	12/20/2013	12/20/2013	1,904.00	
222 - Vectren	601 Morton 12/20	15-CTP RES 13 11 for 601 Morton	Paid by Check # 56054	12/11/2013	12/11/2013	12/20/2013	12/20/2013	534.95	
222 - Vectren	600 Rogers 12/20	15-CTP RES 13 11 for 600 N. Rogers	Paid by Check # 56054	12/11/2013	12/11/2013	12/20/2013	12/20/2013	1,670.35	
222 - Vectren	638 Rogers 12/20	15-CTP RES 13 11 for 638 N. Rogers	Paid by Check # 56054	12/11/2013	12/11/2013	12/20/2013	12/20/2013	634.91	
10 - Bledsoe Riggert And Guerretaz Inc	12379	02-Bledsoe Riggert & Guerretaz-3rd &	Paid by Check # 55927	12/11/2013	12/11/2013	12/20/2013	12/20/2013	1,260.00	
							Account 53990 - Other Services and Charges Totals	Invoice Transactions 18	\$152,063.06
							Program 150000 - Main Totals	Invoice Transactions 18	\$152,063.06
							Department 15 - HAND Totals	Invoice Transactions 18	\$152,063.06
							Fund 440 - TIF-Downtown Totals	Invoice Transactions 18	\$152,063.06
Fund 442 - TIF - Tapp Road									
Department 15 - HAND									
Program 150000 - Main									
Account 53990 - Other Services and Charges									
249 - Crider And Crider Inc	App Payment 6-Cr	02-Crider & Crider-Tapp Rd PH III-payment #6	Paid by Check # 55946	12/11/2013	12/11/2013	12/20/2013	12/20/2013	352,402.51	
18844 - First Financial Bank, N.A.	Esc Payment 6-FF	02-First Financial Bank-escrow payment 6-Tapp	Paid by Check # 55962	12/11/2013	12/11/2013	12/20/2013	12/20/2013	18,547.50	
							Account 53990 - Other Services and Charges Totals	Invoice Transactions 2	\$370,950.01
							Program 150000 - Main Totals	Invoice Transactions 2	\$370,950.01
							Department 15 - HAND Totals	Invoice Transactions 2	\$370,950.01
							Fund 442 - TIF - Tapp Road Totals	Invoice Transactions 2	\$370,950.01
Fund 445 - TIF - Adams									
Department 15 - HAND									
Program 150000 - Main									
Account 53990 - Other Services and Charges									
4050 - Todd V Taylor	#4	02-Todd Taylor-r/w acquisitions-Twin	Paid by Check # 56042	12/11/2013	12/11/2013	12/20/2013	12/20/2013	2,700.00	
4172 - Yukon Properties, LLC	Parcel 8	02-Yukon Properties-row-parcel 8 Twin	Paid by Check # 56067	12/11/2013	12/11/2013	12/20/2013	12/20/2013	20,745.00	

Fund 446 - TIF - Prow  
 Department 15 - HAND  
 Program 150000 - Main  
 Account 53990 - Other Services and Charges  
 7059 - Eagle Ridge Civil Engineering Services 024-41  
 Lic

Account 53990 - Other Services and Charges Totals	Invoice Transactions 2	<u>\$23,445.00</u>
Program 150000 - Main Totals	Invoice Transactions 2	<u>\$23,445.00</u>
Department 15 - HAND Totals	Invoice Transactions 2	<u>\$23,445.00</u>
Fund 446 - TIF - Adams Totals	Invoice Transactions 2	<u>\$23,445.00</u>

02-Eagle Ridge-Cascades Paid by Check	12/11/2013	12/11/2013	12/20/2013	12/20/2013	1,909.30
Trail design # 55955					
Account 53990 - Other Services and Charges Totals				Invoice Transactions 1	<u>\$1,909.30</u>
Program 150000 - Main Totals				Invoice Transactions 1	<u>\$1,909.30</u>
Department 15 - HAND Totals				Invoice Transactions 1	<u>\$1,909.30</u>
Fund 446 - TIF - Prow Totals				Invoice Transactions 1	<u>\$1,909.30</u>

Fund 448 - TIF - Thomson Walnut Winslow  
 Department 15 - HAND  
 Program 150000 - Main  
 Account 53990 - Other Services and Charges  
 399 - American Structurepoint Inc 65644

02-American Structurepoint-S. Rogers	Paid by Check # 55913	12/11/2013	12/11/2013	12/20/2013	12/20/2013	38,859.82
Account 53990 - Other Services and Charges Totals					Invoice Transactions 1	<u>\$38,859.82</u>
Program 150000 - Main Totals					Invoice Transactions 1	<u>\$38,859.82</u>
Department 15 - HAND Totals					Invoice Transactions 1	<u>\$38,859.82</u>
Fund 448 - TIF - Thomson Walnut Winslow Totals					Invoice Transactions 1	<u>\$38,859.82</u>
Grand Totals					Invoice Transactions 54	<u>\$647,766.10</u>

**REGISTER OF SPECIAL CLAIMS**

**Board: Redevelopment Claim Register**

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
12/20/2013	Claims				647,766.10

**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 \$ 647,766.10

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 \_\_\_\_\_

**14-03**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF**  
**CITY OF BLOOMINGTON INDIANA**

**WHEREAS**, pursuant to Indiana Code 36-7-14 et seq., the Redevelopment Commission of the City of Bloomington (“RDC”) and the Common Council of the City of Bloomington created, in 1993, an economic development area known as the “Downtown Economic Development Area”; and,

**WHEREAS**, the Downtown Economic Development Area is an allocation area for purposes of tax increment financing (hereinafter “Downtown TIF”); and,

**WHEREAS**, pursuant to Indiana Code 36-7-14-2.5, the planning, replanning, development, and redevelopment of economic development areas are public and governmental functions and are public uses and purposes for which public money may be spent; and,

**WHEREAS**, the RDC owns real property and buildings physically located in the Downtown TIF, which were previously owned by Indiana University; and,

**WHEREAS**, TIF dollars may be spent and allocated for the maintenance, repair, and improvement of publicly owned property, and, the RDC desires to maintain, repair and improve its property as needed, and further desires to delegate authority to maintain, repair, and improve the property to City staff; and,

**WHEREAS**, the RDC desires that staff be authorized to:

1) approve expenditures of Downtown TIF funds for said maintenance, repairs and improvements and subsequently submit claims in the normal course of business for approval by the RDC as necessary; however, the RDC desires to put in place a ceiling for said expenses of Five Thousand Dollars (\$5,000) per incident and Fifty Thousand Dollars (\$50,000) per calendar year; and

2) approve payment of the current utility bills for Warehouse B in the amount of \$7,223.97. Future utility shut-off expenditures will be covered as a demolition expense.

**WHEREAS**, sufficient monies are available in the Downtown TIF to pay for said expenses.

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

1. The RDC finds the above-described expenditures, which may be made to maintain, repair and improve publicly-owned property, are necessary, serve a valid public purpose, are local public improvements as defined by Indiana Code 36-7-14 et seq., and fall within the economic development plan for the Downtown Economic Development Area and finds that delegation of the limited authority described above to City staff to undertake such maintenance, repairs and improvements on behalf of the RDC serves the public’s best interests;

2. The RDC authorizes the Bloomington City Controller to directly pay for or reimburse maintenance, repair, and improvement expenses up to Five Thousand Dollars (\$5,000) per incident and Fifty Thousand Dollars (\$50,000) for this calendar year, for real property described in Exhibit A, and for buildings contained thereon.

3. The RDC further authorizes the Controller to pay utility bills for Warehouse B in the amount of \$7,223.97.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

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David Walter, President

ATTEST:

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Michael Gentile, Secretary

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Date

EXHIBIT A-1

Legal Description

Lots 46, 48, and 50 and 5 feet off the East side of Lot 49 in Maple Heights as recorded in Plat Book 21, Page 10.

Lots 6, 7, and 8 and the alley between Lots 6 and 7 In Hunter Addition to the City of Bloomington as recorded In Plat Book 3, Page 29.

A part of the East half of Section 32 and a part of the West half of Section 33, Township 9 North, Range 1 West, Monroe County, Indiana described as follows:

Beginning at the Northwest corner of a 12 foot alley being 12 feet West of the Northwest corner of Lot 1 in Hunter Addition to the City of Bloomington; thence South 00 degrees 02 minutes 14 seconds West along the West line of said alley 336.60 feet; thence North 89 degrees 29 minutes 08 seconds West 145.30 feet; thence South 00 degrees 30 minutes 46 seconds West 416.47 feet; thence South 88 degrees 49 minutes 45 seconds West 373.70 feet to the East right—of—way of North Rogers Street; thence along said East right—of—way North 00 degrees 35 minutes 33 seconds East 755.43 feet to the South right—of—way of 11th Street; thence along said right—of—way North 89 degrees 33 minutes 21 seconds East 515.07 feet to the Point of Beginning containing 7.56 acres, more or less.

West Description

A part of the East half of Section 32, Township 9 North, Range 1 West, Monroe County, Indiana described as follows:

Beginning at the intersection of the South alley line, said alley running East and West South of Lots 46, 47, 48, 49 and 50 in Maple Heights Second Addition to the City of Bloomington and the West line of North Rogers Street said point being 144 feet South of West Eleventh Street; thence South 00 degrees 35 minutes 33 seconds West along the West line of North Rogers Street 583.19 feet to the North right—of—way of the CSX Railroad Corridor said point being on a non—tangent curve having a radius of 1490.96 feet; thence Northwesterly along said curve 376.73 feet (chord bearing North 48 degrees 47 minutes 12 seconds West 375.73 feet); thence North 00 degrees 35 minutes 33 seconds East parallel to North Rogers Street 333.37 feet to the South line of the aforementioned alley; thence North 89 degrees 32 minutes 51 seconds East 285.24 feet to the Point of Beginning: Excepting therefrom the North—South alley which extends South between Lots 47 and 48 in Maple Heights Second Addition. Containing approximately 2.91 acres.

EXHIBIT A-2

Legal Description

Lot Number Forty-seven (47) in Maple Heights Addition to the City of Bloomington, Indiana, according to the recorded plat thereof.

Lot Number 49 in Maple Heights Second Addition to the City of Bloomington, Indiana, excepting there from 5 feet of even width off of the entire East side thereof.

**RESOLUTION 14-04 OF THE  
BLOOMINGTON REDEVELOPMENT COMMISSION  
TO AUTHORIZE AWARD OF CONTRACT FOR  
DECONSTRUCTION OF WAREHOUSE B (FORMER IU FOOD SERVICES BUILDING)  
IN CERTIFIED TECHNOLOGY PARK**

**WHEREAS**, the City of Bloomington owns the building located at 600 N. Rogers Street, known as Warehouse B in the City’s Certified Technology Park (CTP), which was formerly the IU Food Services building; and

**WHEREAS**, the City approved a Master Plan for redevelopment of the CTP, which recommended deconstruction of Warehouse B to make space for improved infrastructure and for offering the land for private sector redevelopment; and

**WHEREAS**, pursuant to Ind. Code § 36-1-12 the City solicited bids for deconstruction of Warehouse B and the lowest responsible and responsive bidder, Klenck Company, proposes to perform the deconstruction for a lump sum of \$175,000; and

**WHEREAS**, it is desirable to approve a contingency amount to cover possible unforeseen costs that cause the deconstruction costs to exceed the amount of Klenck’s bid, which contingency would only be expended by change orders approved by the Commission or by City staff as provided herein; and

**WHEREAS**, change orders that do not exceed 5% of the original contract amount may be approved by appropriate City staff, who will inform the Commission of any such approvals at the next meeting after approval; and

**WHEREAS**, the bid submitted by Klenck Company is responsible and responsive; and

**WHEREAS**, authorization to expend bond funds from the City’s Redevelopment District Tax Increment Revenue Bonds of 2011 for the deconstruction of Warehouse B is contained in Resolution 14-06, which may also authorize payment of other expenses related to this deconstruction project;

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

1. The Redevelopment Commission hereby awards the contract for deconstruction of Warehouse B, 600 N. Rogers Street, to the lowest responsive and responsible bidder, Klenck Company, in the amount of \$175,000 as provided herein; and

2. The Commission hereby authorizes appropriate City staff to approve change orders that do not exceed 5% of the original contract amount and directs the staff to notify the Commission at the next meeting following such approval of the nature and amount of the change order.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

\_\_\_\_\_  
David Walter, President

ATTEST:

\_\_\_\_\_  
Michael Gentile, Secretary

\_\_\_\_\_  
Date

**RESOLUTION 14-05**  
**OF THE BLOOMINGTON REDEVELOPMENT COMMISSION**  
**APPROVING OFFERING SHEET FOR PROPERTY ON NORTH MORTON STREET**

**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 (Commission) is responsible for overseeing, and the Commission approved a Master Plan for the CTP; and

**WHEREAS**, the Commission owns and wishes to sell the building located at 601 N. Morton (Building) in the CTP and lease the adjoining parking lot at 607 and 613 N. Morton (Parking Lot) to the building's buyer; and

**WHEREAS**, Indiana Code 36-7-14-22 governs disposal of property owned by the Commission, and pursuant to that statute the Commission obtained two appraisals of the Building and of the rental value of the Parking Lot; prepared an Offering Sheet offering the Building for sale at an offering price of the average of the two Building appraisals of \$732,500.00 and offering the Parking Lot for lease at \$56.00 per space per month, the average of the two Parking Lot rental rate appraisals, and that Offering Sheet is attached hereto; and

**WHEREAS**, the Commission has also caused to be prepared a Request for Proposals soliciting responses from potential purchasers of the Building who will also have the option to lease the Parking Lot; and

**WHEREAS**, the Master Plan also calls for developing a central portion of the CTP into a greenspace and stormwater retention area, and the Commission is willing to consider an exchange of the Building for other real estate within the CTP if satisfactory evidence of the value of the real estate to be exchanged is provided; and

**WHEREAS**, there will be publication costs associated with offering this property, which are estimated not to exceed \$500.00;

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

1. The Redevelopment Commission hereby approves the Offering Sheet and Request for Proposals for disposal of the Building at 601 N. Morton Street and lease of the Parking Lot at 607 and 613 N. Morton.
2. The Redevelopment Commission hereby approves payment of the cost of publication of the legal advertisement of this offering in an amount not to exceed \$500.00.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

\_\_\_\_\_  
David Walter, President

ATTEST:

\_\_\_\_\_  
Michael Gentile, Secretary

\_\_\_\_\_  
Date

NOTICE OF OFFERING  
AND  
OFFERING SHEET

Former Showers Administration Building (Historic Building)  
601 N. Morton Street  
Bloomington, Indiana

City of Bloomington

January, 2014  
Redevelopment Commission

## TABLE OF CONTENTS

A. Notice of Sale of Real Estate Page 3

B. Offering Sheet Page 5

## NOTICE OF REAL ESTATE FOR SALE AND LEASE

Notice is hereby given by the Departments of Economic and Sustainable Development (ESD) and Housing and Neighborhood Development (HAND) that on March 3, 2014, at 5:00 p.m. local time (EST), the Bloomington Redevelopment Commission (RDC) in the McCloskey Room of Showers City Hall, 401 N. Morton St., Bloomington, Indiana, will open and consider written offers for the purchase of certain real estate with an address of 601 N. Morton, Bloomington, IN 47404, and the lease of certain adjoining real estate for parking in association with use of the building at 601 N. Morton. The RDC is willing to entertain proposals for the purchase of 601 N. Morton and the lease of the adjoining parking lot for the purposes described in this notice. The RDC will consider offers to acquire the building without an accompanying offer to lease the parking lots, but will not consider offers to lease the parking lots without an accompanying offer to purchase the building. The offer may consist of cash and other property as long as the offer meets the conditions set forth below. With respect to property other than cash, the offer must be accompanied by evidence of the property's fair market value that is acceptable to the RDC, in its sole discretion.

### Legal Descriptions and Property Information

A. The real estate to be sold located at 601 N. Morton has the following legal description:

**Hunter Addition Lot 8, 013-74390-00, State Tax Id: 53-05-33-206-001.000-005**

The real estate to be leased has addresses of 607 and 613 N. Morton and the following legal description:

**Hunter Addition Lot 6, 013-74370-00, State Tax Id: 53-05-33-206-003.000-005 and**

**Hunter Addition Lot 7, 013-74380-00, State Tax Id: 53-05-33-206-019.000-005**

NOTE: For purposes of the preparation of this description, no surveys of the described real estate were performed and no monuments were set. Legal descriptions are from Monroe County public records.

B. The real estate is zoned CD -- Downtown Commercial; Downtown Core Overlay.

C. The building at 601 N. Morton is the former Showers Administration Building and is listed on the National Register of Historic Places.

### Offering Packet and Bid Deadline

Offering packet may be picked up in the ESD Department, Suite 120, Showers City Hall, 401 N. Morton, Bloomington, IN 47404, between the hours of 8:00 a.m. and 5:00 p.m. weekdays beginning on the \_\_\_\_ day of \_\_\_\_\_, 2014, or may be sent electronically upon request. Please direct questions about receiving packets to Gordon Hendry of CBRE, (317) 269-1183 or by email at [gordon.hendry@cbre.com](mailto:gordon.hendry@cbre.com), or to Danise Alano-Martin by email at [alanod@bloomington.in.gov](mailto:alanod@bloomington.in.gov); or at (812) 349-3477. Items included in the Offering Packet are: Request for Proposals, Notice of Offering and Offering Sheet, and Instructions to Bidders. Items also available for review in Suite 120 in hard copy include the Offering Packet and the Master Plan for Bloomington's Certified Technology Park.

All offers must be filed with the ESD Department at the aforementioned office no later than 5:00 p.m. on March 3, 2014 and shall be in the form described in the City's Request for Proposals. Proposals submitted or received after that date will not be considered. Responses may be emailed before said deadline to both Danise Alano-Martin and Gordon Hendry at the email addresses above.

### Development Standards and Limitations

1. All exterior work on the building at 601 N. Morton shall be performed in accordance with the Secretary of Interior's Standards for Treatment of Historic Properties

2. An easement, restrictive covenant or other type of use restriction will be imposed upon the real estate that:
- a. Requires the successful bidder to maintain the building's primary use as one of more of the following:
    - Office, technology, or research and development uses that support adaptive reuse; and/or
    - Educational, cultural or institutional uses that bring employees, students, clients or visitors to the area; and/or
    - Mixed office/residential space where the residential units meet a professional/workforce housing demand or senior housing demand. Student housing is explicitly not of interest to the City for this project.
  - b. Requires renovations or remodeling of the first floor to preserve the original paneling, staircase, built-in furnishings, and other fixtures to the greatest extent possible through a historical preservation or conservation easement, a restrictive covenant or other type of use restriction.
  - c. In connection with any easement, restrictive covenant or use restriction, the RDC will consider any reasonable structure that enables a bidder to realize tax credits or other forms of tax savings from sums spent complying with such restrictions.
  - d. A bid submitted by a trust (as defined in IC 30-4-1-1(a)) must identify each beneficiary of the trust and each settlor empowered to revoke or modify the trust.

### **Selection**

The RDC reserves the right to reject any or all offers or to make the award to the highest and best bidder. Offers may consist of consideration in the form of cash or a combination of cash and other real estate. Offers that include as consideration real estate adjoining RDC-owned property slated for redevelopment will receive additional weight in the review process. With respect to property other than cash, the offer must be accompanied by evidence of the property's fair market value that is satisfactory to the RDC in its sole discretion. In determining the best offer, the RDC shall take into account price and other consideration; the timing of the transaction and redevelopment of the property; source of debt and equity funds; development resume; any existing relationships with parties related to the approval process ("Parties"); the proposed redevelopment plan and future uses; the scope of investigation/discussion with Parties; how the offer and intended use contributes to the City's plans for the Certified Technology Park, including intended use for high technology activity; any property that may be contributed as part of the consideration to the City; and any other statutory criteria in IC 36-7-14-22(f). A successful bidder will be required to enter into a development agreement with the RDC with respect to these and other matters. For a period of thirty (30) days after the opening of the written offers, no sale may be made at a price less than that shown on the offering sheet. After that, the RDC may adjust the offering price in the manner the RDC considers necessary to further the redevelopment plan.

This notice is given pursuant to IC 36-7-14-22(d) and IC 5-3-1-2(e).

Dated \_\_\_\_\_, 2014.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

Publish two times, one week apart in the *Bloomington Herald Times*, with the second publication occurring at least one week before the opening of offers/bids.

## OFFERING SHEET

### CITY OF BLOOMINGTON REDEVELOPMENT COMMISSION

c/o Economic and Sustainable Development Department  
Showers City Hall, Suite 120  
401 N. Morton  
Bloomington, IN 47404

The Bloomington Redevelopment Commission (RDC) is willing to entertain proposals for acquisition of 601 N. Morton and lease of the adjoining parking lot at 607 and 613 N. Morton to the purchaser of 601 N. Morton for use in connection with use of that building. The RDC will only consider offers to lease the parking lot at 607 and 613 N. Morton in conjunction with an offer to acquire the building at 601 N. Morton. However, the RDC will consider offers to acquire the building without an accompanying offer to lease the parking lot.

#### Legal Descriptions and Property Information

A. The real estate to be sold located at 601 N. Morton has the following legal description:

**Hunter Addition Lot 8, 013-74390-00, State Tax Id: 53-05-33-206-001.000-005**

The real estate which could be leased for parking has addresses of 607 and 613 N. Morton and the following legal description:

**Hunter Addition Lot 6, 013-74370-00, State Tax Id: 53-05-33-206-003.000-005** and

**Hunter Addition Lot 7, 013-74380-00, State Tax Id: 53—5-33-206-019.000-005**

NOTE: For purposes of the preparation of this description, no surveys of the described real estate were performed and no monuments were set. Legal description is from Monroe County public records.

B. The Property is zoned CD -- Downtown Commercial; Downtown Core Overlay.

C. The building at 601 N. Morton is the former Showers Administration Building and is listed on the National Register of Historic Places.

#### Minimum Offering Prices

A. The minimum offering price for purchase of the building at 601 N. Morton is \$732,500.

B. The minimum offering price to lease the parking lot at 607 and 613 N. Morton is \$56.00 per parking space.

C. The parking lots at 607 and 613 N. Morton will not be leased separately from each other, nor will they be leased to anyone other than the successful bidder for acquisition of the building at 601 N. Morton.

## **Development Standards and Limitations**

1. All exterior work on the building at 601 N. Morton shall be performed in accordance with the Secretary of Interior's Standards for Historic Structures.
2. An easement, restrictive covenant or other type of use restriction will be imposed upon the real estate that:
  - a. Require the successful bidder to maintain the building's primary use as one of more of the following:
    - Office, technology, or research and development uses that support adaptive reuse; and/or
    - Educational, cultural or institutional uses that bring employees, students, clients or visitors to the area; and/or
    - Mixed office/residential space where the residential units meet a professional/workforce housing demand or senior housing demand. Student housing is explicitly not of interest to the City for this project.
  - b. Require renovations or remodeling of the first floor to preserve the original paneling, staircase, built-in furnishings, and other fixtures to the greatest extent possible through a historical preservation or conservation easement, a restrictive covenant or other type of use restriction.
  - c. In connection with any easement, restrictive covenant or use restriction, the RDC will consider any reasonable structure that enables a bidder to realize tax credits or other forms of tax savings from sums spent complying with such restrictions.
  - d. A bid submitted by a trust (as defined in IC 30-4-1-1(a)) must identify each beneficiary of the trust and each settlor empowered to revoke or modify the trust.

## **Project Agreement**

The successful bidder must be prepared to enter into a Project Agreement with the RDC, which Project Agreement will address the purchase of 601 N. Morton and, if desired by the successful bidder, lease of 607 and 613 N. Morton; all easements related to the Project; and restrictive covenants on use and development of the Project, and shall set forth the nature of the development and uses of the Property. By entering a bid for the Property, the bidder agrees to negotiate the Project Agreement in good faith and acknowledges and agrees that if, in spite of good faith negotiations, the bidder and the RDC are not able to reach agreement on a form of Project Agreement on or before sixty (60) days following the acceptance of the bid of such successful bidder, then such successful bidder shall have no further rights, development or otherwise, in or to the Property and the RDC may re-offer the Property or otherwise dispose of the Property as permitted by law.

## **Requirements of Bidders**

The successful bidder must demonstrate that he or she has the industry, knowledge, experience, and financial capability to successfully complete the proposed development on the Property.

## INSTRUCTIONS TO BIDDERS

1. **General:** In accordance with Indiana Code 36-7-14-22, the Bloomington Redevelopment Commission (“RDC”) is offering for sale and lease the properties described in Offering Sheet and Request for Proposal (the “Property”).

a. The disposal of the Property was duly advertised in the *Bloomington Herald Times*. The disposal of the Property will be governed by procedures established by the RDC in accordance with applicable regulations and statutes of the State of Indiana, and all offers, to qualify for consideration by the RDC, must be prepared and submitted in accordance with these procedures.

b. The disposal of the property will be in accordance with, and the successful bidder must be willing to negotiate and enter into, a Project Agreement with the RDC within sixty (60) days of the acceptance of the bids, which Project Agreement shall set forth the nature of the development of the Property.

c. A bid submitted by a trust (as defined in IC 30-4-1-1(a)) must identify each beneficiary of the trust and settler empowered to modify the trust.

2. **Offering Packet:** The offering packet contains the RDC’s Offering Sheet, attached hereto as Exhibit A, which identifies the Property being offered and states the minimum purchase price for 601 N. Morton and minimum lease price for the adjoining parking lot at 607 and 613 N. Morton for which offers will be considered. Also included in the offering packet are the following: Request for Proposals, Notice of Real Estate for Sale and Lease, and Instructions to Bidders. Offering packets may be picked up in the Economic and Sustainable Development Dept. (ESD), Suite 120, Showers City Hall, 401 N. Morton, Bloomington, IN 47404, between the hours of 8:00 a.m. and 5:00 p.m. weekdays beginning on the \_\_\_ day of \_\_\_\_\_, 2014, or may be sent electronically upon request. Please direct questions about receiving packets to Gordon Hendry of CBRE, (317) 269-1183 or by email at [gordon.hendry@cbre.com](mailto:gordon.hendry@cbre.com), or to Danise Alano-Martin by email at [alanod@bloomington.in.gov](mailto:alanod@bloomington.in.gov); or at (812) 349-3477.

3. **Sealed Offers; Electronic Bids:** Bids may be submitted either on paper as a sealed written offer or electronically via email as provided herein. Sealed written offers, in accordance with these Instructions to Bidders, will be received by ESD on behalf of the RDC in Suite 120 of the Showers City Hall, 401 N. Morton, Bloomington, Indiana, 47404, until 5:00 p.m. on March 3, 2014. If submitting on paper, each bidder shall submit one original offer or proposal with three (3) copies. Bids submitted electronically shall be emailed to both Danise Alano-Martin at [alanod@bloomington.in.gov](mailto:alanod@bloomington.in.gov) and to Gordon Hendry at [gordon.hendry@cbre.com](mailto:gordon.hendry@cbre.com) and must be emailed before 5:00 p.m. on March 3, 2014.

At 5:00 p.m. on March 3, 2014, the RDC will publicly open and consider all written offers at a public meeting of the RDC. All exhibits, drawings, renderings and other material to be used in such presentation that are in addition to the sealed bid shall be deposited by each bidder at the time of the submission of the written offers and shall be retained by the RDC. Within ten (10) days after an award is made, unsuccessful bidders

may pick up their supplemental exhibits, after which date all remaining materials will be disposed of in any manner the RDC deems appropriate.

All exhibits and graphics of the successful bidder(s) remain the property of the RDC.

4. **Form of Offer:** Every offer must be made in the form of a letter of intent as provided in the Request for Proposals.

5. **Explanations:** If a bidder finds any discrepancy in or omission from these Instructions to Bidders or any other forms in the bid packet, or has questions regarding any aspect of this offering, the bidder shall submit written questions to Gordon Hendry, CBRE, at [gordon.hendry@cbre.com](mailto:gordon.hendry@cbre.com) or to Danise Alano-Martin, Director, ESD, at [alanod@bloomington.in.gov](mailto:alanod@bloomington.in.gov) by 5:00 p.m. on Thursday, February 27, 2014.

6. **Withdrawal of Offer:** No offer will be allowed to be withdrawn after bid opening.

7. **Rejection or acceptance of Offers:** The RDC reserves the right to accept or reject any and all offers. If the RDC accepts an offer, the successful bidder shall begin negotiating the Project Agreement within ten (10) days after the bidder is notified of acceptance. Within a period of thirty (30) days after the opening of the written offers, no sale may be made at a price less than that shown on the Offering Sheet. After that, the RDC may adjust the offering price in the manner the RDC considers necessary to further the redevelopment plan

8. **Purchase and Lease Price and Other Terms:** The purchase price of the Property to be sold (601 N. Morton) and the lease price of the Property to be leased (607 and 613 N. Morton) shall not be less than the Minimum Offering Price as shown on the Offering Sheet attached hereto, or as otherwise allowed by Indiana redevelopment law (IC 36-7-14-22). Offers may consist of consideration in the form of cash, other property, or a combination of cash and property. With respect to property other than cash, the offer must be accompanied by evidence of the property's fair market value that is satisfactory to the RDC in its sole discretion. In determining the best offer, the RDC shall take into account price and other consideration; the timing of the transaction and redevelopment of the property; source of debt and equity funds; development resume; any existing relationships with parties related to the approval process ("Parties"); the proposed redevelopment plan and future uses; the scope of investigation/discussion with Parties; how the offer and intended use contributes to the City's plans for the Certified Technology Park, including intended use for high technology activity; any property that may be contributed as part of the consideration to the City; and any other statutory criteria in IC 36-7-14-22(f). A successful bidder will be required to enter into a development agreement with the RDC with respect to these and other matters.

9. **Historic Preservation Requirements.** Each offer should detail how the bidder will address the Development Standards and Limitations, as described in the Offering Sheet, including a summary of any proposed historic or conservation easement, restrictive covenants or use restrictions that can insure compliance with the Development Standards

and Limitations. In connection with any proposed easement, restrictive covenant or use restriction, a bidder may propose any structure acceptable to the RDC in its sole discretion that enables the bidder to realize tax credits or other tax savings for sums expended complying with the Development Standards and Limitations.

**10. Development Plan.** Each offer must be accompanied by any exhibits, drawings, statements, plans, renderings and other material that indicate how the proposed redevelopment will serve the interests of the community and the Bloomington Certified Technology Park goals, and any other pertinent information the bidder may wish to submit to further illustrate its proposed development plans. Such materials will be deposited with the RDC and used as stated in Paragraph 3 above.

**12. Transfer of Title, Entry into Lease, and Possession.**

a. Property to be Sold: Title to the portion of the Property to be sold will be transferred to the successful bidder at the time and in accordance with the terms and conditions to be set forth in the Development Agreement. The RDC shall deliver to the successful bidder, and at the sole expense of the RDC, an owner's title policy in the customary form, issued by a title insurance company designated by the RDC, covering the Property to be sold in the amount of the sale price to the successful bidder and showing title in the name of the City of Bloomington. Title to this portion of the Property will be conveyed by special warranty deed.

b. Property to be Leased: A lease agreement covering the portion of the Property to be leased will be negotiated in conjunction with and on the same schedule as the Development Agreement.

**13. Disposition of Property.** The parking lots at 607 and 613 N. Morton will not be leased separately from each other, nor will they be leased to anyone other than the successful bidder for acquisition of the building at 601 N. Morton.

**14. Site Visit.** Potential bidders interested in touring the building at 601 N. Morton should email Danise Alano-Martin at [alano@bloomington.in.gov](mailto:alano@bloomington.in.gov) to schedule a time.



# Showers Administration Building Bloomington, Indiana

## REQUEST FOR PROPOSALS

January 2014



Presented by: **Gordon Hendry**  
First Vice President  
+1 317 269 1183  
gordon.hendry@cbre.com

**Michael McShea**  
Executive Vice President  
+1 202 585 5775  
michael.mcshea@cbre.com





## Table of Contents

- I. Executive Summary
- II. Introduction
- III. Project Description
- IV. Additional Information
- V. Bloomington Economic Overview

*This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease/purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.*



# Request for Proposals

## I. EXECUTIVE SUMMARY

CBRE Group, Inc. (“CBRE”) on behalf of the City of Bloomington, Indiana, by and through its Redevelopment Commission (“RDC”) and the Department of Economic & Sustainability Development, is pleased to present this Request For Proposals to acquire an 18,444 gross square feet historic building for redevelopment, known as the Showers Administration Building in downtown Bloomington, Indiana. The now vacant building, located at the street address of 601 N. Morton Street, is within one of the most vibrant growth corridors in the Bloomington CBD. The site is located within the downtown Certified Technology Park, near City Hall, and blocks from the bustling downtown square.

### Offering Summary

**Opportunity:** Acquire and rehabilitate Historic Building in the downtown Certified Technology Park (CTP) under a purchase/development agreement consistent with the City of Bloomington Certified Technology Park Master Plan & Redevelopment Strategy. Respondents may also propose terms to lease parking lots immediately north of Building (607 and 613 N. Morton Street) from City.

**Price:** Market

**Owner:** The City of Bloomington (the “City”)

**Consideration:** The City will consider the transfer of property within Certified Technology Park that will contribute to and further the future redevelopment of the downtown Certified Technology Park for all or any portion of the purchase price.

**Property Address:** 601 N. Morton Street, Bloomington IN 47404

**Acreage:** 0.20 more or less

**Current Zoning:** CD - Commercial Downtown; Downtown Core Overlay

Historic Standards: Rehabilitation consistent with the Secretary of the Interior’s standards for the Treatment of Historic Properties, as

this building is listed on the National Register of Historic Places and a contributor to the Near West Side Historic District.

An easement, restrictive covenant or other type of use restriction will be imposed upon the title to the offered real estate with the following requirements. A successful bidder will be required to maintain the building’s primary use for: (i) an office, technology or research and development use that supports adaptive reuse; (ii) an educational, cultural or institutional use that brings employees, students, clients, and visitors to the CTP area; and/or (iii) a mixed office/residential use where the residential units meet a professional workforce or senior housing demand. Student housing is expressly not of interest to the City for this bid. A successful bidder will be required to present a plan to renovate or remodel the first floor of the building to preserve the original paneling, staircase, built-in furnishings and other historical fixtures to the greatest extent possible through a historical preservation or conservation easement, a restrictive covenant or other type of use restriction. In connection with any easement, restrictive covenant or use restriction, the RDC will consider any reasonable structure that enables a bidder to realize tax credits or other forms of tax savings from sums spent complying with such restrictions.

**Offers:** Your offer is required by 5:00 p.m, March 3, 2014. Please submit all offers to Danise Alano-Martin of City of Bloomington at alanod@bloomington.in.gov and a copy to Gordon Hendry of CBRE at gordon.hendry@cbre.com. Your offer should be in Letter of Intent format and address the following points:

- Price and other consideration
- Transaction timing
- Earnest money deposit(s) and timing of non-refund ability
- Source of debt and equity funds
- Development resume



## Request for Proposals

- Any existing relationships with parties related to the approval process (“Parties”)
- Summary of redevelopment plan and future uses
- Scope of investigation/discussion with the Parties heretofore
- Any of the statutory criteria in Indiana Code 36-7-14-22 (f)

The City will weigh the above criteria in its evaluation of offers, along with how the offer and intended use contributes to the City’s plans for the downtown Certified Technology Park, including intended use for high technology activity and any property that may be contributed as part of the consideration to the City.

### **City of Bloomington, Indiana**

Bloomington is the sixth largest city in Indiana, including approximately 42,000 undergraduate and graduate students with 6,000 international students from 130 countries at Indiana University Bloomington. Bloomington is the “quintessential college town,” a diverse, thriving community with strong business and economics, arts and culture and university climate. Continually ranked among the best places to live and play, Bloomington’s downtown is one of the strongest commercial real estate markets in the State of Indiana. There has been significant public and private investment in the City’s Downtown over the past 5-10 years, including new hotels, restaurants, condominiums and multifamily housing, and the “B-Line” Trail.

## II. INTRODUCTION

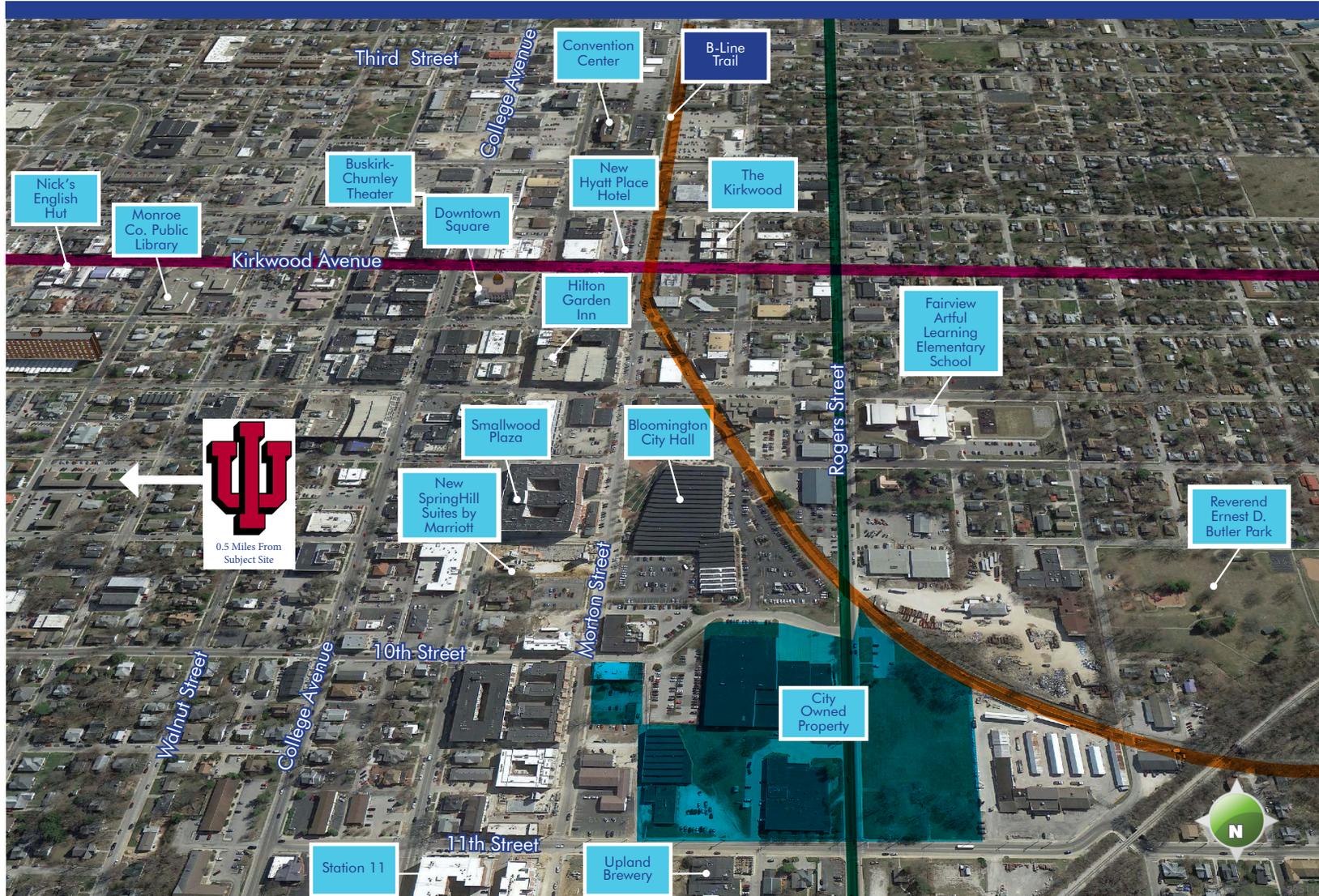
The City, by and through its RDC and the Department of Economic & Sustainable Development, is pleased to issue this Request for Proposals (“RFP”) seeking qualified respondents (each, a “Respondent”) to acquire and rehabilitate, according to Secretary of Interior standards, the historic Showers Administration building located in downtown Bloomington at the Northwest corner of 10th and Morton Streets, within the City’s state-Certified Technology Park.

Interested parties are responsible for reviewing and becoming familiar with the contents of all portions of this RFP, the Certified Technology Park Master Plan & Redevelopment Strategy (“Master Plan”), all other documents to which this RFP refers and all appendices and addenda to this RFP. Background is available on the City’s website (<http://bloomington.in.gov/ctp>). All appendices and any later addenda are included and incorporated into this RFP.



# Request for Proposals

# BLOOMINGTON INDIANA





## Request for Proposals

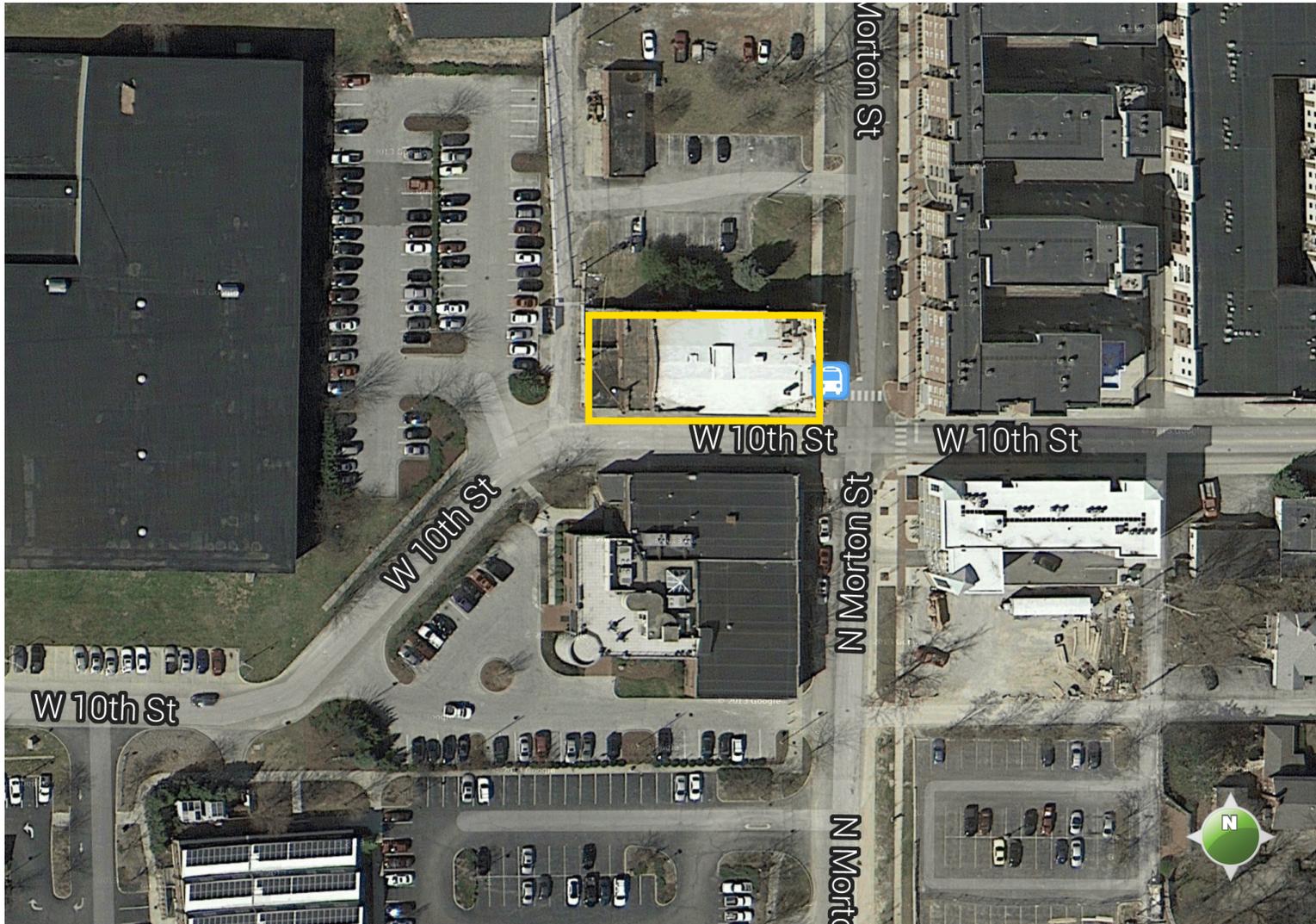
# BLOOMINGTON, INDIANA SHOWERS ADMINISTRATION BUILDING-SUBJECT SITE





## Request for Proposals

# BLOOMINGTON, INDIANA SHOWERS ADMINISTRATION BUILDING-SUBJECT SITE





# Request for Proposals





## Request for Proposals

### III. PROJECT DESCRIPTION

#### i. Current Site Conditions

##### Uses and Owners

The subject property ("Property") is rectangular in shape and is located in urban downtown Bloomington, Indiana. The Property is located at the corner of 10th and Morton Streets. The property's immediate former use was as part of Indiana University's press operations. The structure was built in 1916 as the Administration Building of the Showers Brothers Furniture Factory and is on the National Register of Historic Places of the National Parks Service.

The Property is owned by the City, consists of 0.20 acres, more or less.

##### Recent Renovations

The building has been stabilized recently by the City, with approximately \$180,000 in improvements which were completed with the Secretary of Interior and Historic Preservation Standards in mind. Improvements included:

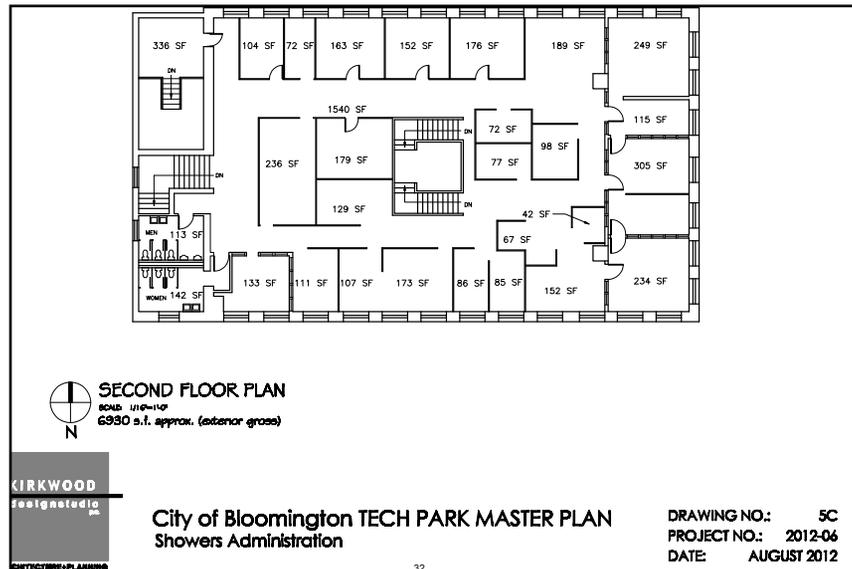
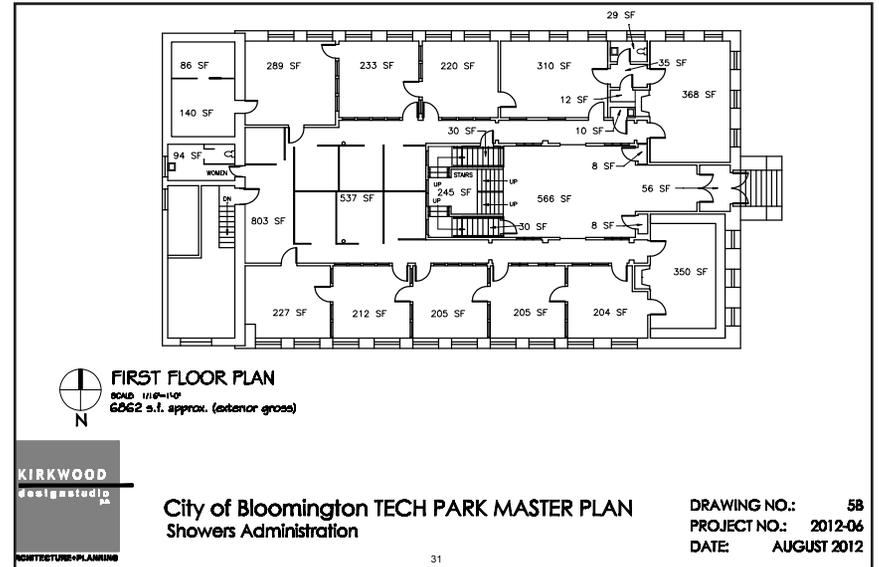
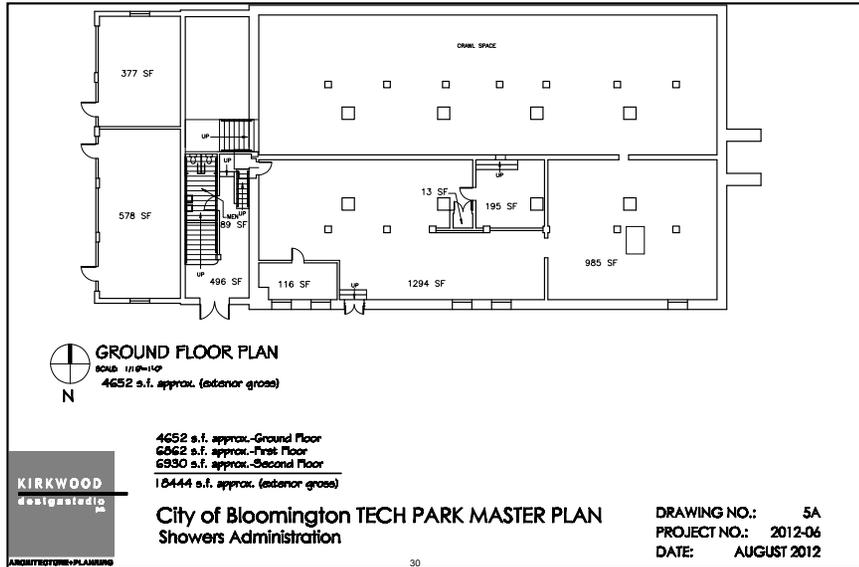
- Removal of all old roofing materials and replaced
- Installed 150 insulation to achieve an additional R-30 rating to all roof areas
- New 60 Mil T. P. O. roof on all levels of structure (20 year warranty)
- Replaced all flashing with 16 oz. copper
- Replaced all gutters / downspouts with copper replacements
- Installed through wall flashing under all limestone caps
- Tuck pointed all brick and limestone down to limestone cap over the 2nd floor windows
- Rebuilt and tuck pointed the main entrance



# Request for Proposals

## III. PROJECT DESCRIPTION CON'T.

### Floor Plans





## Request for Proposals

### III. PROJECT DESCRIPTION CON'T.

#### ii. Environmental Conditions:

A Phase I Environmental Survey on the Property is available upon request. Any prospective purchase shall not rely on the findings as outlined in this Phase I report but should satisfy themselves as to the condition of the property; **THE CITY MAKES NO REPRESENTATIONS OR WARRANTIES CONCERNING THE ENVIRONMENTAL CONDITION OF THE PROPERTY.**

#### iii. Zoning

The property is zoned Commercial Downtown (CD) and is further located within the Downtown Core Overlay. Information regarding the intent, permitted uses, conditional uses, and development standards for the CD zoning district are located in Sections 20.02.370- 20.02.400 of the City's Unified Development Ordinance, copies of which are located at <http://bloomington.in.gov/rfp>. Material regarding the intent, review process, review standards, permitted uses, conditional uses, development standards, architectural standards, and design guidelines for the Downtown Core Overlay are located in Sections 20.03.080-20.03.140 of the City's Unified Development Ordinance, copies of which are located at <http://bloomington.in.gov/rfp>.

Any proposal to rehabilitate this Historic Building will, at minimum, require Site Plan review by the Planning Department staff. Additionally, any proposal that consists of new construction, including accessory structures, a building addition, or does not comply with the requirements of Unified Development Ordinance would require review by the City of Bloomington Plan Commission. The Plan Commission meets monthly and there are established filing deadlines for each respective meeting. A copy of the 2014 meeting schedule and filing deadlines are located

at <http://bloomington.in.gov/rfp>. All those interested in filing a letter of intent are encouraged to review the general application and permit approval procedures outlined in Chapter 20.09 of the City's Unified Development Ordinance, copies of which are located at <http://bloomington.in.gov/rfp>.

If a proposed development plan is in need of variances from the City's Unified Development Ordinance, any such variance will need to be obtained from the City's Board of Zoning Appeals. The Board of Zoning Appeals meets monthly and there are established filing deadlines for each respective meeting. A copy of the 2014 meeting schedule and filing deadlines is located at <http://bloomington.in.gov/rfp>. Please note that if a variance is to be sought the request should be discussed with City of Bloomington Planning Department staff in advance in order to determine whether or not City staff will support said request.

The structure in question is listed as 2001 City of Bloomington Historic Sites and Structures Interim Report. As such, Section 20.09.230 of the City's Unified Development Ordinance prohibits issuing any permit for the property without first giving the City's Historic Preservation Commission a chance to review the project and consider locally designating the structure if certain exterior structural changes are being proposed to be made. Please see the Section of this RFP entitled "Historic Preservation" for more details on this matter. The Historic Preservation Commission anticipates working with the property owner to locally designate the structure as historic.

There are fees associated with any application for approval or for a variance. A copy of all relevant fees is located at <http://bloomington.in.gov/rfp>.





## Request for Proposals

### III. PROJECT DESCRIPTION CON'T.

#### v. **Historic Preservation**

The character of the CTP area is enhanced by its storied history as an integral part of the Showers Brothers Furniture Factory complex. The City seeks respondents who will revere this history through adaptive reuse of this building, uniting our early 20th century past with our 21st century future. The City and the City's Historic Preservation Commission anticipate partnering closely with the selected bidder to designate the building as a local historic structure.

The structure is currently listed in the 2001 City of Bloomington Historic Sites and Structures Interim Report. Therefore, the City's Historic Preservation Commission (HPC) reviews any plan related to this property if a plan involves any of the following:

- Demolition of the structure;
- Substantial removal or destruction of any discrete exterior portion of the structure;
- Complete or substantial removal or destruction of any porch, wing, cupola, addition or similar feature on the structure;
- Partial demolition of the structure's roof;
- Removal or obscuring from view forty percent (40%) or more of the exterior of a façade on the structure; construction or attachment of any addition to the structure; and/or
- Replacement of any window where the window opening is enlarged in such a manner as to require a building permit.

If any of the above work is to be done on the property, the respondent will submit detailed plans of the proposed project to the Planning Department which will be reviewed by the HPC at a public meeting. The respondent should attend the meeting to answer questions and provide supplementary information not readily apparent from the plans. The HPC will make a decision as to the Appropriateness of the proposed work during a review period, which will not be longer than 120 days, after receipt of an application by the City's Planning Department.

The Historic Preservation Commission has three options in reviewing any proposal described above. First, the Commission can vote to recommend the structure be locally designated by the City of Bloomington Common Council. Indeed, this designation may be pursued by the Commission independently, even if the plans

related to the property do not involve any of the above-listed changes to the exterior. Therefore, with respect to this property, the respondent should anticipate working closely with the City and HPC to pursue local designation. During the interim between the HPC's recommendation and the Council's final action, any work to the exterior of the building will require the prior issuance of a Certificate of Appropriateness by the HPC. Certificates of Appropriateness are issued by the HPC in accordance with Section 8.08.020 of the Bloomington Municipal Code which can be found at <http://bloomington.in.gov/rfp>.

Second, the Commission can vote to not recommend the structure for local designation by the City of Bloomington Common Council. If the Commission does not recommend local designation, then any permits may be issued related to the project.

Third, the Commission may take no action on the application. If no action is taken by the Commission during the review period following an application, then any permits may be issued related to the project.

The Historic Preservation Commission meets twice monthly. Located at <http://bloomington.in.gov/rfp> is a list of meeting dates and filing deadlines for each respective meeting.

#### vi. **Encouraged Use and Activities**

The Master Plan envisions this building to be located in the "core" of high-tech office space within the CTP boundaries (specifically, this high-tech core is between Morton and Rogers and 10th and 11th Streets within the larger CTP area). Other opportunities within the CTP exist for nearby new infill buildings and adaptive reuse of buildings that will lend themselves more readily for retail or residential/mixed uses. Therefore, encouraged uses and activities for the Showers Administration project include the following:

- Office, technology, or research and development uses that support adaptive reuse; and/or
- Educational, cultural or institutional uses that bring employees, students, clients or visitors to activate Morton and 10th Street and the CTP; and/or
- Mixed office/residential space where the residential units meet a professional/workforce housing demand or senior housing demand. Student housing is explicitly not of interest to the City for this project.



## Request for Proposals

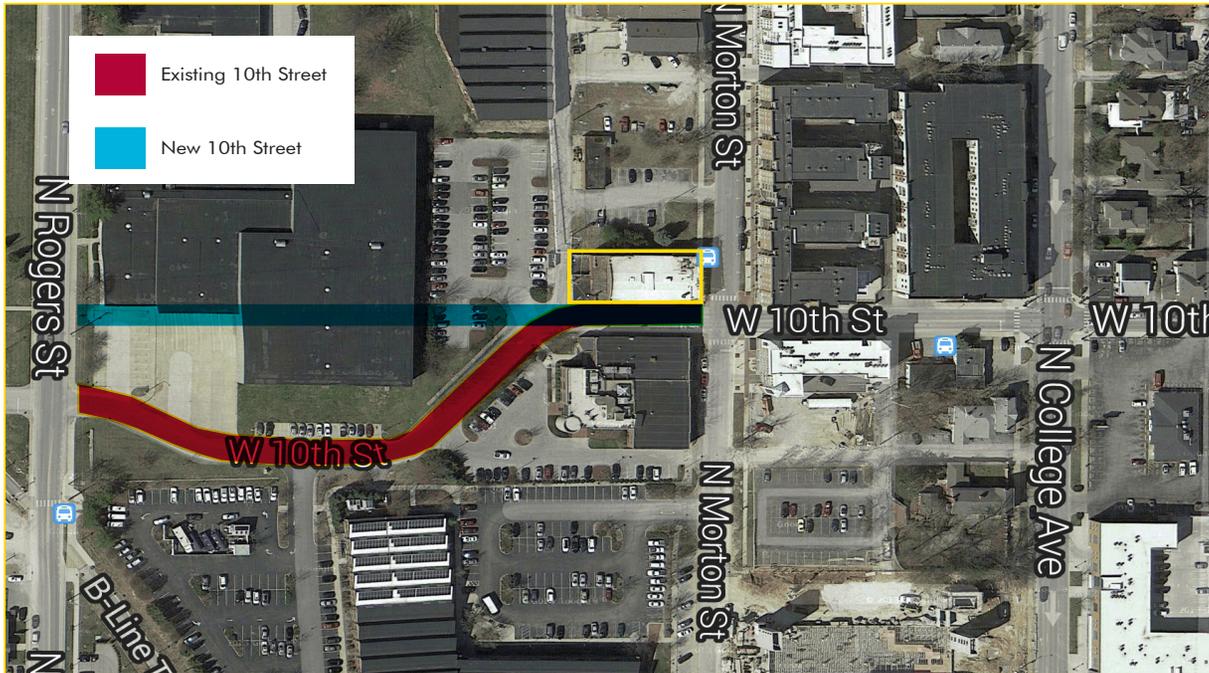
### III. PROJECT DESCRIPTION CON'T.

#### vii. Collaboration Across CTP Efforts

The selected Respondent for the Showers Administration buildings will be required to collaborate with the Redevelopment Commission, the City, and Respondents of other RFP projects within the CTP, to bring further definition to and realize the objectives of the Master Plan. This collaboration may include helping to define and participate in district energy projects, shared parking resources and strategies, accommodations for fiber and other technology infrastructure that completes connectedness throughout the CTP, and other needed activities to fully invigorate the CTP. For example, the Showers Administration building is one of several existing and potential new buildings that will frame the planned “Central Green,” greenspace/plaza area. Project concepts and uses of the Showers Administration rehabilitation project must foster the success of that plaza/greenspace.

#### viii. Realignment of 10th Street

In 2014, the City will demolish the former Indiana University Food Services warehouse building at 10th and Rogers Street and realign 10th Street between Morton Street and Rogers Street to provide for a true east-west street. This will improve and enhance accessibility to the subject property. The site plan below depicts the re-aligned 10th Street. The warehouse building will be demolished in 2Q 2014 with road improvements completed by 2Q 2015.



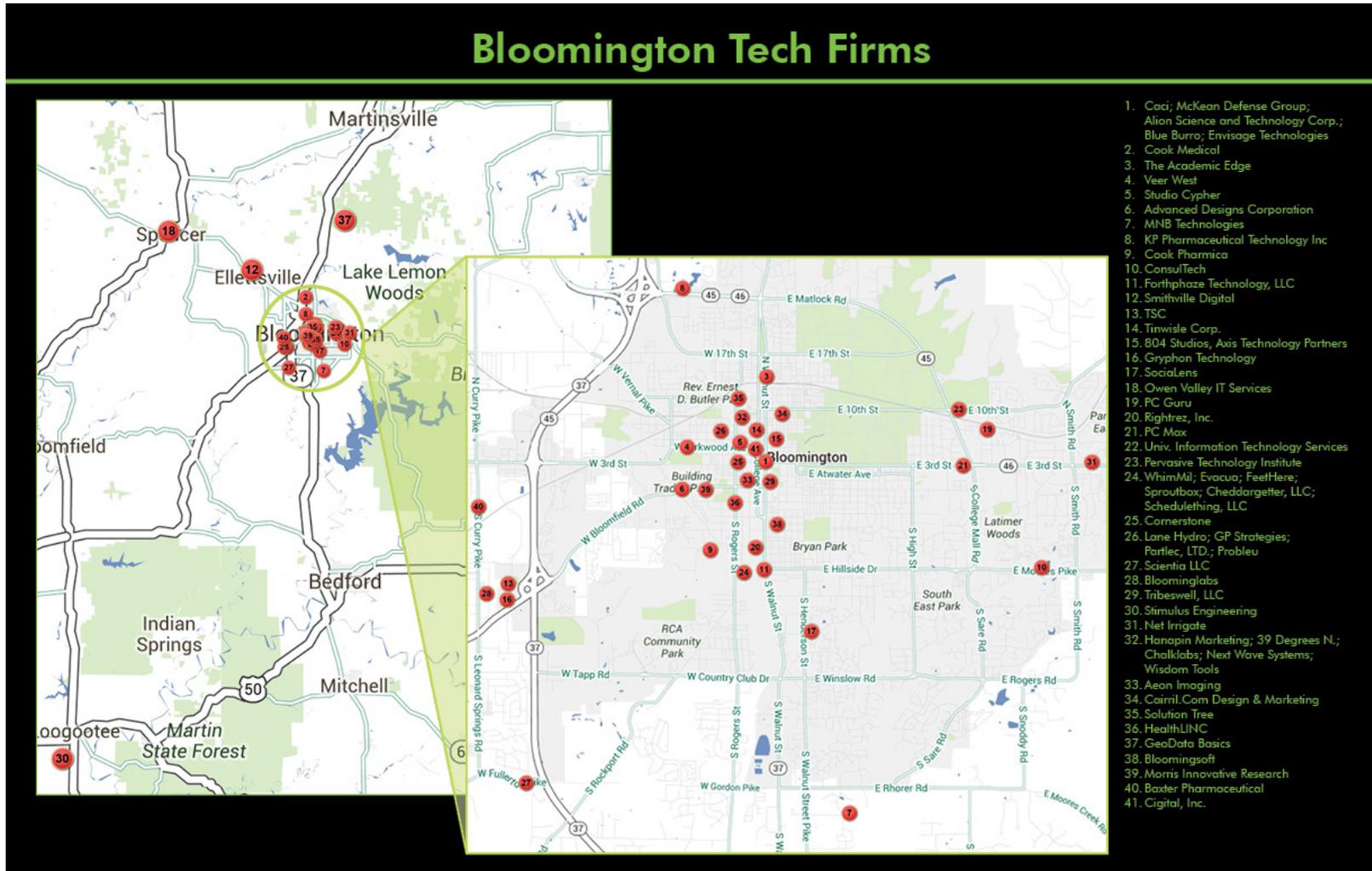


# Request for Proposals

## III. PROJECT DESCRIPTION CON'T.

### ix. High Tech

The emergence of the technology industry has presented exciting opportunities for landlords of Bloomington office buildings. Many of the growing technology companies are already clustering in the downtown submarket. Please see below map of existing technology companies as of the date of this RFP.







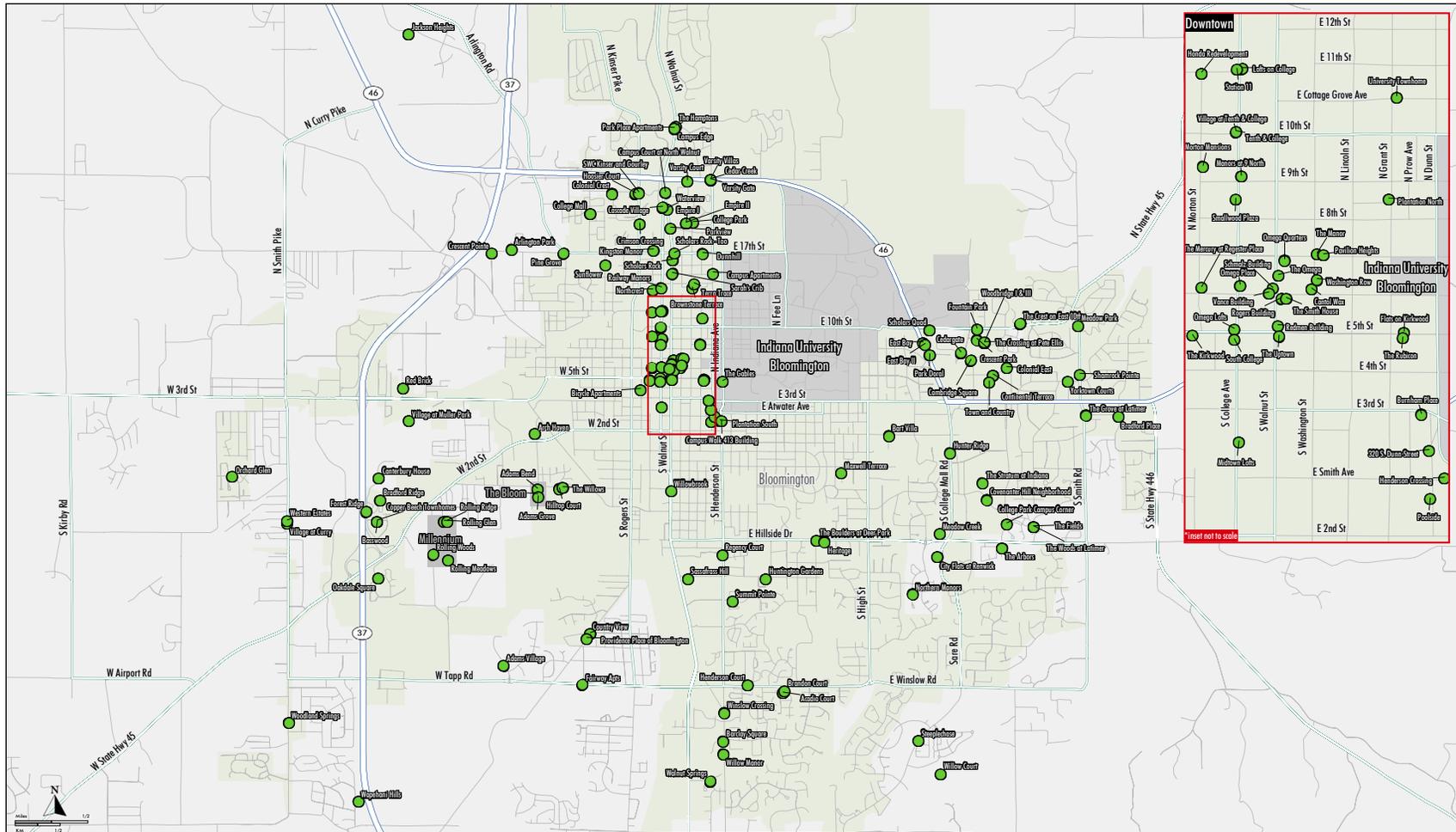
# Request for Proposals

## III. PROJECT DESCRIPTION CON'T.

### xi. Area Multi-Family Housing / Residential

While the subject site is not targeted for multi-family housing, the Bloomington market as a whole is very attractive to multi-family housing due to the high market occupying and increasing gross rents. The subject site's close proximity to such new housing developments, provides ample opportunity for a "live, work, play" community, and adds to the potential redevelopment opportunity of the subject site.

**Bloomington Apartment Community Map**  
Indiana



This map contains information from sources we believe to be reliable, but we make no representation, warranty or guarantee of its accuracy. This map is published for the use of CBRE and its clients only. Redistribution in whole or part to any third party without the prior written consent of CBRE is strictly prohibited. All Rights Reserved. Sources: CBRE Mapping Services (877) 580-4674; Nielsen, SeathPro. MapFile\Work\2012\1274773\_je\_wor 5/24/2012



## Request for Proposals

### IV. ADDITIONAL INFORMATION

#### CBRE Agency

CBRE is providing advisory services to the City of Bloomington and owes its duties solely to the City of Bloomington. The City shall make all decisions concerning the selection of respondents.

#### Questions and Communications Restrictions

Questions may be submitted in writing to CBRE at the email address noted in "Submittals" below or fax (317) 637-4404. Responses will be posted to the City of Bloomington website for visibility to all respondents. All addendum(s) must be signed by the respondents and delivered as part of the RFP response.

Effective upon the issuance of this RFP Respondents are prohibited from contacting, engaging or speaking directly to employees, respondent, agents, or representatives of the City regarding this RFP and Project. This communication restriction is effective until the City announces its decision. Any inappropriate or unauthorized communications may result in the disqualification of respondents.

#### Additional Information

- A. No Obligation to Proceed – The City is under no obligation to proceed with this project or any subsequent project, and may cancel this RFP at any time without the substitution of another, if such cancellation is deemed in the best interest of the City. Furthermore, the City may reject any and all proposals, to waive any irregularities or informalities in a proposal, and to issue a new or modified RFP, if it is found to be in the best interest of the City.
- B. Proposals Withdrawal and Modification – The City may allow a respondent representative bearing proper authorization and identification to sign for, receive, and withdraw the respondent's unopened proposal prior to submission deadline. A respondent wishing to modify its proposal may do so by withdrawing the Initial submission and then submitting a modified proposal prior to the deadline.
- C. Licenses and Permits – The successful respondent shall furnish the City upon request any and all documentation regarding necessary licenses, permits, certifications and/or registrations required by the laws or rules and regulations of the City of Bloomington, Monroe County, other units of local government, the State of Indiana and the United States. The respondent certifies that it is now and will remain in good standing with such governmental agencies and that it will keep its licenses, permits, certifications and/or registrations in force during the term of the agreement.
- D. Errors in Proposals – Respondents will not be allowed to change or alter their proposals after the deadline for proposal submission. The City reserves the right, however, to correct obvious errors such as math errors in extended pricing (not unit pricing). This type of correction may only be allowed for "obvious" errors such as arithmetic, typographical, or transposition errors. Any such corrections must be approved by the Department of Economic and Sustainable Development and countersigned by the respondent. Respondents are advised to make sure that their proposals are true and correct when submitted.
- E. Respondent Expenses – By submitting a response to this RFP or participating in the process, each respondent agrees that all of its related expenses are its sole responsibility, and that the City will not be responsible for any costs whatsoever incurred by the respondent in connection with or resulting from the RFP process, including but not limited to costs for preparation/submission of proposals, travel & per diem, attending interviews, providing presentations or demonstrations, and participating in contract negotiation sessions.
- F. Proposal Life - Respondents must hold their proposals open and pricing firm for one hundred eighty (180) calendar days from the proposal submission deadline. Any proposal accepted by the City for the purpose of contract negotiations shall remain valid until superseded by an executed contract or until rejected by the City.



## Request for Proposals

### IV. ADDITIONAL INFORMATION CON'T.

- G. Revision to the RFP - The City may modify or amend this RFP at any time. If it becomes necessary for the City to revise any part of this RFP, the revision(s) will be posted on the City's web site ([www.bloomington.in.gov/rfp](http://www.bloomington.in.gov/rfp)). In such an event, the submission deadline may be extended, at the option of the City, to allow respondents the opportunity to revise their proposals accordingly.
- H. The information supplied by a respondent as part of an RFP response will become the property of the City. Proposals will be available to interested parties in accordance with the Indiana Access to Public Records Act (IC 5-14-3). None of the proposal responses will be made available to the public until after negotiation and award of a contract or cancellation of the procurement.
- I. Respondents shall note that only the written answers provided will be binding on the City. These answers shall represent the City's official position and supersede any previous oral statements made during the Conference or at any time by City staff. The written answers will be posted on the City's web site ([www.bloomington.in.gov/rfp](http://www.bloomington.in.gov/rfp)) as addenda to this RFP.
- J. All pricing shall be in United States Dollars (USD).

#### Submittals

**Interested parties must submit its proposals via electronic PDF format via email to the following contact by 5:00pm EST on March 3, 2014 to:**

City of Bloomington/Economic & Sustainable Development  
Attn: Danise Alano-Martin  
401 N. Morton Street, Suite 120  
Indianapolis, IN 46402  
[alanod@bloomington.in.gov](mailto:alanod@bloomington.in.gov)

#### With copy to:

CBRE, Inc.  
Gordon Hendry  
101 W. Washington Street, Suite 1000 East  
Indianapolis, IN 46204  
[gordon.hendry@cbre.com](mailto:gordon.hendry@cbre.com)

Proposals that are incomplete or delivered past the deadline will not be accepted and shall be disqualified with NO exceptions.



## Request for Proposals

### V. BLOOMINGTON ECONOMIC OVERVIEW

Bloomington is a scenic, thriving and livable city located about 50 miles south of Indianapolis and home to Indiana University. Bloomington is rich in history, architecture, culinary experiences and the arts. It is famous for its rolling hills, limestone quarries and “Little 500” bicycle race depicted in the Academy Award-winning movie “Breaking Away.”

Bloomington is a regional economic center anchored by Indiana University and home to a diverse business community that excels in pharmaceuticals, medical devices, technology, health care and the arts. Bloomington’s concentration of employment in the life sciences is six times greater than the US average, and employment in the technology sector has grown by over 80 percent in recent years.

Indiana University is home to over 42,000 students from all 50 states and more than 130 countries, and Ivy Tech Community College in Bloomington has over 6,500 students. Indiana University-Bloomington was named the 15th out of “The Most Amazing College Campuses for 2013” by thebestcolleges.org. Students have a variety of world-class libraries, technology, sporting events, fine arts and entertainment at their fingertips to make learning an enjoyable experience.

Top-performing companies based in Bloomington include Cook Group, Inc. (3,300 employees), one of the largest medical device makers in the world, Indiana University Health (2,246 employees), and Baxter Healthcare Pharmaceuticals (1,100 employees).

The Bloomington Metropolitan Statistical Area (Monroe and Owen counties) has approximately 162,000 residents and population growth is among the strongest in Indiana. It is serviced by the Indianapolis International Airport, one of the top ten airports for business travelers by “I Fly First Class,” an online business travel management company, and the Monroe County Airport.

Bloomington has been voted among the top 50 “Hottest Small Cities for Entrepreneurs” by *Entrepreneur* magazine, recognized by *Inc.* as one of “America’s Best Cities for Doing Business,” named 7th smartest city by *Lumosity*, and ranked 3rd out of the Top 100 Foodie Cities in America (*Livability.com* 2013)

The Bloomington Entertainment and Arts District (BEAD) is located in downtown Bloomington, just a few blocks from the property and features 60 blocks of galleries, live music, performing arts, more than 90 restaurants, and 100 specialty shops, parks, hotels and cozy neighborhoods in ten distinct character districts. The BEAD is an entertainment destination and is designated an official Indiana Cultural District by the Indiana Arts Commission.

Bloomington will be part of a major transportation and distribution system upon the completion of a major infrastructure investment in the construction of I-69 in the near future. Studies done by the Indiana Department of Transportation have found the new corridor will benefit the Bloomington area by reducing the travel time from Bloomington to Indianapolis by 16 minutes. This new interstate highway will link Bloomington to other major interstates, including I-70, I-74, and I-65.

The State of Indiana offers tax credits and grants for businesses expanding in Indiana or newly-operating in Indiana through a number of incentive programs. The City of Bloomington offers local incentives for new and expanding businesses through property tax abatement, tax increment financing, and other incentives.



SHOWERS  
ADMINISTRATION  
BUILDING  
BLOOMINGTON  
INDIANA

REQUEST FOR PROPOSAL | January 2014

Presented by:

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**CBRE**

**CBRE, Inc.**  
101 W. Washington Street  
Suite 1000 East  
Indianapolis, IN 46204

**RESOLUTION 14-06**  
**AUTHORIZING PAYMENT FROM TIF BOND FUNDS FOR EXPENSES**  
**RELATED TO DECONSTRUCTION OF WAREHOUSE B**  
**IN 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 and redevelopment of 12 acres of land included within the City’s Certified Technology Park (“CTP”); and

WHEREAS, the City also approved a Master Plan for redevelopment of the CTP, which recommended deconstruction of the former IU Food Services Building, now referred to as “Warehouse B,” to make space for improved infrastructure and for offering the land for private sector redevelopment; and

WHEREAS, bids for deconstruction of Warehouse B have been solicited and the low bidder, Klenck Company, proposes to perform the deconstruction for a lump sum of \$175,000; and

WHEREAS, it is desirable to set aside a contingency of 10% of the contract amount for unforeseen expenses related to the deconstruction contract, which amount is \$17,500; and

WHEREAS, subsequent to the bid-letting it became known that the floor tiles may contain asbestos, which remediation costs could add up to \$13,000 to the Klenck contract and will be separate from the 10% contingency described above;

WHEREAS, additional costs related to the deconstruction that will be outside the scope of the contract with Klenck Company include utility final costs and shut-off costs and other related costs, estimated not to exceed \$20,000; and

WHEREAS, the Engineering Department has incurred \$200 in expenses for permit fees for the Rule 5 application necessary for the deconstruction, and should be reimbursed; and

WHEREAS, the total amount requested to be allocated for deconstruction of Warehouse B under this resolution is \$225,700;

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 \$225,700.00 from the Bonds for costs related to the deconstruction of Warehouse B is hereby approved.

BLOOMINGTON REDEVELOPMENT COMMISSION

\_\_\_\_\_  
David Walter, President

ATTEST:

\_\_\_\_\_

\_\_\_\_\_

Mike Gentile, Secretary

Date