

**AGENDA**  
**REDEVELOPMENT COMMISSION**

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

- I. ROLL CALL**
- II. READING OF THE MINUTES** – July 13, 2015
- III. EXAMINATION OF CLAIMS** –July 17, 2015 for \$13,988.07
- IV. EXAMINATION OF PAYROLL REGISTERS**–July 10, 2015 for \$28,353.80
- V. REPORT OF OFFICERS AND STAFF**
  - A. CTP Report
- VI. OLD BUSINESS** –
  - A. Request for increase of funds for Owner Occupied Rehab at 909 West 9th Street
- VII. NEW BUSINESS**
  - A. RESOLUTION 15-45:** Approval of purchase order regarding HVAC at the Buskirk-Chumley Theater
  
  - B. RESOLUTION 15-46:** Approval of payment to Monroe/Owen Appraisal, Inc for the appraisal at 1724 S. Walnut Street.
- VIII. BUSINESS/GENERAL DISCUSSION**
- IX. ADJOURNMENT**

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET  
on Monday, July 13, 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:** John West, David Walter, Elizabeth Kehoe, Katie Birge, Kelly Smith and Sue Sgambelluri

**Commissioners Absent:** None

**Staff Present:** Lisa Abbott, Director and Christina Finley, Housing Specialist

**Others (s) Present:** Danise Alano-Martin, Director of Economic & Sustainable Development; Thomas Cameron, Assistant City Attorney; Jeff Underwood, Controller; Megan Banta, Herald-Times; Dave Williams, Parks and Recreation Operations and Development Director; Mick Renneisen, Parks and Recreation Director; Susie Johnson, Public Works Director; Dave Nakarado, Resident, Jacquelyn Moore, Assistant City Attorney; Greg Small, Assistant City Attorney; Les Coyne, Parks and Recreation Commissioner

**II. READING OF THE MINUTES** – Katie Birge made a motion to approve the June 16, 2015 minutes. Elizabeth Kehoe seconded the motion. The board unanimously approved.

**III. EXAMINATION OF CLAIMS** –Sue Sgambelluri made a motion to approve the claims from June 19, 2015 for \$90,303.34 and July 2, 2015 for \$526,978.20. Katie Birge seconded the motion. The board unanimously approved.

**IV. EXAMINATION OF PAYROLL REGISTERS**– Katie Birge made a motion to approve the payroll registers from June 26, 2015 for \$28,353.79. Elizabeth Kehoe seconded the motion. The board unanimously approved.

**V. REPORT OF OFFICERS AND COMMITTEES**

A. Director's Report. Lisa Abbott reported attending the Redevelopment Association of Indiana (RAI) tour in West Lafayette with Danise Alano-Martin, Thomas Cameron and Katie Birge. During the business meeting portion of the event, the RAI voted to provide funding for a TIF study being proposed by the Indiana Economic Development Association (IEDA). They are seeking funding to complete a comprehensive study on Tax Increment Financing Districts. The proposals will be sent to interested parties in August 2015. An attorney from IACT, who represents the Redevelopment Association of Indiana will be participating in the selection of the contractor for the study.

B. Legal Report. Thomas Camerson reported on July 2, 2015 the Indiana Supreme Court denied transfer in case regarding the town of the Munster. This is the case regarding use of TIF funds for maintenance issues.

C. Treasurer's Report. Jeff Underwood reported the TIF bonds sold at a premium so we were able to issue less in debt; just over \$41 million. We have approximately \$1.2 million in premiums. Regions Bank bought ten years' in bonds. We originally projected approximately

\$73 million in total cost between the principal and interest. However, it is actually going cost be \$66-\$67 million. The closing date of the bonds was June 25, 2015.

#### **IV. NEW BUSINESS –**

**A. RESOLUTION 15-33:** MOU between the City of Bloomington and Monroe County Government. The City of Bloomington Redevelopment Commission owns and has authority over the usage of the parking lot adjacent to the Monroe County Government Center parking lot. Monroe County has a need for the North Showers Parking Lot facilities for its tenants, employees or other employees of the Certified Tech Park. Attached to Resolution 15-33 is a Memorandum of Understanding. The Memorandum of Understanding is in lieu of a lease agreement.

Jackie Moore explained the County will pay for 76 parking permits and sell them to their tenants, employees, or Certified Tech employees. Beginning in 2016 annual permits will be issued; January 1 – December 31. However, since we are in the middle of 2015 the County will pay for the 76 spots from August to December at the rate of non-reserved spots; \$40.00 per space. By the terms of the MOU, if the City of Bloomington wants to terminate the agreement they must give a 90 day notice of their intention to terminate.

John West stated the signature line on the MOU has David West as President of the City. Jackie Moore stated it was a typo and she will change it. She also stated she realized in section 6.4, the word “not” was omitted in a sentence regarding pro-rated refunds. She stated she will add the word “not” to the document.

Katie Birge made a motion to approve Resolution 15-33 with the correction to the signature line and the revision to 6.4. John West seconded the motion. The board unanimously approved.

**B. RESOLUTION 15-40** Approval of Project Review and Approval for an Affordable/Workforce Housing Project. Danise Alano-Martin stated that this Project Review and Approval form will address components of the CTP Master Plan vision related to affordable and workforce housing, mixed use, and adjacent plaza/recreation space on the parcel west of Rogers Street. While the Master RFP expressed our interest in mixed-use including affordable housing on the west side of Rogers Street, the proposals we received didn’t specifically address this point in the Master Plan. Therefore, we propose issuing a RFP for the properties west of Rogers Street seeking affordable/workforce housing and mixed use projects. Gordon Hendry would be assisting in the solicitation process. Steps include subdividing the property west of Rogers Street to create one parcel along the B-Line and a second parcel south of the street in keeping with the Master Plan’s vision. There will be costs associated with subdividing including legal descriptions, recording the new plat, and advertisement costs to notice the properties for sale.

Sue Sgambelluri asked when the property was last appraised. Danise Alano-Martin stated it was when the property was purchased; late 2011.

Katie Birge asked how they will maintain the housing as workforce housing. Danise Alano-Martin stated that there are some age demographics that you are allowed to restrict, such as senior citizens. Also, the way the property is marketed and constructed plays a large part in appealing to differing demographics. Lisa Abbott stated one of the developers suggested not having August to August leases. Another idea is to require the lessee to have their own income, and prohibiting co-signers

David Walter asked how many years the developer must maintain the affordability on the property. Lisa Abbott explained affordable Senior Housing will likely be a tax credit deal: a 15-

year minimum affordability period. If they receive HOME funds it will be a 20-year affordability period. The workforce housing restrictions will be negotiated between the City and developer(s).

Kelly Smith asked what happens to the affordability requirements if the property is sold. Lisa Abbott explained that if we follow our usual practices for subsidized housing, a covenant will be placed on the property and will stay with the property for the entire affordability period.

John West asked if removing 3 acres from the original 12 will have a negative impact on the other RFP responses. Danise Alano-Martin stated that she has had conversations with key respondents and it will not have a negative impact. She explained it is a different market segment than the type of development they are interested in pursuing.

John West stated he is challenged by doing another RFP, primarily because we have already put out two RFPs and haven't awarded any contracts. Danise Alano-Martin stated we have had good responses and are still in discussions with respondents, but we are working to explore opportunities to meet all of the needs of the Master Plan. There has always been the possibility of having more than one developer to realize all of the vision

Katie Birge stated since we already have a general idea of what we want for the housing, is it possible to do only Notice of Offering for the 3 acres? Danise Alano-Martin stated that is a possibility. We still need to subdivide and appraise the parcels, which will take time. Lisa Abbott stated we could do an RFP and Notice of Offering at the same time. Alano-Martin noted that the Showers Administration Building's Notice of Offering and RFP were issued simultaneously, satisfying the statutory Notice requirements and providing detailed development parameters via the RFP document.

Katie Birge made a motion to approve Resolution 15-40. Sue Sgambelluri seconded the motion. The board unanimously approved.

**C. RESOLUTION 15-41:** Approval of Rundell Ersntberger Associates LLC Agreement for the Switchyard Construction Design. Dave Williams stated this resolution is a request for approval to enter into a contract with Rundell Erstberger Associates LLC as the lead consultant for design of the Switchyard Park. The total fee is \$2,410,000.00. Dave Williams gave a breakdown for the fee. \$40,000 is for a topographic survey and geotechnical study. Environmental remediation is a huge challenge for this property. Through the Environmental Brownfield authority we will seek a site status letter which gives us an environmental covenant on the property. It also gives us the highest level of liability protection that we can gain from the State of Indiana. Of the \$2.4 million, \$506,000 is for the environmental consultant. There is an allowance of up to \$114,000 for any additional testing of the property that might need to be conducted. Design development, schematic design, and construction documents will cost \$1,215,000. We are requiring Rundell Ersntberger Associates and their sub-consultants to provide full-time construction inspections. Inspection costs are usually more than design costs. Inspection costs include having someone on-site every time a contractor is engaged in any activities, reports, or field change orders. If this project is approved, design work will begin upon signatures of the contract. The design will continue through the latter months of 2016. The goal is to bid the project in late 2016 and to have a contractor underway on construction at the beginning of 2017. The project is expected to take 1.5 years to construct. In 2011 we solicited over 40 firms for the Switchyard Park Master Project, which was merged into 12 teams and proposals and resulted in 6 who were interviewed as finalist. Rundell Ersntberger Associates was selected as the lead consultant out of all 40. Therefore, we feel like they should be the one to see the Master Plan come to life with the details of construction.

Katie Birge asked if this was bid out. Dave Williams explained it was not bid for construction but was for the Master Plan which was completed in 2012. Jeff Underwood explained the procurement process adheres to setting policies in addition to State requirements depending on the type of purchase. With professional services we have the ability to do sole source contracting. In this particular case Parks and Recreation had to prepare a sole source justification memo and submit it to Jeff Underwood, Controller or before it could move forward. The price was negotiated and reduced by \$100,000 and full time management was added. Jeff Underwood stated he felt comfortable recommending approval to award the contract. John West stated he normally is not in favor of not bidding a project however, in this case the learning curve would be very long and end up costing more money to correct their vision verses the Master Plan.

John West questioned if the Redevelopment Commission is the appropriate party to be in the contract. The way the contract is written the Redevelopment Commission has a lot of liability and is responsible for things the RDC has no control over. He questioned having the Redevelopment Commission sign the actual contract. He felt the City of Bloomington is the appropriate party. Jeff Underwood stated the expenditure of the funds is not under the purview of the Parks Board. The Parks Board has voted to move forward with this project however; since they do not control any of the funds they do not sign the contract.

In the contract the word board should be replaced with commission; it was a typo. John West asked the party be changed to the City of Bloomington and not the RDC.

Katie Birge made a motion to approve 15-41 with the amendment of the typo in reference to the board and the party amendments. Elizabeth Kehoe seconded the motion. The board unanimously approved.

**D. RESOLUTION 15-42:** Notice of Offering for 607 and 613 N. Morton Street. Danise Alano-Martin stated 607 and 613 N Morton are two parcels north of the Showers Administration Building. 613 N. Morton, the parcel with the Service Garage Building appraised at an average of \$280,000. 607 N. Morton appraised at an average of \$287,500. With approval today we will publish the notices on Sunday, July 19, 2015 and Sunday, July 26, 2015. The bids will be due on August 14, 2015 and will be publicly read at the August 18, 2015 Redevelopment Commission meeting. In the Notice of Offering we are requiring the bidder to bid on Lot 7 along with the Showers Administration Building.

John West made a motion to approve Resolution 15-42. Sue Sgambelluri seconded the motion. The board unanimously approved.

**E. RESOLUTION 15-43:** Approval of Project Review and Approval Form for LED upgrades at multiple facilities. Susie Johnson requested project approval for LED upgrades for several City owned facilities: parking garages at Morton and Walnut Street, several Parks locations, and improvements at the Buskirk-Chumley Theater. If the project is approved we will obtain contractor quotes and bring the recommended contract back to the Redevelopment Commission meeting on August 18, 2015. Work would begin in September or October 2015 with completion by December 31, 2015. We would be leveraging funds through a grant with the Indiana Office of Energy Development and support from Duke Energy.

The commissioners had several questions regarding the project.

John West stated after reviewing the statute, he questions if these are legitimate TIF projects; it seems like they are more maintenance than capital improvement projects. Thomas Cameron stated it is permissible use of TIF funds.

John West stated upgrading the lighting is something you choose to do and not something that has to be done. It is not an economic driver in anyway.

Katie Birge stated she understands it is a permissible use of TIF funds, but questioned if it was the best use of TIF funds. She explained LED upgrades are great but the purpose for TIF is to do improvement projects that generate new jobs. She would prefer to approve projects that are going to generate more revenue for the TIF so over time we can afford to do projects like this. Katie asked what the City would do if there were not funds available through the RDC. Jeff Underwood stated not all projects made the Bond Projects Master List and the City will have to find other ways to fund them, but currently there is not another source identified.

Sue Sgambelluri asked if it is likely that the Buskirk-Chumley and the parking garages will have the same contractor. Susie stated that will be more apparent once we can issue the bids and have more detail back from contractors. Sue Sgambelluri also asked if there should be separate review forms for the parking garages and the Buskirk-Chumley Theater; theater lighting is very different from garage lighting. Jeff Underwood stated the resolution doesn't approve any funding or contracts, just allows staff to move forward with next procurement steps

Sue Sgambelluri stated she views parking garages and the Buskirk-Chumley Theater differently because the lighting in the Buskirk-Chumley Theater could change the types of events held in that facility, depending on what the capabilities are. However, she does not see how LED lighting fundamentally changes the capability of the garage to house cars. Jeff Underwood stated the lights would have a longer life, create pay-back by saving energy, and the brighter light makes citizens feel safer; which continues to attract citizens to the area.

David Walter recommend that future resolutions list the four part process in determining if the project meets the criteria for public improvement versus maintenance. It will help the commissioners understand the thought process when reviewing these projects. David Walter said he agrees that brighter lighting does make people more comfortable, so providing more safety for users to come into the facility and go downtown to spend money is an economic benefit.

Sue Sgambelluri stated she believes after listening to all of the conversations that everyone agrees LED lighting is a good idea; however the question is if this project is maintenance or a true capital improvement project and what is the relevance to true economic development.

Elizabeth Kehoe stated it might not be a priority right now; maybe we should wait a couple years. Danise Alano-Martin stated the Buskirk-Chumley Theater is definitely an economic development asset. She stated that in her conversations with developers and companies looking to expand, parking is always an important factor; she explained that parking garages too are an economic development asset. Katie Birge said she agrees that garages are an economic development asset; however, we are talking about replacing lighting in a garage and not the garage itself. Susie Johnson stated she does receive citizen complaints that the garages are too dark and the citizens do not feel safe.

John West stated we have a contract with Buskirk-Chumley Theater that covers improvements to the building. He is not in favor of approving anything until he reviews the contract and makes sure we are working within the agreement already established. Jeff Underwood stated they can

bring back the Review Form with the procurement breakdown. John West stated the issue is not with the pricing, it is the actual use of the funds.

Jeff Underwood stated that the City has received a grant which will fund part of these projects, and those grant-funded LED projects will happen. He explained that this project will help with the Monroe County Energy Challenge.

Jeff Underwood asked the commissioners what additional information he could bring back if the resolution is tabled to the next meeting.

Sue Sgambelluri stated she would like to see the Buskirk-Chumley Theater separated from the parking garages. She would also like to know what the new capabilities of the garage will be if LED lighting is installed. How is it a capital improvement and not a maintenance issue? How will it be anything more than just a garage? Thomas Cameron stated if the work is a normal part of the life cycle it is maintenance. Upgrading to LED lighting wasn't contemplated as the normal life cycle therefore it is not a maintenance issue.

David Walter suggested coming back to the July 21, 2015 meeting with a revised Project Form. He suggested breaking the project out into three separate resolutions – (1) Buskirk-Chumley Theater, (2) Parks facilities, (3) Parking garages and that each should have the four criteria and financial breakdown.

Katie Birge asked Jeff Underwood to include the economic impact for each project calculated based on something tangible.

Jeff Underwood officially asked to withdraw Resolution 15-43.

**F. RESOLUTION 15-44:** Approval of Project Review and Approval Form to Replace the HVAC Controls at the Buskirk-Chumley Theater. Dave Williams stated this project request form is for the replacement of the HVAC controls at the Buskirk-Chumley Theater. We have a control system which was installed in approximately 1989. It is difficult for our service contractor to maintain and lacks functional capacity to turn down the heat or cooling in an unused section of the facility.

Dave Williams stated Parks and Recreation owns the building and must maintain it. This has been an area of concern the Theater operators have expressed for many years.

John West why we are using funds from the TIF bond and not TIF revenues. Jeff Underwood stated we can use TIF revenues.

Sue Sgambelluri made a motion to approve Resolution 15-44 with the amendment to change the funding source to TIF revenues on the project review form. John West seconded the motion. The board unanimously approved.

## **VII. BUSINESS/GENERAL DISCUSSION**

**A. CTP update.** Danise Alano-Martin reported that Barry Collins is seeking quotes on the Showers Service Garage and hopes to have those in time for the August meeting. The 10<sup>th</sup> Street

project is going well. We need to get cost estimates before we having a public meeting. We anticipate bidding before the end of 2015.

## **VIII. ADJOURNMENT**



**MARK KRUZAN**  
**MAYOR**

CITY OF BLOOMINGTON

401 N Morton St  
Post Office Box 100  
Bloomington IN 47402

**JEFFREY H. UNDERWOOD, CPA**  
**CONTROLLER**

CONTROLLER'S OFFICE

p 812.349.3416  
f 812.349.3456  
controller@bloomington.in.gov

## Claims Register Cover Letter

**To:** Redevelopment Commission  
**From:** Jeffrey Underwood, Treasurer  
**Date:**  
**Re:** Claims Register

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City staff, Department Heads and I have reviewed the Claims listed in the Claims Register covering the time period from 7-7-15 to 7-17-15. In signing below, I am expressing my opinion that based on that review; these claims have complied with the City's internal claims approval process, including the submission of documentation and the necessary signatures and internal approvals.

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Jeffrey H. Underwood, CPA  
Controller

In consultation with Lisa Abbott, Director of Housing and Neighborhood Development, I have reviewed the Claims Register covering the time period from 7-7-15 to 7-17-15 with respect to claims to be paid from Tax Increment. In signing below, I am expressing my opinion that based on that review; these claims are a permissible use of Tax Increment.

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Thomas D. Cameron  
Assistant City Attorney



# Board of Redevelopment Claim Register

Invoice Date Range 07/07/15 - 07/17/15

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											
12129 - Stepping Stones, INC	Payroll-6/29/15	15-JHSSF for Stepping Stones-payroll expenses-	Paid by EFT # 8160		07/07/2015	07/07/2015	07/17/2015		07/17/2015	3,843.47	
									Account 53960 - Grants Totals	Invoice Transactions 1	\$3,843.47
									Program 150500 - Housing Totals	Invoice Transactions 1	\$3,843.47
Program 151000 - Neighborhood											
Account 52110 - Office Supplies											
5103 - Staples Contract & Commercial, INC	3268953393	15-Neighborhood Office Supplies - headphones	Paid by EFT # 8158		07/07/2015	07/07/2015	07/17/2015		07/17/2015	24.00	
									Account 52110 - Office Supplies Totals	Invoice Transactions 1	\$24.00
									Program 151000 - Neighborhood Totals	Invoice Transactions 1	\$24.00
Program 151600 - Title 16											
Account 53990 - Other Services and Charges											
205 - City Of Bloomington	MCAA-May 2015	15-Title 16 - MCAA Luncheon-Abbott &	Paid by Check # 60913		07/07/2015	07/07/2015	07/17/2015		07/17/2015	40.00	
205 - City Of Bloomington	MOCOREC4/29/15	15-Title 16 - recording fees - other services	Paid by Check # 60913		07/07/2015	07/07/2015	07/17/2015		07/17/2015	6.00	
									Account 53990 - Other Services and Charges Totals	Invoice Transactions 2	\$46.00
									Program 151600 - Title 16 Totals	Invoice Transactions 2	\$46.00
Program 152000 - Historic Preservation											
Account 52110 - Office Supplies											
205 - City Of Bloomington	HOBBYLOBBY6/15	15-Historic Office Supplies - frames	Paid by Check # 60913		07/07/2015	07/07/2015	07/17/2015		07/17/2015	41.93	
									Account 52110 - Office Supplies Totals	Invoice Transactions 1	\$41.93
Account 53990 - Other Services and Charges											
4937 - Dale Hepfer	#2	15-Historic - Winding of the monon clock and	Paid by EFT # 8083		07/07/2015	07/07/2015	07/17/2015		07/17/2015	75.00	
									Account 53990 - Other Services and Charges Totals	Invoice Transactions 1	\$75.00
									Program 152000 - Historic Preservation Totals	Invoice Transactions 2	\$116.93
									Department 15 - HAND Totals	Invoice Transactions 6	\$4,030.40
									Fund 101 - General Fund Totals	Invoice Transactions 6	\$4,030.40
Fund 254 - HOME											
Department 15 - HAND											
Program 150000 - Main											
Account 53990 - Other Services and Charges											
121 - Eco Logic, LLC	2746	15-HOME-Evergreen Village Ann. Maint-	Paid by EFT # 46		07/07/2015	07/07/2015	07/17/2015		07/17/2015	977.00	
121 - Eco Logic, LLC	2675	15-HOME-Evergreen Village Ann. Maint-	Paid by EFT # 46		07/07/2015	07/07/2015	07/17/2015		07/17/2015	977.00	
686 - Habitat For Humanity of Monroe County, INC	2107Rockport- #7	15-Homebuyer Assistance for Habitat	Paid by EFT # 47		07/07/2015	07/07/2015	07/17/2015		07/17/2015	7,968.60	
									Account 53990 - Other Services and Charges Totals	Invoice Transactions 3	\$9,922.60
									Program 150000 - Main Totals	Invoice Transactions 3	\$9,922.60
									Department 15 - HAND Totals	Invoice Transactions 3	\$9,922.60
									Fund 254 - HOME Totals	Invoice Transactions 3	\$9,922.60
Fund 408 - Unsafe Housing											
Department 15 - HAND											
Program 150000 - Main											
Account 53990 - Other Services and Charges											

205 - City Of Bloomington	MOCOREC6/26/15	15-Unsafe Building Fund - Paid by Check	07/07/2015	07/07/2015	07/17/2015	07/17/2015	11.00
	5	recording fees # 60913					
		Account 53990 - Other Services and Charges Totals				Invoice Transactions 1	\$11.00
		Program 150000 - Main Totals				Invoice Transactions 1	\$11.00
		Department 15 - HAND Totals				Invoice Transactions 1	\$11.00
		Fund 408 - Unsafe Housing Totals				Invoice Transactions 1	\$11.00
Fund 440 - TIF-Downtown							
Department 15 - HAND							
Program 150000 - Main							
Account 53990 - Other Services and Charges							
4930 - Tiffin Scenic Studios, INC	4716	15-BCT Theater Maint - Volded	07/07/2015	07/07/2015	07/17/2015	07/17/2015	.00
		Account 53990 - Other Services and Charges Totals				Invoice Transactions 1	\$0.00
		Program 150000 - Main Totals				Invoice Transactions 1	\$0.00
		Department 15 - HAND Totals				Invoice Transactions 1	\$0.00
		Fund 440 - TIF-Downtown Totals				Invoice Transactions 1	\$0.00
Fund 444 - RDC							
Department 15 - HAND							
Program 150000 - Main							
Account 53990 - Other Services and Charges							
223 - Duke Energy	723027940236/15	15-CTP Maint-Res 15-21- Paid by Check	07/07/2015	07/07/2015	07/17/2015	07/17/2015	24.07
	5	bill date 6/18/15 # 60923					
		Account 53990 - Other Services and Charges Totals				Invoice Transactions 1	\$24.07
		Program 150000 - Main Totals				Invoice Transactions 1	\$24.07
		Department 15 - HAND Totals				Invoice Transactions 1	\$24.07
		Fund 444 - RDC Totals				Invoice Transactions 1	\$24.07
		Grand Totals				Invoice Transactions 12	\$13,988.07

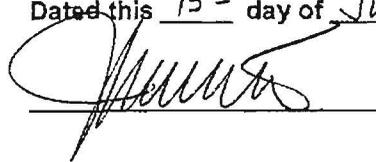
**REGISTER OF SPECIAL CLAIMS**  
**Board: Redevelopment Claim Register**

<u>Date:</u>	<u>Type of Claim</u>	<u>FUND</u>	<u>Description</u>	<u>Bank Transfer</u>	<u>Amount</u>
7/17/2015	Sp Utility Cks Claims				<u>13,988.07</u>
					<u>13,988.07</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 \$ 13,988.07

Dated this 15<sup>th</sup> day of July 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
7/17/2015	Sp Utility Cks Claims				<u>13,988.07</u>
					<u>13,988.07</u>

**ALLOWANCE OF CLAIMS**

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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
7/17/2015	Sp Utility Cks Claims				13,988.07
					<u>13,988.07</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 \$ 13,988.07

Dated this 15 day of July year of 2015.

EAR

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

<u>Date:</u>	<u>Type of Claim</u>	<u>FUND</u>	<u>Description</u>	<u>Bank Transfer</u>	<u>Amount</u>
7/17/2015	Sp Utility Cks Claims				<u>13,988.07</u> <u>13,988.07</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 \$ 13,988.07

Dated this 16 day of July year of 2015.

\_\_\_\_\_  
Sue Spambeluni  
\_\_\_\_\_

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 \_\_\_\_\_



**MARK KRUZAN**  
**MAYOR**

CITY OF BLOOMINGTON

401 N Morton St  
Post Office Box 100  
Bloomington IN 47402

**JEFFREY H. UNDERWOOD, CPA**  
**CONTROLLER**

CONTROLLER'S OFFICE

p 812.349.3416  
f 812.349.3456  
controller@bloomington.in.gov

## Payroll Register Cover Letter

**To:** Redevelopment Commission  
**From:** Jeffrey Underwood, Treasurer  
**Date:**  
**Re:** Payroll Register

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City staff, Department Heads and I have reviewed the Payroll Register covering the time period from 6-22-15 to 7-5-15. In signing below, I am expressing my opinion that based on that review; the payroll has complied with the City's internal approval process, including the submission of documentation and the necessary signatures and internal approvals.

*Jeffrey H. Underwood*

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Jeffrey H. Underwood, CPA  
Controller



# Payroll Register - Bloomington Redevelopment Commission

Check Date Range 07/10/15 - 07/10/15

Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department <b>HAND - Housing &amp; Neighborhood Dev</b>											
10000 Abbott, Lisa P 0782	07/10/2015	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	\$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	07/10/2015	1,698.91		.00	190.74	101.19	23.67	52.59	17.45	91.61	1,221.66
			.00	.00	1,632.16	1,632.16	1,632.16	1,632.16	1,632.16		
		\$1,698.91	\$0.00	\$0.00	\$190.74	\$101.19	\$23.67	\$52.59	\$17.45	\$91.61	\$1,221.66
			\$0.00	\$0.00	\$1,632.16	\$1,632.16	\$1,632.16	\$1,632.16	\$1,632.16		
10000 Bixler, Daniel R 2594	07/10/2015	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	\$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		
10000 Finley, Christina L 0187	07/10/2015	1,443.90		.00	142.63	72.39	16.93	36.93	12.68	300.45	861.89
			.00	.00	1,157.58	1,167.58	1,167.58	1,157.58	1,157.58		
		\$1,443.90	\$0.00	\$0.00	\$142.63	\$72.39	\$16.93	\$36.93	\$12.68	\$300.45	\$861.89
			\$0.00	\$0.00	\$1,157.58	\$1,167.58	\$1,167.58	\$1,157.58	\$1,157.58		
307 Franklin, C. Jacob	07/10/2015	1,082.01		.00	123.48	63.86	14.93	33.99	11.28	55.79	778.68
			.00	.00	1,029.95	1,029.95	1,029.95	1,029.95	1,029.95		
		\$1,082.01	\$0.00	\$0.00	\$123.48	\$63.86	\$14.93	\$33.99	\$11.28	\$55.79	\$778.68
			\$0.00	\$0.00	\$1,029.95	\$1,029.95	\$1,029.95	\$1,029.95	\$1,029.95		
10000 Hewett, John H 0251	07/10/2015	1,812.17		.00	204.88	99.52	23.28	51.32	17.03	323.53	1,092.61
			.00	.00	1,555.09	1,605.09	1,605.09	1,555.09	1,555.09		
		\$1,812.17	\$0.00	\$0.00	\$204.88	\$99.52	\$23.28	\$51.32	\$17.03	\$323.53	\$1,092.61
			\$0.00	\$0.00	\$1,555.09	\$1,605.09	\$1,605.09	\$1,555.09	\$1,555.09		
10000 Hiestand, Nancy A 0252	07/10/2015	1,847.29		.00	190.20	110.51	25.85	56.28	18.68	71.23	1,374.54
			.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	\$25.85	\$56.28	\$18.68	\$71.23	\$1,374.54
			\$0.00	\$0.00	\$1,782.43	\$1,782.43	\$1,782.43	\$1,782.43	\$1,782.43		



# Payroll Register - Bloomington Redevelopment Commission

Check Date Range 07/10/15 - 07/10/15

Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department <b>HAND - Housing &amp; Neighborhood Dev</b>											
10000 McCormick, Maria 3616	07/10/2015	1,404.78		.00	30.79	77.75	18.18	41.38	13.73	166.57	1,056.38
			.00	.00	1,254.06	1,254.06	1,254.06	1,254.06	1,254.06		
		\$1,404.78		\$0.00	\$30.79	\$77.75	\$18.18	\$41.38	\$13.73	\$166.57	\$1,056.38
			\$0.00	\$0.00	\$1,254.06	\$1,254.06	\$1,254.06	\$1,254.06	\$1,254.06		
10000 Mosier, Norman P 2962	07/10/2015	1,418.83		.00	173.86	84.68	19.81	45.07	14.96	75.29	1,005.16
			.00	.00	1,365.78	1,365.78	1,365.78	1,365.78	1,365.78		
		\$1,418.83		\$0.00	\$173.86	\$84.68	\$19.81	\$45.07	\$14.96	\$75.29	\$1,005.16
			\$0.00	\$0.00	\$1,365.78	\$1,365.78	\$1,365.78	\$1,365.78	\$1,365.78		
689 Niederman, Daniel L	07/10/2015	1,726.15		.00	128.12	91.23	21.34	45.64	15.14	310.64	1,114.04
			.00	.00	1,421.47	1,471.47	1,471.47	1,421.47	1,421.47		
		\$1,726.15		\$0.00	\$128.12	\$91.23	\$21.34	\$45.64	\$15.14	\$310.64	\$1,114.04
			\$0.00	\$0.00	\$1,421.47	\$1,471.47	\$1,471.47	\$1,421.47	\$1,421.47		
10000 Patterson, Marilyn 2071	07/10/2015	2,372.68		.00	360.56	144.32	33.75	71.87	23.85	203.05	1,535.28
			.00	.00	2,177.82	2,327.82	2,327.82	2,177.82	2,177.82		
		\$2,372.68		\$0.00	\$360.56	\$144.32	\$33.75	\$71.87	\$23.85	\$203.05	\$1,535.28
			\$0.00	\$0.00	\$2,177.82	\$2,327.82	\$2,327.82	\$2,177.82	\$2,177.82		
10000 Provine, Vickie J 0394	07/10/2015	1,957.04		.00	279.70	114.97	26.89	61.19	20.31	119.41	1,334.57
			.00	.00	1,854.38	1,854.38	1,854.38	1,854.38	1,854.38		
		\$1,957.04		\$0.00	\$279.70	\$114.97	\$26.89	\$61.19	\$20.31	\$119.41	\$1,334.57
			\$0.00	\$0.00	\$1,854.38	\$1,854.38	\$1,854.38	\$1,854.38	\$1,854.38		
10000 Stong, Mary J 0471	07/10/2015	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	07/10/2015	1,353.47		.00	126.56	84.21	19.69	43.55	14.45	8.60	1,056.41
			.00	.00	1,358.14	1,358.14	1,358.14	1,358.14	1,358.14		
		\$1,353.47		\$0.00	\$126.56	\$84.21	\$19.69	\$43.55	\$14.45	\$8.60	\$1,056.41
			\$0.00	\$0.00	\$1,358.14	\$1,358.14	\$1,358.14	\$1,358.14	\$1,358.14		



# Payroll Register - Bloomington Redevelopment Commission

Check Date Range 07/10/15 - 07/10/15

Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department <b>HAND - Housing &amp; Neighborhood Dev</b>											
10000 Wills, Dee A 3418	07/10/2015	1,384.01		.00	169.07	83.32	19.49	44.02	14.61	68.97	984.53
			.00	.00	1,333.84	1,343.84	1,343.84	1,333.84	1,333.84		
		\$1,384.01	\$0.00	\$0.00	\$169.07	\$83.32	\$19.49	\$44.02	\$14.61	\$68.97	\$984.53
			\$0.00	\$0.00	\$1,333.84	\$1,343.84	\$1,343.84	\$1,333.84	\$1,333.84		
10000 Woolford, Robert T 0531	07/10/2015	1,879.77		.00	112.53	88.27	20.64	27.18	9.02	1,109.93	512.20
			.00	.00	823.57	1,423.57	1,423.57	823.57	823.57		
		\$1,879.77	\$0.00	\$0.00	\$112.53	\$88.27	\$20.64	\$27.18	\$9.02	\$1,109.93	\$512.20
			\$0.00	\$0.00	\$823.57	\$1,423.57	\$1,423.57	\$823.57	\$823.57		
728 Wright, Edward E	07/10/2015	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	\$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 <b>HAND - Housing &amp;</b>		\$28,353.80	\$0.00	\$0.00	\$3,038.19	\$1,619.23	\$378.70	\$825.13	\$262.55	\$3,759.21	\$18,470.79
Grand Totals		\$28,353.80	\$0.00	\$0.00	\$3,038.19	\$1,619.23	\$378.70	\$825.13	\$262.55	\$3,759.21	\$18,470.79
			\$0.00	\$0.00	\$25,121.44	\$26,116.44	\$26,116.44	\$25,121.44	\$25,121.44		

\*\*\*\*\* Multiple Taxes or Deductions Exist.

**REGISTER OF PAYROLL CLAIMS**  
 Board: Redevelopment Claim Register

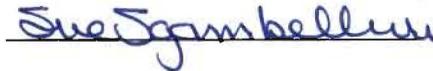
Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
7/10/2015	Payroll				28,353.80
					28,353.80

**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 \$ 28,353.80

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 \_\_\_\_\_



MEMORANDUM

**TO:** Redevelopment Commission  
**FROM:** HAND-Marilyn Patterson  
**DATE:** July 15, 2015

**RE:** 909 West 9<sup>th</sup> Street

**LOAN:** Owner Occupied Rehab

**REQUEST FOR INCREASE OF FUNDS:**

On May 9, 2014, the Redevelopment Commission approved Resolution 14-19 to increase the budget to do a substantial owner-occupied rehabilitation at the above noted address. The amount of the project was estimated to be \$62,783. After construction was started, the contractor discovered that a previous owner had placed an entire roofing structure over an old roofing structure -- installed roof decking (plywood) and shingles over an existing layers of decking & shingles as opposed to removing the underlying layers. This type of installation is not permitted by the Building Code. The contractor is not able to replace the roof for the amount that he bid because of unknown condition. The roofing structure will need to be entirely removed and then replaced.

HAND is requesting an additional \$2,750 to finish this project bringing the total project cost to \$65,553.

Please note that Owner-Occupied Rehabilitation is a loan and that the entire amount of the loan will be repaid to HAND.

**15-45**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON, INDIANA**

**APPROVAL OF FUNDING TO IMPROVE THE HVAC CONTROLS AT THE BUSKIRK  
CHUMLEY THEATER**

**WHEREAS**, the Redevelopment Commission of the City of Bloomington (“RDC”) issued its “Redevelopment District Tax Increment Revenue Bonds of 2015” (the “Bond”) to pay for, among other things, capital improvements at the Buskirk Chumley Theater, and

**WHEREAS**, on July 13, 2015, the City of Bloomington (“City”) brought the RDC a Project Review & Approval Form (“Form”) which sought the support of the RDC to solicit quotes to replace the heating, ventilation, and air conditioning controls at the Buskirk Chumley Theater (“Improvements”), which will improve the efficiency of the Buskirk Chumley Theater’s climate control system; and

**WHEREAS**, the RDC approved the Form in Resolution 15-44; and

**WHEREAS**, pursuant to Resolution 15-44, City Staff has solicited quotes, City Staff has also evaluated those quotes and identified the quote from [REDACTED] for \$12,395 as the best response; and

**WHEREAS**, one potential source of funds identified on the Form to pay for the Improvements was the Bond; and

**WHEREAS**, the RDC has available Bond funds to pay for the Improvements; and

**WHEREAS**, on November 3, 2014, the RDC approved Resolution 14-42, which authorized the Controller to expend up to \$74,000 for BCT Management, Inc.’s (“BCTM”) responsibilities, pursuant to the Partnership Agreement between the City, the Board of Parks Commissioners, the RDC, and BCTM that was attached to Resolution 14-42; and

**WHEREAS**, under the partnership agreement, the City is responsible for the heating, ventilation, and air conditioning system at the Buskirk Chumley Theater; and

**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 the Bond, and finds that the above described Improvements are public improvements that will enhance the development and economic development of the Consolidated TIF.
2. The RDC authorizes the Controller to expend \$12,395 from the Bond funds (Fund 439-15-159002-53990) to purchase the Improvements from [REDACTED], pursuant to a purchase order to be executed between the City and [REDACTED]. The purchase order does not remove the requirement to comply with the City and the RDC’s claims process.

3. For the avoidance of doubt, the payment of \$12,395 under this Resolution is not a payment under the partnership agreement approved by the RDC in Resolution 14-42.

BLOOMINGTON REDEVELOPMENT COMMISSION

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David Walter, President

ATTEST:

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Elizabeth Kehoe, Secretary

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Date

**RESOLUTION 15-46  
OF THE REDEVELOPMENT COMMISSION OF THE CITY OF  
BLOOMINGTON INDIANA  
APPRAISAL OF PROPERTY FOR ACQUISITION**

WHEREAS, pursuant to Indiana Code 36-7-14-19, the Redevelopment Commission of the City of Bloomington (“RDC”) is vested with the power to acquire real property; and

WHEREAS, on June 16, 2015, the RDC issued Resolution 15-30 authorizing the Parks and Recreation Department (“Parks”) to pursue acquisition of property located at 1724 S. Walnut Street, Bloomington, Indiana, as part of the Switchyard Park project (the “Property”); and

WHEREAS, pursuant to Indiana Code 36-7-14-19(b), two (2) independent appraisals were procured to determine the Property’s fair market value; and

WHEREAS, City Staff retained Monroe/Owen Appraisal, Inc. (“Monroe/Owen”) to appraise the Property; and

WHEREAS, the amount paid to Monroe/Owen for the appraisal of the Property was \$2,250.00; and

WHEREAS, Parks is now seeking funds from the RDC to make the payment;

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 funds, that the appraisals are a necessary part of attempting to acquire 1724 S. Walnut Street, and that the acquisition of 1724 S. Walnut Street will aid in the development of the Switchyard Park, which will enhance the development and economic development of the Consolidated TIF.
2. The RDC hereby authorizes the City of Bloomington to expend \$2,250 from the Bond funds (Fund 439-15-159004-53990) to pay for the appraisal from Monroe/Owen. The Bloomington City Controller is authorized to make this payment pursuant to the purchase order between the City and Monroe/Owen. The purchase order does not remove the requirement to comply with the City and the RDC’s claims process.

3. Unless extended by the Redevelopment Commission in a resolution prior to September 1, 2015, the authorizations provided under this Resolution shall expire on September 1, 2015.

BLOOMINGTON REDEVELOPMENT COMMISSION

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David Walter, President

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Elizabeth Kehoe, Secretary

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Date