

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA,
MET on Monday, February 2, 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, Katie Birge, John West, Kelly Smith and Sue Sgambelluri

Commissioners Absent: Elizabeth Kehoe

Staff Present: Lisa Abbott, Christina Finley, Marilyn Patterson, Dan Niederman, and Nancy Hiestand, and Bob Woolford

Other (s) Present: Danise Alano-Martin, Margie Rice, Thomas Cameron, Tom Micuda, Jeff Underwood, Greg Small, David Miller

II. READING OF THE MINUTES –John West made a motion to approve the January 20, 2015 minutes. Katie Birge seconded the motion. The board unanimously approved.

III. EXAMINATION OF CLAIMS – John West made a motion to approve the January 30, 2015 claims for \$54,287.21. Katie Birge seconded the motion. The board unanimously approved.

IV. EXAMINATION OF PAYROLL REGISTERS –John West made a motion to accept the payroll registers for January 23, 2015 for \$26,636.29. Katie Birge 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.

IV. NEW BUSINESS

Public Hearing

A. RESOLUTION 15-04: Approval of CDBG Allocation Recommendations. The CAC process for physical improvement and social service allocation recommendations is complete. Marilyn Patterson stated recommendations are based on the assumption we will receive the same amount of funding as last year. The allocation is broken into three percentages; 15% for social services, 20% for administration and the remainder for physical improvements. The allocation recommendations were included in the commission packet. John West prefers to have separate resolutions for physical and social services recommendations. Abbott agreed to have separate resolutions in the future. David Walter invited members of the public to comment on the allocation recommendations. There were no comments. Katie Birge made a motion to approve Resolution 15-04. Sue Sgambelluri seconded the motion. The board unanimously approved.

B. Conflict of Interest Disclosure Statement. Marilyn Patterson informed the commission HAND may receive an application for down payment and closing costs assistance from Robin Hobson, a City of Bloomington employee. Hobson has taken the Homebuyers Club and is eligible based on 1st time homebuyer ownership requirements. We are required by HUD to announce or discuss the request at a public meeting. Sue Sgambelluri made a motion to approve the conflict of interest disclosure statement for Robin Hobson. Katie Birge seconded the motion. The board unanimously approved.

End of Public Hearing

C. RESOLUTION 15-05: Findings That Areas Are Economic Development Areas, Amendment To The Declaratory Resolutions of Previously Enacted Economic Development Areas, and Consolidation of New and Existing Economic Development Areas into the Bloomington Consolidated Economic Development Area.

Margie Rice stated if Resolution 15-05 is passed tonight it will go to the Plan Commission and City Council for them to determine if it is consistent with the City's Growth Policies Plan. It will then come back to the RDC during a public hearing. The goal is to bring the final confirming resolution to the April 6, 2015 RDC meeting. If approved at the April 6 meeting, the TIF boundaries will officially be modified.

Thomas Cameron explained the resolution in sections.

Section 1. Amend expiration dates that have already been created. When TIFs were first established they were Legacy TIFs, which had no expiration date or sunset provision. Over time the legislature put in stricter requirements. After 1995 there was a 30 year expiration date and was eventually changed to 25 years from the date you issue debt out of that area. After several districts were created, the City self-imposed stricter expiration dates. The first section of this resolution is amending those expiration dates to extend them to the maximum amount permitted by law when they were established. Margie Rice stated the goal is to provide the maximum life of these districts as allowed by law and remove our self-imposed restrictions.

Section 2. A re-characterization of the downtown area. The Downtown TIF was created in 1985 as a redevelopment project area. In order to consolidate the TIF districts, they all must be economic development areas. Therefore, the second section of the resolution is converting the downtown area from a redevelopment area to an economic development area; essentially a name change.

Section 3. Consolidation of everything into the Bloomington Consolidated Economic Development Area Plan. Cameron stated all areas had to be given legal descriptions. Technically there are three expansions. There are a total of six parcels that are being filled in to that area to make it a continuous area. The third section of this resolution is creating those areas in order to consolidate them.

Section 4. Consolidation. There will be eleven economic development areas. The fourth section of this resolution combines all of the areas into the Bloomington Consolidated Economic Development Area.

Kelly Smith asked if there will be one sunset for the entire Bloomington Consolidated Economic Development Area. Rice stated there will be a range of different sunsets based on when they were created.

Jeff Underwood stated we will be able to fund multiple projects across the entire area. The revenue streams come from the various districts and we will continue to track the revenues based on all of those areas. We have not calculated increment in any of the new areas. When we looked at the bonding capacity was only based on the existing TIFs. This resolution will allow greater bonding capacity from a project-driven basis and will save between \$400,000 and \$800,000 in reduced issuance fees. John West asked if you have to pro-rate bond payments based on where the funds are spent. Underwood stated it is one issue out of the consolidated area. Sue Sgambelluri asked what the sunset rates are. Cameron stated 2028-2040.

Danise Alano-Martin stated while developing the Bloomington Consolidated and Economic Development Area, we combined all of the plans in the economic development area into one document and then decided what needed to be changed or added. Some things did not change: we still want to focus on the Downtown area, CTP, compact urban form, infrastructure and under-developed areas.

Tom Micuda stated in addition to the EDA plan we also had to create the expanded areas and the consolidated areas on the map which Micuda will present to the Plan Commission. The Plan Commission will determine if the map we create is consistent with the Growth Policies Plan and their goals and objectives for the development. Micuda explained the expanded boundaries of the map.

Katie Birge asked how you choose projects that would be done in the TIF. Lisa Abbott stated most requests come through Economic and Sustainable Development, Planning and Transportation, Public Works and the Parks departments. They bring the project to the RDC where we discuss the project, benefits, costs and other approval requirements.

John West made a motion to approve Resolution 15-05. Sue Sgamelluri seconded the motion. The board unanimously approved.

VII. BUSINESS/GENERAL DISCUSSION

A. Introduction for Local Designation of Historic Structures in the Certified Tech Park including Plant number 1, Showers Administration Building, Dimension Mill and Kiln.

The Historic Preservation Commission made a motion at their January 22, 2015 meeting to locally designate as a historic structure; Plant Number 1, Showers Administration Building, Dimension Mill and the Kiln. Anytime the Historic Commission moves to designate a historic structure we notify the owners. The Redevelopment Commission owns three of the four buildings. Nancy

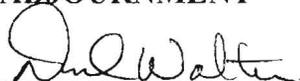
Hiestand stated over the next few weeks we will try to meet with all of the property owners; after the designation hearing and after the commission rules on the significance of the structures. Hiestand stated the purpose of the designation is to make sure the properties the City has in the CTP will endure as representation of the Showers impact on the City. The designation is for the buildings and not the surrounding land. We will not be involved in the Green Space that will be redeveloped. After the designation hearing design guidelines for industrial buildings will be developed. There will be design guidelines for each building. Hiestand presented a slideshow of the buildings to be included in the designation. Abbott stated the HPC will review any changes to the exterior structure or additions to the buildings. The owner would apply to the HPC for a Certificate of Appropriateness for any potential work to be done on the outside of the building.

Walter asked why the garage was not included in the designation. Hiestand stated that we recognize that structure has significant challenges for adaptive reuse and so there is a potential for demolition. Walter asked if any of the structures presently have a national registry designation. Hiestand stated they are all on the National and State register. Abbott described the process. After the HPC determines whether they want to move forward with the designation, typically what will happen is they will put interim protections on the property that states you will still have to go to the HPC for approval until the Council's final decision. The Council will ultimately determine if the properties become designated. In the time between the Council and Historic Preservation Commission meetings, Hiestand will work with a committee to put together the design guidelines. The design guideline committee will be made up of Nancy Hiestand, Danise Alano-Martin, at least one RDC commissioner, a couple members of the HPC and possibly CFC and the County (the other building owners).

Hiestand explained if designated and an owner wants to propose a change, they will apply to the HPC for a Certificate of Appropriateness. HAND staff will submit a staff report explaining if the proposal is consistent or inconsistent with the design guidelines. Alano-Martin mentioned that one goal of the HPC was to include as many staff-level approvals within the guidelines as possible. The guidelines will outline what is appropriate for staff level approval. Hiestand added that from the time an owner applies for a COA until the time they get a response can be no more than 30 days.

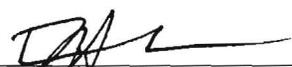
B. CTP update. Danise Alano-Martin reported continued progress on the scope of work on 10th Street, the alley, replacement parking lot and utility work that goes along with it. The EPA assessment grant has a few wrap-up items. We are approximately 18 months ahead of schedule in expending those funds; putting us in a good position to apply for additional funds. We continue to review the development proposals.

VIII. ADJOURNMENT



David Walter, President

ATTEST:



Elizabeth Kehoe, Secretary

2-17-15

Date