

AGENDA
REDEVELOPMENT COMMISSION

McCloskey Conference Room
January 11, 2016
5:30 p.m.

- I. ROLL CALL**
 - A. Election of Officers

- II. READING OF THE MINUTES** – December 22, 2015

- III. EXAMINATION OF CLAIMS** – Acceptance of Claims Register for December 31, 2015 for \$32,698.06

- IV. REPORT OF OFFICERS AND COMMITTEES**
 - A. Director's Report
 - B. Legal Report
 - C. Treasurer's Report
 - D. CTP Update Report

- VI. NEW BUSINESS**
 - A. Resolution 16-01: Approval of 2016 Meeting Schedule
 - B. Resolution 16-02: Approval of Doris Sims as Director

- VII. BUSINESS/GENERAL DISCUSSION**

- VIII. ADJOURNMENT**

REDEVELOPMENT COMMISSION
THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET
on Tuesday, December 22, 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, Sue Sgambelluri and Kelly Smith

Commissioners Absent: None

Staff Present: Lisa Abbott, Director; Christina Finley, Housing Specialist; Rosie Beaman, Assistant Director

Other(s) Present: Danise Alano-Martin, City of Bloomington, Director of Economic & Sustainable Development; Thomas Cameron, Assistant City Attorney; Dave Williams, City of Bloomington, Operations & Development Director - Parks and Recreation; Barry Collins, City of Bloomington, Facility and Maintenance Director; Susie Johnson, City of Bloomington, Director of Public Works; Virgil Sauder, City of Bloomington, Animal Shelter Director; Andrew Cibor, City of Bloomington, Transportation & Traffic Engineer; Neil Kopper, City of Bloomington, Project Engineer; Danielle McClelland, Buskirk-Chumley Theater; Jeff Underwood, City of Bloomington Controller,

II. READING OF THE MINUTES – Katie Birge made a motion to approve the December 07, 2015 minutes. Sue Sgambelluri seconded the motion. The board unanimously approved.

III. EXAMINATION OF CLAIMS – John West made a motion to approve the claims for December 18, 2015 for \$589,848.97. Katie Birge seconded the motion. The board unanimously approved.

IV. EXAMINATION OF PAYROLL REGISTERS – Sue Sgambelluri made a motion to approve the payroll registers for November 25, 2015 for \$28,423.29 and December 11, 2015 for \$28,339.32. Elizabeth Kehoe seconded the motion. The board unanimously approved.

V. REPORT OF OFFICERS AND COMMITTEES

A. CTP Update Report. The CTP report was included in the commission packet. Danise Alano-Martin was available to answer questions.

VI. NEW BUSINESS –

A. RESOLUTION 15-91: Approval of Purchase Order regarding Boiler Improvements at the Buskirk-Chumley Theater. On December 7, 2015, the Redevelopment Commission approved a Project Review and Approval Form supporting the installation of a new, high efficiency boiler in the Buskirk-Chumley Theater. Dave Williams stated City Staff solicited and evaluated quotes. Commercial Service was identified as the best response, with a quote for \$17,600.

John West asked about the life expectancy of a new boiler. Williams stated 18-20 years with regular maintenance. Katie Birge asked if City Staff can look for another funding source, other than TIF funds, for the Buskirk-Chumley Theater. Jeff Underwood explained

the City owns the building, therefore there is always a backup funding source in case funds are not available through TIF. Thomas Cameron stated in 2016 funding for the Buskirk-Chumley Theater will be different. They will be receiving funds from City Council in addition to the \$74,000 received from the Redevelopment Commission.

Katie Birge made a motion to approve Resolution 15-91. John West seconded the motion. The board unanimously approved.

- B. RESOLUTION 15-97:** Approval of Project Review and Approval Form regarding Monitor Speakers at the Buskirk-Chumley Theater. Dave Williams stated this project is requesting to install concert quality monitor speakers at the Buskirk-Chumley Theater. Adding monitor speakers will both reduce the operating costs (\$7,300 was spent on renting monitor speakers in 2014 alone) and increase its rental income, by making it an attractive venue for concerts.

John West stated this project is an enhancement of the operation and not the building. West does not agree with using TIF funds for this project. West stated he would like to see the statistics if this project will help provide the ability for the Buskirk-Chumley Theater to be self-sustainable over time. West also stated he does not agree with approving the Project Approval Form resolution and the funding resolution on the same day. In his opinion, it defeats the purpose of having a project review and approval form process. If feedback or documentation is needed it can't be provided at the next meeting. West will not be able to support the project.

Danielle McClelland explained it is simple math in terms of how the monitor speakers will help the Theater get closer to self-sustainability. Approximately, every time the BCT presents a show, \$750 to \$1,500 is spent on sound equipment. If the equipment was already in the building, those funds would not have to be spent and the profit margin would increase.

Sue Sgambelluri asked about the lifespan of the monitors. McClelland stated 10-12 years.

Elizabeth Kehoe made a motion to approve Resolution 15-97. Sue Sgambelluri seconded the motion. The board unanimously approved.

- C. RESOLUTION 15-98:** Approval of Purchase Order regarding Speaker Improvements at the Buskirk-Chumley Theater. John West stated his opposition to approving the funding resolution on the same day as the Project Approval Form.

Katie Birge made a motion to approve Resolution 15-98. Elizabeth Kehoe seconded the motion. John West opposed. The motion passed 4-1.

- D. RESOLUTION 15-99:** Approval of Animal Shelter Design Contract. The Redevelopment Commission already approved the Project Review and Approval Form supporting the project. Elizabeth Kehoe asked if the Animal Shelter will be demolished or have an expansion. Virgil Sauder stated they are working with the architect to decide how to proceed. City Staff has obtained a quote from Kirkwood Design Studio to provide the Architectural, Engineering, and Shelter Design services for an amount not to exceed \$164,150.00. Kirkwood Design also proposes to do the LEED Certification for an amount not to exceed \$20,900. City Staff has negotiated a standard agreement, which was

included in the commission packet. The estimated cost of construction will be \$1.6 million.

West asked how this is a permissible use of TIF funds. Thomas Cameron stated this project is a local public improvement and therefore a permissible use of TIF funds. Cameron also stated the Board of Public Works (as owner of the Animal Shelter) approved the contract on December 15, 2015. He explained approval of this resolution is for the design contract and does not commit to the construction.

Susie Johnson assured the commissioners the project will stay within the funding guidelines of the project review form they already approved. Johnson stated this is a very important initiative and these changes speak to the nature and image of Bloomington.

Sue Sgambelluri asked if the first Whereas clause should be rewritten, because as written it seemed to suggest that the Redevelopment Commission was obligated to upgrade the Animal Shelter. Thomas Cameron and Jeff Underwood both stated that there was no obligation on the part of the Redevelopment Commission to upgrade the Animal Shelter. Sue Sgambelluri indicated she was comfortable with the first Whereas clause as written.

John West asked if solar panels are going to be utilized at the Animal Shelter. Johnson stated Jacqui Bauer has plans to incorporate solar panels on the existing portion of the Animal Shelter. Solar panels will not be installed on the old section of the Animal Shelter in case it is demolished.

David Walter asked for a presentation on the designs if the Resolution is passed. Jeff Underwood stated the Redevelopment Commission will receive design presentations.

Sue Sgambelluri made a motion to approve Resolution 15-99. John West seconded the motion. The board unanimously approved.

- E. RESOLUTION 15-100:** Approval of Design Contract for 2nd Street and College Avenue Signal Improvements. On December 7, 2015 the Redevelopment Commission approved a Project Review and Approval Form which sought the support for a project that would improve the pedestrian and vehicular infrastructure at the intersection of 2nd Street and College Avenue. This project is federally funded for construction with a local match for design. An RFQ was issued to consulting firms in the area. City Staff has obtained a quote from Parsons Brinckerhoff, Inc. to provide the Design for an amount not to exceed \$35,651.76. City Staff has negotiated a Design Contract with Parson Brinckerhoff, Inc. based on that quote. The Design Contract was attached as Exhibit A in the commission packet. However, the Exhibit was blank in the packet.

John West stated this Resolution is predicated on Exhibit A, which the commissioners did not receive. Thomas Cameron stated the contract is a standard local partnership agreement and has already been reviewed by the City Legal Department. A complete copy was available at the meeting for review.

Jeff Underwood explained the Redevelopment Commission does not sign the contract. The contract has already been reviewed by Jeff Underwood, City Legal, and has been executed by the Mayor. Legally, if there is a problem with the contract, the Redevelopment Commission is not liable. Thomas Cameron explained the design contract is attached and

referenced but does not specifically approve the contract; the Board of Public Works will approve the contract.

Katie Birge made a motion to approve Resolution 15-100. Sue Sgambelluri seconded the motion. The board unanimously approved.

- F. RESOLUTION 15-101:** Approval of Design Contract for Downtown Curb Ramps. Neil Kopper was available to answer questions. The Project and Review Form for Downtown Curb Ramps was approved at the December 7, 2015 Redevelopment Commission meeting. City Staff has obtained a quote from Eagle Ridge Civil Engineering Services, LLC to provide the design and has negotiated a Design Contract with Eagle Ridge based on that quote. The Board of Public Works has approved the contract and it was included in the commission packet. The project is federally funded for construction with a match at 90% federal and 10% local. The total construction cost is just under \$500,000.

John West made a motion to approve Resolution 15-101. Sue Sgambelluri seconded the motion. The board unanimously approved.

- G. RESOLUTION 15-102:** Approval to Amend Redevelopment Commission Resolution 15-16 (2015 Neighborhood Grants). Lisa Abbott explained that Resolution 15-16 awarded Neighborhood Improvement Grants to Arden Place and Green Acres Neighborhood Association. The funding authorizations provided under that Resolution will expire on December 31, 2015. Green Acres has received an extension until May 15, 2016 to complete its grant project. Arden Place has received an extension until August 31, 2016 to complete its grant project. The funds have been encumbered because the projects are not completed. Abbott stated the extension request is until September 2016; providing time to process any claims.

Kelly Smith asked why there is a delay on the projects. Abbott explained project designs need to be vetted through the Public Works Department and there was a disagreement with the artist regarding the design of a sculpture/garden. Abbott said it is not unusual for these projects to need extensions.

Katie Birge made a motion to approve Resolution 15-102. John West seconded the motion. The board unanimously approved.

- H. RESOLUTION 15-103:** Approval to Amend Redevelopment Commission Resolution 15-17 (Black Lumber Trail Design). Lisa Abbott explained Resolution 15-17 will expire on December 31, 2015. This is for a project that is now called the B-Link Trail. According to Dave Williams more time is needed to complete the project. He is asking for an extension until September 2016. Thomas Cameron stated the extension will take us through the end of construction.

John West made motion to approve Resolution 15-103. Sue Sgambelluri seconded the motion. The board unanimously approved.

VII. BUSINESS/GENERAL DISCUSSION

VIII. ADJOURNMENT

The meeting adjourned at 6:15 p.m.

16-01
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

WHEREAS, the Redevelopment Commission of the City of Bloomington is authorized under Indiana Code § 36-7-14-8 to set the dates of its regular, annual, and special meetings; and

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

The regularly scheduled Redevelopment Commission meetings for 2016 and the annual organizational meeting for 2017 are set as described in the "REDEVELOPMENT COMMISSION 2016 MEETING SCHEDULE," which is attached to this Resolution as Exhibit A.

BLOOMINGTON REDEVELOPMENT COMMISSION

President

ATTEST:

Secretary

Date

2016 REDEVELOPMENT COMMISSION SCHEDULE

All Meetings will be held in the McCloskey Conference Room, Suite 135
@ 5:00 p.m. unless otherwise noted.

January 11, 2016

February 1, 2016

February 15, 2016- Kelly Conference Room, Suite 135

March 7, 2016

March 21, 2016

April 4, 2016

April 18, 2016

May 2, 2016

May 16, 2016

June 6, 2016

June 20, 2016

July 5, 2016 – (Tuesday)

July 18, 2016

August 1, 2016

August 15, 2016

September 6, 2016 (Tuesday)

September 19, 2016

October 3, 2016

October 17, 2016

November 7, 2016

November 21, 2016

December 5, 2016

December 19, 2016

January 9, 2017

**16-02
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

APPOINTMENT OF DORIS SIMS AS DIRECTOR

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 Chapter 2.19 of the Bloomington Municipal Code; and

WHEREAS, Bloomington Municipal Code 2.19.010 states that the housing and neighborhood development department shall be “administered by the director of redevelopment who is appointed by the mayor, with the approval of the redevelopment commission, and who shall serve at the pleasure of the mayor”; and

WHEREAS, Mayor John Hamilton desires to have Doris Sims appointed as Director of Redevelopment; and

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

1. The Redevelopment Commission approves the appointment of Doris Sims as the Director of Redevelopment.

BLOOMINGTON REDEVELOPMENT COMMISSION

_____, President

ATTEST:

_____, Secretary

Date