

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA,
MET on Friday, January 02, 2015 at 12:00 p.m. in the Showers City Hall, McCloskey Conference
Room, 401 North Morton Street, with David Walter presiding**

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

Commissioners Absent: None

Staff Present: Lisa Abbott and Christina Finley

Other (s) Present: Danise Alano-Martin and Margie Rice

II. READING OF THE MINUTES – Elizabeth Kehoe made a motion to approve the December 16, 2014 minutes. John West seconded the motion. The board unanimously approved.

III. EXAMINATION OF CLAIMS –John West made a motion to approve claims for December 19, 2014 for \$218,959.19 and January 2, 2015 for \$132,851.50. Elizabeth Kehoe seconded the motion. The board unanimously approved.

IV. EXAMINATION OF PAYROLL REGISTERS –John West made a motion to approve the payroll registers for November 26, 2014 for \$28,080.15 and December 12, 2014 for \$27,945.18. Elizabeth Kehoe seconded the motion. The board unanimously approved.

V. REPORT OF OFFICERS AND COMMITTEES

A. Directors Report. The director's report was included in the commission packet. The TIF status report was distributed at the meeting. Abbott reported continuing work on the consolidated plan. There will be two versions of the consolidated plan; an IDIS (HUD's computerized system of the plan) and a modified version, both will be posted by March 15, 2015. The plan will be out for public comment for 30 days then sent to HUD no later than April 15, 2014 for their approval. Once we receive approval from HUD we will be eligible for our 2015-2016 contract. All of the 2015-2016 CDBG applications have been received and distributed to the Citizens Advisory Council members. We received 10 social service applications for a total of \$250,000.00 and 9 physical improvement applications for a total of \$1,313,000.00. The same funding level as last year is expected. Last year social services received \$124,500 and physical improvements received \$643,234. Abbott reported two major retirements in our department. Marilyn Patterson and Nancy Hiestand will be retiring in 2015. Upcoming activities were included in the director's report.

Abbott shared a TIF video that was put together by the City of Lafayette to show the state legislature the value of TIF funding. Abbott is now the president of the Redevelopment Association of Indiana

VI. NEW BUSINESS

A. Election of Officers. Sue Sgambelluri made a motion for David Walter to continue as President and John West as Vice-President. Elizabeth Kehoe seconded the motion. The board unanimously approved.

John West made a motion to nominate Elizabeth Kehoe as Secretary. Sue Sgambelluri seconded the motion. The board unanimously approved.

B. RESOLUTION 15-01: Approval of the 2015 Redevelopment Commission Schedule. Sue Sgambelluri made a motion to approve resolution 15-01. Katie Birge seconded the motion. The board unanimously approved.

VII. BUSINESS/GENERAL DISCUSSION

A. Margie Rice was present to speak about an upcoming proposal that will be coming to the Redevelopment Commission. She stated that TIFs are an important tool to the community. However, the legislature has limited that tool over the last couple of years. One of the changes they made in the July 2014 session was to put in a sunset of legacy TIFs. The legacy TIFs could sunset in 2025 unless debt is issued before July 1, 2015. If debt is issued this year, the legacy TIFs will last as long as that debt is outstanding. The City does not feel we can afford to let our TIFs expire. The Mayor's Office were asked departments to provide a list of their priorities. After gathering information, Rice stated that the administration may come to the commission in the near future with a proposal.

Rice stated we worked with the RDC twice in the last several years to expand the Downtown and the other with Adams Crossing. We are proposing another expansion of TIF boundaries; an expansion and a combination of TIFs. The process is as follows:

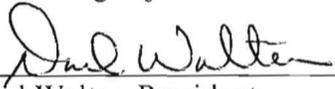
1. Redevelopment Commission action -- this will include making the findings and asking the staff to prepare the required data and plan.
2. The Redevelopment Commission must adopt the declaratory resolution and amended plan.
3. Plan Commission action -- the Plan Commission must issue a written order approving or disapproving the resolution and redevelopment plan.
4. City Council action -- the Council must approve and issue the Order of the Plan Commission.
5. Public Hearing held by the Redevelopment Commission.

Rice brought a map outlining the proposed boundaries. Staff worked with Tom Micuda and Danise Alano-Martin on proposed boundaries. They are aware of potential projects and good connectors that are ripe for development, which is one of the reasons we chose the particular boundaries. John West asked about the bonding strategy. Rice explained if we want to bond we still must come back to the RDC with a specific project. Rice further explained that we are trying to create this tool so that when the administration comes forward with a bond proposal we have the greatest flexibility.

B. CTP update. Danise Alano-Martin stated they are still working on the scope of work proposal from Anderson Bohlander Landscape Architecture and team to do the 10th Street design. She hopes to bring the proposal to the next RDC meeting. Alano-Martin stated two RFP developers will be here to present their proposals on January 13 @ 1:00 p.m. in the McCloskey Conference Room and again 3:00 p.m. on the same day. Alano-Martin requested a representative of the RDC to attend. Abbott added that if more than two RDC members attend the meeting must be publicly noticed.

VIII. ADJOURNMENT

The meeting adjourned



David Walter, President



Elizabeth Kehoe, Secretary

1-20-15

Date