

AGENDA
REDEVELOPMENT COMMISSION
McCloskey Conference Room
April 7, 2014
5:00 p.m.

- I. ROLL CALL**
- II. READING OF THE MINUTES** –March 3, 2014
- III. EXAMINATION OF CLAIMS** –March 14, 2014 for \$115,025.71 and March 28, 2014 for \$47,179.07
- IV. REPORT OF OFFICERS AND COMMITTEES**
 - A. Director’s Report
- V. UNFINISHED BUSINESS**
 - None.
- VI. NEW BUSINESS**
 - A. RESOLUTION 14-13:** Approving the contract/funding for Warehouse A Deconstruction
 - B. RESOLUTION 14-14:** Approval of sale for 301 W. Coolidge Avenue
 - C. RESOLUTION 14-15:** Approval of funding from the Downtown TIF for CTP Maintenance
- VII. BUSINESS/GENERAL DISCUSSION**
 - A. CTP update
 - B. Public Notice
- VIII. ADJOURNMENT**

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, met on Monday, March 3, 2014 at 5:00 p.m. in the Showers City Hall, McCloskey Conference Room, 401 North Morton Street, with President David Walter presiding

I. ROLL CALL

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

Commissioners Absent: Michael Gentile

Staff Present: Lisa Abbott, Robert Woolford, Marilyn Patterson and Christina Finley

Others(s) Present: Danise Alano-Martin, Susan Failey, Mick Renneisen, Dave Williams and Barbara McKinney

II. READING OF THE MINUTES – Elizabeth Kehoe made a motion to accept the February 3, 2014 minutes. John West seconded the motion. The board unanimously approved.

III. EXAMINATION OF CLAIMS –John West made a motion to accept the claims for January 17, 2014 for \$66,670.78 and January 31, 2014 for \$188,468.08. Elizabeth Kehoe seconded the motion. The board unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES

Director's Report. Lisa Abbott briefly reviewed the Directors Report. She is working on the annual action plan. It will be in draft form until definite numbers from HUD are received. Abbott stated it is time to begin the 2015-2019 Consolidated Plan. It will take approximately 18 months to complete. The first effort in the plan will be a community wide survey. Abbott asked the commissioners to send her any thoughts or questions they have regarding affordable housing, economic development, homelessness, social service funding, or community development. We provided funding to Habitat for three houses on Madison Street. The City Council approved the CDBG allocations and Matlock Heights Conservation District. University Courts is having a second reading on March 12, 2014. The Garden Hill Conservation District referendum will conclude on April 3, 2014. Neighborhood Clean-up grants are due March 3, 2014 and Neighborhood Improvement Grant applications are due on March 28, 2014. We are in the process of hiring a new Program Manager to replace Marilyn Patterson.

V. OPENING RESPONSES TO PROPERTY DISPOSAL OFFERS:

A. Showers Administration Building. David Walter stated the Commission is officially opening offers on two parcels of Commission-property being offered for purchase. The first opening is for sale of the Showers Administration Building. Alano-Martin said the City received one proposal that complied with the RFP and also received a letter from Doug McCoy, Grant Properties saying he was potentially interested in bidding but they were too late in finding out about the opportunity. The bid that was received and opened by David Walter was from Morton Street Properties, LLC.. It offered exchange of property for the building. The board will take the bid under advisement and staff will consult with Gordon Hendry and bring recommendations back to the board.

B. Disposal of lot at 301 W. Coolidge Avenue. David Walter opened a bid from Anne Roberts. The amount of the offer is \$2,000.00 for the purchase of the lot at 301 West Coolidge. A \$100 deposit was enclosed with the bid offer. The board will take the bid under advisement and staff will bring back a recommendation.

VI. UNFINISHED BUSINESS

None.

VII. NEW BUSINESS

A. RESOLUTION 14-08: To convey property acquired from Triple C Corp. to the Parks Board. This is approximately 6 acres of property on South Rogers Street the Commission purchased from the Triple C. Corporation with Thomson/Walnut/Winslow TIF funds. Currently two businesses occupy buildings on the property and will continue to occupy them until Parks is ready to develop the land. Parks has worked out terms and arrangements with both businesses. Administration would like to have the property formally transferred to the Parks Board. Renneisen also stated they have spoken to both of the current tenants and they understand their use of the site will be ended when construction begins. Parks is going to maintain and manage the property. The rent payments to date far exceed the maintenance. Elizabeth Kehoe made a motion to approve Resolution 14-08. John West seconded the motion. The board unanimously approved.

B. RESOLUTION 14-09: Contract award and funding approval for drainage work at 315 W. 15th Street. The Redevelopment Commission previously approved funds for the Curb and Sidewalk Program, under the Community Development Block Grant. Typically Public Works or City Utilities provides labor for the projects and HAND purchases materials. Due to bad weather, City departments do not have any downtime to provide labor for this particular project. Therefore, we are bidding the project out which requires a contract and Redevelopment Commission approval. The contract is covered under the CDBG curb and sidewalk program. The guidelines state internal or external labor can be used. Bob Woolford stated two bids were received. Hostetler Concrete bid \$10,456.00 and Reed and Sons bid \$13,991.00. We would like to offer the project to Hostetler Concrete for an amount not to exceed \$10,456.00. West made a motion to approve Resolution 14-09. Elizabeth Kehoe seconded the motion. The board unanimously approved.

C. RESOLUTION 14-10: Appraisals for CTP property and related expenditures. Danise Alano-Martin explained the map attached to resolution 14-10. A map was included in the packet outlining 5 separate sections we would like to have appraised to prepare for the Master Developer RFP. She is proposing 5 different appraisals, one for each section. Section 1 proposes housing and mixed use; section 2 is proposing technical office use and possibly mixed use; section 3 is part of the Central Green Space. The parking lot southeast of section 3 is proposed to be part of the Central Green Space but is currently owned by Solution Tree. Depending on the timing, we may be able to amend the proposal when we purchase the lot. Section 4 is split into 4a and 4b because we want the appraisals to be per building. Right-of-way would ultimately need to be dedicated to the City. The existing 10th Street is not a platted street, and is owned by the Redevelopment Commission, it would need to be dedicated to the City. The alley way between the Dimension Mill and the properties on Morton Street is not platted. Section 5 would be south of the new 10th Street and include the area owned by Redevelopment which could be the parking garage as it's envisioned by the Master Plan. The Master Plan showed the parking garage just south of the new 10th Street with the Green Space in the current surface parking lot further south, adjacent to the B-Line Trail. We still want to include all of the properties in the RFP but think it's possible developers may prefer to respond to just parts of it so we wanted to logically separate these parts in order to assemble prices. She is asking for funding for the appraisals as well as associated costs

for developing and publishing the RFP, such as title insurance, legal publication fees/permits, or any related costs. Walter asked what happens with the parcel on 10th street that is not numbered 6. Alano-Martin stated it is not numbered 6 because 10th street curves and we don't own the Solution Tree lot so we felt like a developer would have a very hard time coming up with an appraisal for such a small area on 10th Street. It seemed to make more sense to develop the lot then assemble those together for an amendment to the proposal or a new RFP. Walter asked why we don't do the appraisal now. Alano-Martin stated we do not own the Solution Tree parking lot yet. Kelly Smith and John West asked how long the appraisal would be valid and if we would have to do it again. It is the consensus of the board the appraisals would be good for one year. Alano-Martin has been talking with Gordon Hendry, they hope to release the RFP by second quarter. West added the hope would be to get responses within the next 6-8 months, before new appraisals are needed. The reason for the appraisals is to have an offering price which will be the start of negotiations. Failey suggested if everyone is in agreement with the map and the parcel sections, we go ahead and start putting together the written text of the RFP before we have a number. West asked if you are offered a price based on appraisals that you legally had done, are you required to stick to that price range. Failey said the statute says you must get two appraisals, prepare the offering sheet and give public notice with a deadline for response. A lower price can be offered however, we do not have to accept it and can negotiate any amount. The only restriction is a 30 days wait after the bid opening before we can sell under our offering price. Gordon Hendry thinks we might receive anywhere between 7-10 offers on the RFP. West asked who came up the \$75,000 for appraisals. Failey explained they estimated \$15,000 per parcel for two appraisals with 5 parcels to appraise. West felt the economical way to proceed is to have two different appraisers to do all of them so you have some bulk negotiating. He felt all appraisals could be done for approximately \$40,000. West is fine with \$50,000 but feels \$75,000 is excessive. Alano-Martin will change the Resolution back to \$50,000 from \$75,000. The commission suggested changes to the maps attached to Resolution 14-10. West is concerned about bidding out the appraisals. Failey explained the appraisal will not go out to bid; staff will call appraisers and ask for quotes. Smith asked if the appraisal was for the entire property or individual parcels. West stated that Gordon Hendry's goal is to sell it as a whole. However, hopefully, Hendry will come up with a number we can reduce the price by if it is sold as a whole. The offering price can not be less than the average of the two appraisals. West stated that if Hendry is committed to selling it as a whole that maybe we should ask for individual values and a sum value. It should not cost much more and will probably benefit us to have a cumulative number as well as individual numbers. Walter pointed out the appraisal for Warehouse B should be geared toward a land appraisal since the building is going to be demolished. Elizabeth Kehoe made a motion to approve Resolution 14-10 with discussed changes. John West seconded the motion. The board unanimously approved.

D. RESOLUTION 14-11: Contract award and funding approval for agreement with Eagle Ridge Civil Engineering Services LLC for services related to the CTP. The Resolution was withdrawn prior to the meeting.

E. RESOLUTION 14-12: Approve CBRE's commission percentage on the Showers Admin Building. Susan Failey distributed a revised CBRE letter. The difference from the one in the commission packet is a provision related to a shared commission if the buyer is represented by a broker. There is a provision for sharing the commission with that broker. This only pertains to the Showers Administration Building. John West made a motion to approve Resolution 14-12. West asked if there should be a term on it. Legal does not think it is an issue at this point. West made a motion to approve Resolution 14-12. Elizabeth Kehoe seconded the motion. The board unanimously approved.

VIII. BUSINESS/GENERAL DISCUSSION

A. CTP update. Danise Alano-Martin distributed a working draft of her CTP projects. The main change since the last update is seeking bids for the destruction of Warehouse A. Alano-Martin and Jacqui Bauer received a travel grant from Urban Sustainability Directors Network; they are going to pay for travel and lodgings expenses to visit another Urban Sustainability Directors Network Community in Fort Collins. We hope to learn from their geo thermal system that was installed within the last 18 months. Following Fort Collins, we will attend the Rocky Mountain Institute E-Lab Accelerator Program. This is an attempt to figure out a feasibility of a district energy system for the CTP. West asked if the vision is to partner with someone to operate a district energy system. Alano-Martin stated she did not foresee anyone in the City of Bloomington managing it, which is just one of the many questions that need to be answered. Duke Energy has committed to go with us on the trip, which will be extremely valuable. The trip will be March 28 through April 3. There might be an article in the Herald-Times this week about the Certified Tech Park, the Mayor provided the Herald-Times with an overall update.

B. Presentation on conflict of interest for RDC members. Barbara McKinney gave a brief presentation. She distributed a conflict of interest questionnaire for the commissioners to fill out and return to her within 2 weeks.

C. Public Notices. Public notices were included in the packet. Abbott stated the RDC owns right-of-way through out the downtown area but the main parcels that are effected are 7th and Morton Street parking garages. Failey stated that when a public hearing is held it is required that adjacent property owners are notified.

D. Annual TIF Report. Abbott briefly explained the TIF report. She is required to provide a list of all Redevelopment Commission members that served in 2013. Michael Szakaly is still on the list because he did not officially resign until December of 2013, a note is included in the memo. A list of all hand employees' and their annual salaries are also included. The report shows all expenditures the Redevelopment Commission approved for each of our funds. The special grant line seems large because HAND is a pass through for the \$1.6 million Griffy Dam Disaster Recovery Grant. The Unsafe Building fund is funded with fines from the rental inspection program and the money is used for unsafe building activities. West asked if there is overlap from year to year on approved ongoing projects that are not completed. Abbott stated yes, there are ongoing projects that continue from year to year. West stated there is a lot of repetition for approved projects that do not seem to be completed in a timely manor. West stated resolutions for long-term projects need should have a term and target deadline. If a deadline can not be met, they can come back and ask for an extension with specific reasons. Abbott agreed resolutions do need to have a term. Failey stated there are things that take a long time to get done and usually funding is at the beginning of the project. A lot of discussion should be done internally. West stated that anyone coming for funding should have a time-frame in mind and can ask for a specific amount of time. Failey suggested getting a formal close out on projects to bring back to the board. Elizabeth Kehoe made a motion to approve the Annual TIF Report. John West seconded the motion. The board unanimously approved. Abbott will forward the TIF report to the Mayor and City Controller. The City Controller will send it to DLGF.

IX. ADJOURNMENT – The meeting adjourned at 7:05 p.m.



Board of Redevelopment Claim Register

Invoice Date Range 03/05/14 - 03/14/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 101 - General Fund										
Department 15 - HAND										
Program 151000 - Neighborhood										
Account 52110 - Office Supplies										
383 - Maxwell's Office Supply	099202	15-Neighborhood Office Supplies	Paid by EFT # 2587		03/05/2014	03/05/2014	03/14/2014		03/14/2014	187.35
								Account 52110 - Office Supplies Totals	Invoice Transactions 1	<u>\$187.35</u>
Account 53230 - Travel										
3560 - First Financial Bank / Credit Cards	031414-Parking	15-NEIGHBORHOOD TRAVEL	Paid by Check # 56605		03/05/2014	03/05/2014	03/14/2014		03/14/2014	15.00
								Account 53230 - Travel Totals	Invoice Transactions 1	<u>\$15.00</u>
Account 53990 - Other Services and Charges										
205 - City Of Bloomington	031414-rec fee	15-Neighborhood other services(Recording	Paid by Check # 56595		03/05/2014	03/05/2014	03/14/2014		03/14/2014	2.00
								Account 53990 - Other Services and Charges Totals	Invoice Transactions 1	<u>\$2.00</u>
								Program 151000 - Neighborhood Totals	Invoice Transactions 3	<u>\$204.35</u>
								Department 15 - HAND Totals	Invoice Transactions 3	<u>\$204.35</u>
								Fund 101 - General Fund Totals	Invoice Transactions 3	<u>\$204.35</u>
Fund 250 - CDBG										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
504 - Bloomington Housing Authority	2013-17	15-CDBG Funds for Remote Accessible Units	Paid by Check # 10311		03/05/2014	03/05/2014	03/14/2014		03/14/2014	6,163.43
2002 - Boys & Girls Club Of Bloomington	031414-BGC	15-CDBG Funds for the Boys and Girls Club	Paid by Check # 10312		03/05/2014	03/05/2014	03/14/2014		03/14/2014	4,230.76
1959 - Clark Dietz Inc	414391	15-CDBG Funds for Rockport Road	Paid by Check # 10313		03/05/2014	03/05/2014	03/14/2014		03/14/2014	47,087.50
47 - Community Kitchen Of Monroe County, INC	031414-CK	15-CDBG Funds for Community Kitchen	Paid by Check # 10314		03/05/2014	03/05/2014	03/14/2014		03/14/2014	4,999.31
618 - Dwight Coffman Construction	3050	15-CDBG funds for OOR Dee Allbright	Paid by Check # 10315		03/05/2014	03/05/2014	03/14/2014		03/14/2014	9,334.00
51582 - Environmental Hazards	14-02-02167	15-CDBG funds for OOR Dee Allbright	Paid by Check # 10316		03/05/2014	03/05/2014	03/14/2014		03/14/2014	48.00
74 - Life Designs, Inc	031414-Lifedesig	15-CDBG funds for Life Deslans Covey Windows	Paid by Check # 10317		03/05/2014	03/05/2014	03/14/2014		03/14/2014	5,000.00
74 - Life Designs, Inc	3	15-CDBG Covey Street Rentals IDIS #950	Paid by Check # 10317		03/05/2014	03/05/2014	03/14/2014		03/14/2014	241.00
74 - Life Designs, Inc	66411	15-CDBG Funds for Covey House Rentals	Paid by Check # 10317		03/05/2014	03/05/2014	03/14/2014		03/14/2014	5,222.76
4321 - Powder Monkey, LLC	031414-rockport	15-CDBG ROCKPORT ROAD ROW	Paid by Check # 10318		03/05/2014	03/05/2014	03/14/2014		03/14/2014	4,763.00
340 - Tom Spencer Concrete Products Inc	5961	15-CDBG curb & sidewalk	Paid by Check # 10319		03/05/2014	03/05/2014	03/14/2014		03/14/2014	4,080.00
1077 - Wegener Construction, INC	031414-hmal	15-CDBG funds for HMAL for Stickets 914 W 4th	Paid by EFT # 16		03/05/2014	03/05/2014	03/14/2014		03/14/2014	10,170.00
								Account 53990 - Other Services and Charges Totals	Invoice Transactions 12	<u>\$101,339.76</u>
								Program 150000 - Main Totals	Invoice Transactions 12	<u>\$101,339.76</u>
								Department 15 - HAND Totals	Invoice Transactions 12	<u>\$101,339.76</u>

				Fund 250 - CDBG Totals		Invoice Transactions 12		\$101,339.76
Fund 254 - HOME								
Department 15 - HAND								
Program 150000 - Main								
Account 53990 - Other Services and Charges								
223 - Duke Energy	031414-Orris	15-Home Funds for misc admin @ 922 Orris	Paid by Check # 5337	03/05/2014	03/05/2014	03/14/2014	03/14/2014	21.28
51582 - Environmental Hazards	14-02-02168	15-HOME misc admin for lead testing at 809 W.	Paid by Check # 5338	03/05/2014	03/05/2014	03/14/2014	03/14/2014	48.00
Account 53990 - Other Services and Charges Totals							Invoice Transactions 2	\$69.28
Program 150000 - Main Totals							Invoice Transactions 2	\$69.28
Department 15 - HAND Totals							Invoice Transactions 2	\$69.28
Fund 254 - HOME Totals							Invoice Transactions 2	\$69.28
Fund 256 - Special Grants								
Department 15 - HAND								
Program 150002 - Housing Counseling								
Account 53990 - Other Services and Charges								
4098 - Equifax Information Services, LLC	8377460	15-HOUSING COUNSELING - STATE	Paid by EFT # 2566	03/05/2014	03/05/2014	03/14/2014	03/14/2014	37.28
3560 - First Financial Bank / Credit Cards	031414-Fedex	15-Housing Counseling - fedex	Paid by Check # 56605	03/05/2014	03/05/2014	03/14/2014	03/14/2014	14.22
3560 - First Financial Bank / Credit Cards	031414-Fedex hc	15-Housing Counseling - fedex	Paid by Check # 56605	03/05/2014	03/05/2014	03/14/2014	03/14/2014	33.13
Account 53990 - Other Services and Charges Totals							Invoice Transactions 3	\$84.63
Program 150002 - Housing Counseling Totals							Invoice Transactions 3	\$84.63
Program 150010 - LEAD Grant								
Account 53990 - Other Services and Charges								
51582 - Environmental Hazards	Inv16822	15-Lead Grant - Testing Supplies	Paid by Check # 56601	03/05/2014	03/05/2014	03/14/2014	03/14/2014	85.65
Account 53990 - Other Services and Charges Totals							Invoice Transactions 1	\$85.65
Program 150010 - LEAD Grant Totals							Invoice Transactions 1	\$85.65
Department 15 - HAND Totals							Invoice Transactions 4	\$170.28
Fund 256 - Special Grants Totals							Invoice Transactions 4	\$170.28
Fund 408 - Unsafe Housing								
Department 15 - HAND								
Program 150000 - Main								
Account 53990 - Other Services and Charges								
4329 - Jeanne Walters Real Estate, LLC	29671	15-Unsafe Building Fund to reimburse for fines	Paid by Check # 56622	03/05/2014	03/05/2014	03/14/2014	03/14/2014	50.00
Account 53990 - Other Services and Charges Totals							Invoice Transactions 1	\$50.00
Program 150000 - Main Totals							Invoice Transactions 1	\$50.00
Department 15 - HAND Totals							Invoice Transactions 1	\$50.00
Fund 408 - Unsafe Housing Totals							Invoice Transactions 1	\$50.00
Fund 440 - TIF-Downtown								
Department 15 - HAND								
Program 150000 - Main								
Account 53990 - Other Services and Charges								
912 - Central Security Systems, INC	340771	15-Resolution 14-03 638 N Rogers St	Paid by Check # 56589	03/05/2014	03/05/2014	03/14/2014	03/14/2014	105.00
912 - Central Security Systems, INC	340770	15-Resolution 14-06 601 N Morton	Paid by Check # 56589	03/05/2014	03/05/2014	03/14/2014	03/14/2014	105.00
321 - Harrell Fish, INC	M40916-E	15-Resolution 11-28 Quarterly Winter check	Paid by EFT # 2573	03/05/2014	03/05/2014	03/14/2014	03/14/2014	1,013.00
321 - Harrell Fish, INC	S74543	15-Resolution 14-03 Replace Pressure Gauge - 2573	Paid by EFT # 2573	03/05/2014	03/05/2014	03/14/2014	03/14/2014	334.38
321 - Harrell Fish, INC	S74612	15-Resolution 14-03 Repair Steam Leak for IU	Paid by EFT # 2573	03/05/2014	03/05/2014	03/14/2014	03/14/2014	3,379.08

321 - Harrell Fish, INC	574783	15-Resolution 14-03 Heater Leak , heat coil	Paid by EFT # 2573	03/05/2014	03/05/2014	03/14/2014	03/14/2014	253.13
394 - Kleindorfer Hardware & Variety	423142	15-Resolution 14-03 Supplies	Paid by EFT # 2582	03/05/2014	03/05/2014	03/14/2014	03/14/2014	9.98
			Account 53990 - Other Services and Charges Totals				Invoice Transactions 7	<u>\$5,199.57</u>
			Program 150000 - Main Totals				Invoice Transactions 7	<u>\$5,199.57</u>
			Department 15 - HAND Totals				Invoice Transactions 7	<u>\$5,199.57</u>
			Fund 440 - TIF -Downtown Totals				Invoice Transactions 7	<u>\$5,199.57</u>
Fund 442 - TIF - Tapp Road								
Department 15 - HAND								
Program 150000 - Main								
Account 53990 - Other Services and Charges								
4175 - The Stables Events, LLC (Izzy's Rentals)	1137	15-Resolution 11-27 Tapp Road TIF	Paid by EFT # 2604	03/05/2014	03/05/2014	03/14/2014	03/14/2014	105.00
			Account 53990 - Other Services and Charges Totals				Invoice Transactions 1	<u>\$105.00</u>
			Program 150000 - Main Totals				Invoice Transactions 1	<u>\$105.00</u>
			Department 15 - HAND Totals				Invoice Transactions 1	<u>\$105.00</u>
			Fund 442 - TIF - Tapp Road Totals				Invoice Transactions 1	<u>\$105.00</u>
Fund 448 - TIF - Thomson Walnut Winslow								
Department 15 - HAND								
Program 150000 - Main								
Account 53990 - Other Services and Charges								
399 - American Structurepoint Inc	67806	15-Resolution 10-31	Paid by Check # 56571	03/05/2014	03/05/2014	03/14/2014	03/14/2014	1,561.90
			Account 53990 - Other Services and Charges Totals				Invoice Transactions 1	<u>\$1,561.90</u>
			Program 150000 - Main Totals				Invoice Transactions 1	<u>\$1,561.90</u>
			Department 15 - HAND Totals				Invoice Transactions 1	<u>\$1,561.90</u>
			Fund 448 - TIF - Thomson Walnut Winslow Totals				Invoice Transactions 1	<u>\$1,561.90</u>
Fund 975 - Surplus CTP Bond								
Department 15 - HAND								
Program 150000 - Main								
Account 53990 - Other Services and Charges								
223 - Duke Energy	Due 3/17 rogers	15-Resolution 14-06 600 N Rogers	Paid by Check # 56599	03/05/2014	03/05/2014	03/14/2014	03/14/2014	2,182.45
222 - Vectren	600 Rogers final	15-Resolution 14-06 600 Rogers Final Bill	Paid by Check # 56667	03/05/2014	03/05/2014	03/14/2014	03/14/2014	4,143.12
			Account 53990 - Other Services and Charges Totals				Invoice Transactions 2	<u>\$6,325.57</u>
			Program 150000 - Main Totals				Invoice Transactions 2	<u>\$6,325.57</u>
			Department 15 - HAND Totals				Invoice Transactions 2	<u>\$6,325.57</u>
			Fund 975 - Surplus CTP Bond Totals				Invoice Transactions 2	<u>\$6,325.57</u>
			Grand Totals				Invoice Transactions 33	<u>\$115,025.71</u>

REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
3/14/2014	Claims				115,025.71
					<u>115,025.71</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of [REDACTED] claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 115,025.71

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 _____

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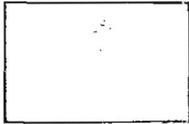
finlayc@bloomington.in.gov

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REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date	Type of Claim	FUND	Description	Bank Transfer	Amount
3/12/2014	Claims				115,025.71
					<u>115,025.71</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed in the foregoing register of claims, consisting of claims submitted for the claims set attached hereto, and certify that the same are due and owing in the total amount of \$ 115,025.71

Dated this ___ day of ___ year of 20__

I hereby certify that each of the claims listed in the foregoing register is due and owing and I have certified to the appropriate officials of the City of Bloomington, Indiana.



03/12/2014 WED 10:23 FAX 812 333 7947 BT ON BD REALTORS

REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
3/14/2014	Claims				115,025.71
					<u>115,025.71</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of 115,025.71 claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 115,025.71

Dated this 12 day of March year of 2014.

Elizabeth Kehoe

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

Fiscal Office _____

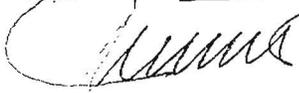
REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
3/14/2014	Claims				115,025.71
					<u>115,025.71</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of [REDACTED] claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 115,025.71

Dated this 13th day of MAR year of 20 14.



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

Fiscal Office _____



Board of Redevelopment Claim Register

Invoice Date Range 03/19/14 - 03/28/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 101 - General Fund										
Department 15 - HAND										
Program 150500 - Housing										
Account 53960 - Grants										
20872 - Catholic Charities	3/28/14 cc	15-JHSS FUNDING	Open		03/19/2014	03/19/2014	03/28/2014		03/28/2014	1,450.89
					Account 53960 - Grants Totals			Invoice Transactions 1		\$1,450.89
					Program 150500 - Housing Totals			Invoice Transactions 1		\$1,450.89
Program 151000 - Neighborhood										
Account 52110 - Office Supplies										
383 - Maxwell's Office Supply	099755	15-Neighborhood Office	Open		03/19/2014	03/19/2014	03/28/2014		03/28/2014	71.35
					Account 52110 - Office Supplies Totals			Invoice Transactions 1		\$71.35
Account 53320 - Advertising										
323 - Hoosier Times, Inc	1703423 NB	15-General	Open		03/19/2014	03/19/2014	03/28/2014		03/28/2014	58.17
					Account 53320 - Advertising Totals			Invoice Transactions 1		\$58.17
Account 53990 - Other Services and Charges										
1235 - Monroe County Apartment Association	629	15-Neighborhood Other Services - March	Open		03/19/2014	03/19/2014	03/28/2014		03/28/2014	40.00
					Account 53990 - Other Services and Charges Totals			Invoice Transactions 1		\$40.00
					Program 151000 - Neighborhood Totals			Invoice Transactions 3		\$169.52
					Department 15 - HAND Totals			Invoice Transactions 4		\$1,620.41
					Fund 101 - General Fund Totals			Invoice Transactions 4		\$1,620.41
Fund 250 - CDBG										
Department 15 - HAND										
Program 150000 - Main										
Account 53320 - Advertising										
323 - Hoosier Times, Inc	1703423 CDBG	15-CDBG Funds for	Open		03/19/2014	03/12/2014	03/28/2014		03/28/2014	9.48
					Account 53320 - Advertising Totals			Invoice Transactions 1		\$9.48
Account 53990 - Other Services and Charges										
9523 - Freedom Business Solutions, LLC	6940	15-CDBG admin funds	Open		03/19/2014	03/12/2014	03/28/2014		03/28/2014	110.90
					Account 53990 - Other Services and Charges Totals			Invoice Transactions 1		\$110.90
					Program 150000 - Main Totals			Invoice Transactions 2		\$120.38
					Department 15 - HAND Totals			Invoice Transactions 2		\$120.38
					Fund 250 - CDBG Totals			Invoice Transactions 2		\$120.38
Fund 254 - HOME										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
208 - City Of Bloomington Utilities	922 Orris 3/28	15-Home Funds for misc	Open		03/19/2014	03/19/2014	03/28/2014		03/28/2014	17.61

223 - Duke Energy	2105 Susie 3/28	15-HOME Funds for Misc Admin - 2105 Susie	Open	03/19/2014	03/19/2014	03/28/2014	03/28/2014	60.30
222 - Vectren	Orris vec 3/28	15-Home Funds for misc	Open	03/19/2014	03/19/2014	03/28/2014	03/28/2014	49.15
						Account 53990 - Other Services and Charges Totals	Invoice Transactions 3	<u>\$127.06</u>
						Program 150000 - Main Totals	Invoice Transactions 3	<u>\$127.06</u>
						Department 15 - HAND Totals	Invoice Transactions 3	<u>\$127.06</u>
						Fund 254 - HOME Totals	Invoice Transactions 3	<u>\$127.06</u>
Fund 256 - Special Grants								
Department 15 - HAND								
Program 150006 - Special Projects								
Account 53990 - Other Services and Charges								
4355 - Kaye Lee Johnston	1333	15-Special Project for	Open	03/19/2014	03/19/2014	03/28/2014	03/28/2014	145.00
						Account 53990 - Other Services and Charges Totals	Invoice Transactions 1	<u>\$145.00</u>
						Program 150006 - Special Projects Totals	Invoice Transactions 1	<u>\$145.00</u>
Program 150009 - 2002 Shelter Plus Care								
Account 53990 - Other Services and Charges								
421 - Centerstone	shelter P 3/28	15-Shelter Plus Care	Open	03/19/2014	03/19/2014	03/28/2014	03/28/2014	3,111.50
						Account 53990 - Other Services and Charges Totals	Invoice Transactions 1	<u>\$3,111.50</u>
						Program 150009 - 2002 Shelter Plus Care Totals	Invoice Transactions 1	<u>\$3,111.50</u>
						Department 15 - HAND Totals	Invoice Transactions 2	<u>\$3,256.50</u>
						Fund 256 - Special Grants Totals	Invoice Transactions 2	<u>\$3,256.50</u>
Fund 440 - TIF-Downtown								
Department 15 - HAND								
Program 150000 - Main								
Account 53990 - Other Services and Charges								
208 - City Of Bloomington Utilities	335 11th 3/28	15-335 W. 11th Street	Open	03/19/2014	03/19/2014	03/28/2014	03/28/2014	64.83
223 - Duke Energy	613 Morton 3/28	15-Resolution 14-03 613 Morton Utilities	Open	03/19/2014	03/19/2014	03/28/2014	03/28/2014	9.40
223 - Duke Energy	601 Morton 3/28	15-Resolution 14-03 CTP Maintenance Project	Open	03/19/2014	03/19/2014	03/28/2014	03/28/2014	312.51
223 - Duke Energy	335 11th 3/28	15-Resolution 14-03 CTP	Open	03/19/2014	03/19/2014	03/28/2014	03/28/2014	52.22
321 - Harrell Fish, INC	89.00	15-Resolution 14 03 CTP	Open	03/19/2014	03/19/2014	03/28/2014	03/28/2014	89.00
5239 - Mother Nature Landscaping, INC	61340114	15-Resolution 11 33 S	Open	03/19/2014	03/19/2014	03/28/2014	03/28/2014	280.00
3663 - Parsons Brinckerhoff, INC	543150	15-Resolution 11-40	Open	03/19/2014	03/19/2014	03/28/2014	03/28/2014	6,414.00
1420 - Trinkle, Richard	181	15-Resolution 14-04 CTP	Open	03/19/2014	03/19/2014	03/28/2014	03/28/2014	590.00
1420 - Trinkle, Richard	180	15-Resolution 14 03 CTP	Open	03/19/2014	03/19/2014	03/28/2014	03/28/2014	540.00
1420 - Trinkle, Richard	182	15-Resolution 14 03 CTP	Open	03/19/2014	03/19/2014	03/28/2014	03/28/2014	360.00
222 - Vectren	638 Rogers 3/28	15-Resolution 14-03 CTP Maintenance Project	Open	03/19/2014	03/19/2014	03/28/2014	03/28/2014	1,757.46
222 - Vectren	601 Morton 3/28	15-Resolution 14 03 CTP Maintenance	Open	03/19/2014	03/19/2014	03/28/2014	03/28/2014	6,873.61
						Account 53990 - Other Services and Charges Totals	Invoice Transactions 12	<u>\$17,343.03</u>
						Program 150000 - Main Totals	Invoice Transactions 12	<u>\$17,343.03</u>
						Department 15 - HAND Totals	Invoice Transactions 12	<u>\$17,343.03</u>
						Fund 440 - TIF-Downtown Totals	Invoice Transactions 12	<u>\$17,343.03</u>
Fund 445 - TIF - Adams								
Department 15 - HAND								
Program 150000 - Main								

Account 53990 - Other Services and Charges									
17 - Bynum Fanyo And Associates Inc	400936-14	15-Resolution 09-28	Open	03/19/2014	03/19/2014	03/28/2014		03/28/2014	288.00
4358 - First Technology Initiative, LLC	w 2nd st 3/28/14	15-Resolution 10-11 w	Open	03/19/2014	03/19/2014	03/28/2014		03/28/2014	23,315.00
		2nd street							
Account 53990 - Other Services and Charges Totals						Invoice Transactions 2			\$23,603.00
Program 150000 - Main Totals						Invoice Transactions 2			\$23,603.00
Department 15 - HAND Totals						Invoice Transactions 2			\$23,603.00
Fund 445 - TIF - Adams Totals						Invoice Transactions 2			\$23,603.00
Fund 447 - TIF - Whitehall									
Department 15 - HAND									
Program 150000 - Main									
Account 53990 - Other Services and Charges									
204 - State Of Indiana	23493	15-Resolution 10-43 - W.	Open	03/19/2014	03/19/2014	03/28/2014		03/28/2014	1,100.00
Account 53990 - Other Services and Charges Totals						Invoice Transactions 1			\$1,100.00
Program 150000 - Main Totals						Invoice Transactions 1			\$1,100.00
Department 15 - HAND Totals						Invoice Transactions 1			\$1,100.00
Fund 447 - TIF - Whitehall Totals						Invoice Transactions 1			\$1,100.00
Fund 975 - Surplus CTP Bond									
Department 15 - HAND									
Program 150000 - Main									
Account 53990 - Other Services and Charges									
323 - Hoosier Times, Inc	1703419	15-Resolution 14-06 -	Open	03/19/2014	03/19/2014	03/28/2014		03/28/2014	8.69
Account 53990 - Other Services and Charges Totals						Invoice Transactions 1			\$8.69
Program 150000 - Main Totals						Invoice Transactions 1			\$8.69
Department 15 - HAND Totals						Invoice Transactions 1			\$8.69
Fund 975 - Surplus CTP Bond Totals						Invoice Transactions 1			\$8.69
Grand Totals						Invoice Transactions 27			\$47,179.07

REGISTER OF SPECIAL CLAIMS

Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
3/28/2014	Claims				47,179.07
					<u>47,179.07</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of [REDACTED] claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 47,179.07

Dated this _____ day of _____ year of 20____.

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

Fiscal Office _____

REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
3/28/2014	Claims				47,179.07
					47,179.07

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 \$ 47,179.07

Dated this _____ day of _____ year of 20_____.

Michael C. Croteau

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
3/28/2014	Claims				47,179.07
					47,179.07

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 \$ 47,179.07

Dated this _____ day of _____ year of 20_____.

_____ *Dud Walter* _____

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 _____

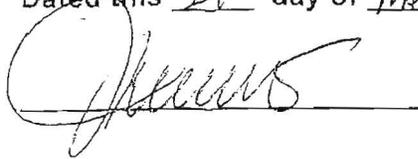
REGISTER OF SPECIAL CLAIMS
 Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
3/28/2014	Claims				47,179.07
					<u>47,179.07</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 \$ 47,179.07

Dated this 24th day of March year of 20 14.



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 _____



03/25/2014 TUE 9:14 FAX 812 333 7947 BTOM BD REALTORS --- CITY HAND OFFICE

REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
3/28/2014	Claims				47,179.07
					<u>47,179.07</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 \$ 47,179.07

Dated this 25 day of March year of 2014.

[Signature]

Elizabeth A. Kehoe

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

Fiscal Office _____

Memo

To: Redevelopment Commission

From: Lisa Abbott, Director

Date: April 4, 2014

We received our allocation amounts. Our allocations for Fiscal Year 2014 are as follows:

CDBG: \$846,527

HOME: \$508,637

This is a \$20,716 reduction for CDBG and a \$84,891 increase in HOME from last year's allocations. The Annual Action Plan has been posted and we are accepting comment until April 21st.

HAND is working with the Bloomington Police Department on their Downtown Outreach Team project. BPD has created a program for additional patrols in District 1 (downtown area). District 1 is 2.1% of the patrol area and accounts for 19.77% of all service calls. Calls for crimes involving drunkenness, disturbances, harassment, vandalism, panhandling, loitering and thefts have increased. As police response is only a stop gap measure, BPD has created the Downtown Outreach Team to partner with local social service providers and other governmental entities to create a more comprehensive response to concerns. The Downtown Outreach Team includes BPD, HAND, Centerstone, Faith based community, Monroe County Public Library, Monroe County Probation, IU Health (Bloomington Hospital), Volunteers in Medicine, etc. The co-chairs of the Outreach Team (BPD & HAND) will also meet with the Downtown Bloomington, Inc. membership quarterly to hear their concerns and update them on the Team's efforts.

Neighborhood Improvement Grant applications were due on March 28th. We received 4 applications requesting \$34,886.14 in funding. The Rockport Road Project (CDBG) will be out to bid next week with bids being due April 30th.

We have hired a new program manager to fill Marilyn's previous position, Dan Niederman. He comes to us from Child Protective Services. We are very excited to have him. We are in the process of hiring a new front line staff person to replace Mary Endris who started her own business. After which we will be posting our new inspector position.

Upcoming activity:

- Neighborhood Clean-ups on April 12th and May 3rd
- Small & Simple Grants due April 21st
- Home Buyer's Club April 26th & May 3rd
- Neighborhood Improvement Grant presentations April 29th

RESOLUTION 14-13
AUTHORIZING PAYMENT FROM TIF BOND FUNDS FOR EXPENSES
RELATED TO DECONSTRUCTION OF WAREHOUSE A
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 Print Services Building, now referred to as “Warehouse A,” to make space for improved infrastructure and for offering the land for private sector redevelopment; and

WHEREAS, bids for deconstruction of Warehouse A have been solicited pursuant to Indiana Code 36-1-12-4 and the City received six bids; and

WHEREAS, the Staff has recommended to the Redevelopment Commission that the lowest bidder, Rose Brothers, is not “responsible” as required pursuant to Indiana Code 36-1-12-4 and that its bid should be rejected; and

WHEREAS, HAND and the Commission wish to go forward with the project by awarding a contract to the lowest responsible and responsive bidder, National Salvage Company, which bid \$137,000.00; 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 \$13,700.00; and

WHEREAS, the total amount requested to be approved from the Bond funds for deconstruction of Warehouse A is \$150,700.00;

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

1. The Redevelopment Commission hereby determines that the bidder who submitted the lowest bid, Rose Brothers, is not a “responsible” bidder as required by IC 36-1-12-4 for the reasons set forth in the memo submitted to the Commission on this date and incorporated by reference into this Resolution.

2. The Redevelopment Commission hereby awards the contract for deconstruction of Warehouse A to the lowest responsible and responsive bidder, National Salvage Company, in the amount of \$137,000.00.

3. The Redevelopment Commission hereby approves payment of an amount not to exceed \$150,700.00 from the Bonds, which includes the amount bid by National Salvage Company and a 10% contingency of \$13,700.00.

BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

ATTEST:

Mike Gentile, Secretary

Date



**CITY OF BLOOMINGTON
LEGAL DEPARTMENT
MEMORANDUM**

CONFIDENTIALITY NOTICE:

**This memorandum and any attachments are confidential
and may be protected by legal privilege**

TO: City of Bloomington Redevelopment Commission
FROM: Vickie Renfrow, City Attorney
**RE: Lowest Responsible and Responsive Bidder for Deconstruction of
Warehouse A, Certified Tech park**
DATE: March 14, 2014

On March 11, 2014, the City of Bloomington Department of Public Works received and publicly opened bids for the deconstruction of Warehouse A in the Certified Tech Park property. Those bids have been reviewed by staff, and their recommendation is to award the public construction contract to National Salvage & Service Corporation, as the lowest responsive and responsible bidder. Staff has determined that, based on information obtained regarding the lowest bidder, Rose Bros. LLC, which indicates that it cannot be deemed to be a “responsible” bidder. Under the provisions of Indiana Code Section 36-1-12-4(b)(8) when bids for public works projects are received the public entity shall “award the contract for public work or improvements to the lowest responsive and responsible bidder, or reject all bids submitted.” If the public entity awards the contract to a bidder other than the lowest bidder, it “must state in minutes or memoranda, at the time the award is made, the factors used to determine which bidder is the lowest responsible and responsive bidder to justify the award.” IC § 36-1-12-4(b)(9). One of the factors to be considered in determining whether a bidder is “responsible” is [t]he ability and capacity of the bidder to perform the work.” IC § 36-1-12-4(b)(11)(A). Upon review of the apparent lowest bidder certifications, it was determined by researching the records of the Indiana Secretary of State that Rose Bros. LLC went into Administrative Dissolution on August 28, 2012, and is currently in that status. As those records indicate, “[t]his entity is not eligible to receive a Certificate of Existence/Authorization”. In addition, IC § 23-18-10-3(a) provides that “[a] limited liability company that is administratively dissolved continues in existence by may not carry on any business except business necessary to wind up and liquidate its business and affairs”

Since Rose Bros. LLC cannot legally perform the duties required by the scope of services of the deconstruction contract in question it does not have “the ability and capacity” to do the work. Therefore, Staff recommends that the Redevelopment Commission find that Rose Bros. LLC is not a responsible bidder and that its bid be rejected. Staff further recommends that the Redevelopment Commission award the contract for deconstruction of Warehouse A in the Certified Tech Park to National Salvage & Service Corporation, as the lowest responsive and responsible bidder.

Corporation Counsel
Margie K. Rice

City Attorney
Vickie Renfrow



City of Bloomington
Legal Department

Assistant City Attorneys
Susan Failey
Barbara E. McKinney
Jacquelyn F. Moore
Patricia M. Mulvihill
Michael M. Rouker
Greg Small

March 28, 2014

SENT VIA E-MAIL AND FIRST CLASS U.S. MAIL

To:

Klenck Company, 1719 W. Louisiana, Evansville, IN 47710
Rose Bros. LLC, 2226 E. Wimbleton Lane, Bloomington, IN 47401
National Salvage & Service Corporation, 6755 S. Old State Road 37, Bloomington, IN 47401
O'Rourke Wrecking Company, 660 Lunken Park Drive, Cincinnati, OH 45226
Renascent, Inc., 935 West Troy Ave., Indianapolis, IN 46225
Neidigh Construction Corp., 2220 W. Vernal Pike, Bloomington, IN 47404

Re: Contract for deconstruction of Warehouse A, Certified Tech Park

Dear Bidders:

On March 11, 2014, the City of Bloomington Redevelopment Commission received and publicly opened bids for the deconstruction of Warehouse A in the Certified Tech Park. Those bids have been reviewed by staff, and the recommendation of staff will be forwarded to the City of Bloomington Redevelopment Commission to be considered at its regularly scheduled meeting on April 7, 2014 at 5:00 pm. Staff will recommend that the Commission award the contract to National Salvage & Service Corporation as the lowest responsive and responsible bidder. Although Rose Bros. LLC was the apparent lowest bidder, Staff determined that Rose Bros. LLC could not be deemed to be "responsible" bidder and, therefore, should be disqualified.

Under the provisions of Indiana Code § 36-1-12-4(b)(8), when bids for public works projects are received the public entity shall "award the contract for public work or improvements to the lowest responsive and responsible bidder, or reject all bids submitted." If the public entity awards the contract to a bidder other than the lowest bidder, it "must state in minutes or memoranda, at the time the award is made, the factors used to determine which bidder is the lowest responsive and responsible bidder to justify the award." IC § 36-1-12-4(b)(9). One of the factors to be considered in determining whether a bidder is "responsible" is [t]he ability and capacity of the bidder to perform the work." IC § 36-1-12-4(b)(11)(A). Upon review of Rose Bros. LLC's certifications, it was determined by researching the records of the Indiana Secretary of State that Rose Bros. LLC went into Administrative Dissolution on August 28, 2012, and is currently in that status. As those records indicate, "[t]his entity is not eligible to receive a Certificate of Existence/Authorization". In addition, IC § 23-18-10-3(a) provides that "[a] limited liability company that is administratively dissolved continues in existence but may not carry on any business except business necessary to wind up and liquidate its business and affairs"

To: Klenck Company
Rose Bros. LLC
National Salvage & Service Corporation
O'Rourke Wrecking Company
Renascent, Inc.
Neidigh Construction Corp.

March 28, 2014

Page 2

Since Rose Bros. LLC cannot legally perform the duties required by the scope of services of the deconstruction contract in question, it does not have "the ability and capacity" to do the work. In addition, submitting a bid while under Administrative Dissolution is not the act of a responsible bidder. Therefore, Staff recommends that the Redevelopment Commission find that Rose Bros. LLC is not a responsible bidder and that its bid be rejected. Staff further recommends that the Redevelopment Commission award the contract for deconstruction of Warehouse A in the Certified Tech Park to National Salvage & Service Corporation, as the lowest responsive and responsible bidder.

Bid bonds submitted by all unsuccessful bidders, including Rose Bros. LLC, shall be returned once the contracting process is finalized. Any questions regarding the process by which this contract was awarded may be directed to Vickie Renfrow, City Attorney, 812-349-3426.

Sincerely,



Vickie Renfrow, City Attorney
Email: renfrowv@bloomington.in.gov

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

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

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

WHEREAS, the Commission caused an offering sheet to be prepared, published a legal advertisement offering the Property for sale for an offering price of \$12,000.00, and notified the abutting owners that it was offering the Property for sale; and

WHEREAS, the Commission received a bid of \$2000.00 from an eligible abutting property owner, Anne Roberts; and

WHEREAS, staff of the HAND Department has recommended that the Property be sold to the abutting property owner who submitted the \$2000.00 bid, for the reasons indicated in the accompanying memo from Marilyn Patterson, Assistant Director of HAND.

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

The Commission hereby authorizes conveyance of the Property at 301 W. Coolidge to Anne Roberts for a sale price of \$2000.00.

BLOOMINGTON REDEVELOPMENT COMMISSION

By: _____
David Walter, President

Attest: _____
Mike Gentile, Secretary

Date



MEMORANDUM

CITY OF BLOOMINGTON HAND DEPARTMENT

TO: Redevelopment Commission
FROM: Staff

RE: Resolution 14-14 the Sale of 301 West Coolidge

DATE: April 7, 2014

The Redevelopment Commission passed Resolution 14-02 to offer this property for sale at the February Redevelopment Commission meeting.

Due to the small size of the lot (approximately .10 acre) it is not appropriate for a new home construction.

Staff offered the property for sale twice, the first time there was only one bid received but it was not within the deadline required. Therefore the offering for sale was made a second time.

Each offering only had one bidder, Anne Roberts, the adjacent property owner. Anne has owned this home since HAND rehabilitated the home under the Acquisition-Rehabilitation program in 2007. Anne's household income continues to qualify as a low-mod under current HUD Area Median Income. Sale of this property to her for less than the appraised value seems appropriate given that she was the only bidder and that she is the adjacent property owner. Anne is using \$500.00 of her saved funds and \$1,500.00 in gifted funds to purchase the property. Anne increased her original bid and secured the gifted funds so that her offer would be reasonably competitive.

HAND Staff recommends that this lot be sold to Anne Roberts for the amount of her bid \$2,000.00. The neighborhood will benefit by having an adjacent homeowner buy the property and maintain it, HAND will also benefit in that the department will no longer incur the expenses to maintain the property.

**14-15
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 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

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.

BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

ATTEST:

Michael Gentile, Secretary

Date

March 24, 2014

Dear Interested Party,

This is to advise you Mirwec Inc., Owen County State Bank, the WS Group, Inc., and Bledsoe Riggert Guerrettaz are requesting Development Plan approval for a project located at 701 S. Liberty Drive, Parcel A-1 in the Mirwec Planned Unit Development. The property is located in Van Buren Township, Section 1, at 701 N. Liberty Drive (Parcel Number(s): 53-09-01-101-002.000-015). The petitioner is requesting development plan approval for a financial services institution.

The first public hearing where the public has the chance to comment is the Monroe County Plan Commission on Tuesday, **May 20, 2014**. This meeting begins at 6:00 p.m. in Judge Nat U. Hill III Meeting Room, 100 West Kirkwood Avenue, Bloomington. Comments from the public will be heard at this time and the petition may be continued as necessary.

All information concerning the above request is on public display at the Monroe County Planning Department, Monroe County Government Center, 501 N. Morton Street, Suite 224. The Planning Department phone number is **(812) 349-2560**. When seeking information from the Planning Department, please reference petition number **1403-PUD-01**.

Monroe County Plan Commission

Mirwec Inc.
c/o Bernie Guerrettaz
Bledsoe Riggert Guerrettaz, Inc.
(petitioner/agent of petition)

1351 West Tapp Road
Bloomington, IN 47403
p: 812.336.8277
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