



City of Bloomington Capital Improvement (CBCI)

BOARD MEETING

WEDNESDAY, June 7, 2023, 4:00 P.M.

Allison Conference Room (Suite #225, City Hall, 401 N. Morton St)

Board Members present: President Mick Renneisen, Vice President Valerie Peña (virtual), Secretary/Treasurer John West, Sarah Bauerle Danzman (virtual), Doris Sims (virtual)

APPROVED MEETING MINUTES

1. President Renneisen called the meeting to order: 4:07pm.
2. Roll call by Public Engagement Director Kaisa Goodman: all members present. Vice President Valerie Peña, Member Bauerle Danzman, and Member Sims virtual; other members present in person.
3. Declaration/review of board member conflicts of interest: President Renneisen asked if any to declare, none to declare.
4. Approval of minutes from 6/7/23 meeting.
 - a. Secretary/Treasurer West noted that "real estate contractor" should be corrected to "real estate broker;" Director Goodman will correct before sending out for signature.
 - b. Moved by Secretary/Treasurer West, seconded by Member Sims
 - c. Roll call vote: motion carried 5-0
5. Hopewell: Follow-up from June 5th RDC meeting
 - a. Presiden Renneisen noted that Project Manager Ms. Deb Kunce with J.S. Held was at the meeting representing the CBCI board along with City staff.
 - b. The RDC unanimously approved the U3 Advisors contract.

- c. The RDC had some questions about the frequency of updates from CBCI to RDC. Since Member Bauerle Danzman is on the RDC as well, she can help make sure CBCI is meeting the RDC's expectations.
 - i. Ms. Kunce noted that the RDC had asked for quarterly updates related to U3 advisors but that an overall update on Hopewell would be more comprehensive and valuable.
 - ii. Member Bauerle Danzman agreed that it's useful for the RDC to have a broader overview: they want opportunities to engage in oversight for any part of the project which the RDC funds. She is happy to help develop a mutually agreeable framework for reporting.
 - iii. President Renneisen confirmed that CBCI would rely on Member Bauerle Danzman's direction on how to make an efficient but thorough report and that Ms. Kunce would provide assistance as well.
- d. President Renneisen noted that there is still some lack of clarity about CBCI's role in this project, as this is a new structure with CBCI liaising between the Administration and the RDC.
- 6. Hopewell: Development Owner's Representative - prep for kickoff meeting
 - a. President Renneisen spoke with Ms. Kunce earlier in the day about preparing for this meeting.
 - b. Ms. Kunce noted that the kickoff meeting is scheduled for June 13 and the agenda is in progress. There will be a meeting with all key stakeholders from 9:30-11:00 a.m. and CBCI is invited to attend. Director Goodman will publicly notice this meeting for CBCI.
 - c. Following the morning meeting, some RDC members will be invited to join a lunch so they can also meet U3 Advisors. A balance of Mayoral and Council appointees will be invited. If three or more want to attend, this meeting will need to be publicly noticed as well.
 - d. U3 Advisors will also be meeting with leaders from Indiana University as well as groups of City staff.
- 7. Hopewell: Project review form
 - a. Ms. Kunce noted that this has been updated, and the updated version was approved by the RDC last month.
 - b. The document still needs to be updated with the new President of the RDC's name

- c. Review of funding sources: TIF, federal roadway reconstruction, READI grant.
- d. Note that red and stricken language shows that there has been a change, for transparency's sake.
- e. Ms. Kunce reviewed changes to list of costs:
 - i. Updates to consulting estimates
 - ii. Clarification that there may be an opportunity for federal funding on item 6, but that is yet to be determined
 - iii. Section 7 is for Phase 1 East: note that the total investment hasn't changed, though individual lines have changed (some increased, some decreased).
 - iv. No changes to the Kohr Building
 - v. Enhancements will be needed to make the parking garage functional again.
 - vi. Item 12, Jackson St. from 1st St. to University St., is new
- f. Discussed ongoing services section: pros and cons of enhanced security versus demolition of buildings, as discussed at the last meeting.
 - i. A recommendation will be taken to the RDC, hopefully later this month.
 - ii. IU Health will be leaving the perimeter fence, so the City will probably not have to spend the \$200k allotted for that expense.
- g. The 1% for the arts commitment is only for infrastructure investments the City makes itself, per City ordinance, but we could encourage developers to include an arts component
- h. Items that will likely be on the June 20th RDC agenda:
 - i. Demolition proposal
 - ii. Garage assessment contract
 - iii. Primary plat
- i. President Renneisen asked if the board had questions/comments:
 - i. Member Sims asked why there was an expense associated with LEED certification when that is the developer's responsibility. Ms. Kunce explained that there is still preliminary work that the City will do related to LEED certification.

- ii. President Renneisen mentioned that the CBCI board needs to discuss whether there's a need for an executive director or if they feel supported by staff from JS Held and the City. Ms. Kunce informed the board that the JS Held contract needs extended.

8. Hopewell: Steering Committee (HSC) meeting

- a. President Renneisen noted that this is scheduled for June 28th from 3-4:30 p.m., with a reception to follow from 4:30-5:30 p.m. We want the HSC to stay informed and learn more about who CBCI is and the process to getting a development owner's representative (U3 Advisors)
- b. Director Goodman reiterated that this is an opportunity for CBCI, the HSC and the new co-chair, Senator Shelli Yoder, to meet and get updated. The location is to be determined.
- c. Member Sims asked if Councilmembers would be invited. Director Goodman clarified that the President and Vice President would be invited, as well as the Councilmember whose district Hopewell is located in.
- d. Secretary/Treasurer West noted that he has been on the HSC for many years and it is a vocal group whose input has not been solicited for some time. President Renneisen reaffirmed that updates need to fit into a 90 minute meeting, including time to present, hear feedback, and discuss as a group.
- e. There was a discussion about the size of the group, and Director Goodman confirmed that the HSC in its current form is about 12 external people besides City staff.
- f. Mayor Hamilton asked if the roundtable set-up in Council Chambers had worked previously, and Secretary/Treasurer West said that it had worked well.
- g. President Renneisen asked what City staff would be assigned to this, and the Mayor said this was to be determined.
- h. Ms. Kunce noted that the agenda for the HSC meeting could be discussed at the next CBCI meeting.
- i. Director Goodman noted that a "save the date" for the event was sent to the HSC and CBCI board. It will be a public, noticed meeting. Director Goodman will work with Council Administrator Stephen

Lucas to determine if it will also need to be noticed as a City Council Meeting.


9. Comments from the Mayor

- a. The project review form reflects a lot of work and collaboration with the RDC and is much appreciated.
- b. He is looking forward to seeing all the progress that will be made.
- c. Vice President Peña asked if there was a website so the public could follow the updates and progress. Ms. Kunce confirmed that there is a line for website funding in the consulting section of the project review form, and it is being worked on now. Communications Director Andrew Krebbs and Assistant City Attorney Larry Allen, among others, have been working on this.

10. Public Comment - none

11. Motion to adjourn: moved by Member Sims, seconded by Secretary/Treasurer West. Motion passed 5-0. Meeting adjourned: 4:54 p.m.

These meeting minutes have been approved by the Board of Directors on June 21, 2023.

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President, Mick Renneisen

6/24/2023

DocuSigned by:

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Vice President, Valerie Peña

6/26/2023
