

AGENDA
REDEVELOPMENT COMMISSION

McCloskey Conference Room
April 21, 2015
5:00 p.m.

I. ROLL CALL

II. READING OF THE MINUTES –April 6, 2015

III. EXAMINATION OF CLAIMS –April 10, 2015 for \$52,416.27

IV. EXAMINATION OF PAYROLL REGISTERS–April 2, 2015 for \$28,581.83

V. NEW BUSINESS –

A. Approval of TBRA guidelines

B. RESOLUTION 15-07: Request for partial funding of repairs to the 4th Street Garage

C. RESOLUTION 15-10: Approve petty cash reimbursement from the RDC TIF fund.

D. RESOLUTION 15-11: Appraisal of lot 6 and 7 in the Certified Tech Park.

E. RESOLUTION 15-13: Additional Survey for Certified Tech Park.

VI. BUSINESS/GENERAL DISCUSSION

A. CTP update.

VII. ADJOURNMENT

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
MET on Monday, April 6, 2015 at 5:00 p.m. in the Showers City Hall, McCloskey Conference
Room, 401 North Morton Street, with David Walter presiding

I. ROLL CALL

Commissioners Present: David Walter, Kelly Smith, Elizabeth Kehoe, John West, Katie Birge, and Sue Sgambelluri

Commissioners Absent: None

Staff Present: Lisa Abbott, Marilyn Patterson and Christina Finley

Other(s) Present: Danise Alano-Martin, Thomas Cameron, Margie Rice, Jeff Underwood, Randy Cassady, Tamby Cassady, Sean Forney, Nao Forney, Jay Horrey, Tim Thrasher

II. READING OF THE MINUTES –Katie Birge made a motion to approve the March 20, 2015 minutes. Elizabeth Kehoe seconded the motion. The board unanimously approved.

III. EXAMINATION OF CLAIMS –John West made a motion to approve the claims for March 13, 2015 for \$109,851.79 and March 27, 2015 for \$46,165.92. Elizabeth Kehoe seconded the motion. The board unanimously approved.

IV. EXAMINATION OF PAYROLL REGISTERS–John West made a motion to approve the payroll registers for March 6, 2015 for \$28,818.31, and March 20, 2015 for \$28,718.53. Elizabeth Kehoe seconded the motion. The board unanimously approved.

V. REPORT OF OFFICERS AND COMMITTEES

A. Directors Report. Lisa Abbott asked to have non CTP related items on the April 26, 2015 agenda. The commissioners unanimously agreed. The Neighborhood Improvement Grants are in; Elizabeth Kehoe is the Redevelopment representative. There will be two neighborhood clean-ups this year; Broadview and Matlock Heights. Upcoming activities were included in the director's report which was included in the commission packet.

IV. NEW BUSINESS –

A. Offer to purchase for 2105 Susie Street. Marilyn Patterson stated we have an offer to purchase for 2105 Susie Street and hope to close the middle of May. This is the last house we own on Susie Street and it has been on the market since 2009. The property will be sold to an income eligible client with 15 year affordability covenants attached. Bloomfield State Bank has already pre-approved their loan. John West made a motion to approve. Katie Birge seconded the motion. The board unanimously approved.

Public Hearing

David Walter announced this portion of the meeting will be a public hearing. All members of the public are welcome to comment.

B. RESOLUTION 15-08: Confirming changes to the City of Bloomington Economic Development Plan and Tax Financing District. Thomas Cameron stated this resolution confirms what the Redevelopment Commission approved on February 2, 2015 in terms of extending expiration dates, re-characterizing the downtown area, creating the new exploration areas and consolidating all of those into the Consolidated Economic Development Area.

John West asked if any changes have been made to the original resolution. Cameron stated the Planning Commission and City Council approved the resolution as written; there have not been any changes to the map or resolution. Cameron stated the pre-1995 TIF areas under the new law, will expire on June 30, 2025 unless debt is issued by July 1, 2015.

John West asked why the proposed expansion areas include North Walnut, North College and West 17th Street. Tom Micuda stated the reasoning is both general and specific. He explained that generally when creating a Tax Increment Finance district, the goal is to stimulate both public and private investment in the area of the community that needs assistance. This proposed expansion would hopefully create a tool to help us do that for the Walnut, College, and most of 17th Street area.

We also want to make sure anytime we expand a TIF, we want to stay true to commercial zoning and developments that would be non-residential largely in nature. All of these areas – Walnut, College, and part of 17th Street – are zoned commercial areas. They are expected to be non-residential, can provide jobs and in some cases property tax benefits. Micuda believes we are staying true to the overall TIF philosophy.

Micuda explained the far end of 17th Street just west of the City's new roundabout project was included for a specific reason. The area is largely residentially zoned. Typically we wouldn't TIF residential property, however we will have an infrastructure deficiency that will need to be addressed when 17th Street and the Vernal Pike overpass is connected.

David Walter asked if anyone from the public would like to comment. Tim Thrasher, Director of Business of Operations for MCCSC, came forward to speak. He wanted to inform the Commission that SB478 was introduced into legislature and provides Redevelopment Commissions the ability to provide funding to the school corporation transportation operating fund. He stated their transportation operating fund experiences financial problems. It has a maximum levy on it so we are always looking for ways to help fund the transportation program. This legislation, if passes would enable the Redevelopment Commission to provide funding to MCCSC. Mr. Thrasher thought this information would be helpful when discussing bonds. The formula for determining the maximum amount the commission can provide is to multiply our transportation operating fund tax rate by the assessed valuation of the TIF district; which will determine the revenue that would be generated. The tax rate in the transportation operating fund is 9.6 cents per \$100 of assessed valuation. He asked that the commission consider the possibility to allow for that amount of funding in the budgetary process. There were no other public comments.

John West made a motion to approve Resolution 15-08. Sue Sgambulleri seconded the motion. The board unanimously approved.

End of public hearing

VII. BUSINESS/GENERAL DISCUSSION

A. Approval of Vectren invoice for 601 North Morton. Katie Birge made a motion to approve payment for the Vectren invoice for 601 North Morton. Sue Sgambelluri seconded the motion. The board unanimously approved.

B. CTP update. Danise Alano-Martin distributed her CTP project tracking working draft. She stated we continue to work on the responses received for the Administration Building and the parcel north of the Administration Building. We have been analyzing a lot of moving parts and at the same time received some clarification from respondents on the Showers Administration offers. We also received clarifications for the larger RFP responses, and those further help to understand

how those development proposals might impact the sale and reuse of the Showers Administration Building or the Showers Garage Building. John West indicated the process has taken a lot of time and asked when a deal would be brought forward for consideration. Alano-Martin indicated the time has been necessary in order for the City to continue to go through important due diligence analysis. Alano-Martin stated she hopes to be able to bring something to the Commission in the next couple of months, but that it will depend upon negotiations.

Bledsoe Riggert & Guerrettaz have completed the legal descriptions for the right-of-way vacation of two alleys west of Rogers Street. Notification has been made to the various utilities and we're waiting on feedback from them. The 10th Street right-of-way vacation process is underway. We are working with our 10th Street and infrastructure designers to define where the right-of-way vacation area ends and the new 10th Street should begin. We cannot vacate until we define those boundaries.

Alano-Martin explained that the City and CBRE continue discussions with the two RFP respondents who made proposals on the whole acreage. Discussions are focused on various deal structures and development scenarios that impact potential deal structures. Katie Birge asked if there is a possibility of splitting up portions of the CTP to be developed by different entities. Alano-Martin stated that is a possibility.

During the first progress meeting with Anderson + Bohlander they gave initial ideas on design and their understanding of the project, utilities, and constraints or requirements. They are putting together a 3-D model to plan out where the utilities should be in relationship to one another in the allotted spaces. Construction Documents are due in November. Alano-Martin stated we could potentially bid the project in November and utility work to begin by the end of 2015; depending upon the construction climate, the bid could be let in January 2016 instead.

Alano-Martin reported meeting with Duke Energy and the Energy Systems Network, which is part of the Central Indiana Corporate Partnership. Together they looked at a potential DOE grant and started to align resources to apply for that grant to support energy innovation in the tech park, specifically microgrid technology. However, after research it was apparent the end grant amount wasn't going to be enough to complete a project. It was a good exercise which allowed us to set a path to move things forward together. We are working closely with Duke Energy on creating a menu of energy innovation items and as developers plan their projects, they could then partner with Duke to incorporate those into their plans.

VIII. ADJOURNMENT

The meeting adjourned at 6:00 p.m.

David Walter, President

ATTEST:

Elizabeth Kehoe, Secretary

Date



Board of Redevelopment Claim Register

Invoice Date Range 03/31/15 - 04/10/15

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	Grant-Remaining	15-JHSS Funding Agreement -final	Paid by Check # 60119		03/31/2015	03/31/2015	04/10/2015		04/10/2015	7,518.21	
								Account 53960 - Grants Totals		Invoice Transactions 1	\$7,518.21
								Program 150500 - Housing Totals		Invoice Transactions 1	\$7,518.21
Program 151000 - Neighborhood											
Account 53960 - Grants											
54546 - Charles Y Coghlan, DMD (Office Easel)	50922A	15-Neighborhood Clean Up Grant - Broadview	Paid by EFT # 6683		03/31/2015	03/31/2015	04/10/2015		04/10/2015	272.00	
2077 - JEM Printing, INC (PIP Printing & Marketinq)	61314	15-Neighborhood Grants - Matlock Heights	Paid by EFT # 6730		03/31/2015	03/31/2015	04/10/2015		04/10/2015	461.25	
								Account 53960 - Grants Totals		Invoice Transactions 2	\$733.25
								Program 151000 - Neighborhood Totals		Invoice Transactions 2	\$733.25
Program 151600 - Title 16											
Account 52110 - Office Supplies											
651 - Engraving & Stamp Center, INC	19897	15-Title 16 - Office Supplies - stamps for	Paid by EFT # 6692		03/31/2015	03/31/2015	04/10/2015		04/10/2015	58.70	
								Account 52110 - Office Supplies Totals		Invoice Transactions 1	\$58.70
								Program 151600 - Title 16 Totals		Invoice Transactions 1	\$58.70
Program 152000 - Historic Preservation											
Account 53990 - Other Services and Charges											
4928 - Indolutions, INC	INDO-03162015-2	15-Historic other services - monon clock	Paid by EFT # 6727		03/31/2015	03/31/2015	04/10/2015		04/10/2015	332.75	
								Account 53990 - Other Services and Charges Totals		Invoice Transactions 1	\$332.75
								Program 152000 - Historic Preservation Totals		Invoice Transactions 1	\$332.75
								Department 15 - HAND Totals		Invoice Transactions 5	\$8,642.91
								Fund 101 - General Fund Totals		Invoice Transactions 5	\$8,642.91
Fund 250 - CDBG											
Department 15 - HAND											
Program 150000 - Main											
Account 52110 - Office Supplies											
651 - Engraving & Stamp Center, INC	19897-CDBG	15-CDBG - Office Supplies- notary stamps	Paid by EFT # 62		03/31/2015	03/31/2015	04/10/2015		04/10/2015	58.70	
								Account 52110 - Office Supplies Totals		Invoice Transactions 1	\$58.70
Account 53990 - Other Services and Charges											
56 - Middle Way House, INC	Nov2014-Feb2015	15-CDBG Funding Agreement for Domestic	Paid by EFT # 63		03/31/2015	03/31/2015	04/10/2015		04/10/2015	8,946.70	
								Account 53990 - Other Services and Charges Totals		Invoice Transactions 1	\$8,946.70
								Program 150000 - Main Totals		Invoice Transactions 2	\$9,005.40
								Department 15 - HAND Totals		Invoice Transactions 2	\$9,005.40
								Fund 250 - CDBG Totals		Invoice Transactions 2	\$9,005.40
Fund 254 - HOME											
Department 15 - HAND											

Program 150000 - Main

Account 53990 - Other Services and Charges

686 - Habitat For Humanity of Monroe County, INC	2012SRogers-2	15-Homebuyer Assistance for Habitat	Paid by EFT # 30	03/31/2015	03/31/2015	04/10/2015	04/10/2015	10,385.47
686 - Habitat For Humanity of Monroe County, INC	2016SRogers-2	15-HOME Funds for Homebuyer Assistance	Paid by EFT # 30	03/31/2015	03/31/2015	04/10/2015	04/10/2015	10,717.59
193 - Barry A Kern	114	15-HOME OOR	Paid by Check	03/31/2015	03/31/2015	04/10/2015	04/10/2015	2,700.00
		Brummett IDIS 980-date # 5397						
						Account 53990 - Other Services and Charges Totals	Invoice Transactions 3	\$23,803.06
						Program 150000 - Main Totals	Invoice Transactions 3	\$23,803.06
						Department 15 - HAND Totals	Invoice Transactions 3	\$23,803.06
						Fund 254 - HOME Totals	Invoice Transactions 3	\$23,803.06

Fund 440 - TIF-Downtown

Department 15 - HAND

Program 150000 - Main

Account 53990 - Other Services and Charges

5054 - Full Compass Systems	5474256	15-BC Theater Maint-replacement wireless	Paid by EFT # 6706	03/31/2015	03/31/2015	04/10/2015	04/10/2015	2,639.16
5054 - Full Compass Systems	5485407	15-BC Theater Maint-wireless mic systems-	Paid by EFT # 6706	03/31/2015	03/31/2015	04/10/2015	04/10/2015	337.32
321 - Harrell Fish, INC	W10481	15-BCT Theater Maint-faulty hot water actuator	Paid by EFT # 6712	03/31/2015	03/31/2015	04/10/2015	04/10/2015	1,296.00
1420 - Richard Trinkle	314	15-CTP Maintenance - 2015-Countryside LN SW-	Paid by EFT # 6791	03/31/2015	03/31/2015	04/10/2015	04/10/2015	480.00
1420 - Richard Trinkle	313	15-CTP Maint.-2015-	Paid by EFT # 6791	03/31/2015	03/31/2015	04/10/2015	04/10/2015	360.00
1420 - Richard Trinkle	312	Susie ST-snow/ice 3/1-	Paid by EFT # 6791	03/31/2015	03/31/2015	04/10/2015	04/10/2015	360.00
1420 - Richard Trinkle	311	15-CTP Maint.-2015-	Paid by EFT # 6791	03/31/2015	03/31/2015	04/10/2015	04/10/2015	360.00
1420 - Richard Trinkle	310	Morton ST SW-snow/ice-11th&Rogers-East side-	Paid by EFT # 6791	03/31/2015	03/31/2015	04/10/2015	04/10/2015	720.00
		15-CTP Maint.-2015-	Paid by EFT # 6791					
		11th&Rogers-W lot-3/1-						
						Account 53990 - Other Services and Charges Totals	Invoice Transactions 8	\$6,552.48
						Program 150000 - Main Totals	Invoice Transactions 8	\$6,552.48
						Department 15 - HAND Totals	Invoice Transactions 8	\$6,552.48
						Fund 440 - TIF-Downtown Totals	Invoice Transactions 8	\$6,552.48

Fund 445 - TIF - Adams

Department 15 - HAND

Program 150000 - Main

Account 53990 - Other Services and Charges

3626 - United Consulting Engineers, Inc	12405-22	15-2nd & Welmer-Res.	Paid by Check	03/31/2015	03/31/2015	04/10/2015	04/10/2015	4,278.01
		10-11-serv 1/31-2/28/15	# 60172					
						Account 53990 - Other Services and Charges Totals	Invoice Transactions 1	\$4,278.01
						Program 150000 - Main Totals	Invoice Transactions 1	\$4,278.01
						Department 15 - HAND Totals	Invoice Transactions 1	\$4,278.01
						Fund 445 - TIF - Adams Totals	Invoice Transactions 1	\$4,278.01
						Grand Totals	Invoice Transactions 19	\$52,281.86

REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
3/25/2015	Sp Utility Cks				134.41
4/10/2015	Claims				52,281.86
					<u>52,416.27</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 \$ 52,416.27

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 _____

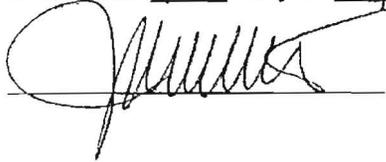
REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
3/25/2015	Sp Utility Cks				134.41
4/10/2015	Claims				52,281.86
					<u>52,416.27</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 \$ 52,416.27

Dated this 7th day of Apr year of 20 15.



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
3/25/2015	Sp Utility Cks				134.41
4/10/2015	Claims				52,281.86
					52,416.27

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 [REDACTED]

Dated this 8 day of April year of 2015.

[Signature] _____
Elizabeth A. Kehoe _____

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

Fiscal Office _____

REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
3/25/2015	Sp Utility Cks				134.41
4/10/2015	Claims				52,281.86
					<u>52,416.27</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of 52,416.27 claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 52,416.27

Dated this 4th day of April year of 2015.

_____ *[Signature]* _____

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 _____



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 04/02/15 - 04/02/15
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department HAND - Housing & Neighborhood Dev											
10000 Abbott, Lisa P 0782	04/02/2015	3,199.40		.00	407.11	188.98	44.19	97.29	32.28	412.27	2,017.28
			.00	.00	2,948.07	3,048.07	3,048.07	2,948.07	2,948.07		
		\$3,199.40		\$0.00	\$407.11	\$188.98	\$44.19	\$97.29	\$32.28	\$412.27	\$2,017.28
			\$0.00	\$0.00	\$2,948.07	\$3,048.07	\$3,048.07	\$2,948.07	\$2,948.07		
10000 Arnold, Michael L 0051	04/02/2015	1,698.91		.00	190.74	101.19	23.66	52.59	17.45	91.61	1,221.67
			.00	.00	1,632.16	1,632.16	1,632.16	1,632.16	1,632.16		
		\$1,698.91		\$0.00	\$190.74	\$101.19	\$23.66	\$52.59	\$17.45	\$91.61	\$1,221.67
			\$0.00	\$0.00	\$1,632.16	\$1,632.16	\$1,632.16	\$1,632.16	\$1,632.16		
10000 Bixler, Daniel R 2594	04/02/2015	1,254.28		.00	120.81	72.29	16.91	37.21	12.35	106.51	888.20
			.00	.00	1,165.99	1,165.99	1,165.99	1,165.99	1,165.99		
		\$1,254.28		\$0.00	\$120.81	\$72.29	\$16.91	\$37.21	\$12.35	\$106.51	\$888.20
			\$0.00	\$0.00	\$1,165.99	\$1,165.99	\$1,165.99	\$1,165.99	\$1,165.99		
782 Brewer, Joshua A	04/02/2015	65.00		.00	.00	4.03	.94	2.15	.71	.00	57.17
			.00	.00	65.00	65.00	65.00	65.00	65.00		
		\$65.00		\$0.00	\$0.00	\$4.03	\$0.94	\$2.15	\$0.71	\$0.00	\$57.17
			\$0.00	\$0.00	\$65.00	\$65.00	\$65.00	\$65.00	\$65.00		
10000 Finley, Christina L 0187	04/02/2015	1,443.88		.00	142.62	72.38	16.93	36.93	12.68	300.45	861.89
			.00	.00	1,157.56	1,167.56	1,167.56	1,157.56	1,157.56		
		\$1,443.88		\$0.00	\$142.62	\$72.38	\$16.93	\$36.93	\$12.68	\$300.45	\$861.89
			\$0.00	\$0.00	\$1,157.56	\$1,167.56	\$1,167.56	\$1,157.56	\$1,157.56		
307 Franklin, C. Jacob	04/02/2015	1,082.02		.00	123.48	63.85	14.93	33.99	11.28	55.79	778.70
			.00	.00	1,029.96	1,029.96	1,029.96	1,029.96	1,029.96		
		\$1,082.02		\$0.00	\$123.48	\$63.85	\$14.93	\$33.99	\$11.28	\$55.79	\$778.70
			\$0.00	\$0.00	\$1,029.96	\$1,029.96	\$1,029.96	\$1,029.96	\$1,029.96		
10000 Hewett, John H 0251	04/02/2015	1,812.17		.00	204.88	99.51	23.27	51.32	17.03	323.53	1,092.63
			.00	.00	1,555.09	1,605.09	1,605.09	1,555.09	1,555.09		
		\$1,812.17		\$0.00	\$204.88	\$99.51	\$23.27	\$51.32	\$17.03	\$323.53	\$1,092.63
			\$0.00	\$0.00	\$1,555.09	\$1,605.09	\$1,605.09	\$1,555.09	\$1,555.09		



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 04/02/15 - 04/02/15
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department HAND - Housing & Neighborhood Dev											
10000 Hiestand, Nancy A 0252	04/02/2015	1,847.29		.00	190.20	110.51	25.84	56.28	18.68	71.23	1,374.55
			.00	.00	1,782.43	1,782.43	1,782.43	1,782.43	1,782.43		
		\$1,847.29	\$0.00	\$0.00	\$190.20	\$110.51	\$25.84	\$56.28	\$18.68	\$71.23	\$1,374.55
			\$0.00	\$0.00	\$1,782.43	\$1,782.43	\$1,782.43	\$1,782.43	\$1,782.43		
797 Hinnefeld, Kevin	04/02/2015	100.00		.00	.00	6.20	1.45	2.03	.67	.00	89.65
			.00	.00	100.00	100.00	100.00	100.00	100.00		
		\$100.00	\$0.00	\$0.00	\$0.00	\$6.20	\$1.45	\$2.03	\$0.67	\$0.00	\$89.65
			\$0.00	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00		
10000 McCormick, Maria 3616	04/02/2015	1,404.78		.00	30.79	77.75	18.19	41.38	13.73	166.57	1,056.37
			.00	.00	1,254.06	1,254.06	1,254.06	1,254.06	1,254.06		
		\$1,404.78	\$0.00	\$0.00	\$30.79	\$77.75	\$18.19	\$41.38	\$13.73	\$166.57	\$1,056.37
			\$0.00	\$0.00	\$1,254.06	\$1,254.06	\$1,254.06	\$1,254.06	\$1,254.06		
10000 Mosier, Norman P 2962	04/02/2015	1,418.84		.00	173.86	84.68	19.80	45.07	14.96	75.29	1,005.18
			.00	.00	1,365.79	1,365.79	1,365.79	1,365.79	1,365.79		
		\$1,418.84	\$0.00	\$0.00	\$173.86	\$84.68	\$19.80	\$45.07	\$14.96	\$75.29	\$1,005.18
			\$0.00	\$0.00	\$1,365.79	\$1,365.79	\$1,365.79	\$1,365.79	\$1,365.79		
689 Niederman, Daniel L	04/02/2015	1,726.16		.00	128.13	91.23	21.34	45.64	15.14	310.64	1,114.04
			.00	.00	1,421.48	1,471.48	1,471.48	1,421.48	1,421.48		
		\$1,726.16	\$0.00	\$0.00	\$128.13	\$91.23	\$21.34	\$45.64	\$15.14	\$310.64	\$1,114.04
			\$0.00	\$0.00	\$1,421.48	\$1,471.48	\$1,471.48	\$1,421.48	\$1,421.48		
10000 Patterson, Marilyn 2071	04/02/2015	2,372.69		.00	360.56	144.34	33.75	71.87	23.85	203.05	1,535.27
			.00	.00	2,177.83	2,327.83	2,327.83	2,177.83	2,177.83		
		\$2,372.69	\$0.00	\$0.00	\$360.56	\$144.34	\$33.75	\$71.87	\$23.85	\$203.05	\$1,535.27
			\$0.00	\$0.00	\$2,177.83	\$2,327.83	\$2,327.83	\$2,177.83	\$2,177.83		
10000 Provine, Vickie J 0394	04/02/2015	1,957.04		.00	279.70	114.98	26.89	61.19	20.31	119.41	1,334.56
			.00	.00	1,854.38	1,854.38	1,854.38	1,854.38	1,854.38		
		\$1,957.04	\$0.00	\$0.00	\$279.70	\$114.98	\$26.89	\$61.19	\$20.31	\$119.41	\$1,334.56
			\$0.00	\$0.00	\$1,854.38	\$1,854.38	\$1,854.38	\$1,854.38	\$1,854.38		



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 04/02/15 - 04/02/15
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department HAND - Housing & Neighborhood Dev											
824 Staffebach, Andrew D	04/02/2015	63.00		.00	.00	3.91	.91	.81	.27	.00	57.10
			.00	.00	63.00	63.00	63.00	63.00	63.00		
		\$63.00		\$0.00	\$0.00	\$3.91	\$0.91	\$0.81	\$0.27	\$0.00	\$57.10
			\$0.00	\$0.00	\$63.00	\$63.00	\$63.00	\$63.00	\$63.00		
10000 Stong, Mary J 0471	04/02/2015	1,458.34		.00	170.79	84.96	19.87	44.40	14.73	179.46	944.13
			.00	.00	1,345.32	1,370.32	1,370.32	1,345.32	1,345.32		
		\$1,458.34		\$0.00	\$170.79	\$84.96	\$19.87	\$44.40	\$14.73	\$179.46	\$944.13
			\$0.00	\$0.00	\$1,345.32	\$1,370.32	\$1,370.32	\$1,345.32	\$1,345.32		
504 Swinney, Matthew P	04/02/2015	1,353.46		.00	126.56	84.21	19.69	43.55	14.45	8.60	1,056.40
			.00	.00	1,358.13	1,358.13	1,358.13	1,358.13	1,358.13		
		\$1,353.46		\$0.00	\$126.56	\$84.21	\$19.69	\$43.55	\$14.45	\$8.60	\$1,056.40
			\$0.00	\$0.00	\$1,358.13	\$1,358.13	\$1,358.13	\$1,358.13	\$1,358.13		
10000 Wills, Dee A 3418	04/02/2015	1,384.02		.00	169.07	83.31	19.49	44.02	14.61	68.97	984.55
			.00	.00	1,333.85	1,343.85	1,343.85	1,333.85	1,333.85		
		\$1,384.02		\$0.00	\$169.07	\$83.31	\$19.49	\$44.02	\$14.61	\$68.97	\$984.55
			\$0.00	\$0.00	\$1,333.85	\$1,343.85	\$1,343.85	\$1,333.85	\$1,333.85		
10000 Woolford, Robert T 0531	04/02/2015	1,879.78		.00	112.53	88.26	20.64	27.18	9.02	1,109.93	512.22
			.00	.00	823.58	1,423.58	1,423.58	823.58	823.58		
		\$1,879.78		\$0.00	\$112.53	\$88.26	\$20.64	\$27.18	\$9.02	\$1,109.93	\$512.22
			\$0.00	\$0.00	\$823.58	\$1,423.58	\$1,423.58	\$823.58	\$823.58		
728 Wright, Edward E	04/02/2015	1,060.77		.00	106.36	56.78	13.28	35.22	.00	155.90	693.23
			.00	.00	915.79	915.79	915.79	915.79	915.79		
		\$1,060.77		\$0.00	\$106.36	\$56.78	\$13.28	\$35.22	\$0.00	\$155.90	\$693.23
			\$0.00	\$0.00	\$915.79	\$915.79	\$915.79	\$915.79	\$915.79		
Department HAND - Housing &		\$28,581.83		\$0.00	\$3,038.19	\$1,633.35	\$381.97	\$830.12	\$264.20	\$3,759.21	\$18,674.79
			\$0.00	\$0.00	\$25,349.47	\$26,344.47	\$26,344.47	\$25,349.47	\$25,349.47		
Grand Totals		\$28,581.83		\$0.00	\$3,038.19	\$1,633.35	\$381.97	\$830.12	\$264.20	\$3,759.21	\$18,674.79
			\$0.00	\$0.00	\$25,349.47	\$26,344.47	\$26,344.47	\$25,349.47	\$25,349.47		

***** Multiple Taxes or Deductions Exist.

REGISTER OF PAYROLL CLAIMS
Board: Redevelopment Claim Register

<u>Date:</u>	<u>Type of Claim</u>	<u>FUND</u>	<u>Description</u>	<u>Bank Transfer</u>	<u>Amount</u>
4/2/2015	Payroll				28,581.83
					<u>28,581.83</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of 1 claim, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 28,581.83

Dated this 1 day of April year of 2015.

_____ *D. 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 PAYROLL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
4/2/2015	Payroll				28,581.83
					<u>28,581.83</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of 1 claim, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 28,581.83

Dated this 1 day of April year of 2015.

[Signature]

Elizabeth A. Kehoe

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

Fiscal Office _____

REGISTER OF PAYROLL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
4/2/2015	Payroll				28,581.83
					<u>28,581.83</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of **1** claim, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 28,581.83

Dated this 1 day of April year of 2015.

Katherine King

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 PAYROLL CLAIMS
Board: Redevelopment Claim Register

<u>Date:</u>	<u>Type of Claim</u>	<u>FUND</u>	<u>Description</u>	<u>Bank Transfer</u>
4/2/2015	Payroll			

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of claim, and except for the claims not allowed as shown on the register, such claims are hereby allowed total amount of \$ 28,581.83

Dated this 1st day of APRIL year of 2015.



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

Fiscal Office _____

CITY OF BLOOMINGTON
DEPARTMENT OF HOUSING AND NEIGHBORHOOD DEVELOPMENT

GUIDELINES FOR THE
TENANT BASED RENTAL ASSISTANCE
PROGRAM

The City of Bloomington, through the Department of Housing and Neighborhood Development, established and maintains a HOME Tenant-Based Rental Assistance (TBRA) program that provides rental assistance to individual households on the Bloomington Housing Authority's Section 8 waiting list.

The following guidelines for the Tenant-Based Rental Assistance Program have been established by The Department of Housing and Neighborhood Development. Any Subrecipient participating in the TBRA program must ensure full compliance not only with the following guidelines, but also with all applicable rules and regulations established by the United States Department of Housing and Urban Development and all provisions of any funding agreement entered into by and between the Subrecipient and the City of Bloomington.

I. PARAMETERS OF ASSISTANCE:

- A. Minimum Tenant Payment: HAND has the discretion to set the minimum amount that a tenant must contribute (can be a dollar amount or percentage of income).
- B. Maximum Tenant Payment: The maximum amount a tenant must contribute is the difference between 30 percent of the household's adjusted monthly income and the jurisdiction-wide rent limit established by HAND and known as the payment standard.
- C. If HAND does not establish its own payment (rent) standard, then the HOME payment (rent) standards must be based upon the Section 8FMRs. The payment (rent) standard must not be less than 80% of the published FMRs, and not more than the FMR or area-wide exception rent.

II. TENANT INCOME ELIGIBILITY REQUIREMENTS:

- A. To be eligible for this program, the prospective tenant must be;
 - 1. At or below the HUD very low-income limit; and
 - 2. On the Bloomington Housing Authority's Section 8 waiting list prior to signing a contract for TBRA for the household.
- B. It is the Subrecipient's duty to ensure that the tenant is income-eligible **prior to** signing a TBRA contract for the household. (**Note:** For initial eligibility purposes, family income under the HOME-funded TBRA program will be calculated using the Section 8 (Part 5) annual (gross) income method).
- C. The HUD very low-income limit is defined as being 50 percent or below the area median income.

III. RENTAL UNIT ELIGIBILITY REQUIREMENTS:

- A. Units may be publicly or privately owned.
- B. Rent must be reasonable. Reasonable rent is determined solely by the City of Bloomington and is based upon rents charged for comparable unassisted rental units in the area.
- C. Units developed or rehabilitated using HOME assistance from the State of Indiana may be eligible for rental under TBRA.
- D. Units developed or rehabilitated using HOME assistance from Monroe County or the City of Bloomington are NOT eligible for rental under TBRA.
- E. Units must have a current Rental Occupancy Permit issued by the Bloomington Department of Housing and Neighborhood Development before the tenant signs a lease/rental agreement.
- F. Units must be inspected by the Bloomington Department of Housing and Neighborhood Development before the lease is signed.
- G. Bloomington Housing Authority's policy, the household size and composition will determine the number of bedrooms required with the smallest number of bedrooms needed to house a family without over housing.
- H. Rental assistance is portable only within the city limits of the City of Bloomington.

IV. LEASE REQUIREMENTS:

- A. The lease shall be in writing.
- B. Each of the following terms and conditions must be included in every landlord tenant agreement:
 - 1. Term: The term of the landlord tenant agreement shall be for at least one year unless the parties mutually agree upon a term lasting less than one year. The term may not exceed two years. Contracts may be renewed subject to availability of funds.
 - 2. Payment (rent) standard: The payment (rent) standard is based upon the Section 8 FMRs. The payment (rent) standard must not be less than 80 percent of the published FMRs, and not more than the FMRs or area-wide exception rent and includes utilities.
 - 3. Termination: The landlord may only terminate the lease under the following HUD requirements.
 - a. During the initial term (and renewal period): During the initial term of the lease and renewal period, the landlord may only terminate the lease for good cause as follows:
 - i. Breach. A material breach of the terms and conditions of the lease by tenant;
 - ii. Violation of Federal, State, or local law that imposes obligations on the tenant in connection with occupancy and/or use of the unit and the premises;
 - iii. Criminal activity. The landlord may terminate the lease if any member of the household, a guest or other person under a resident's control commits any of the following types of criminal activity regardless of arrest or conviction:
 - a. Activity that threatens the health, safety, or quiet enjoyment of other residents;
 - b. Any violent criminal activity on or near the premises;

- c. Any drug-related criminal activity on or near the premises;
 - d. Fleeing to avoid prosecution, custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony, or the equivalent, under the laws of the jurisdiction from which the individual fled; or
 - e. Violating a condition of probation or parole under Federal or State law.
 - iv. Alcohol abuse: The landlord may terminate the tenancy during the term of the lease if any member of the household has engaged in abuse of alcohol that threatens the health, safety or right to peaceful enjoyment of the premises by other residents.
 - v. Other good cause. At any time during the initial term of the lease and any extension thereof, good cause may include disturbance of neighbors, destruction of property, or waste. Other good cause does not preempt any State or local laws to the contrary.
 - b. After the initial term: After the initial term of the lease, the landlord may terminate the lease as follows:
 - i. Tenant's failure to accept the owner's offer of a new lease or revision;
 - ii. The owner's desire to use the unit for personal or family use or for a purpose other than use as a residential rental unit; or
 - iii. A business or economic reason for termination of the tenancy (such as sale of the property, renovation of the unit, the owner's desire to rent the unit for a higher rent).
 - c. Foreclosure: Foreclosure does not constitute an event of termination. In the event of foreclosure, the immediate successor in interest may not terminate the tenancy unless the immediate successor in interest (a) will occupy the unit as a primary residence; and (b) has provided the tenant a Ninety (90) day notice to vacate. This provision shall not affect any State or local law that provides for longer time periods or addition protections for tenants.
4. Protection of Domestic Abuse Victims.
- a. Under no circumstances shall rental assistance, tenancy, or occupancy rights be terminated on grounds that the tenant, or an immediate member of the tenant's family, was an alleged or actual victim of any incident of actual or threatened domestic abuse, domestic violence, stalking, dating violence etc. even if the alleged perpetrator is a member of the tenant's household or guest or other person under the tenant's control.
 - b. Notwithstanding any restrictions on admission, occupancy, or terminations of occupancy or assistance, or any Federal, State or local law to the contrary, any owner or manager of any TBRA rental unit may evict, remove, terminate occupancy rights of, or terminate assistance to any individual who is a tenant or lawful occupant of any rental unit who has engaged in criminal acts of physical violence against family members or others, regardless of whether that household member is a signatory to the lease. This action may be taken without affecting the rights and receipt of assistance of any other person who may also be a tenant or lawful occupant of the same rental unit. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with

the procedures prescribed by Federal, State, and local law for the termination of leases or assistance under the housing choice voucher program.

- c. Nothing in this section may be construed to limit the authority of a subrecipient, owner, or manager, when notified, to honor court orders addressing rights of access or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members in cases where a family breaks up.
- d. Nothing in this section limits any otherwise available authority of an owner or manager to evict, or the subrecipient to terminate assistance to, a tenant for any violation of the lease that is separate from and unrelated to the act or acts of violence in question, provided that the owner, manager or subrecipient does not hold the victim of said act or acts of violence to a higher standard than other tenants in determining whether to evict or terminate.
- e. Nothing in this section may be construed to limit the authority of an owner or manager to evict, or the public housing agency to terminate assistance to, any tenant if the owner, manager, or public housing agency can demonstrate an actual and immediate threat to other tenants or those employed at or providing service to the property if the tenant is not evicted or terminated from assistance.
- f. Nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, or stalking.

5. Eviction: Eviction may only occur through a civil action brought in a court of competent jurisdiction in accordance with the laws of the State of Indiana.

6. Notice of Eviction:

- a. The landlord must deliver a written notice of eviction to the tenant that specifies the grounds for termination of tenancy at or before the commencement of a court action to evict the tenant.
- b. The landlord must deliver a copy of the written notice of eviction to the Subrecipient at the same time the landlord notifies the tenant.
- c. Eviction notice means a notice to vacate, or a complaint or other initial pleading used to begin an eviction action under State or local law.

C. The following terms and conditions **shall not** be included in any landlord tenant agreement:

- 1. An agreement to be sued or to admit guilt, or to permit a judgment to be entered in favor of the landlord in a lawsuit brought in connection with lease;
- 2. An agreement that the landlord may take, hold or sell the personal property of household members without notice to the tenant(s) and a court decision on the rights of the parties (this does not apply to personal property abandoned by the tenant(s) after move-out);
- 3. An agreement not to hold the landlord, its employees, agents or representatives legally responsible for any action or failure to act, whether intentional or negligent;
- 4. An agreement that the landlord may initiate a lawsuit against the tenant without notice to the tenant;

5. An agreement that the landlord may evict the tenant (or other household members) without due process of the courts;
6. An agreement that waives the right to trial by jury;
7. An agreement to waive the right to appeal or otherwise challenge a court decision; or
8. An agreement that the tenant must pay the attorney fees or other legal costs, regardless of whether the tenant loses in court.

**15-07
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 an redevelopment area known as the “Downtown Redevelopment Area”; and,

WHEREAS, since the Downtown Redevelopment Area was created, the Downtown Redevelopment Area has been expanded (“Downtown TIF”), recharacterized as an economic development area, and consolidated into the Consolidated Economic Development Area (“Consolidated TIF”); and,

WHEREAS, the Consolidated TIF is an allocation area for purposes of tax increment financing; and,

WHEREAS, the City of Bloomington (“City”) owns the 4th Street Parking Garage, which is located within the Consolidated TIF; and,

WHEREAS, tax increment from the Consolidated TIF may be used—among other things—to reimburse the City for expenditures made by it for local public improvements and to directly pay expenses incurred by the RDC for local public improvements; and,

WHEREAS, the definition of “local public improvement” includes parking facilities; and,

WHEREAS, the RDC desires that City staff be authorized to approve expenditures of tax increment from the Consolidated TIF on the 4th Street Parking Garage to pay for the \$57,557 change order associated with the 4th Street Parking Garage 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 these expenditures of Fifty Eight Thousand Dollars (\$58,000); and

WHEREAS, sufficient monies are available in the Consolidated 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 to be an appropriate use of tax increment from the Consolidated TIF, and finds that delegation of the limited authority described above serves the public’s best interests.
2. The RDC authorizes the Housing and Neighborhood Development staff to receive, process, and approve requests to expend tax increment from the Consolidated TIF on the 4th Street Parking Garage to pay for the \$57,557 change order and subsequently submit claims in the normal course of business for approval by the RDC as necessary. Housing and Neighborhood Development may not approve requests of more than \$58,000 under this Resolution.

3. The RDC authorizes the Bloomington City Controller to directly pay for or reimburse the expenditures approved by the Housing and Neighborhood Development staff. The Bloomington City Controller may not directly pay for or reimburse expenditures of more than \$58,000 under this Resolution.

4. Unless extended by the RDC in a resolution prior to January 1, 2016, the authorizations provided under this Resolution shall expire on January 1, 2016.

BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

ATTEST:

Elizabeth Kehoe, Secretary

Date

TO: Redevelopment Commission

MEETING DATE: April 26, 2015

SUBJECT: Change Order 1-3 for contract with Carl E. Most & Son, Inc.

REPORT: In 2014 the Board of Public Works awarded a bid to Most for repair work to the 4th Street Garage in an amount not to exceed \$108,340.87. That work is currently underway and has revealed the need to modify the work and make subsequent change orders.

The change orders first presented to staff totaled \$97,404.33, which was close to a 90% increase. We hired Kevin Potter, PE a structural engineer, to help us assess the change orders and validate the prices.

In summary, Mr. Potter recommended that the perimeter work on the deck could be postponed till a later date and agreed with the remainder of the items listed in change order 1: replacing the lobby door and adding additional drains. The prices for these items were found reasonable.

Mr. Potter found, that while the work called for in Change Order 2; full depth replacement of the fins on the "T" beams, was necessary, the price quoted for that work might be lower if bid by a competitor.

Mr. Potter recommended alternatives to Change Order 3: areas of the deck surface that require new epoxy need not have the \$7.50 per square foot finish unless we were prepared put this high quality epoxy over the entire deck surface, rather, the \$2.00 per square foot epoxy would, for the time being, be adequate.

After reviewing Mr. Potter's report and negotiating with the contractor we have arrived at the Change Orders attached and in summary are:

Change Order #1

1. Add three additional drains to the garage deck for \$2,364.72
 2. Replace the lobby door near the elevator for \$2,294.11
- Total \$4,658.83

Change Order #2

1. 639 square feet of full depth deck repairs; \$80 per square foot
 2. 1,115 square feet of deck topping repairs; \$40 per square foot
- Total \$37,780

Change Order #3

1. 1,754 square feet of epoxy surface leveling on roof area; \$2.00 per square foot

2. 1,548 square feet of epoxy surface on newly laid surface and stairs ; \$7.50 per square foot
Total of \$15,118

Change Order 2 is the most expensive of the three change orders and as Mr. Potter explained::

“The initial repair work by the contractor found damage to the edges (fins) of the precast concrete double “T” beams *after* removal of the sections of the topping slab. This damage was not visible from below.”

While the extent of the repair in Change Order 2, as indicated by Mr. Potter’s report, was unknown at the time of bidding, the Board of Public Works was made aware, aware the sum total of the 3 change orders does exceed the next lowest bid by \$33,606.

1. Carl Most: \$108,340
2. Merit Construction: \$141,946
3. Tendon Systems: \$264,200

All of the contractors would have found these same conditions. What is unknown is the price each may have requested for change orders. This is exactly why we brought Mr. Potter on; to help us ensure the reliability of the prices as well as the validity of the proposed changes.

The Board of Public Works approved Change Orders 1-3 in an amount not to exceed \$57,557. This brings the total contract price to \$165,897.

We are now asking the Redevelopment Commission, through the Downtown TIF assist with the project by paying these change orders.

KEVIN B. POTTER, P.E.
P.O. Box 5563
Bloomington, IN 47407
Phone (812) 331-7981
EMAIL- kevinbpotter@gmail.com

February 21, 2015

Barry Collins
City of Bloomington
Operations and Facility Director
P.O. Box 100
Bloomington, IN 47402

Re: 4th Street Parking Garage

Carl E. Most and Son, Inc. is currently performing repairs to the Bloomington 4th Street Parking Garage located at the Southwest corner of 4th Street and South Walnut Street. Three different change orders to the original contract have been submitted by the contractor for additional repair work. I have been asked by the City of Bloomington to review the proposed scope of work and costs for the three submitted change orders.

This review is summarized as follows:

CHANGE ORDER No. 1- Submitted 12/29/2014

This change order included the following:

1. Removal/ replacement of 1103 lft of deck perimeter joint sealant
2. Removal/ replacement of 188 lft of vertical column joint sealant
3. Removal/ replacement of 3 additional deck drains
4. Remove/ replace 3rd floor elevator lobby door

The total cost for this change order is \$15,751.33.

John Most of Carl E. Most and Son, Inc. stated that a lot of water was coming through the perimeter deck joints and along the sides of the columns during a meeting with Barry Collins at the 4th Street garage. John Most stated that Mr. Collins requested a price for the perimeter deck sealant and column joint sealant based on the water leakage.

Our inspection of the structural damage to the deck topping and precast concrete "T" beams found that very little damage is occurring around the perimeter of the deck. This is also shown on the deck repair diagram submitted by the contractor which shows almost all of the proposed repair areas away from the deck perimeter. The topping slab placed on top of the precast concrete beams slopes upward near the ends of the beam in order to divert water away from the deck perimeter.

Even though water was seen running through the perimeter deck joints and along the sides of the columns, consideration could be given to deferring this work since little evidence of structural damage was found related to the deck perimeter and column joint leakage. Deletion of these items would save \$11,092.50 and would reduce the cost of change order no. 1 to \$4658.83.

In our opinion, the unit prices for the four items listed in change order no. 1 appear to be reasonable. We are also in agreement with the scope of work needed for items 3 and 4 which includes removing and replacing three drains and removal and replacement of the third floor elevator lobby door.

CHANGE ORDER No. 2 – Submitted 1/20/ 2015

This change order included the following:

ADDITIONS

1. Removal/ replacement of 639 sft of full depth deck concrete
2. Removal/ replacement of 1115 sft of deck topping concrete

DEDUCTIONS

1. Removal/ replacement of 1221 sft of deck topping per original bid
2. Removal/ replacement of 140 sft of double "T" fins per original bid

The new cost for this change order is \$66,535.00.

The contractor prepared a drawing of the proposed repair areas including location and dimensions. The contractor also submitted a detail drawing of the proposed full depth deck repairs based on a previous job.

The upper level of the parking garage is exposed to all precipitation as well as water dripping from vehicles. The deck structure consists of 8 foot wide double "T" precast concrete beams placed side by side. The portion of the beam extending out beyond the concrete stems are called fins and are usually about 3 inches thick. The portion of the beam between the two stems is also about 3 inches thick. A topping slab was field installed on top of all of the precast beams. An expansion joint was placed between each 8 foot precast beam and topping slab including a soft rubber backer strip covered with a flexible joint sealant in order to allow structural movement but still waterproof the deck. The expansion joint sealants fail over time and allow water to penetrate through the joints. Freeze/ thaw cycles damage the edges of the topping slab and the edges of the precast double "T" beams at the water penetration locations.

The initial repair work by the contractor found damage to the edges (fins) of the precast concrete double "T" beams after removal of the sections of the topping slab. This damage was not visible from below. Since the edges of the beams are thin in depth, it is not structurally feasible to remove part of the fin thickness and only leave 1 to 2 inches of the original concrete. Therefore, when more than just surface damage to the fins is found, a full depth replacement is required. The full depth concrete replacement requires removal of the topping

slab and the precast "T" fins back beyond the edge of the deterioration. The rebar reinforcement is embedded back into the remaining concrete. Forms are required from below to hold the concrete in place during and after installation with the forms removed later after the concrete gains strength. Structural damage to the fins of the precast concrete beams requires full depth removal and replacement of the fins due to the thin depth of the fins.

If damage is limited to the topping slab and does not extend into the fins of the precast beams, then removal and replacement of the topping slab only can be performed without removal and replacement of the beam fins.

The contractor has provided quantities and prices for the proposed full depth deck repairs at a unit price of \$125 per square foot. A quantity and price for the deck topping removal and replacement at a unit price of \$40 per square foot has also been provided. The change order no. 2 total price includes the combined price for the full depth concrete removal and replacement and the deck topping removal and replacement based on measured areas provided by the contractor with deductions for the deck topping repair areas and double "T" fin repairs identified in the original bid.

Our inspection of the structure confirmed the areas needing full depth deck replacement and deck topping replacement as identified by the contractor. Most and Son also submitted concrete mix design specifications from the concrete material supplier. We have reviewed and approved the proposed concrete mix design for the topping concrete replacement and the full depth concrete replacement.

A high percentage of the unit prices for the topping replacement and full depth replacement is from labor due to the several small narrow areas involved rather than fewer larger square areas. Costs for this work would vary greatly based on labor rates, crew size, driving time, and company overhead rates. Upon my request, Structural Systems Repair Group (SSRG) from Cincinnati kindly agreed to provide an estimate for the topping replacement and full depth replacement unit prices for this project based on their company costs and overhead rates. SSRG gave a price of \$40 / sft for the topping slab replacement which was exactly equal to the price from Most and Son. However, the SSRG unit price for the full depth replacement was \$72 / sft compared to \$125 /sft from Most and Son. Requesting a labor, material, overhead, and profit break down on the full depth replacement unit price from Most and Son would be recommended.

On future garage repair projects, we would recommend that all bidders submit unit price bids for all items that may change in quantity from the bid quantity due to unforeseen conditions found during the repair.

CHANGE ORDER No. 3 - Submitted 01/21/2015

This change order includes the following:

Epoxy Surface Leveling- BASF "Trafficguard EP35"
1. Roof Level Walkway - 6' x 42'

2. North end of East Roof Ramp – 30' x 40'
3. New deck replacement areas - 1754 sft
4. Interior stair landing at North end of East ramp - 8' x 12'

Total change order - 3302 sft @ \$7.50/sft = \$24,765.00

The need to restore the concrete surfaces for items 1, 2, and 4 above is verified based on deterioration of the concrete surface in the subject areas. Water and ice builds up at the North end of the East ramp due to poor drainage. The proposed surface treatment will provide a non-skid surface and will prevent further concrete surface deterioration. Samples of this coating system were provided to City officials during our meeting with the contractor.

In our opinion, the installation of the proposed epoxy surface treatment on the concrete replacement areas is not recommended unless the entire exposed deck areas are so treated. We asked the contractor if a less expensive concrete surface treatment could be provided for the replacement concrete areas. John Most stated that a surface treatment costing \$2.00/ sft could be provided for the replacement concrete areas compared to the epoxy system at \$7.50/ sft. The contractor submitted a revised change order no. 3 based on the revised surface treatment of the new concrete. The revised change order no. 3 is summarized as follows:

Epoxy Surface Leveling - BASF Trafficguard EP35

1. Roof Level Walkway – 6' x 42'
2. North End of East Roof Ramp – 30' x 42'
3. Interior stair landing at North end of East ramp – 8' x 12'

1548 sft @ \$7.50/sft = \$11,610.00

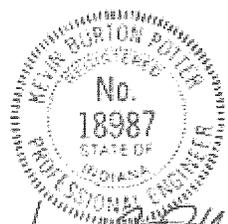
Prime and Seal with Non-skid Broadcast Treatment

1. New deck replacement areas - 1754 sft @ \$2.00/ sft = \$3508.00

Total revised change order no. 3 - \$11,610.00 + \$3508.00 = \$15,118.00

We are recommending revised change order no. 3 for the areas as designated.

Please contact us if there are questions regarding this report.



Kevin B. Potter

Kevin B. Potter, P.E.

**Addendum:
4th Street Parking Garage
Change Order #1**

TITLE: Addendum to Change Order #1

PROJECT: 4th Street Parking Garage Repairs

To: Attn: John J. Most

CONTRACT/PO: PW2014-
009-451

Carl E. Most & Son, Inc
1091 Kentucky Ave
Indianapolis, In. 46221
Phone: 317-632-4587 Fax 317-632-6234

CONTRACT DATE 12/23/2014

Description

Items not accepted and not to be completed on this change order:

- 1) Deck Perimeter Joint Sealant Removal & Replacement---1,103 l/f @ \$7.50 l/f total of \$8,272.50, not approved and will not be completed.
 - 2) Vertical Column Joints Sealant Removal & Replacement--188 l/f @ \$15.00 l/f total of \$2,820.00, not approved and will not be completed
- Total of items #1, and #2---\$11,092.50

Items approved and be completed on this change order #1:

- 3) Additional Drains Removal & Replacement--3ea @ \$788.24ea= \$2,364.72
 - 4) 3rd Floor Elevator Lobby Door Replacement--1ea @ \$2,294.11
- Total of items #3 and #4, approved and to be completed-- \$4,658.83

Total of Approved Change Order Request= \$4,658.83

The original Contract Sum was	\$108,340.87
The net change by previously authorized Change Orders is	\$0.00
The Contract Sum prior to this Change Order was	\$108,340.87
The Contract Sum will be increased by this Change Order	\$4,658.83
The new Contract Sum including this Change Order will be	\$112,999.70
The Contract Time will be increased by	0 Days
Date of Substantial Completion as of this Change Order	Unchanged

ACCEPTED

Carl E. Most & Son, Inc.

By: _____
John J. Most

City of Bloomington:

By: _____
Charlotte Zietlow
President of Board of Public Works

Date: _____

Date: _____

**Addendum:
4th Street Parking Garage
Change Order #2**

TITLE: Addendum to Change Order #2

PROJECT: 4th Street Parking Garage Repairs

To: Attn: John J. Most CONTRACT/PO: PW2014-009-451
Carl E. Most & Sons, Inc. CONTRACT DATE 12/23/2014
1091 Kentucky Ave
Indianapolis, In. 46221
Phone: 317-632-4587 Fax 317-632-6234

Description

Additions:

Full Depth Deck Repairs Identified and Diagramed 1/17/2015--639s/f @ \$125.00s/f for a total of \$79,875.00, this square footage price is not accepted.

Full Depth Deck Repairs Identified and Diagramed 1/17/2015--639s/f @ \$80.00s/f for a total of \$51,120.00 will be accepted and approved.

Deck Topping Repairs Identified and Diagramed 1/17/2015--1,115s/f @ \$40.00s/f for a total of \$44,600.00 has been approved

Total amount approved with this Change Order #2 is -----\$95,720.00

Deductions:

Deck Topping Only Repairs Identified in Original Bid Proposal--1,221s/f @ \$40.00s/f for a total of \$48,840.00

Double Tee Fins Only Repair Identified in Original Bid Proposal--140s/f @ \$65.00s/f for a total of \$9,100.00

Total of all deductions include in this addendum-----\$57,940

Total Sum increase to this Change Order #2 Addendum is -----\$37,780.00

The original Contract Sum was	\$108,340.87
The net change by previously authorized Change Orders is	\$4,658.83
The Contract Sum prior to this Change was	\$112,999.70
The Contract Sum will be increased by this Change Order will be	\$37,780.00
The new Contract Sum including this Change Order will be	\$150,779.70
The Contract Time will be increased by	0 Days
The date of Substantial Completion as of this Change Order therefore is	Unchanged

ACCEPTED

Carl E. Most \$ Son, Inc

By: _____

John J. Most

City of Bloomington

By: _____

Charlotte Zietlow

President of Board of Public Works

Date: _____

Date: _____

**15-10
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA**

REIMBURSEMENT OF RECORDING FEES RELATED TO RESOLUTION 15-08

WHEREAS, on April 6, 2015, the Redevelopment Commission of the City of Bloomington passed Resolution 15-08, which confirmed Resolution 15-05; and

WHEREAS, Resolution 15-08 instructed City Staff to record a copy of Resolution 15-08 (including its Attachments I and II) with the Monroe County Recorder; and

WHEREAS, pursuant to that instruction, on April 7, 2015, City Staff recorded Resolution 15-08 with the Monroe County Recorder; and

WHEREAS, the cost to record Resolution 15-08 was \$268.00, which was paid by City Staff out of petty cash; and

WHEREAS, the receipt documenting the payment of \$268.00 is attached to this Resolution as Exhibit A, and incorporated herein by reference; and

WHEREAS, the Redevelopment Commission wishes to reimburse the City for the \$268.00 spent to record Resolution 15-08; and

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

1. The Redevelopment Commission finds that the above-described reimbursement is an appropriate use of its funds.
2. The Redevelopment Commission authorizes payment of \$268.00 from its 444-15-150000-53990 Account to reimburse the City's petty cash account for the expense of recording Resolution 15-08, as documented in Exhibit A.
3. Unless extended by the Redevelopment Commission in a resolution prior to August 1, 2015, the authorizations provided under this Resolution shall expire on July 1, 2015.

BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

Elizabeth Kehoe, Secretary

Date

Office of Monroe County Recorder
Eric Schmitz

04/07/2015 01:19:40P Trans #: 000288053
Business Date: 04/07/2015 Rec By: CLM

2015004290	RESOL	01:13:47P
	SECURITY PROTECTION	\$0.50
	OFFICIALS TRAINING	\$0.50
	MISCELLANEOUS	\$260.00
	SUPPLEMENTAL FEE	\$4.00
	Subtotal:	\$265.00
C15000444	COPIES	01:18:38P
	COPIES	\$3.00
	Subtotal:	\$3.00
	Receipt Total:	\$268.00

Paid By	Amount	Ref #
Cash	\$268.00	
HAND*		

Rcvd From: HAND*

Approved by State Board of Accounts

**15-11
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA**

APPRAISAL OF PROPERTIES WITHIN THE CERTIFIED TECHNOLOGY PARK

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

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

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

WHEREAS, the City intends to issue two Notice of Offerings to private developers to redevelop two parcels within the CTP (the “Development Parcels”), as shown on the map attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, Indiana Code § 36-7-14-22 requires two appraisals to be made of a property’s value prior to disposing of property owned by a redevelopment commission; and

WHEREAS, City Staff has obtained estimates from Monroe / Owen Appraisal, Inc. (“Monroe/Owen”) and First Appraisal Group, Inc. (“First Appraisal”) to appraise the Development Parcels; and

WHEREAS, the total amount necessary to obtain two appraisals of each of the two Development Parcels is estimated not to exceed \$4,800; and

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

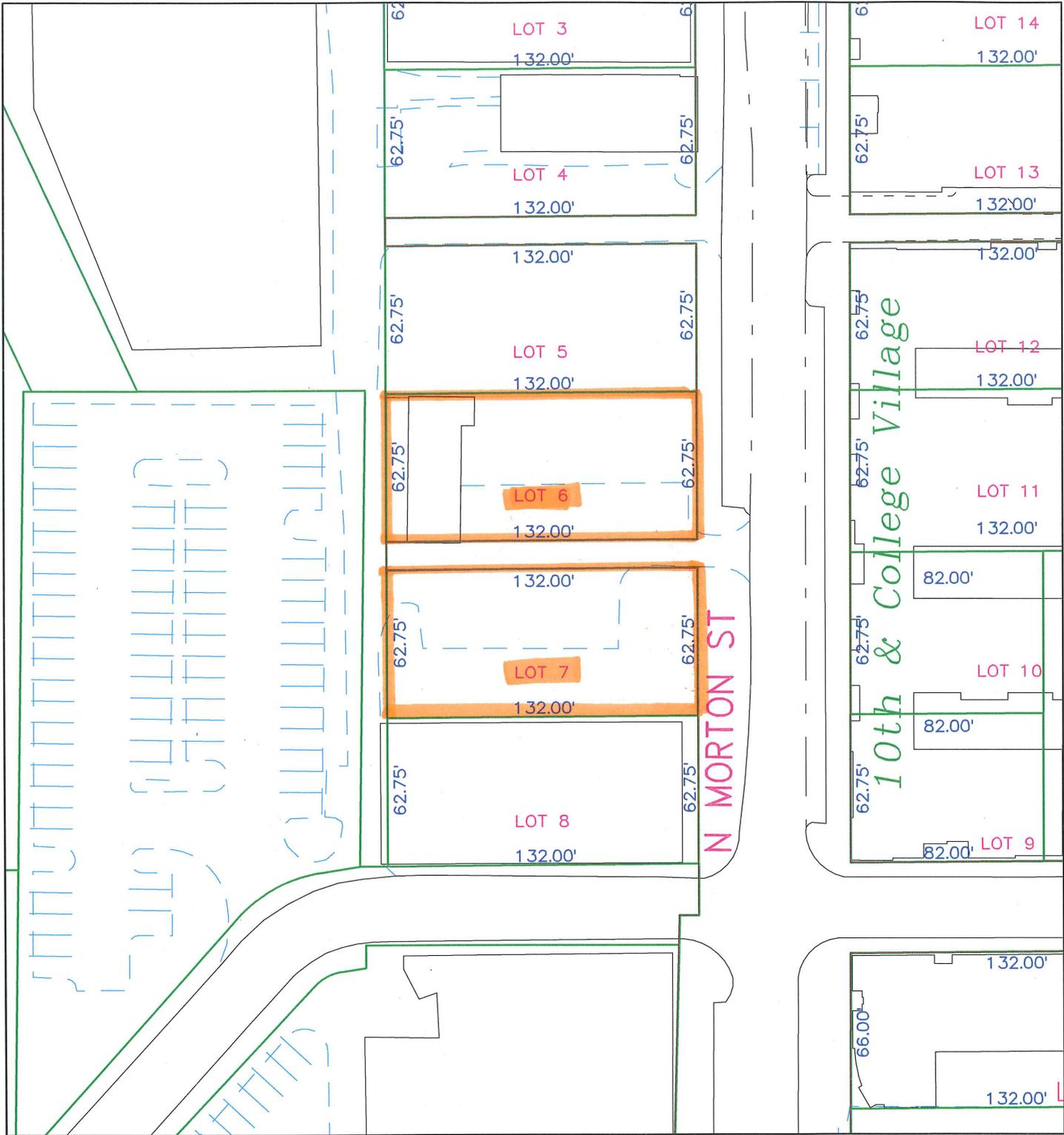
1. The Redevelopment Commission finds the above described expenditures to be an appropriate use of the Bond funds, and finds that the appraisals serve the public's best interests.
2. The Redevelopment Commission hereby authorizes the City of Bloomington to expend an amount not to exceed \$4,800 from the Bond funds (Fund 975-15-150000-53990) to obtain appraisals from Monroe/Owen and First Appraisal for each of the two Development Parcels shown on Exhibit A.
3. The Redevelopment Commission authorizes the Bloomington City Controller to directly pay for or reimburse expenditures to Monroe/Owen and First Appraisal for the appraisals of the two Development Parcels. The Bloomington City Controller may not directly pay for or reimburse expenditures of more than \$4,800 under this Resolution.
4. Unless extended by the Redevelopment Commission in a resolution prior to August 1, 2015, the authorizations provided under this Resolution shall expire on August 1, 2015.

BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

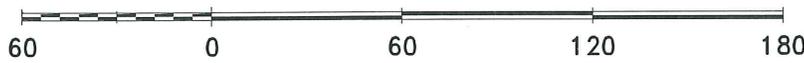
Elizabeth Kehoe, Secretary

Date

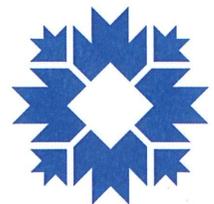


LOT 6 + LOT 7
FOR APPRAISALS

By: alanod
16 Apr 15



City of Bloomington
Economic & Sustain. Dev.



Scale: 1" = 60'

For reference only; map information NOT warranted.

**15-13
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF ADDITIONAL SURVEY FOR CERTIFIED TECHNOLOGY
PARK**

- WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) issued its “Redevelopment District Tax Increment Revenue Bonds of 2011” (the “Bond”) to pay for the acquisition and redevelopment of 12 acres of land included within the City’s Certified Technology Park (“CTP”); and
- WHEREAS, as part of the redevelopment of those 12 acres of land, the City desires to: (1) realign West 10th Street between North Rogers Street and North Morton Street, (2) redesign the north-south alley from 10th Street to 11th Street, (3) improve the intersection of 10th Street and North Morton Street, and (4) provide a parking lot south of 10th Street (collectively, the “Project”); and
- WHEREAS, in Resolution 15-06, the RDC approved a contract with Anderson + Bohlander, LLC (“Anderson + Bohlander”) for Services related to the Project; and
- WHEREAS, in order for Anderson + Bohlander to perform the Services approved in Resolution 15-06, additional survey work is required, which will provide Anderson + Bohlander with additional information regarding inlets, doors, the grade of property, and a previously unsurveyed parcel (identified more particularly on the attached Exhibit A) (“Additional Survey Work”); and,
- WHEREAS, City Staff has obtained an estimate from Bledsoe Riggert Guerrettaz, Inc. (“BRG”) to update their existing survey work of the CTP with the Additional Survey Work; and,
- WHEREAS, BRG proposes to perform the Additional Survey Work for \$1,950; and,
- WHEREAS, the City has available Bond funds in an amount not to exceed \$1,950.00 to pay for the Additional Survey Work; and

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

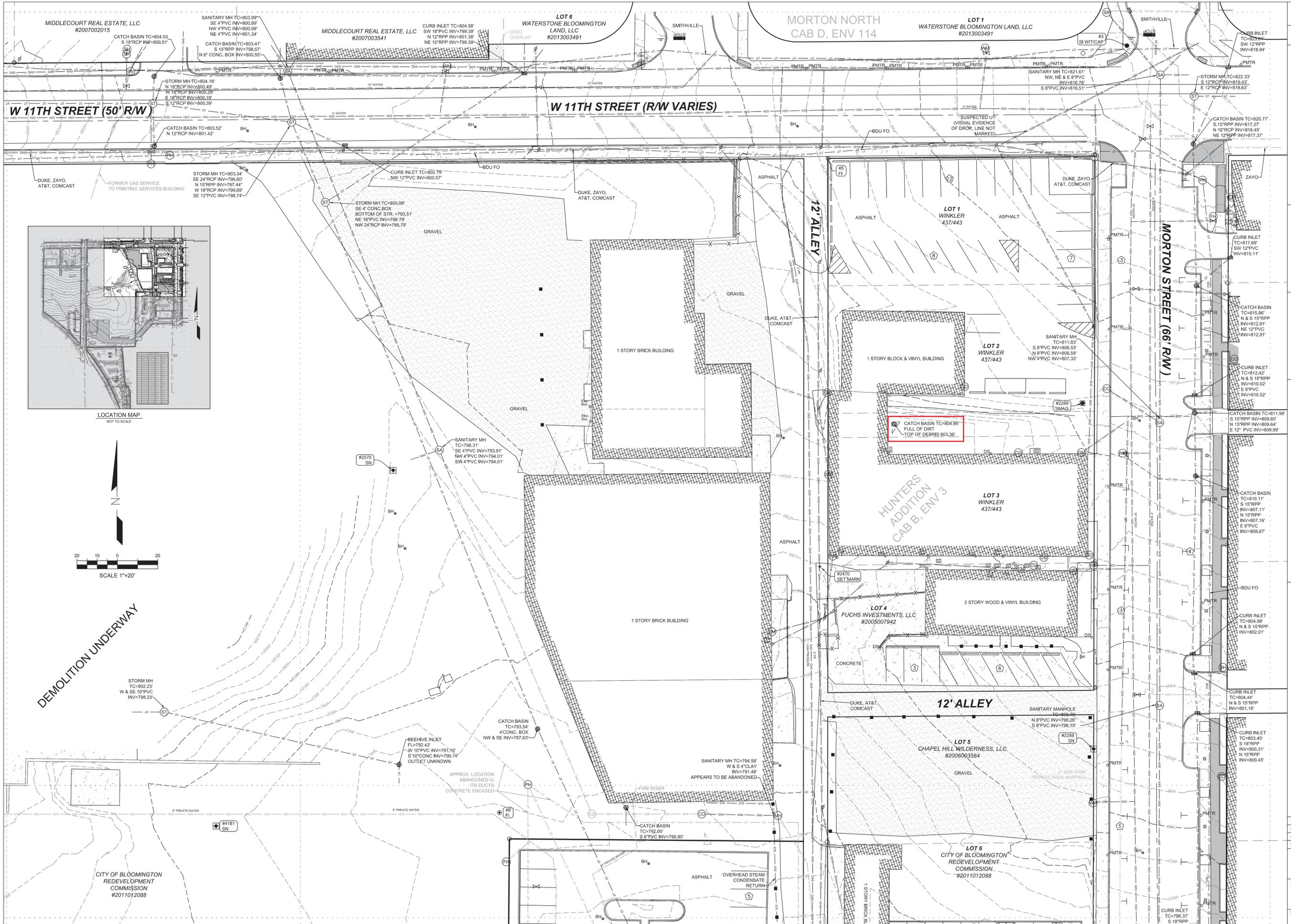
1. The RDC finds the above described expenditures to be an appropriate use of the Bond, and finds that the Additional Survey Work serves the public's best interests.
2. The RDC hereby authorizes the City of Bloomington to expend an amount not to exceed \$1,950 from the Bond funds (Fund 975-15-150000-53990) to obtain the Additional Survey Work described more particularly on the attached Exhibit A.
3. The Redevelopment Commission authorizes the Bloomington City Controller to directly pay for or reimburse expenditures to BRG for the Additional Survey Work. The Bloomington City Controller may not directly pay for or reimburse expenditures of more than \$1,950 under this Resolution.
4. Unless extended by the Redevelopment Commission in a resolution prior to August 1, 2015, the authorizations provided under this Resolution shall expire on August 1, 2015.

BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

Elizabeth Kehoe, Secretary

Date

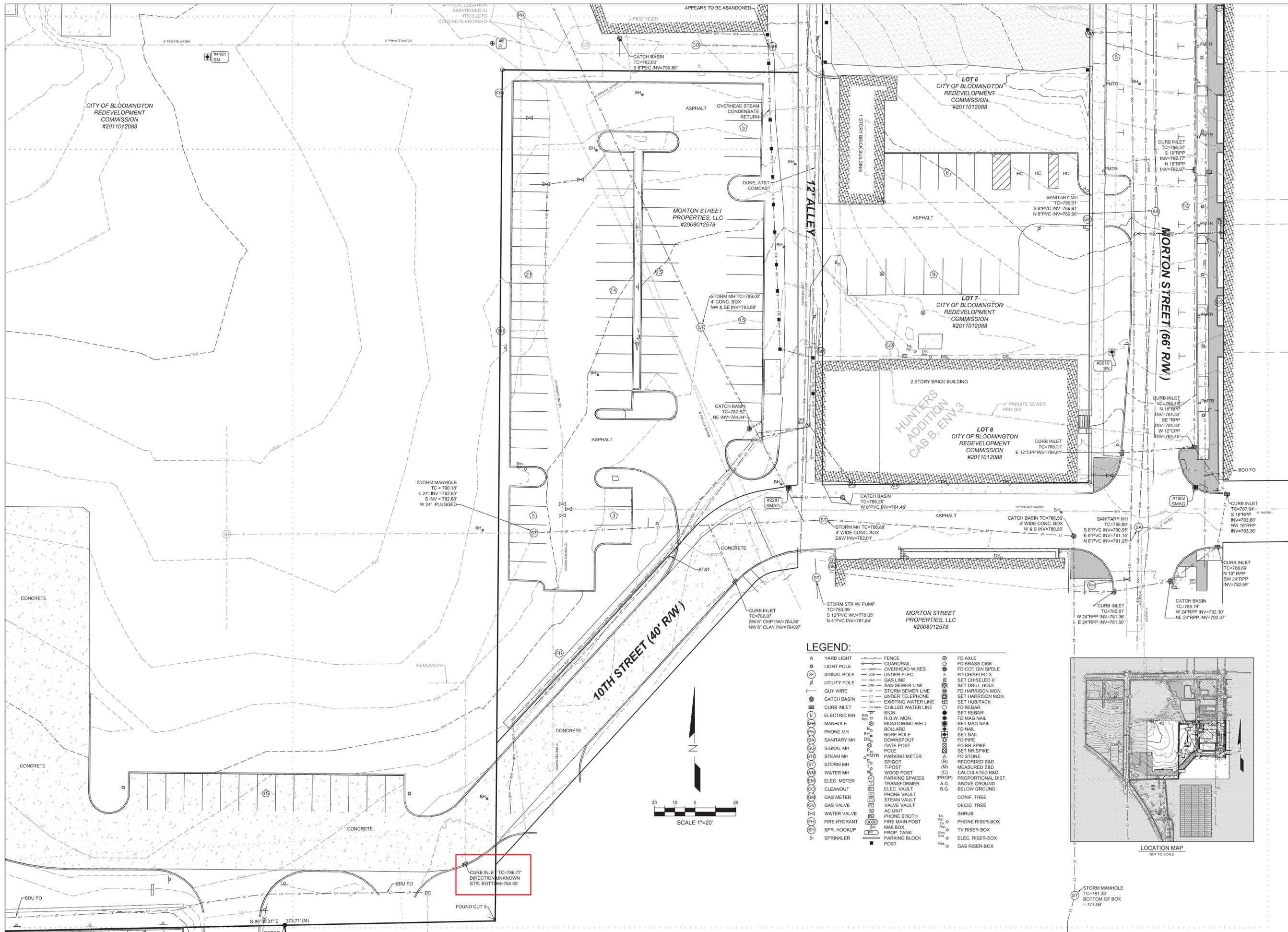


Revision	Date
By	RAO 7/24/2014
Revised Per Comments	RAO 8/26/2014
Revised Per Comments	RAO 9/4/14
Added Title Info to Lot 4 (Sheet 6)	RAO 10/23/14

Bledsoe Riggert Guerrettaz
 LAND SURVEYING - CIVIL ENGINEERING
 1351 West Tapp Road
 Bloomington, Indiana 47403
 P: 812-336-8277
 F: 812-336-0817
 E: ben@brgcvl.com

TECH PARK
BLOOMINGTON, INDIANA
 FOR
CITY OF BLOOMINGTON

SURVEYED BY: B.H. & DRAWN BY: R.S.I. CHECKED BY: B.E.B. DATE: JUNE 30, 2014
TOPOGRAPHIC SURVEY
SHEET 3 OF 6
PROJECT NO. 8120



Revision	Date
REVISED PER COMMENTS	7/24/2014
REVISED PER COMMENTS	8/26/2014
REVISED PER COMMENTS	9/4/14
ADDED TITLE INFO TO LOT 4 (SHEET 6)	10/23/14

Bledsoe Riggert Guerretaz
 LAND SURVEYING - CIVIL ENGINEERING
 1351 West Tapp Road
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 P: 812-336-8277
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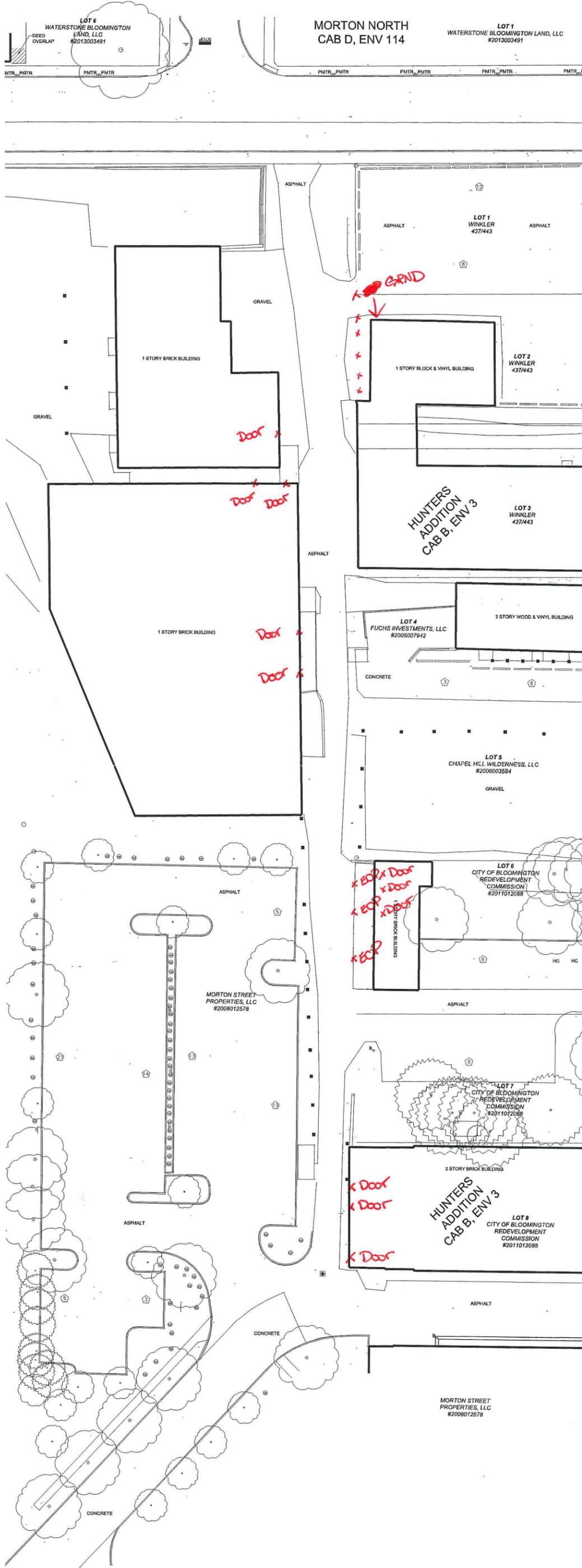
TECH PARK
BLOOMINGTON, INDIANA
 FOR
CITY OF BLOOMINGTON

SURVEYED BY: B.H. &
 DRAWN BY: R.S.I.
 CHECKED BY: B.E.B.
 DATE: JUNE 30, 2014

TOPOGRAPHIC SURVEY

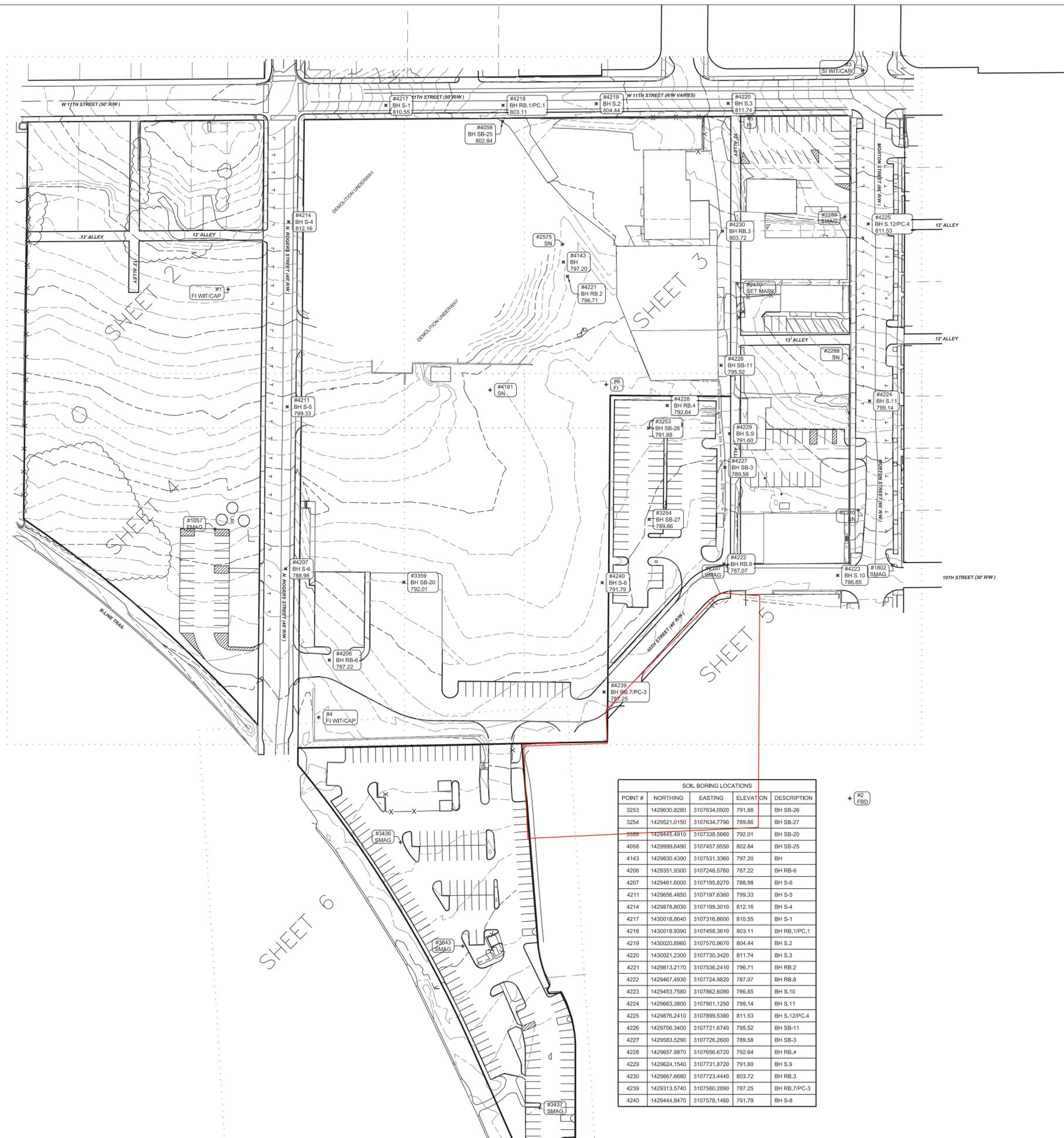
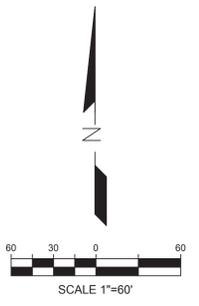
SHEET
5 OF **6**

PROJECT NO.
8120



TOPOGRAPHIC SURVEY

A PART OF
SECTIONS 32 AND 33 T9N, R1W
MONROE COUNTY, INDIANA.



SOIL BORING LOCATIONS				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
3253	1429630.8280	3107634.0920	791.88	BH SB-26
3254	1429521.0150	3107634.7790	789.86	BH SB-27
3359	1429445.4910	3107338.5660	792.01	BH SB-20
4058	1429999.6490	3107457.8950	802.84	BH SB-25
4143	1429830.4390	3107531.3360	797.20	BH
4206	1429351.9300	3107248.5760	787.22	BH RB-6
4207	1429461.6000	3107195.8270	788.98	BH S-6
4211	1429856.4850	3107197.6360	799.33	BH S-5
4214	1429878.8030	3107199.3010	812.16	BH S-4
4217	1430018.8640	3107316.8600	810.55	BH S-1
4218	1430018.9390	3107458.3610	803.11	BH RB,1/PC,1
4219	1430020.8960	3107570.9670	804.44	BH S.2
4220	1430021.2300	3107730.3420	811.74	BH S.3
4221	1429813.2170	3107536.2410	796.71	BH RB,2
4222	1429467.4930	3107724.9820	787.07	BH RB,8
4223	1429453.7580	3107862.6090	786.85	BH S.10
4224	1429663.3800	3107901.1250	799.14	BH S.11
4225	1429876.2410	3107899.5380	811.53	BH S.12/PC,4
4226	1429706.3400	3107721.6740	795.52	BH SB-11
4227	1429583.5290	3107726.2600	789.58	BH SB-3
4228	1429657.9870	3107656.6720	792.64	BH RB,4
4229	1429624.1540	3107731.8720	791.60	BH S.9
4230	1429867.6680	3107723.4440	803.72	BH RB,3
4239	1429313.5740	3107580.2890	787.25	BH RB,7/PC-3
4240	1429444.9470	3107578.1460	791.79	BH S-8

- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH ESTABLISHED FROM STATIC GPS OBSERVATIONS DATED MARCH 18, 2014 AND POST-PROCESSED USING OPUS (NGS ONLINE POSITIONING USER SERVICE). REFERENCE FRAME NAD 83(2011) EPOCH 2010.0000, INDIANA STATE PLANE COORDINATES ZONE 1302 WEST, U.S. SURVEY FEET. THESE COORDINATES DIFFER BY AS MUCH AS 2.0 FEET FROM THE PUBLISHED DATA ESTABLISHED BY THE CITY OF BLOOMINGTON UTILITIES CONTROL MONUMENTATION SURVEY DATED APRIL 30, 1998.
 - CONTOUR INTERVAL = 1'. ELEVATIONS SHOWN HEREON ARE BASED UPON STATIC GPS OBSERVATIONS DATED MARCH 18, 2014. ELEVATIONS ARE TO NAVD88.
 - FIELD WORK PERFORMED MARCH THROUGH JUNE, 2014.
 - ALL REBAR SET ARE 5/8" WITH YELLOW PLASTIC CAP STAMPED "BRG INC 6892" AND ARE FLUSH WITH GROUND UNLESS OTHERWISE NOTED.
 - UTILITY LINES SHOWN IN GRAY ARE PER GIS MAPPING AND HAVE NOT BEEN FIELD VERIFIED.

CONTROL POINTS:
HORIZONTAL DATUM: Reference Frame NAD 83(2011) Epoch 2010.0000, Indiana State Plane Coordinates Zone 1302 West, U.S. Survey Feet.
VERTICAL DATUM: NAVD88 (Computed using Geoid 12A), U.S. Survey Feet.

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1428797.5120	3107126.2519	807.54	FI WIT/CAP
3	1430060.9108	3107893.2669	821.49	SI WIT/CAP
4	1428283.0244	3107235.6396	786.67	FI WIT/CAP
5	1430005.3438	3107745.4609	812.08	FI
6	1429683.1400	3107582.9265	793.27	FI
1057	1429509.3375	3107110.2378	792.27	fmag
1802	1429465.7366	3107928.5044	787.28	SMAG
2210	1429532.1309	3107887.5429	791.83	SN
2287	1429465.6787	3107728.7264	786.86	SMAG
2288	1429714.4887	3107876.8207	802.27	SN
2289	1429884.7855	3107871.3090	811.83	SMAG
2470	1429804.2467	3107741.3684	801.13	SET MARK
2575	1429851.7497	3107530.3384	797.74	SN
3436	1429132.9054	3107334.3928	782.43	SMAG
3843	1429008.0751	3107409.6614	780.28	SMAG
4181	1429676.5250	3107442.7326	794.34	SN

Date	By	Revision
7/24/2014	RAO	REVISED PER COMMENTS
8/26/2014	RAO	REVISED PER COMMENTS
9/4/14	RAO	REVISED PER COMMENTS
10/23/14	RAO	ADDED TITLE INFO TO LOT 4 (SHEET 6)



I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 4th day of September, 2014

Rachel Oser
Rachel A. Oser
Professional Surveyor No. 21100022
State of Indiana

Bledsoe Riggert Guerretaz
LAND SURVEYING - CIVIL ENGINEERING
1351 West Tapp Road
Bloomington, Indiana 47403
P: 812-336-8277
F: 812-336-0817
E: ben@brgcvil.com

TECH PARK
BLOOMINGTON, INDIANA
FOR
CITY OF BLOOMINGTON

SURVEYED BY: B.H. &
DRAWN BY: R.S.I.
CHECKED BY: B.E.B.
DATE: JUNE 30, 2014

TOPOGRAPHIC SURVEY

SHEET
1 OF **6**

PROJECT NO.
8120

Additional Survey

Legend
10 Street, Bloomington

