

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
MET on Monday, March 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, Kelly Smith, Sue Sgambelluri, Kelly Smith and Elizabeth Kehoe

Commissioners Absent: John West and Katie Birge

Staff Present: Lisa Abbott and Christina Finley

Other(s) Present: Danise Alano-Martin, Thomas Cameron, Barbara McKinney, Margie Rice and Jeff Underwood

II. READING OF THE MINUTES – Sue Sgambelluri made a motion to approve the February 17, 2015 minutes. Elizabeth Kehoe seconded the motion. The board unanimously approved.

III. EXAMINATION OF CLAIMS – Elizabeth Kehoe made a motion to approve the February 27, 2015 claims for \$49,817.58. Sue Sgambelluri seconded the motion. The board unanimously approved.

IV. EXAMINATION OF PAYROLL REGISTERS – Sue Sgambelluri made a motion to approve the payroll register for February 20, 2015 for \$29,021.40. 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. Lisa Abbott reported continued work on the Consolidated Plan. The Consolidated Plan and the Annual Action Plan will be posted for public comment on March 13, 2015 for 30 days. The adjusted allocation recommendations that will go to Council on March 4th were attached to the director's report. We received notification from HUD that our HOME allocation is \$469,559 and CDBG is \$797,468.00. The Historic Preservation Commission did move forward with the designation of the CTP buildings and will now go to Council for approval. Abbott stated we are going to be putting together design guidelines for each building and will put together a series of sub-committees. Notices to set up an organizational meeting will be sent out shortly. Abbott informed the board of upcoming activities.

VI. NEW BUSINESS - None

VII. BUSINESS/GENERAL DISCUSSION

A. Barbara McKinney was present to explain the Conflict of Interest Questionnaires, which was included in the commission packet. McKinney stated the form is used to disclose business or community interest in order to make sure we are not violating the State Law Conflict of Interest. The Redevelopment Commission does have a provision stating if you enter into a contract and later find out there is a conflict; the contract could be null and void. Margie Rice added, a redevelopment commissioner may not have a pecuniary interest in any contract, employment, purchase, or sale made under this chapter. Any transaction made in violation of this section is void and voidable. Rice also stated your spouse or any household member can not have a pecuniary interest.

B. Preparation for the April 6, 2015 meeting. If the City Council upholds the Planning Commission order that the TIF plan and consolidation is consistent with the growth policies plan, it will come back to the RDC for final approval on April 6, 2015. This will be a publicly noticed meeting. Rice stated there will be two items to discuss; the TIF consolidation expansion and if approved, the TIF bond resolution. The bond resolution has not yet been drafted. However, we will be working with bond council in the upcoming weeks. Rice asked if the commission would like to have a work session prior to the April 6 meeting. The work session will be a publicly noticed meeting. We want to give the commissioners the opportunity to ask questions or request any needed information. HAND staff will send the commissioners meeting date options. A packet will be sent out to the commissioners prior to the work session.

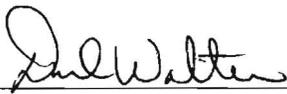
Jeff Underwood stated the April 6th meeting will include a public hearing for the TIF consolidation expansion order. For that item, President Walter will announce the start of the public hearing, the discussion will take place and public comment invited, and then after the vote, the public hearing portion of the meeting will be closed. If the order passes, the bond resolution will follow at a future meeting

Rice stated we will wait until the Council approves the consolidation before we schedule any work sessions before the April 6 meeting.

Jeff Underwood stated we will have three pots of money; beginning balances, bond proceeds and yearly funds from the increment.

C. CTP update. Danise Alano-Martin stated Bledsoe Riggert Guerrettaz is working on legal descriptions for right-of-way we want to vacate; we should have them by the end of the month. We will be meeting with Anderson+Bohlander soon, to kick off the 10th Street/Alley/parking re-design project.

VIII. ADJOURNMENT



David Walter, President

ATTEST:



Elizabeth Kehoe, Secretary

Date

4-6-15