

AGENDA
REDEVELOPMENT COMMISSION

McCloskey Conference Room
August 18, 2015
5:00 p.m.

- I. ROLL CALL**
- II. READING OF THE MINUTES** – August 3, 2015 and Executive Session for August 3, 2015
- III. EXAMINATION OF CLAIMS** –August 14, 2015 for \$107,175.53
- IV. EXAMINATION OF PAYROLL REGISTERS**–August 7, 2015 for \$37,318.65
- V. REPORT OF OFFICERS AND COMMITTEES**
 - A. CTP Update**
- IV. NEW BUSINESS** –
 - A. Opening of bids regarding Morton Street Properties.**
 - B. RESOLUTION 15-58:** Approval of Publication Costs Regarding Morton Street Properties
 - C. RESOLUTION 15-59:** Approval to amend Redevelopment Commission Resolution 12-31
 - D. RESOLUTION 15-60:** Approval of Project Review and Approval Form regarding 10th Street Realignment
 - E. RESOLUTION 15-61:** Approval to amend Redevelopment Commission Resolution 15-23
- VII. BUSINESS/GENERAL DISCUSSION**
- VIII. ADJOURNMENT**

REDEVELOPMENT COMMISSION
THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
MET on Monday, August 3, 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, Elizabeth Kehoe, John West, Katie Birge, Kelly Smith and Sue Sgambelluri

Commissioners Absent: None

Staff Present: Lisa Abbott, Director; Christina Finley, Housing Specialist; Dan Niederman, Program Manager; Robert Woolford, Program Manager

Other(s) Present: Danise Alano-Martin, Director of Economic & Sustainable Development; Thomas Cameron, Assistant City Attorney; Dave Williams, Parks and Recreation Operations and Development Director; Mick Renneisen, Parks and Recreation Director, Danielle McClelland, Executive Director of Buskirk-Chumley; Jacob Lish, Buskirk-Chumley; Bill and Brenda Lutgens, Wee Willie's owners; Tracee Lutes, Re/Max Realtor; Jeffrey Underwood, City Controller

II. READING OF THE MINUTES – Katie Birge made a motion to approve the July 21, 2015 minutes and the July 21, 2015 executive session minutes. Elizabeth Kehoe seconded the motion. The board unanimously approved.

III. EXAMINATION OF CLAIMS –Sue Sgambelluri made a motion to approve the claims for July 31, 2015 for \$297,608.06. Katie Birge seconded the motion. The board unanimously approved.

IV. EXAMINATION OF PAYROLL REGISTERS–John West made a motion to approve the payroll register for July 24, 2015 for \$28,353.81. Katie Birge seconded the motion. The board unanimously approved.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. The director's report was included in the commission packet. Lisa Abbott briefly reviewed the report. The Comprehensive Annual Performance Report (CAPER) report is out for public comment and will be submitted to HUD August 15, 2015.

B. Legal Report. Thomas Cameron was available to answer any questions.

C. Treasurer's Report. The TIF status update report was distributed to the commission. Jeff Underwood stated TIF expenditures and revenues will continue to be tracked by all of the individual areas.

D. CTP Report. A CTP update report was included in the commission packet. Danise Alano-Martin was available to answer any questions. John West asked about the 10th Street Branding process. Danise Alano-Martin stated the branding is part of the contract with Anderson+Bohlander. They are exploring ways to express the brand in the streetscape design. Sue Sgambelluri asked if the brand design guidelines were available to share with the

commission. Danise Alano-Martin will forward the guidelines to the commissioners via email.

IV. NEW BUSINESS –

- A. RESOLUTION 15-34:** Approval of Social Service Funding Agreement for Community Kitchen
- B. RESOLUTION 15-35:** Approval of Social Service Funding Agreement for Hoosier Hills Food Bank
- C. RESOLUTION 15-36:** Approval of Social Service Funding Agreement for Monroe County United Ministries
- D. RESOLUTION 15-37:** Approval of Social Service Funding Agreement for Boys & Girls Club
- E. RESOLUTION 15-38:** Approval of Social Service Funding Agreement for Mother Hubbard's Cupboard
- F. RESOLUTION 15-39:** Approval of Social Service Funding Agreement for Middle Way House

Sue Sgambelluri made a motion to approve Social Service Funding Agreement Resolutions 15-34, 15-35, 15-36, 15-37, 15-38, and 15-39. John West seconded the motion. The board unanimously approved.

- G. RESOLUTION 15-50:** Approval of Project Review and Approval Form regarding Film and Audio Improvements at the (BCT) Buskirk-Chumley Theater. Danielle McClelland stated the BCT has always had to partner with other community members and organizations to obtain the technical capacity to show films. However, none of them have film quality projectors or sound equipment. As technology has changed it is more difficult to accomplish the film activity that has developed around the theater using borrowed and non-professional equipment. She explained they are looking to place a professional level film projector inside the BCT as a common resource for the entire community. The projector will allow you to take a data file and project it directly onto the screen. It is the way in which film is being presented and shot. The BCT anticipates an increase in revenue if the equipment is purchased. Revenue includes ticket sales and concessions. The BCT has a liquor license which allows them to serve beer, wine, and the occasional cocktail in relation to a film. AMC Theaters and IU Cinema do not offer those options. Therefore, it positions the BCT with a unique business opportunity to offer a special film experience in Downtown Bloomington. Danielle McClelland stated the BCT is within 7 years of their hundredth anniversary. She feels it is very important for the development of a film industry in Bloomington to be able to have fully functional and fully realized film programming.

Katie Birge asked how many film festivals the BCT shows per year. Kelly Smith asked about the seat capacity. Danielle McClelland stated there are four major film festivals that take place per year. She also stated the BCT has a 560 person seat capacity. John West asked how much return on the investment we will see. Danielle McClelland stated approximately \$25,000 gross. John West would like to know what the net return will be. David Walter asked how many days per year the facility is used. Danielle McClelland stated it is used approximately 225 days annually. Sue Sgambelluri asked how the \$25,000 annual revenue increase is determined. Danielle McClelland stated it is assuming the most expensive approach to utilizing the film equipment. She explained an additional 50 screenings per year are possible; with the ability to show first run films.

Katie Birge made a motion to approve Resolution 15-50. Sue Sgambelluri seconded the motion. The board unanimously approved.

- H. RESOLUTION 15-51:** Approval of Physical Improvement Funding Agreement for Bloomington Housing Authority.
- I. RESOLUTION 15-52:** Approval of Physical Improvement Funding Agreement for Boys & Girls Club
- J. RESOLUTION 15-53:** Approval of Physical Improvement Funding Agreement for Life Designs
- K. RESOLUTION 15-54:** Approval of Physical Improvement Funding Agreement for Middle Way House
- L. RESOLUTION 15-55:** Approval of Physical Improvement Funding Agreement for Parks & Recreation
- M. RESOLUTION 15-56:** Approval of Physical Improvement Funding Agreement for Stone Belt Arc.

Robert Woolford stated there was one error in Resolution 15-53; the amount should read \$41,200. Katie Birge made a motion to approve the Physical Improvement Funding Agreement Resolutions for 15-51, 15-52, 15-53, 15-54, 15-55, and 15-56. The board unanimously approved.

N. RESOLUTION 15-57: Approval of Offer to Purchase for 1724 S. Walnut Street. Resolution 15-57 was added to the agenda during the commission meeting. This resolution revisits Resolution 15-47; which authorized staff to make an initial offer to purchase for 1724 S. Walnut Street and negotiate on the City's behalf. There has been a productive set of negotiations. This resolution will allow the Redevelopment Commission to make an offer of \$475,000. Sue Sgambelluri asked to have paragraph three in the resolution removed to better clarify this will be the Redevelopment Commission's final offer.

John West Made a motion to approve Resolution 15-57 with the amended language that strikes paragraph 3 on page 2. Katie Birge seconded the motion. The board unanimously approved.

O. VII. BUSINESS/GENERAL DISCUSSION

VIII. ADJOURNMENT

The meeting adjourned at 5:55 p.m.

David Walter, President

Elizabeth Kehoe, Secretary

Date

August 3, 2015

Executive Session

The Redevelopment Commission of the City of Bloomington, Indiana met on Monday, August 3, 2015 at 4:30 p.m. in the Showers City Hall, Law Library, Suite 220, 401 North Morton Street.

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

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

Others Present: Thomas Cameron, Assistant City Attorney; Mick Renneisen, Parks and Recreation Director

The Commission discussed information in accordance to:

Ind. Code § 5-14-1.5-6.1(b)(2)(D): The purchase or lease of real property by the governing body up to the time a contract or option to purchase or lease is executed by the parties.

No other matters were discussed.

The meeting adjourned at 4:50 p.m.

David Walter, President

ATTEST:

Elizabeth Kehoe, Secretary

Date



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

City staff, Department Heads and I have reviewed the Claims listed in the Claims Register covering the time period from 8-4-15 to 8-14-15. 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.

Jeffrey H. Underwood

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 8-4-2015 to 8-14-2015 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.

Thomas D. Cameron

Thomas D. Cameron
Assistant City Attorney



Board of Redevelopment Claim Register

Invoice Date Range 08/04/15 - 08/14/15

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										
15 - Big Brothers Big Sisters Of Monroe County Inc	7/13/15	15-JHSSF for Big Brothers Big Sisters-Inv	Paid by EFT # 8459		08/04/2015	08/04/2015	08/14/2015	08/14/2015		1,359.15
1102 - Mother Hubbard's Cupboard	001	15-JHSSF-superdrives, macbook air computers,	Paid by EFT # 8535		08/04/2015	08/04/2015	08/14/2015	08/14/2015		3,994.00
12129 - Stepping Stones, INC	Salary-7/2015	15-JHSSF-payroll 7/12-7/25/15	Paid by EFT # 8580		08/04/2015	08/04/2015	08/14/2015	08/14/2015		4,587.58
12443 - Volunteers In Medicine Clinic Of Monroe County,INC	60106237	15-JHSSF- VIM 2015-test kit, capillary tube	Paid by EFT # 8597		08/04/2015	08/04/2015	08/14/2015	08/14/2015		1,147.02
12443 - Volunteers In Medicine Clinic Of Monroe County,INC	60186652	15-JHSSF-VIM 2015-promotional pkg starter	Paid by EFT # 8597		08/04/2015	08/04/2015	08/14/2015	08/14/2015		350.00
								Account 53960 - Grants Totals	Invoice Transactions 5	<u>\$11,437.75</u>
								Program 150500 - Housing Totals	Invoice Transactions 5	<u>\$11,437.75</u>
Program 151000 - Neighborhood										
Account 47260 - Sale of Scrap										
5193 - Broadview Neighborhood Association	Cleanup-2015	15-Neighborhood Cleanup-JB Salvage-	Paid by EFT # 8467		08/04/2015	08/04/2015	08/14/2015	08/14/2015		105.05
								Account 47260 - Sale of Scrap Totals	Invoice Transactions 1	<u>\$105.05</u>
Account 53960 - Grants										
54546 - Charles Y Coghlan, DMD (Office Easel)	51647A	15-Neighborhood Support-3,000 welcome	Paid by EFT # 8471		08/04/2015	08/04/2015	08/14/2015	08/14/2015		700.00
52948 - Mays Greenhouse, LLC	22838	15-Small & Simple Grant-Near West Side	Paid by EFT # 8529		08/04/2015	08/04/2015	08/14/2015	08/14/2015		423.78
53005 - Menards, INC	99800	15-Small and Simple Grant for Near Westside	Paid by Check # 61143		08/04/2015	08/04/2015	08/14/2015	08/14/2015		41.78
								Account 53960 - Grants Totals	Invoice Transactions 3	<u>\$1,165.56</u>
								Program 151000 - Neighborhood Totals	Invoice Transactions 4	<u>\$1,270.61</u>
Program 151600 - Title 16										
Account 53160 - Instruction										
259 - Indiana Association Of Cities & Towns	23500	15-Title 16-2015 IACT Annual Conf.-L. Abbott	Paid by Check # 61136		08/04/2015	08/04/2015	08/14/2015	08/14/2015		250.00
4677 - International Code Council, INC	PO ICC07159	15-Title 16-residential/commercial	Paid by Check # 61141		08/04/2015	08/04/2015	08/14/2015	08/14/2015		138.00
								Account 53160 - Instruction Totals	Invoice Transactions 2	<u>\$388.00</u>
								Program 151600 - Title 16 Totals	Invoice Transactions 2	<u>\$388.00</u>
Program 152000 - Historic Preservation										
Account 53310 - Printing										
2077 - JEM Printing, INC (PIP Printing & Marketing)	61617	15-walking tour brochures	Paid by EFT # 8518		08/04/2015	08/04/2015	08/14/2015	08/14/2015		660.00
								Account 53310 - Printing Totals	Invoice Transactions 1	<u>\$660.00</u>
								Program 152000 - Historic Preservation Totals	Invoice Transactions 1	<u>\$660.00</u>
								Department 15 - HAND Totals	Invoice Transactions 12	<u>\$13,756.36</u>
								Fund 101 - General Fund Totals	Invoice Transactions 12	<u>\$13,756.36</u>

Fund 250 - CDBG

Department 15 - HAND
 Program 150000 - Main
 Account 53990 - Other Services and Charges

1785 - Monroe County Land Title Co Inc	Clairmont-7/15	15-DP/CC HBA for 1503 E Clairmont DP/CC	Paid by Check # 10400	08/04/2015	08/04/2015	08/14/2015	08/14/2015	5,000.00
						Account 53990 - Other Services and Charges Totals	Invoice Transactions 1	<u>\$5,000.00</u>
						Program 150000 - Main Totals	Invoice Transactions 1	<u>\$5,000.00</u>
						Department 15 - HAND Totals	Invoice Transactions 1	<u>\$5,000.00</u>
						Fund 250 - CDBG Totals	Invoice Transactions 1	<u>\$5,000.00</u>

Fund 254 - HOME
 Department 15 - HAND
 Program 150000 - Main
 Account 53990 - Other Services and Charges

504 - Bloomington Housing Authority	TBRA-6/9/15	15-HOME-TBRA-April & May 2015	Paid by Check # 5412	08/04/2015	08/04/2015	08/14/2015	08/14/2015	6,397.00
205 - City Of Bloomington	000290831	15-HOME-Mo. Co. Recorder-recording fees	Paid by Check # 5413	08/04/2015	08/04/2015	08/14/2015	08/14/2015	47.00
205 - City Of Bloomington	000291148	15-HOME-Mo. Co. Recorder-recording fees-	Paid by Check # 5413	08/04/2015	08/04/2015	08/14/2015	08/14/2015	24.00
205 - City Of Bloomington	000289651	15-HOME-Mo. Co. Recorder-recording fees-	Paid by Check # 5413	08/04/2015	08/04/2015	08/14/2015	08/14/2015	35.00
205 - City Of Bloomington	000289834	15-HOME-Mo. Co. Recorder-recording fees-	Paid by Check # 5413	08/04/2015	08/04/2015	08/14/2015	08/14/2015	12.00
205 - City Of Bloomington	000290398	15-HOME-Mo. Co. Recorder-recording fees-	Paid by Check # 5413	08/04/2015	08/04/2015	08/14/2015	08/14/2015	12.00
205 - City Of Bloomington	000289276	15-HOME-Mo Co Recorder-recording fees-	Paid by Check # 5413	08/04/2015	08/04/2015	08/14/2015	08/14/2015	16.00
205 - City Of Bloomington	000290142	15-HOME-Mo Co Recorder-recording fees-	Paid by Check # 5413	08/04/2015	08/04/2015	08/14/2015	08/14/2015	24.00
686 - Habitat For Humanity of Monroe County, INC	2012Rogers-#6	15-HOME-2012 S. Rogers-utilities hook up	Paid by EFT # 50	08/04/2015	08/04/2015	08/14/2015	08/14/2015	5,329.92
686 - Habitat For Humanity of Monroe County, INC	2016Rogers-#6	15-HOME-2016 S. Rogers-utilities hook up	Paid by EFT # 50	08/04/2015	08/04/2015	08/14/2015	08/14/2015	5,132.02
686 - Habitat For Humanity of Monroe County, INC	1019W12th- Acquis	15-HOME-1019 W. 12th St-Acquisition	Paid by EFT # 50	08/04/2015	08/04/2015	08/14/2015	08/14/2015	14,595.75
193 - Barry A Kern	103	15-HOME-809 W. 9th St- Brummett OOR	Paid by Check # 5414	08/04/2015	08/04/2015	08/14/2015	08/14/2015	1,600.00
						Account 53990 - Other Services and Charges Totals	Invoice Transactions 12	<u>\$33,224.69</u>
						Program 150000 - Main Totals	Invoice Transactions 12	<u>\$33,224.69</u>
						Department 15 - HAND Totals	Invoice Transactions 12	<u>\$33,224.69</u>
						Fund 254 - HOME Totals	Invoice Transactions 12	<u>\$33,224.69</u>

Fund 408 - Unsafe Housing
 Department 15 - HAND
 Program 150000 - Main
 Account 53990 - Other Services and Charges

18036 - 4 U Lawn and Landscape, LLC	1544	15-Unsafe-Roundhill Lane mobilization fee	Paid by EFT # 8443	08/04/2015	08/04/2015	08/14/2015	08/14/2015	135.00
18036 - 4 U Lawn and Landscape, LLC	1545	15-Unsafe-mowing 602- 606 N. Smith-	Paid by EFT # 8443	08/04/2015	08/04/2015	08/14/2015	08/14/2015	150.00
						Account 53990 - Other Services and Charges Totals	Invoice Transactions 2	<u>\$285.00</u>
						Program 150000 - Main Totals	Invoice Transactions 2	<u>\$285.00</u>
						Department 15 - HAND Totals	Invoice Transactions 2	<u>\$285.00</u>
						Fund 408 - Unsafe Housing Totals	Invoice Transactions 2	<u>\$285.00</u>

Fund 439 - Consolidated TIF
 Department 15 - HAND
 Program 159001 - Adams Crossing Area
 Account 53990 - Other Services and Charges

3626 - United Consulting Engineers, INC	12405-26	15-2nd & Welmer-prof serv 5/29-6/26/15-	Paid by Check # 61167	08/04/2015	08/04/2015	08/14/2015	08/14/2015	12,969.94
				Account 53990 - Other Services and Charges Totals		Invoice Transactions 1		\$12,969.94
				Program 159001 - Adams Crossing Area Totals		Invoice Transactions 1		\$12,969.94
Program 159004 - Thomson-Walnut-Winslow Area								
Account 53990 - Other Services and Charges								
7059 - Eagle Ridge Civil Engineering Services LLC	122-09	15-Black Lumber Spur- Res 15-17-eng. services-	Paid by Check # 61132	08/04/2015	08/04/2015	08/14/2015	08/14/2015	9,738.70
				Account 53990 - Other Services and Charges Totals		Invoice Transactions 1		\$9,738.70
				Program 159004 - Thomson-Walnut-Winslow Area Totals		Invoice Transactions 1		\$9,738.70
				Department 15 - HAND Totals		Invoice Transactions 2		\$22,708.64
				Fund 439 - Consolidated TIF Totals		Invoice Transactions 2		\$22,708.64
Fund 444 - RDC								
Department 15 - HAND								
Program 150000 - Main								
Account 53990 - Other Services and Charges								
223 - Duke Energy	72302794023-7/15	15-CTP Maint-Res. 15-21-elec charges-bill date	Paid by Check # 61129	08/04/2015	08/04/2015	08/14/2015	08/14/2015	23.84
				Account 53990 - Other Services and Charges Totals		Invoice Transactions 1		\$23.84
				Program 150000 - Main Totals		Invoice Transactions 1		\$23.84
				Department 15 - HAND Totals		Invoice Transactions 1		\$23.84
				Fund 444 - RDC Totals		Invoice Transactions 1		\$23.84
Fund 975 - Surplus CTP Bond								
Department 15 - HAND								
Program 150000 - Main								
Account 53990 - Other Services and Charges								
5148 - Anderson + Bohlander, LLC	220	15-CTP Design-Res 15-06-10th St-Inv. date	Paid by EFT # 8449	08/04/2015	08/04/2015	08/14/2015	08/14/2015	29,927.00
				Account 53990 - Other Services and Charges Totals		Invoice Transactions 1		\$29,927.00
				Program 150000 - Main Totals		Invoice Transactions 1		\$29,927.00
				Department 15 - HAND Totals		Invoice Transactions 1		\$29,927.00
				Fund 975 - Surplus CTP Bond Totals		Invoice Transactions 1		\$29,927.00
Fund 976 - Consolidated TIF Bond Proceeds								
Department 15 - HAND								
Program 159004 - Thomson-Walnut-Winslow Area								
Account 53990 - Other Services and Charges								
4690 - Monroe Owen Appraisal, INC	WeeWillies-7/15	15-Switchyard Park-1724 S. Walnut St	Paid by EFT # 8534	08/04/2015	08/04/2015	08/14/2015	08/14/2015	2,250.00
				Account 53990 - Other Services and Charges Totals		Invoice Transactions 1		\$2,250.00
				Program 159004 - Thomson-Walnut-Winslow Area Totals		Invoice Transactions 1		\$2,250.00
				Department 15 - HAND Totals		Invoice Transactions 1		\$2,250.00
				Fund 976 - Consolidated TIF Bond Proceeds Totals		Invoice Transactions 1		\$2,250.00
				Grand Totals		Invoice Transactions 32		\$107,175.53

REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
8/14/2015	Claims				107,175.53
7/29/2015	Sp Utility Cks				-
					<u>107,175.53</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of 107,175.53 claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$107,175.53

Dated this _____ day of _____ year of 20_____.

_____ Paul Walts _____

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
 107,175.53
 ALLOWANCE OF CLAIMS
 We have examined the claims listed on the foregoing register of claims, consisting of 107,175.53 claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$107,175.53
 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
8/14/2015	Claims				107,175.53
7/29/2015	Sp Utility Cks				-
					<u>107,175.53</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of 107,175.53 claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of 107,175.53

Dated this 13 day of Aug year of 20 15.

[Signature] _____

Elizabeth Kehoe _____

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

Fiscal Office _____



**MARK KRUZAN
MAYOR**

**JEFFREY H. UNDERWOOD, CPA
CONTROLLER**

CITY OF BLOOMINGTON

CONTROLLER'S OFFICE

401 N Morton St
Post Office Box 100
Bloomington IN 47402

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

City staff, Department Heads and I have reviewed the Payroll Register covering the time period from 7-20-15 to 8-2-15. 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

Jeffrey H. Underwood, CPA
Controller



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 08/07/15 - 08/07/15
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	08/07/2015	3,199.39		.00	407.11	188.98	44.20	97.29	32.28	412.27	2,017.26
			.00	.00	2,948.06	3,048.06	3,048.06	2,948.06	2,948.06		
		\$3,199.39	\$0.00	\$0.00	\$407.11	\$188.98	\$44.20	\$97.29	\$32.28	\$412.27	\$2,017.26
			\$0.00	\$0.00	\$2,948.06	\$3,048.06	\$3,048.06	\$2,948.06	\$2,948.06		
10000 Arnold, Michael L 0051	08/07/2015	1,698.91		.00	190.74	101.20	23.67	52.59	17.45	91.61	1,221.65
			.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	\$101.20	\$23.67	\$52.59	\$17.45	\$91.61	\$1,221.65
			\$0.00	\$0.00	\$1,632.16	\$1,632.16	\$1,632.16	\$1,632.16	\$1,632.16		
10000 Bixler, Daniel R 2594	08/07/2015	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		
1109 Emenhiser, Bethany M	08/07/2015	1,033.05		.00	115.99	60.76	14.21	32.34	10.73	53.05	745.97
			.00	.00	980.00	980.00	980.00	980.00	980.00		
		\$1,033.05	\$0.00	\$0.00	\$115.99	\$60.76	\$14.21	\$32.34	\$10.73	\$53.05	\$745.97
			\$0.00	\$0.00	\$980.00	\$980.00	\$980.00	\$980.00	\$980.00		
10000 Finley, Christina L 0187	08/07/2015	1,443.89		.00	142.63	72.39	16.93	36.93	12.68	300.45	861.88
			.00	.00	1,157.57	1,167.57	1,167.57	1,157.57	1,157.57		
		\$1,443.89	\$0.00	\$0.00	\$142.63	\$72.39	\$16.93	\$36.93	\$12.68	\$300.45	\$861.88
			\$0.00	\$0.00	\$1,157.57	\$1,167.57	\$1,167.57	\$1,157.57	\$1,157.57		
307 Franklin, C. Jacob	08/07/2015	1,082.02		.00	123.48	63.86	14.93	33.99	11.28	55.79	778.69
			.00	.00	1,029.96	1,029.96	1,029.96	1,029.96	1,029.96		
		\$1,082.02	\$0.00	\$0.00	\$123.48	\$63.86	\$14.93	\$33.99	\$11.28	\$55.79	\$778.69
			\$0.00	\$0.00	\$1,029.96	\$1,029.96	\$1,029.96	\$1,029.96	\$1,029.96		
10000 Hewett, John H 0251	08/07/2015	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	\$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 08/07/15 - 08/07/15
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department HAND - Housing & Neighborhood Dev											
10000 Hlestand, Nancy A 0252	08/07/2015	9,779.10		.00	2,444.44	602.28	140.86	318.03	105.53	71.23	6,096.73
			.00	.00	9,714.24	9,714.24	9,714.24	9,714.24	9,714.24		
		\$9,779.10		\$0.00	\$2,444.44	\$602.28	\$140.86	\$318.03	\$105.53	\$71.23	\$6,096.73
			\$0.00	\$0.00	\$9,714.24	\$9,714.24	\$9,714.24	\$9,714.24	\$9,714.24		
10000 McCormick, Maria 3616	08/07/2015	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 Mosler, Norman P 2962	08/07/2015	1,418.83		.00	173.86	84.68	19.80	45.07	14.96	75.29	1,005.17
			.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	\$19.80	\$45.07	\$14.96	\$75.29	\$1,005.17
			\$0.00	\$0.00	\$1,365.78	\$1,365.78	\$1,365.78	\$1,365.78	\$1,365.78		
689 Niederman, Daniel L	08/07/2015	1,726.15		.00	128.12	91.23	21.33	45.64	15.14	310.64	1,114.05
			.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	\$21.33	\$45.64	\$15.14	\$310.64	\$1,114.05
			\$0.00	\$0.00	\$1,421.47	\$1,471.47	\$1,471.47	\$1,421.47	\$1,421.47		
10000 Patterson, Marilyn 2071	08/07/2015	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	08/07/2015	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	08/07/2015	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		



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 08/07/15 - 08/07/15
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department HAND - Housing & Neighborhood Dev											
504 Swinney, Matthew P	08/07/2015	1,353.46		.00	126.56	84.21	19.70	43.55	14.45	8.60	1,056.39
			.00	.00	1,358.13	1,358.13	1,358.13	1,358.13	1,358.13		
		\$1,353.46	\$0.00	\$0.00	\$126.56	\$84.21	\$19.70	\$43.55	\$14.45	\$8.60	\$1,056.39
		\$0.00	\$0.00	\$0.00	\$1,358.13	\$1,358.13	\$1,358.13	\$1,358.13	\$1,358.13		
10000 Wills, Dee A 3418	08/07/2015	1,384.01		.00	169.07	83.32	19.48	44.02	14.61	68.97	984.54
			.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	\$19.48	\$44.02	\$14.61	\$68.97	\$984.54
		\$0.00	\$0.00	\$0.00	\$1,333.84	\$1,343.84	\$1,343.84	\$1,333.84	\$1,333.84		
10000 Woolford, Robert T 0531	08/07/2015	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	\$0.00	\$112.53	\$88.26	\$20.64	\$27.18	\$9.02	\$1,109.93	\$512.22
		\$0.00	\$0.00	\$0.00	\$823.58	\$1,423.58	\$1,423.58	\$823.58	\$823.58		
728 Wright, Edward E	08/07/2015	1,060.77		.00	106.36	56.77	13.28	35.22	.00	155.90	693.24
			.00	.00	915.79	915.79	915.79	915.79	915.79		
		\$1,060.77	\$0.00	\$0.00	\$106.36	\$56.77	\$13.28	\$35.22	\$0.00	\$155.90	\$693.24
		\$0.00	\$0.00	\$0.00	\$915.79	\$915.79	\$915.79	\$915.79	\$915.79		
Department HAND - Housing &		\$37,318.65	\$0.00	\$0.00	\$5,408.42	\$2,171.74	\$507.90	\$1,119.22	\$360.13	\$3,812.26	\$23,938.98
		\$0.00	\$0.00	\$0.00	\$34,033.24	\$35,028.24	\$35,028.24	\$34,033.24	\$34,033.24		
Grand Totals		\$37,318.65	\$0.00	\$0.00	\$5,408.42	\$2,171.74	\$507.90	\$1,119.22	\$360.13	\$3,812.26	\$23,938.98
		\$0.00	\$0.00	\$0.00	\$34,033.24	\$35,028.24	\$35,028.24	\$34,033.24	\$34,033.24		

***** Multiple Taxes or Deductions Exist.

REGISTER OF PAYROLL CLAIMS

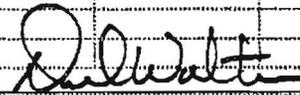
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
8/7/2015	Payroll				37,318.65
					37,318.65

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 \$ 37,318.65

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

08/12/2015 WED 10:29 FAX 812 333 7947 BTON BD REALTORS --- CITY HAND OFFICE

0001/001

REGISTER OF PAYROLL CLAIMS

Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
8/7/2015	Payroll				37,318.55
					37,318.55
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 37,318.55					
Dated this <u>12</u> day of <u>Aug</u> year of 20 <u>15</u> .					
<u>EAT</u>					
<u>Elizabeth Kehoe</u>					
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

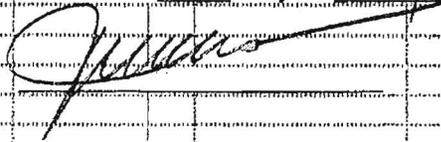
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
8/7/2015	Payroll				37,318.65
					37,318.65

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 \$ 37,318.65.

Dated this 12th day of Aug 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 PAYROLL CLAIMS

Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
8/7/2015	Payroll				37,318.65
					37,318.65

ALLOWANCE OF CLAIMS

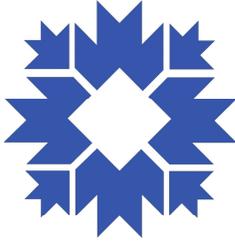
We have examined the claims listed on the foregoing register of claims, consisting of 1 claim, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$37,318.65

Dated this 12 day of Aug year of 20 15.

Sue Gambell

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

CITY OF BLOOMINGTON
economic & sustainable development

To: City of Bloomington Redevelopment Commission
From: Danise Alano-Martin, Director
Date: August 12, 2015
Re: Certified Technology Park Update for August 18, 2015 RDC Meeting

10th Street Realignment/CTP Infrastructure/Branding Project. The 8/18 meeting packet includes the Project Review and Approval Form for this project. We are seeking retroactive approval of this Form, as the Commission has already approved the design/construction document contract in February 2015. The project as you know, includes significant utility relocation/burial, streetscape, green infrastructure, and placemaking investments as well as road improvements intended to implement some of the First Phase recommendations of the CTP Master Plan and the Utility & Drainage Master Plans.

In the most recent progress meeting (8/12/2015) with the consultant, we outlined specific outreach objectives with adjacent property owners to coordinate the significant utility relocations and other property issues. Because some buildings have a “grandfathered” level of service, the burial of the electric utility in the Alley may require investments on the customer-side of the meter as they transition to the service types that Duke offers today. The Administration proposes to engage a certified electrician and offer assistance to property owners in assessing their needs and associated costs to facilitate the utility burial.

The consultants notified us in the 8/12 meeting that the timelines and statutory processes related to ROW, cleanup of the Alley’s plat, and other related property questions, may push the bid letting schedule back to winter (Dec 2015 – Jan/Feb 2016). It is the City’s practice not to let bids until all ROW issues are finalized.

The Trades District Brand Guidelines were shared with Commissioner Sgambelluri as requested. Please let us know if you would also like a copy.

Service Garage Roof Repair. Quotes for the stabilization were due back to our facilities staff Tuesday 8/4, however, the City received no quotes despite meeting with several contractors and touring the SGB with them. The Administration’s recommendation is to move forward expeditiously with the SGB sale (provided we have bids the RDC wants to pursue) which would allow the future owner to initiate repairs in line with their building plans ASAP.

Lot 6 and Lot 7 Notice of Offering Responses. These are due August 14. Staff will prepare a summary for the President to read into the record.

We continue to proceed with tasks as previously outlined with the **West of Rogers** project and the **December 2014 RFP** (“Middle Parcels”).

15-58
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

PAYMENT OF PUBLICATION COSTS REGARDING MORTON STREET
PROPERTIES

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, among other things, the development of the Certified Technology Park, and

WHEREAS, pursuant to Indiana Code § 36-7-14-12.2(a)(2) and Indiana Code § 36-7-14-22, the RDC is vested with the power to sell real property on the terms and conditions that the RDC considers best for the unit and its inhabitants; and

WHEREAS, on June 16, 2015, the RDC approved Resolution 15-32 authorizing Staff to proceed with the statutory requirements and administrative steps necessary to transfer the “Morton Street Parcels”—which include 607 N. Morton Street and 613 N. Morton Street—to new owners; and

WHEREAS, Resolution 15-32 identified Phase 1 as “Legal Advertisement (Notice of Offering/Instruction to Bidders for Lot 6 + 7)” and estimated the cost of that phase as \$200; and

WHEREAS, on July 13, 2015, the RDC approved Resolution 15-42, approving a Notice of Offering for 607 N. Morton Street and 613 N. Morton Street; and

WHEREAS, pursuant to Indiana Code § 36-7-14-22(d) and Indiana Code § 5-3-1-2(e), notice of the receiving of bids was published in the Herald Times on July 19, 2015 and July 26, 2015; and

WHEREAS, a copy of the Proof of Publication is attached to this Resolution as Exhibit A; and

WHEREAS, the cost of those publications was \$53.33; and

WHEREAS, the RDC has available Bond funds to pay for the publication; 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 funds, that the publication cost is a necessary part of attempting to sell the Morton Street Parcels, and that the sale of the Morton Street Parcels will aid in the

development of the Certified Tech Park, which will enhance the development and economic development of the Consolidated TIF.

2. The RDC hereby authorizes the City of Bloomington to expend \$53.33 from the CTP Bond (Fund 975) to pay for the publication. 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 November 1, 2015, the authorizations provided under this Resolution shall expire on November 1, 2015.

BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

ATTEST:

Elizabeth Kehoe, Secretary

Date

B 104 220

Prescribed By State Board of Accounts
Redevelopment Commission August 14, 2015

CITY-HOUSING NEIGHBORHOOD DEV
(Governmental Unit)

Monroe County, Indiana

TO: Herald-Times

PO Box 909 Bloomington, IN 47402

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed 2 actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head - number of lines

Body - number of lines

Tail - number of lines

Total number of lines in notice:

88

COMPUTATION OF CHARGES:

88 lines 1 column(s) wide equals 88 equivalent lines at

\$ 53.33

.606 cents per line

Additional Charges for notices containing rule or tabular work (50% of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

\$ 53.33

TOTAL AMOUNT OF CLAIM

DATA FOR COMPUTING COST

Width of single column in picas 9.4 Size of type 7 point.

Number of insertions 2

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper 2 times. The dates of publication being as follows:

07/19/15, 07/26/15

Additionally, the statement checked below is true and correct:

.....Newspaper does not have a Web site.

Newspaper has a Web site and this public notice was posted on the same day as it was published in the newspaper.

.....Newspaper has a Web site, but due to technical problem or error, public notice was posted on

.....Newspaper has a Web site but refuses to post the public notice.

Date 7-27-15

Joyce Tho
Title Public Notice Clerk

NOTICE TO PUBLIC

Notice is hereby given that the City of Bloomington, Indiana, acting by and through its Redevelopment Commission ("RDC"), will receive sealed offers no later than 5:00 p.m. EDT on August 14, 2015, at the Economic and Sustainable Development ("ESD") Department, Suite 150, Bloomington City Hall, 401 N. Morton St., Bloomington, IN 47404. All bids will be publicly opened and read aloud at the August 18, 2015 RDC meeting at 5:00 p.m. local time (EDT) in the McCloskey Room of Bloomington City Hall, 401 N. Morton St., Bloomington, Indiana, for the following:
607 N. Morton St. with the following legal description: Hunter Addition Lot 7, 013-74380-00, State Tax Id: 53-05-33-206-019.000-005
613 N. Morton St. with the following legal description: Hunter Addition Lot 6, 013-74370-00, State Tax Id: 53-05-33-206-003.000-00
The Offering Sheets containing a legal description, the offering price and the terms upon which the Properties shall be awarded for sale, as well as any limitations on the use to be made on the Properties described above is on file and available at the ESD Department, Suite 150, Bloomington City Hall, 401 N. Morton St., Bloomington, IN 47404, between the hours of 8:00 a.m. and 5:00 p.m. weekdays

beginning on the July 20, 2015, or may be sent electronically upon request. It is also available on the City's website at <http://bloomington.in.gov/rfp>. Please direct questions about receiving packets to Gordon Hendry of CBRE, (317) 269-1183 or by email at gordon.hendry@cbre.com, or to Danise Alano-Martin, (812) 349-3477 or by email at alano@bloomington.in.gov. The offering price for each parcel has been determined by the average of two (2) independent appraisals. For a period of thirty (30) days after the opening of the written offers, no sale may be made at a price less than that shown on the Offering Sheet. An offer submitted by a trust must identify the beneficiary of the trust and the settler empowered to revoke or modify the trust. The RDC reserves the right to reject any or all offers. Offers must consist of consideration in the form of cash. In determining the best offer, the RDC shall take into account price and other considerations; the timing of the transaction and redevelopment of the property; source of debt and equity funds; development resume; any existing relationships with parties related to the approval process ("Parties"); the proposed redevelopment plan and future uses; the scope of investigation/discussion with Parties; how the offer and intended use(s) contribute to the City's plans for the Certified Technology Park, including intended use for high technology activity; and any other statutory criteria in IC 36-7-14-22. Elizabeth Kehoe, Secretary City of Bloomington Redevelopment Commission hspaxdp

15-59
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

TO AMEND REDEVELOPMENT COMMISSION RESOLUTION 12-31

WHEREAS, the City of Bloomington established the Redevelopment Commission of the City of Bloomington (“RDC”), with the powers and authorities set forth in Indiana Code 36-7-14; and,

WHEREAS, pursuant to those powers and authorities, on November 5, 2012, the RDC approved Resolution 12-31, which authorized the expenditure of funds—not to exceed \$28,000—for services related to the application for a Letter of Map Revision (“LOMR”) for Clear Creek and the west branch of Clear Creek; and,

WHEREAS, pursuant to that Resolution, the RDC has paid \$27,342; and

WHEREAS, the RDC desires to amend Resolution 12-31 to provide a set termination date for the funding it approved, in accordance with its current practices.

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

1. Unless extended by the RDC via an amended resolution, the authorizations provided under Resolution 12-31 shall expire on **December 31, 2015**.

BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

ATTEST:

Elizabeth Kehoe, Secretary

Date

15-60
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

**APPROVAL OF PROJECT REVIEW AND APPROVAL FORM REGARDING 10th STREET
REALIGNMENT**

WHEREAS, the City of Bloomington has brought the RDC a Project Review & Approval Form (“Form”) which seeks the support of the RDC regarding the first phase of infrastructure improvements in the Certified Tech Park; and

WHEREAS, a copy of the Form is attached to this Resolution as Exhibit A; and

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

1. The Redevelopment Commission finds that the Project, as set forth in more detail in the attached Project Review & Approval Form, constitutes the construction and installation of improvements, rather than continuing maintenance.
2. The Redevelopment Commission finds that the Project has a valid public purpose, and approves the Project.
3. The expenditure of funds is not approved by this Resolution. Funding will be approved at a later date when the Project Manager brings a Contract that has been prepared after complying with the appropriate City procurement process for the Project.

BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

ATTEST:

Elizabeth Kehoe, Secretary

Date

City of Bloomington
Redevelopment Commission
Project Review & Approval Form

Please Note:

- Approval of the project by the Redevelopment Commission through this Project Review & Approval Form does not represent an authorization to begin work or expend funds.
- Authorization of work and the commitment of funds shall be done when the Redevelopment Commission reviews and approves: (1) a Purchase Order or Contract prepared after complying with the appropriate procurement process for the type of item, service or construction being sought and (2) the estimated costs associated with the Purchase Order or Contract.
- No payment of funds shall be made without a duly authorized and approved Purchase Order or Contract. All claims for payment against a duly authorized Purchase Order or Contract shall be submitted to the Redevelopment Commission for their review and approval along with any required departmental inspections, reviews and approvals prior to the payment of any funds.

To Be Completed by Requesting Party:

Project Name: CTP – First Phase Infrastructure Improvements (10th Street, Alley, Utilities, Green Infrastructure, Streetscape, Interim Parking)

Project Manager: Danise Alano-Martin with Andrew Cibor

Project Description: This is a project to improve the infrastructure in the Certified Tech Park, based upon the recommendations from the CTP Master Plan and Redevelopment Strategy and the Utility & Drainage Master Plans.

It will include the realignment of 10th Street, North-South alley improvements, the installation of green infrastructure and streetscape befitting the Trades District identity and CTP goals, utility relocations and improvements, the installation of a system for stormwater detention, and the installation of interim parking improvements.

Staff believes this will have an impact on the CTP in at least two ways:

1. These infrastructure improvements will position the CTP to be a catalyst for economic development in the future.
2. The realignment of 10th Street will help give the Trades District a sense of place, helping it stand apart from the rest of the City.

This project is a permissible use of Tax Increment.

Project Timeline:

Start Date: September 2014
 End Date: Spring 2017

Financial Information:

Estimated full cost of project:	~\$4.9M (construction); \$334,885 (design contract); TBD (ROW and other property costs)
Sources of funds (bold = primary):	975 - 2011 Downtown Redev Bond
	430 - Certified Technology Park Fund
	439 – Consolidated TIF
	440 – Downtown TIF
	976 – 2015 Consolidated TIF Bond

Project Phases: This breakdown should mirror the contract(s) expected to be issued for this project. Each phase should include a description of the work to be performed, the cost, and the timeline for the contract.

Step	Description	Estimated Cost	Timeline
1	Complete Design, Construction Documents	Contract approved by Res. 15-06: \$334,845	By Nov/Dec 2015
1a	Certified electrician services to assess utility transition needs and costs for adjacent property owners	TBD	Initiate Aug 2015 – complete by Nov/Dec 2015.
1b-g	ROW dedication/acquisition; construction easements; property disposition; surveying, platting	TBD	By Nov/Dec 2015. RDC approves any Notices of Offering, property donations or acquisition agreements, and contracts
2	Let Bids		Dec 2015/Jan 2016
3a-b	Construction & Construction Management	~\$4.9M –conceptual estimate does not yet include final value engineering or final estimate for utility relocations; includes possible bid alternates	2016 through early 2017 (RDC approves contracts)

To Be Completed by Redevelopment Commission Staff:

Approved on _____

By Resolution _____ by a vote of _____

**15-61
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

TO AMEND REDEVELOPMENT COMMISSION RESOLUTION 15-23

WHEREAS, the City of Bloomington established the Redevelopment Commission of the City of Bloomington (“RDC”), with the powers and authorities set forth in Indiana Code 36-7-14; and,

WHEREAS, pursuant to those powers and authorities, on December 2, 2013, the RDC approved Resolution 13-36, which authorized the expenditure of funds—not to exceed \$9,000—for an ALTA Survey performed by Bledsoe Riggert and Guerrettaz, Inc. and for related title search costs from John Bethel Title Company, Inc.; and

WHEREAS, pursuant to that Resolution, the RDC has paid \$7,800 to Bledsoe Riggert and Guerrettaz, Inc.; and

WHEREAS, on June 1, 2015, the RDC amended Resolution 15-23, the RDC amended Resolution 13-36 to provide a set termination date for the funding it approved, in accordance with its current practice; and

WHEREAS, the RDC desires to amend Resolution 15-23 to extend the termination date for the funding originally authorized by Resolution 13-36, so that the invoice for title search costs from John Bethel Title Company, Inc. for \$250.00 can be paid.

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

1. Unless extended by the RDC via an amended resolution, the authorizations provided under Resolution 12-31 shall expire on **November 1, 2015**.
2. The funding authorization of \$9,000 authorized by Resolution 13-36 is reduced to \$8,050.

BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

ATTEST:

Elizabeth Kehoe, Secretary

Date