

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

- I. Commissioners Present:** David Walter, Michael Gentile, Elizabeth Kehoe, John West, and Sue Sgambelluri
- Commissioners Absent:** Kelly Smith
- Staff Present:** Marilyn Patterson and Daniel Bixler
- Other (s) Present:** Danise Alano-Martin, Greg Small, Dave Williams, Mick Renneisen, and Danielle McClelland

II. READING OF THE MINUTES –Elizabeth Kehoe’s last name was misspelled in the October 6, 2014 minutes. John West made a motion to accept the minutes as corrected. Michael Gentile seconded the motion. The board unanimously approved.

III. EXAMINATION OF CLAIMS – Elizabeth Kehoe made a motion to approve the claims for October 10, 2014 for \$93,598.85 and October 24, 2014 for \$55,485.10. Michael Gentile seconded the motion. The board unanimously approved.

IV. EXAMINATION OF PAYROLL REGISTERS-Sue Sgambelluri made a motion to approve the payroll registers for October 3, 2014 for \$28,137.67. John West seconded the motion. The board unanimously approved.

V. REPORT OF OFFICERS AND COMMITTEES – The director’s report and TIF project status report was included in the commission packet.

VI. UNFINISHED BUSINESS
None.

VII. NEW BUSINESS

Resolution 14-42: Approval of maintenance funds for the BCT. Mick Renneisen stated the Redevelopment Commission previously authorized the expenditure of funds from the Downtown TIF for the Buskirk Chumley Theater to be expended via management agreements with BCT Management, Inc. Previous agreements have been in three year increments. The current agreement is set to expire December 21, 2014. A new partnership agreement has been negotiated to begin on January 1, 2015 and continue through December 31, 2015 and reviewed annually. The City will provide up to \$74,000.00 to pay for selected equipment replacement and unexpected or emergency building repairs related to the responsibilities required of BCT Management, Inc. for repair and maintenance of the Theater.

John West expressed concern that funding is capped at \$74,000 for repairs; what if you have a maintenance issue such as HVAC repair? West asked how that situation would be managed. Renneisen explained that a percentage of the funds are held back for those kinds of issues. At the end of the year if funds are still available than other requests can be prioritized. Sgambelluri asked if there is a plan that projects future major expenses. Mick stated there is a 5-year capital improvement plan for the Theater. John West made a motion to approve Resolution 14-42. Michael Gentile seconded the motion. The board unanimously approved.

VIII. BUSINESS/GENERAL DISCUSSION

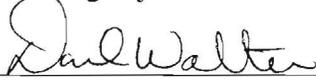
A. CTP Update. Danise Alano-Martin stated the development RFP was issued earlier in October. There was a non-mandatory informational session held on October 23rd. We had 21 non-city employees attend. City employees were available to answer questions. Developers from outside Bloomington, local business’s, stake holders, The Chamber and BEDC also attended. They all asked good questions. We are compiling a list of those questions and answers and will post them on the website so everyone will have the same information. We have done several tours of the historic building. Responses to the RFP are due December 10th. We issued the RFQ for the landscape architect and engineering services. We had 13 responses and interviewed 5 firms. John West asked if you need to have the overall developer in place before you contract with the landscape developer. Alano-Martin stated that was one of the questions proposed to the teams during the interviews. There is a lot of moving parts we will have to navigate through. However, we do know that 10th Street is going to be re-aligned and the alley will stay where it’s at because the historic buildings are not moving, so there is work we can do there. We didn’t include

in this scope of work the Green Space, which was in the developer RFP. The landscape architect we hire will definitely need to figure out how those edges interact. The firms we interviewed have been through processes where they've had all of these moving parts. West asked if we are contracting for just streetscape. Alano-Martin explained for the most part it is just streetscape. West asked if Eagle Ridge is doing the infrastructure and what the time-line is. They are doing the infrastructure; they are done with their analysis and have sent out a master plan draft to all the public and private Utilities and are now gathering feedback from them to make a final plan. We should have a final plan this month. The information will than be used for the 10th Street construction; it will feed into the landscape architect and engineers design for 10th Street and the alley way.

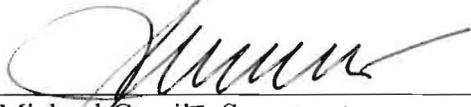
IX.

ADJOURNMENT

The meeting adjourned at 5:50 p.m.



David Walter, President



~~Michael Gentile, Secretary~~
John L. West, VP

12-16-14

Date

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, met
on Monday, October 21, 2014 at 5:00 p.m. in the Showers City Hall, Kelly Conference Room, 401
North Morton Street, with David Walter presiding**

- I. Commissioners Present: David Walter, John West, and Sue Sgambelluri
Commissioners Absent: Kelly Smith, Michael Gentile, and Elizabeth Kehoe
Staff Present: Lisa Abbott, Marilyn Patterson, and Christina Finley
Other (s) Present: Danise Alano-Martin

II. NEW BUSINESS

Key informant Session for the Consolidated Plan. Issues discussed included the following:

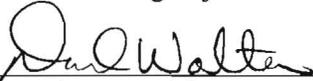
- Affordable Housing
- The critical need for shelter
- Job creation and retention
- Community support for tax credit projects like Roosters; this project will redevelop a horrible site, reduce crime and increase the affordable housing stock.
- Purported elevated vacancy rate should help increase affordable housing units. Perhaps a pilot program that leverages money to fill in the gap between affordable and market.
- Affordable rental rates
- Current vacancy numbers which, do not seem to be accurate because of older apartment rentals that may be missing.
- Urban Homesteading-sustainable agriculture and self sufficiency.
- Social Service allocations. The CAC now practices funding fewer agencies with more money which results in better quality.
- Providing wireless internet on Kirkwood, Crestmont, or City Parks - suggested for economic development project.
- The origin and ideas for use of the Housing Trust Fund.

West asked if CDBG has funded K-12 programs. Patterson stated Jack Hopkins put a lot of money into the Artful Learning Program. Social Service funds have been given to Head Start and MCUM preschool project.

II. BUSINESS/GENERAL DISCUSSION

X. ADJOURNMENT

The meeting adjourned at 6:10 p.m.



David Walter, President



Michael Gentile, Secretary

11-3-14

Date