

AGENDA
REDEVELOPMENT COMMISSION

McCloskey Conference Room
May 16, 2016
5:00 p.m.

- I. ROLL CALL**
- II. READING OF THE MINUTES** – May 2, 2016
- III. EXAMINATION OF CLAIMS** – Acceptance of Claims Register for May 6, 2016 for \$197,398.87
- IV. EXAMINATION OF PAYROLL REGISTERS** –Acceptance of Payroll Register for April 15, 2016 for \$29,175.90 and April 29, 2016 for \$29,175.89
- V. 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 16-22: Approval of Termination of Listing Agreement with CBRE
 - B.** Resolution 16-23: Approval for Payment of Property Taxes for Wee Willies (as part of the Switch-yard Park acquisition)
- VII. BUSINESS/GENERAL DISCUSSION**

None.
- VIII. ADJOURNMENT**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, May 2, 2016 5:00 p.m. in the Showers City Hall, McCloskey Conference Room, 401 North Morton Street, with Don Griffin, Jr. presiding

I. ROLL CALL

Commissioners Present: David Walter, Katie Birge, Sue Sgambelluri, Jennie Vaughan, and Don Griffin

Commissioners Absent: Kelly Smith

Staff Present: Doris Sims, Director, Housing and Neighborhood Development (HAND); Valerie Hosea, Rental Specialist, HAND; Vickie Provine, Program Manager, HAND

Other(s) Present: John Hamilton, Mayor; Mick Renneisen, Deputy Mayor; Jeff Underwood, City of Bloomington Controller; Linda Williamson, Director of Economic & Sustainable Development; Thomas Cameron, Assistant City Attorney; Jake Sipe, Indiana Housing & Community Development Authority; Jeremy Buchanan, Pedcor; Brandon Delk, Pedcor; Mark Figg, Figg Investment; Lynn Coyne, Bloomington Economic Development Corporation (BEDC); Dana Palazzo, BEDC; John Water, Energy Systems Network (ESN); Dave Harstad, Colliers International; Brad Wisler, SproutBox; Neil Kopper, Project Engineer for Planning and Transportation

- II. READING OF THE MINUTES** – Sue Sgambelluri made a motion to accept the April 4, 2016 and the amended February 15, 2016 minutes. Jennie Vaughan seconded the motion. The board unanimously approved.
- III. EXAMINATION OF CLAIMS** – Katie Birge made a motion to approve acceptance of the claims register for April 8, 2016 for \$473,260.55 and April 22, 2016 for \$159,393.99. David Walter seconded the motion. The board unanimously approved.
- IV. EXAMINATION OF PAYROLL REGISTERS** – Jennie Vaughan made a motion to approve acceptance of the payroll register for April 1, 2016 for \$29,055.89. Katie Birge seconded the motion. The board unanimously approved.
- V. REPORT OF OFFICERS AND COMMITTEES**
- A.** Director's Report. Doris Sims reported the Bryan Park Neighborhood Clean-up took place on April 23rd. The Fritz Terrace Neighborhood Clean-up will be May 14th. Sims stated the public comment period for the Annual Action Plan, under the Community Development Block Grant program, as well as the HOME funds program will end on May 12th. The Blooming Neighborhood awards will take place on June 4th at the Farmer's Market.
- B.** Legal Report. Thomas Cameron was available to answer questions.
- C.** Treasurer's Report. Jeff Underwood stated the Department of Local Government Finance (DLGF) report was due on April 15, 2016 and was filed on time. Copies are available on the City's website or can be printed out and distributed to the Commissioners.
- D.** CTP Update Report. Mayor John Hamilton was present to discuss two significant steps in launching the development of The Trades District. Mayor Hamilton announced first that a hub for new business start-ups and co-working space will be the former Showers Dimension Mill, a historic building on Morton Street north of City Hall. He recommended

approval of a contract with the Bloomington Economic Development Corporation (BEDC) to redevelop the Dimension Mill. The second element Mayor Hamilton announced is affordable housing for working people in The Trades District. He presented a signed letter of intent with Pedcor Investments, for development of approximately 40 affordable units as part of a pilot program. The Indiana Housing and Community Development Authority (IHCDA) selected development teams to identify two locations in the state to participate in the “Moving Forward” program, an innovative collaboration designed to create highly energy efficient, affordable, transit-oriented housing with state tax credits set aside for support. The Trades District property is in line to be one of two pilot projects in the state to be considered for the “Moving Forward” program. The City will propose that the Redevelopment Commission negotiate the sale of a 1.66 acre parcel west of Rogers Street between 10th and 11th Streets to Pedcor Investments. Mayor Hamilton is not asking for approval of anything tonight, he is just giving a status update. An updated site layout plan for the Tech Park was also distributed.

Linda Williamson introduced representatives from Pedcor Investments and Indiana Housing & Community Development Authority. Brandon Delk, developer with Pedcor Investments, explained their proposal for the pilot program. This project is a highly energy efficient sustainable development focused on workforce housing in the downtown area. He stated they are focusing on 40 units of affordable housing. The units will be 1, 2, and 3 bedrooms all ranging from 700 square feet – 1200 square feet. In terms of energy efficiency, Pedcor is partnering with Duke Energy to attempt to place solar energy cells on top of the building and carports, the energy will integrate into a storage battery system to reduce energy usage and bills for the tenants. Pedcor Investments is also working in connection with Energy Systems Network (ESN) on a ride share program for tenants, which will include offering electric vehicles to tenants and include ride share.

Sue Sgambelluri asked for more information regarding the management relationship and what it has looked like at other sites. Delk stated there is a 15 year minimum affordability period statute within Section 42 of the Internal Revenue Code. He stated they are required to adhere to that minimum affordability period. Therefore, Pedcor Investments will manage the property for 15 years with income restrictions, based on the area median income (AMI) of Bloomington. Delk stated they have also agreed with the Mayor, to keep this property affordable for an additional 15 years for a total minimum affordability period of 30 years.

Sue Sgambelluri asked how the income requirements will be evaluated. Delk stated the income requirements are reevaluated every year based on the AMI that is published by HUD for Bloomington.

Katie Birge asked about the current income requirements to live in the affordable housing units. Delk explained the AMI is based off a 50% standard median income for a 4 person household, which is \$31,250.00. The maximum income requirements are as follows: \$30,000 for a 1-bedroom with 2 occupants, \$37,500 for a 2-bedroom with 4 occupants, and \$43,500 for a 3-bedroom unit with 6 occupants. The monthly per unit cost is as follows: \$550 for a 1-bedroom, \$615 for a 2-bedroom, and \$845 for a 3-bedroom.

Delk stated this project will be memorialized and tagged as an Indiana Bi-Centennial Legacy Project.

Jacob Site, representing the Indiana Housing & Community Development Authority, gave a brief description on how this pilot program and project became possible.

John Waters, representative for ESN, stated they are looking at how to reduce environmental impact and have an economic element that is stimulating for growth. Waters stated Indiana has a gap between affordable housing and mass transportation. He said the project focuses on a live, work, and play design.

Linda Williamson reminded the commission that Pedcor was one of the respondents to the RFP for the housing west of Rogers's project last year. Mayor Hamilton stated this project is not only housing, it is also an economic investment.

VI. NEW BUSINESS

A. Bid Opening for the Notice of Offering (Resolution 16-09): Linda Williamson stated Resolution 16-09 authorized approval to re-advertise properties in The Trades District to capture land that had not previously been noticed. The notice was advertised and no bids were received.

B. Resolution 16-17: Approval of Gentry Estates 2016 Neighborhood Improvement Grant. Vickie Provine, Program Manager for Neighborhood Services, stated Gentry Estates has applied for a neighborhood improvement grant to install a new sign off of Highway 446. The sign will be made of stone and limestone, lighted, and Gentry Estates will be carved into the sign. The sign will be visible both directions on Highway 446. There were 4 different applicants that applied for a neighborhood improvement grant, but for various circumstances 3 of those could not follow through. Therefore, there is only one applicant at this time. The funding request is for \$10,039.50. Provine distributed a picture of the sign to be installed along with previously approved signs from other neighborhoods.

Sue Sgambelluri made a motion to approve Resolution 16-17. Jennie Vaughan seconded the motion. The board unanimously approved.

C. Resolution 16-18: Approval of Funding for Preliminary Engineering of Winslow & Henderson Multiuse Path and Intersection Improvements. Neil Kopper, Project Engineer for Planning and Transportation, stated the Redevelopment Commission approved a Project Review and Approval Form (Resolution 16-06) to construct a new multiuse path on East Winslow Road between South Walnut Street and South Henderson Street, a new multiuse path on South Henderson Street between East Winslow Road and 2440 South Henderson Street, and intersection improvements at East Winslow Road and South Walnut Street Pike. Step 1 of the form was identified as "Preliminary Engineering" with an estimated cost of \$100,000. Kopper said the Planning & Transportation Department has an on-call list with pre-qualified engineers. Three firms on the list looked like a good fit for this project. They were asked to submit additional information on how they would approach the project. Of the three, CrossRoad Engineers, PC was identified as the best provider for Preliminary Engineering for the Project. City staff has negotiated an agreement with CrossRoad Engineers, PC to provide preliminary engineering for \$132,000. The fees are a little higher than the previous estimated amount. Resolution 16-18 does have an Amended Project Review and Approval Form with an updated estimated full cost amount (Exhibit B).

David Walter pointed out a typo, the Resolution has an amount not to exceed of \$432,000 instead of \$132,000. Thomas Cameron will amend the Resolution.

David Walter made a motion to approve Resolution 16-18 as amended. Sue Sgambelluri seconded the motion. The board unanimously approved.

- D.** Resolution 16-19: Approval of Consulting Agreement with Bloomington Economic Development Corporation (BEDC). Jennie Vaughan stated she is on the Board of Directors for the BEDC. She recused herself from the discussion and voting.

Lynn Coyne, BEDC, is looking for a long term project using the Dimension Mill. It is an ideal space that is open and attractive. The tech sector element creates employment opportunities. There are many steps involved in order to activate and move this project forward. The first step is to see what can be put in the building/space in a technical sense. Coyne explained BEDC is proposing to activate the first steps to move this project forward. They will begin by programming. Programming consists of deciding how much space will be needed in the building and how the space will be used. The information received will be put into a spreadsheet with numbers assigned and delivered to the architect for design. Examples of needed space includes: common conference rooms, event and desk space for start-ups or co-working, restrooms and entry ways. Coyne stated through this consulting agreement, BEDC will not charge for their services, the funds will be used to retain a professional architect (Kirkwood Design Studio). There will be a series of open houses throughout this process.

Sue Sgambelluri asked how often the Redevelopment Commission will receive status updates. Coyne said he can give updates as often as the commission would like.

Katie Birge asked for clarification on Exhibit B, the amended Project Review and Approval Form. Jeff Underwood, City Controller, stated the Project Review and Approval Form was part of Resolution 15-32, when we wanted to activate the park. Birge also asked if there needs to be a bidding process for these services. Underwood said this is a service contract, so a bidding process is not necessary.

David Walter asked what happens with the Kiln Building. Williams stated there is not a proposal to bring to the commission.

Sue Sgambelluri made a motion to approve Resolution 16-19. David Walter seconded the motion. Jennie Vaughan abstained. The motion passes 4-0.

- E.** Resolution 16-20: Approval of Consulting Agreement with BCA Environmental Consultants, LLC regarding the West of Rogers Parcels in The Trades District. Linda Williamson stated BCA Environmental Consultants, LLC formerly known as Bruce Carter and Associates, is an organization the Redevelopment Commission previously worked with. They did work for the City on the property west of Rogers Street. This is the next step in the process to secure a site status letter from the Indiana Department of Environmental Management in order for us to ultimately sell the property, which we hope to do with the project heard earlier tonight. This is a request for \$1,500 for the assistance to obtain the site status letter.

David Walter stated in the Resolution, number 3, under NOW, THEREFORE, BE IT RESOLVED, it states the site status letter will be obtained from the BCA. Walter stated BCA obtains the letter from IDEM. Thomas Cameron will amend the Resolution to clarify the letter will be obtained from IDEM and not BCA Environmental.

Jennie Vaughan made a motion to approve Resolution 16-20 as amended. David Walter seconded the motion. The board unanimously approved.

- F.** Resolution 16-21: Approval of Project Review and Approval Form Regarding the Purchase of the Showers Building. Jeff Underwood stated in 1993, the City entered into a lease with the Bloomington Municipal Facilities Corporation (BMFC) regarding its use of City Hall. The City makes lease payments of \$675,000 per year to the BMFC. These payments are made out of the City's share of the Monroe County Option Income Tax. At the conclusion of the lease, ownership of City Hall transfers to the City without further cost to the City. The lease with BMFC was a financing mechanism for the City to acquire the Showers Building for use as City Hall. The 1993 lease permits the City to exercise an option to purchase City Hall prior to the conclusion of the Lease. The City wishes to exercise that option.

Katie Birge made a motion to approve Resolution 16-21. Sue Sgambelluri seconded the motion. The board unanimously approved.

VII. BUSINESS/GENERAL DISCUSSION

Katie Birge asked about a TIF update report. Jeff Underwood will have one at the next meeting.

VIII. ADJOURNMENT

The meeting adjourned at 6:09 p.m.

Donald Griffin, President

Sue Sgambelluri, Secretary

Date

**16-22
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA**

APPROVAL OF TERMINATION OF LISTING AGREEMENT

WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) issued its “Redevelopment District Tax Increment Revenue Bonds of 2011” (the “Bond”) to pay for the acquisition and redevelopment of 12 acres of land included within the City of Bloomington (“City”)’s Certified Technology Park (“CTP”); and

WHEREAS, as part of the redevelopment of those 12 acres of land, the City desires to develop the parcels which the Redevelopment Commission purchased in the CTP—including the Middle Parcels and the Morton Street Parcels—in accordance with the CTP Master Plan (“Project”); and

WHEREAS, in support of that effort, on June 7, 2013, the City entered into an Exclusive Consulting and Sales Listing Agreement (“Agreement”) with CBRE, Inc. (“CBRE”); and

WHEREAS, the Redevelopment Commission approved the Agreement in its Resolution 13-14; and

WHEREAS, in January 2015, the City and CBRE extended the term of the Agreement until December 31, 2016 or the satisfactory completion of the services described in the Agreement (“Amendment”); and

WHEREAS, in Resolution 15-32, the RDC approved a Project Review and Approval Form (“Form”) supporting the Project; and

WHEREAS, in Resolution 16-19, the RDC approved an Amended Project Review and Approval Form (“First Amended Form”) supporting the project; and

WHEREAS, the City believes that the best way to move forward on the Project is to terminate the Agreement; and

WHEREAS, the City has negotiated a Termination of Listing Agreement with CBRE (“Termination”), pursuant to the terms of the Agreement and the Amendment; and

WHEREAS, a copy of the Termination is attached to this Resolution as Exhibit A; and

WHEREAS, the Termination provides for a payment to CBRE of Two Hundred Fifty Thousand Dollars (\$250,000) for the services they provided under the Agreement (“Fee”); and

WHEREAS, there are available Bond funds to pay for the Fee; and

WHEREAS, the City has brought the RDC an Amended Project Review Form (“Second Amended Form”) which updates the cost of the Project, which is attached to this Resolution as Exhibit B; and

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

1. The RDC reaffirms its approval of the Project, as set forth in more detail on the Second Amended Form.
2. The RDC finds the above described expenditures to be an appropriate use of the Bond, and finds that the Termination and its associated Fee serves the public’s best interests.
3. The RDC hereby authorizes the City of Bloomington to expend an amount not to exceed Two Hundred Fifty Thousand Dollars (\$250,000.00) from the Bond funds (Fund 975-15-150000-53990) to pay the Fee, to be payable in accordance with the terms of the Termination.
4. Unless extended by the Redevelopment Commission in a resolution prior to September 1, 2016, the authorizations provided under this Resolution shall expire on September 1, 2016.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Sue Sgambelluri, Secretary

Date

TERMINATION OF LISTING AGREEMENT

3rd This Termination of Listing Agreement ("Agreement"), is made and entered into as of the day of May, 2016, by and among CBRE, Inc., a Delaware corporation with an office located at 101 W. Washington Street, Suite 1000E, Indianapolis, IN 46204 ("CBRE") and the City of Bloomington, Indiana, with an address at 401 N. Morton Street, Bloomington, Indiana 47402 ("City").

Recitals

WHEREAS, the parties hereto entered into a certain Exclusive Consulting and Sales Listing Agreement dated June 7, 2013, as amended, regarding the Property defined therein ("Listing Agreement"), and

WHEREAS, the parties hereto now desire to terminate the Listing Agreement pursuant to the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the promises and mutual covenants contained herein and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the undersigned hereby agree as follows:

1. **Incorporation of Recitals.** The Recitals set forth above, which are an incomplete summary of certain facts related to the parties' relationship, are for the purpose of providing context and are incorporated into this Agreement.
2. **Termination of Listing Agreement.** The Listing Agreement is hereby terminated by the mutual consent of the parties hereto.
3. **Payment to CBRE.** In consideration for the services rendered by CBRE to the City during the past three years under the Listing Agreement and the other terms and conditions set forth herein, the City shall pay CBRE the amount of Two Hundred Fifty Thousand Dollars (\$250,000.00). Payment shall be made within forty-five (45) calendar days of receipt of an invoice from CBRE.
4. **Flaherty & Collins & CTP Partners.** In the event that the City enters into a sale or purchase transaction for the Property with Flaherty & Collins or CTP Partners before April 30, 2017, CBRE shall be paid the Success Fee, less any amounts paid under Paragraph 3, in accordance with the Listing Agreement. For purposes of this Agreement, "Flaherty & Collins" and "CTP Partners" shall mean those named entities and any entities with the same ownership and/or control, and shall not include the individual principals or any other entities they may own and/or control. In the event a Success Fee is paid, CBRE shall reimburse the City for the \$22,750 fixed fee, as set forth in the Listing Agreement.
5. **No Further Rights, Interests, Or Liabilities.** Upon execution of this Agreement and fulfillment of the duties and obligations specifically enumerated in this Agreement, CBRE shall have no further right to any other payments, distributions, or revenues from

the City and shall have no further responsibilities whatsoever relating to and/or arising under, the Listing Agreement.

6. **Due Authority; Approvals.** Each individual signing this Agreement on behalf of a party warrants and represents to the other party that each has the authority to execute this Agreement on such party's behalf and to bind such party to the terms hereof. The City further represents and warrants to CBRE that no governmental approvals other than the Bloomington Redevelopment Commission are required for this Agreement to be legally binding, valid and enforceable.
7. **Releases.** CBRE and the City hereby mutually release the other from all claims, suits, debts, disputes, liabilities, injuries, actions, causes of action, damages, costs, attorney's fees and expenses, which are accrued or un-accrued, known or unknown, discoverable or undiscoverable, which CBRE and the City have, had, or may ever have, under the Listing Agreement; provided, however, that this paragraph shall not release any party from its duties and obligations specifically enumerated in this Agreement.
8. **Controlling Law.** This Agreement and all matters arising out of or relating to this Agreement shall be governed by and construed in accordance with the laws of the state of Indiana.
9. **Attorney Fees.** In the event of litigation relating to the subject matter or enforcement of this Agreement, the prevailing party shall be entitled to recover all reasonable attorney fees and costs incurred in connection therewith from the non-prevailing party.
10. **Severability.** In the event any provision of this Agreement shall be held to be invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.
11. **Headings.** Section headings hereto are for convenience and for reference only, and shall in no way affect the interpretation of this Agreement.
12. **Construction.** This Agreement is the result of negotiations among the undersigned, and neither shall be deemed to be the drafter of this Agreement. All such defined words used herein (such as sale, purchase, Term and Fee) shall be construed consistent with their definitions in the Listing Agreement.
13. **Counterparts.** This Agreement may be executed in one or more counterparts, transmitted by electronic mail and/or facsimile, each of which will be deemed to be an original copy of this Agreement and all of which, when taken together, shall be deemed to constitute one and the same agreement.
14. **Entire Agreement.** This Agreement shall be the controlling agreement among the parties hereto. There are no other promises, representations or agreements by and between the undersigned except as expressly contained in this Agreement.
15. **Amendment.** This Agreement may be amended or modified only by a written instrument signed by the parties hereto.

IN WITNESS WHEREOF, the undersigned have duly executed this Agreement as of the day and year first above written.

CBRE, INC.

By: *Peter B. Carroccio*

Name: Peter Carroccio

Title: Senior Managing Director

CITY OF BLOOMINGTON, INDIANA

By: *John Hamilton*

Name: John Hamilton

Title: Mayor

City of Bloomington
Redevelopment Commission
AMENDED Project Review & Approval Form

Please Note:

- Approval of the project by the Redevelopment Commission through this Project Review & Approval Form does not represent an authorization to begin work or expend funds.
- Authorization of work and the commitment of funds shall be done when the Redevelopment Commission reviews and approves: (1) a Purchase Order or Contract prepared after complying with the appropriate procurement process for the type of item, service or construction being sought and (2) the estimated costs associated with the Purchase Order or Contract.
- No payment of funds shall be made without a duly authorized and approved Purchase Order or Contract. All claims for payment against a duly authorized Purchase Order or Contract shall be submitted to the Redevelopment Commission for their review and approval along with any required departmental inspections, reviews and approvals prior to the payment of any funds.

To Be Completed by Requesting Party:

Project Name: Certified Technology Park – Property Transfer Preparations
Project Manager: Linda Williamson
Project Description: Statutory requirements and other administrative steps needed in order to ultimately transfer CTP properties to new owners
Project Timeline: Present – 12/31/2018
 Start Date: June 2015
 End Date: 12/31/2018

Financial Information:

Estimated full cost of project:	\$306,000
Sources of funds:	430 – Certified Technology Park Fund
	439 – Consolidated TIF
	440 – Downtown TIF
	975 – Downtown TIF Bond (CTP Surplus)

Project Phases: This breakdown should mirror the contract(s) expected to be issued for this project. Each phase should include a description of the work to be performed, the cost, and the timeline for the contract.

Some of the following Phases may be carried out simultaneously or sequentially, depending upon the project at hand.

Transfer of Morton Street Parcels (Hunter Lot 6, 7, 8)

Phase	Description	Estimated Cost	Timeline
1	Legal Advertisement (Notice of Offering/Instruction to Bidders for Lot 6 + 7)	\$200	7/13 RDC Meeting 7/18 & 7/25 newspaper
2	Legal Counsel Review of Purchase Agreement	\$10,000	July 2016
3	Title Insurance	\$1,500	July 2016
4	Other Property Closing Costs	\$1,500	July 2016

“Middle” Parcels Property Transfer(s) – (Area 3, 4 and 5 from Development Area Map from Res. 14-10)

Phase	Description	Estimated Cost	Timeline
1	Appraisal Updates	\$8,000	July – November 2015
2	Legal Advertisement	\$200	August 2015 – April 2016
3	Dimension Mill Building Space Needs Analysis	\$11,400	May – September 2016
4	Real Estate Advisory Services	\$250,000	June 2016 ¹
5	Plat/Legal Descriptions	\$5,000	TBD ²
6	Recording Costs	\$200	TBD
7	Legal Counsel Review of Purchase Agreements	\$15,000	TBD
8	Title Insurance	\$1,500	TBD
9	Other Property Closing Costs	\$1,500	TBD

To Be Completed by Redevelopment Commission Staff:

Approved on _____

By Resolution _____ by a vote of _____

¹ This covers Real Estate Advisory Services over the Middle Parcels, the West of Rogers Parcels, and the Morton Street Parcels. Because it is addressed in one contract, it is listed under the Middle Parcels only, rather than being apportioned among the projects.

² Items with the timeline “TBD” will depend on the specific development proposals selected by the Redevelopment Commission for this site.

**16-23
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF PAYMENT ON PROPERTY TAXES ON WEE WILLIES
PROPERTY**

- WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) issued its “Redevelopment District Tax Increment Revenue Bonds of 2015” (the “Bond”) to pay for, among other things, the development of the Switchyard Park (“Project”); and
- WHEREAS, in Resolution 15-30, the RDC approved a Project Review and Approval Form (“Form”) supporting the Project; and
- WHEREAS, pursuant to Indiana Code § 36-7-14-19, the RDC is vested with the power to acquire property; and
- WHEREAS, Phase 2d of the Form was identified as “Property acquisition funding”; and
- WHEREAS, in Resolution 15-57, the RDC instructed City Staff to make an offer to purchase 1724 S. Walnut Street (“Wee Willies”) for Four Hundred Seventy Five Thousand Dollars (\$475,000), contingent upon: (1) the Redevelopment Commission’s satisfaction with the environmental conditions of Wee Willies, and (2) the seller removing all debris, restaurant fixtures, and restaurant furnishings from Wee Willies (“Offer”); and
- WHEREAS, the Offer was accepted; and
- WHEREAS, in Resolution 15-79, the RDC accepted the environmental conditions of the land and approved the purchase of the property; and
- WHEREAS, on December 7, 2015, the RDC closed on the sale of Wee Willies; and
- WHEREAS, as part of the closing, an adjustment was made to the purchase price for pro-rated property taxes; and
- WHEREAS, as a result of that adjustment, the RDC paid Four Hundred Sixty Six Thousand Nine Hundred Ninety-nine Dollars and Thirteen Cents (\$466,999.13) for Wee Willies;

- WHEREAS although property is exempt from property taxation if it is “owned by a city or town and is used to provide a municipal service,” which includes a municipally owned park, it was not so used for the first 340 days of 2015; and
- WHEREAS, the City has received a property tax bill for Wee Willies for the 2015 pay 2016 tax year, with the first installment (of \$4,407.46) to be paid by May 10, 2016, and the second installment (of \$4,407.46) to be paid by November 10, 2016 (“Property Taxes”), a copy of which is attached to this Resolution as Exhibit A; and
- WHEREAS, because the City received the property tax bill after the Redevelopment Commission’s meeting on May 2, 2016, in order to avoid a late penalty, the City paid the first installment of the property tax bill on May 10, 2016 by credit card, which resulted in 2.95% service charge being imposed, resulting in a total payment of \$4,537.48; and
- WHEREAS, a copy of the receipt for the payment of the first installment of Property Taxes is attached to this Resolution as Exhibit B; and
- WHEREAS, there are available Bond funds to pay the Property Taxes; and
- WHEREAS, the City has brought the RDC an Amended Project Review and Approval Form (“Amended Form”) which updates the cost of Phase 2d, which is attached to this Resolution as Exhibit C; and

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

1. The RDC reaffirms its approval of the Project, as set forth in more detail on the Amended Form.
2. The RDC finds the above described expenditures to be an appropriate use of the Bond, and finds that payment of the Property Taxes serves the public’s best interests.
3. The RDC hereby authorizes the Controller to reimburse the City for its payment of the first installment of Property Taxes, in an amount not to exceed Four Thousand Five Hundred Thirty Seven Dollars and Forty Eight Cents (\$4,537.48) from the Bond fund (Fund 975-15-150000-53990).
4. The RDC hereby authorizes the Controller to expend an amount not to exceed Four Thousand Four Hundred Seven Dollars and Forty Six Cents (\$4,407.46) from the Bond fund (Fund 975-15-150000-53990) for the payment of the second installment of Property Taxes.

5. Unless extended by the Redevelopment Commission in a resolution prior to November 30, 2016, the authorizations provided under this Resolution shall expire on November 30, 2016.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Sue Sgambelluri, Secretary

Date

Section A

SPRING-MONROE COUNTY TREASURER'S COPY

RETURN THIS PORTION WITH YOUR PAYMENT - ADD PENALTY AFTER DUE DATE

SPRING 2016

DUE 5/10/2016

TAX ID NUMBER 015-33575-00	DUPLICATE NUMBER 1070453	2015 Payable 2016	PROPERTY TYPE Real	BILLED MORTGAGE COMPANY
PARCEL NUMBER 53-08-09-200-045.000-009	TAXING UNIT NAME Bloomington City Perry Township	TOTAL TAX RATE 2.0639		



015-33575-00 PT NW NW 9-8-1W .49A & .319A Plats 93 & 66

Net Property Tax Spring: \$4,407.46
 Delinquent Tax: \$0.00
 Delinquent Penalty: \$0.00
 Penalty and Fees: \$0.00
Other Assessments
 Current Tax: \$0.00
 Delinquent Tax: \$0.00
 Delinquent Penalty: \$0.00
 Less Spring Payments: \$0.00

Section: 09
 Township:
 08N Range:
 01W Acres:
 0.809



Redevelopment Commission Of The City Of T127 P1
 401 N Morton
 PO Box 100
 Bloomington IN 47402-0100

0001070453000000440746

Amount Due By: 5/10/16 \$ 4,407.46

Section B

FALL-MONROE COUNTY TREASURER'S COPY

RETURN THIS PORTION WITH YOUR PAYMENT - ADD PENALTY AFTER DUE DATE

FALL 2016

DUE 11/10/2016

TAX ID NUMBER 015-33575-00	DUPLICATE NUMBER 1070453	2015 Payable 2016	PROPERTY TYPE Real	BILLED MORTGAGE COMPANY
PARCEL NUMBER 53-08-09-200-045.000-009	TAXING UNIT NAME Bloomington City Perry Township	TOTAL TAX RATE 2.0639		



015-33575-00 PT NW NW 9-8-1W .49A & .319A Plats 93 & 66

Net Property Tax Fall: \$4,407.46
 Penalty and Fees: \$0.00
Other Assessments
 Current Tax: \$0.00
 Less Fall Payments: \$0.00

Section: 09
 Township:
 08N Range:
 01W Acres:
 0.809

Redevelopment Commission Of The City Of
 401 N Morton
 PO Box 100
 Bloomington IN 47402-0100

0001070453000000440746

Amount Due By: 11/10/16 \$ 4,407.46

Section C

MONROE COUNTY TAXPAYER'S COPY

KEEP THIS PORTION FOR YOUR RECORD & SEE PENALTY CALCULATION ON BACK

RECORD 2016

KEEP THIS

Catherine Smith, Treasurer

TAX ID NUMBER 015-33575-00	DUPLICATE NUMBER 1070453	2015 Payable 2016	PROPERTY TYPE Real	BILLED MORTGAGE COMPANY
PARCEL NUMBER 53-08-09-200-045.000-009	TAXING UNIT NAME Bloomington City Perry Township	TOTAL TAX RATE 2.0639		

Property Address: 1724 S Walnut St Bloomington IN 47401-7717



Redevelopment Commission Of The City Of
 401 N Morton
 PO Box 100
 Bloomington IN 47402-0100

Total Net Property Tax: \$8,814.92
 Delinquent Tax: \$0.00
 Delinquent Penalty: \$0.00
 Penalty and Fees: \$0.00
Other Assessments
 Current Tax: \$0.00
 Delinquent Tax: \$0.00
 Delinquent Penalty: \$0.00
 Less Payments Received: \$0.00

Make checks & money orders payable to:

MONROE CO. TREASURER
 100 W KIRKWOOD AVE, ROOM 204
 BLOOMINGTON, IN 47404

Current Account Balance: \$ 8,814.92

Enclose a self-addressed stamped envelope for return receipt

Redevelopment Commission Resolution 16-23
 Exhibit A



SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property. Please note that local government unit annual budget notices are now available online at www.budgetnotices.in.gov.

TAXPAYER AND PROPERTY INFORMATION

Monroe County Taxpayer Information

Date of Notice
04/08/2016

Parcel Number
53-08-09-200-045.000-009

Taxing District
009-Bloomington City Perry Township

Property Address
1724 S Walnut St Bloomington IN 47401-7717



Redevelopment Commission Of The City Of T127 P1
 401 N Morton
 PO Box 100
 Bloomington IN 47402-0100

Legal Description
015-33575-00 PT NW NW 9-8-1W .49A & .319A Plats 93 & 66

Other charges \$0.00
 Penalties and interest \$0.00
Total Due \$8,814.92

Spring installment due on or before May 10, 2016 and Fall installment due on or before November 10, 2016.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2014 Pay 2015	2015 Pay 2016
1a. Gross assessed value of homestead property	\$0.00	\$0.00
1b. Gross assessed value of other residential property and farmland	\$0.00	\$0.00
1c. Gross assessed value of all other property, including personal property	\$426,600.00	\$427,100.00
2. Equals total gross assessed value of property	\$426,600.00	\$427,100.00
2a. Minus deductions (see Table 5 below)	\$0.00	\$0.00
3. Equals subtotal of net assessed value of property	\$426,600.00	\$427,100.00
3a. Multiplied by your local tax rate	2.0821	2.0639
4. Equals gross tax liability (see Table 3 below)	\$8,882.24	\$8,814.92
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
5. Total property tax liability (see remittance coupon for total amount due)	\$8,882.24	\$8,814.92

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types) ¹	\$12,798.00	\$12,813.00
Adjustment to cap due to voter-approved projects and charges ²	\$524.72	\$509.53
Maximum tax that may be imposed under cap	\$13,322.72	\$13,322.53

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2015	TAX RATE 2016	TAX AMOUNT 2015	TAX AMOUNT 2016	TAX DIFFERENCE 2015-2016	PERCENT DIFFERENCE
CITY/TOWN	0.8638	0.8546	\$3,684.98	\$3,649.99	(\$34.99)	(0.95%)
COUNTY	0.3838	0.3760	\$1,637.29	\$1,605.90	(\$31.39)	(1.92%)
LIBRARY	0.0916	0.0950	\$390.77	\$405.75	\$14.98	3.83%
SCHOOL DISTR	0.6596	0.6548	\$2,813.85	\$2,796.65	(\$17.20)	(0.61%)
SPECIAL	0.0628	0.0630	\$267.90	\$269.07	\$1.17	0.44%
TOWNSHIP	0.0205	0.0205	\$87.45	\$87.56	\$0.11	0.13%
TOTAL	2.0821	2.0639	\$8,882.24	\$8,814.92	(\$67.32)	(0.76%)

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2015 B. Acres	2015	2016 B. Acres	2016	% Change
TOTAL ADJUSTMENTS		\$0.00		\$0.00	0.0%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY³

TYPE OF DEDUCTION	2015	2016
TOTAL DEDUCTIONS	\$0.00	\$0.00

1. The property tax cap is calculated separately for each class of property owned by the taxpayer. It is possible, therefore, that you may receive credit for the tax cap on line 4b even if your net property tax bill is lower than this amount.
 2. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creation of the property tax caps. When added to the base property tax cap amount for your property, this creates the effective tax cap rate. For more information, see the back of this document.
 3. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

An important message from: **Monroe County Treasurer, Catherine Smith**
Courthouse, Room 204 • 100 West Kirkwood Avenue • Bloomington, IN 47404
Office (812) 349-2530 • Fax (812) 349-2079 • Website: www.co.monroe.in.us



Please read this message before paying your 2016 Property Taxes

- 1. Please take a minute to review your bill(s), even if your Mortgage Company pays your taxes.**
 - **TAX BILLS** - 2016 Tax bills are **RED**. Your tax bill has three sections. "A" is for your Spring tax payment, "B" is for your Fall tax payment and section "C" is the total amount due for the year. This is your copy to keep. When paying, detach either the "A", "B" or both if you are paying the full year and send them with your payment. Any delinquencies from the Pay 2015 taxes are included in the 2016 Spring Installment.
 - **Deductions** - Please review your deductions listed in Table 5, located at the bottom right portion of page 2 of your tax bill or on your informational notice if you escrow your taxes. Make sure every deduction that you filed for by 12/31/15 is being applied. If any are missing or if you have any that you should not, please contact the Auditor's Office to have them corrected. The "**Over 65**" deduction generates the most questions, so I want to explain it a bit further. It is actually a low income deduction, but you must be over 65 to qualify. There is a limit on your household adjusted gross income of \$25,000 and your property assessment cannot exceed \$182,430. The "**WWI Veteran's**" deduction has been discontinued by the State Legislature beginning in 2016. The Auditor's Office recently sent a letter to those tax payers who are affected by this change. If you have questions about this or any other deduction, please contact the **Auditor's Office at 812-349-2510**.
- 2. How can I pay? Where can I pay? When do I pay?** Taxes are due by May 10th for the Spring Installment and November 10th for the Fall Installment. Our office is open 8 am to 4 pm, Monday through Friday. We will remain open until 6 pm on May 6th, 9th & 10th and November 7th, 9th & 10th. We are closed on May 3rd and November 8th for election days.
 - **In Person in our office:** We accept any method of payment (Cash, Check, Credit/Debit Card, Money Orders). **Please bring the tax bills you are paying for with you.** This speeds up the process and ensures that you pay all of the taxes you owe. If you use a Credit/Debit card, the processing company will charge a "convenience fee" of 2.95% of the total amount you are paying. This is in addition to the tax amount. No portion of these fees are received by the County.
 - **By Mail:** Make checks payable to the "**Monroe County Treasurer**" and mail them to the address at the top of the page. Please **make sure your check is signed and include a telephone number** in case we have any questions about applying your payment. We use the postmark date from the Post Office to determine whether payments are on time. **Any payments postmarked by the due date will be considered on time, regardless of when they are received.** Because mail is now processed in Indianapolis, to ensure that your envelope is postmarked by the due date, please send by May 9th. **If you would like a receipt, send a self-addressed, stamped envelope with your payment and we will be happy to send you one.**
 - **Online:** Visit the County's webpage at www.co.monroe.in.us. The link to the online payment site is in the upper left side under "**View or Pay Taxes Online**". If you use a Credit/Debit card, the processing company will charge a "convenience fee" of 2.95% of the total amount you are paying. If you use an E-Check the "convenience fee" is only \$.95, regardless of the amount you are paying.

PLEASE REMEMBER: We send out only **ONE BILL PER YEAR**. This has both the Spring "A" and Fall "B" payment coupons included, so hold on to section "B", unless you pay the entire amount in the Spring. If you do pay the entire year at once, please keep section "C" for your records.
- 3. Sign up for E-billing/Create an Account Online-** In our effort to implement taxpayer suggestions, make our office greener, more efficient and reduce costs, we now offer online paperless billing and email/text reminders when taxes are due. If you create an account and register your parcels on our payment website, you can get your tax bill by email and receive reminders when taxes are coming due. This is available to any tax payer whether or not you have an escrow account, even if you don't choose to pay online. **Registering is free!!! If you need help, contact Hans Huffman, Chief Deputy Treasurer at 812-349-2523 or email hhuffman@co.monroe.in.us and he will be happy to assist you with the process.**
- 4. Deduction Questions? Call the Auditor's Office at 812-349-2510. Assessment Questions? Call the Assessor at 812-349-2502. General Tax Questions? Call the Treasurer at 812-349-7333.**

As always, it is a pleasure to serve you as your Monroe County Treasurer. My staff and I are readily available to answer your questions via email, phone or face-to-face at the Monroe County Courthouse from 8 am to 4 pm, Monday-Friday, and until 6 pm May 6th, 9th & May 10th for your convenience. **If you want help understanding your tax bill, call or stop in and I will help you with it personally.**

Yours in faithful service,

Catherine Smith
Redevelopment Commission Resolution 16-23
Monroe County Treasurer Exhibit A



Thomas Cameron <cameront@bloomington.in.gov>

Fwd: Monroe County Government Invoice# 1070453-2016-1 Payment Confirmation

Jeffrey Underwood <underwoj@bloomington.in.gov>
To: Thomas Cameron <cameront@bloomington.in.gov>

Wed, May 11, 2016 at 9:29 AM

----- Forwarded message -----

From: **Monroe County Government** <no-reply@invoicecloud.net>
Date: Tue, May 10, 2016 at 6:01 PM
Subject: Monroe County Government Invoice# 1070453-2016-1 Payment Confirmation
To: underwoj@bloomington.in.gov



Dear Redevelopment Commission of the City of

Payment Confirmation

Thank you for your payment to Monroe County Government.

Your payment has been successfully processed and applied to the following parcel id/tax id. Your account has been updated.

Parcel ID/Tax ID: 53-08-09-200-045.000-009

You will continue to receive an email each time a bill is ready for your review. This is an easy way to access, review and pay your bills.

If you haven't already gone paperless, please consider helping the environment, reducing your clutter and supporting our green strategy by opting to move to paperless billing in your next billing cycle. You will always have the option to print your bill directly from your computer if you need it for your records.

To go paperless, log on to your account at <https://www.invoicecloud.com/monroein> and select paperless options under My Profile. Then check the Yes, I want to go Paperless box and press update.

If you have any questions regarding your account, please email us at hhuffman@co.monroe.in.us and include your account number, first name and last name on the account.

Thank you for being a valued Monroe County Government customer.

Please Note: To ensure delivery of account related email notifications, please add no-reply@invoicecloud.net to your safe senders list.

Transaction Date:

5/10/2016 4:59:03 PM

Account Number:

015-33575-00

Invoice Number:

1070453-2016-1

Payment Amount:

\$4537.48

Message:

Approved 690360

If you haven't already gone paperless, please help us save money and the environment by enrolling now. Simply log into your account and follow the prompts to go through the paperless process. Thank you!



Please consider the environment before printing this email

Certain email accounts block messages that you intend to receive. To make sure that you continue to receive updates from Invoice Cloud add no-reply @ invoicecloud.net to your address book. © 2010-2016, Invoice Cloud. All rights reserved.

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Jeffrey H. Underwood, CPA
Controller
City of Bloomington, IN
www.bloomington.in.gov

City of Bloomington
Redevelopment Commission
AMENDED Project Review & Approval Form

Please Note:

- Approval of the project by the Redevelopment Commission through this Project Review & Approval Form does not represent an authorization to begin work or expend funds.
- Authorization of work and the commitment of funds shall be done when the Redevelopment Commission reviews and approves: (1) a Purchase Order or Contract prepared after complying with the appropriate procurement process for the type of item, service or construction being sought and (2) the estimated costs associated with the Purchase Order or Contract.
- No payment of funds shall be made without a duly authorized and approved Purchase Order or Contract. All claims for payment against a duly authorized Purchase Order or Contract shall be submitted to the Redevelopment Commission for their review and approval along with any required departmental inspections, reviews and approvals prior to the payment of any funds.

To Be Completed by Requesting Party:

Project Name: Switchyard Park Project

Project Manager: Mick Renneisen, Dave Williams / Parks

Project Description: Park design, proposed land acquisition, and construction Per 2012 "Switchyard Park Master Plan" (<http://tinyurl.com/switchyard>). Breakdown of master plan conceptual phased costs for park development is attached.

Project Timeline:

Design: 7/1/15-12/15/16
Proposed Land Acquisition: 10/17/15-12/31/15
Bidding: 12/16
Construction: 1/5/17-8/7/18

Financial Information:

Estimated full cost of project:	\$25,532,742.07
Sources of funds:	TIF Bond

Project Phases: This breakdown should mirror the contract(s) expected to be issued for this project. Each phase should include a description of the work to be performed, the cost, and the timeline for the contract.

<u>Phase / Work to Be Performed</u>	<u>Cost</u>	<u>Timeline</u>
1 Design consultant selection	-	6/16/15
1a Design consultant contract funding	\$2,410,000	6/16/15
1b Contracted construction per master plan	\$22,641,298	1/5/17-8/7/18
2 Proposed property acquisition	-	6/16/15-12/31/15
2a Property acq.-Appraisals (2) funding	\$2,750	6/16/15-7/16/15
2b Property acq.-Phase I Environmental Report funding	\$2,250	6/16/15-8/16/15
2c Property acq.-Title Search funding	\$500	6/16/15-8/16/15

2d Property acquisition funding \$475,944.07 8/16/15-12/31/15

To Be Completed by Redevelopment Commission Staff:

Approved on _____

By Resolution _____ by a vote of _____