

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Tuesday, June 20, 2023, at 5:00 p.m. in the Allison Conference Room, 401 North Morton Street, Room 221, and via Zoom, with President Cindy Kinnarney presiding:  
<https://catstv.net/m.php?q=12549>***

**I. ROLL CALL**

Commissioners Present: Deb Hutton, Randy Cassady, Cindy Kinnarney, and Sarah Bauerle Danzman attended the meeting in person.

Commissioners Absent: None.

Staff Present: John Zody, Director, Housing & Neighborhood Development Department (HAND); Anna Hanson, Assistant Director, HAND; Christina Finley, Financial Specialist, HAND

Others Present: Beth Cate, Corporation Council, Legal Department; Larry Allen, Assistant City Attorney, Legal Department; Jeff Underwood, Controller; Alex Crowley, Director, Economic & Sustainable Development; Patrick Dierkes, Project Engineer, Engineering Department; Dave Askins, B Square Bulletin; Alexis Simkins; Deb Kunce, J.S. Held; John Fernandez; Carrie Walden, CE Solutions; Sam Dove

**II. READING OF THE MINUTES** – Deb Hutton moved to approve the June 5, 2023 minutes. Sarah Bauerle Danzman seconded the motion. Deborah Myerson abstained. The motion passed 3-0-1.

**III. EXAMINATION OF CLAIM REGISTER** – Deborah Myerson moved to approve the claim register for June 23, 2023, for \$191,895.08. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Randy Cassady moved to approve the payroll register for June 16, 2023, for \$36,320.16. Deb Hutton seconded the motion. The motion passed unanimously.

**V. REPORT OF OFFICERS AND COMMITTEES**

**A. Director's Report:** John Zody reported that the HAND department is in the process of digitizing several thousand rental files. The original files will be stored in an RDC owned building on S. Walnut Street.

Zody also reported that the owner's rep for Hopewell, U3 Advisors was in town last week and will be presenting periodic updates.

**B. Legal Report:** Larry Allen reported was available to answer questions.

**C. Treasurer's Report:** Jeff Underwood was available to answer questions.

**D. Business Development Updates:** Alex Crowley was available to answer questions.

**VI. NEW BUSINESS**

**A. Resolution 23-47: Approval of Offering Sheet for Redevelopment Commission Properties Located within the Trades District.** John Fernandez stated properties in the Trades District had previously been offered for sale, but that they felt that it was prudent to update the notices. Indiana law requires the Redevelopment Commission to prepare a notice of offering in advance of entertaining an offer to purchase or sell real estate owned by the Redevelopment Commission. City staff obtained two updated, independent appraisals for the RDC owned parcels within the Trades District. Staff has prepared an offering sheet for parcels to be publically offered for sale.

Cindy Kinnarney asked for public comment. There were no comments from the public.

Deborah Myerson pointed out a typo in the hyperlink of the offering sheet. Deb Hutton moved to approve Resolution 23-47, with the correction to the typo. Deborah Myerson seconded the motion. The motion passed unanimously.

- B. Resolution 23-48: Approval of Primary Plat Approval for Hopewell Project.** Deb Kunce reported that the demolition of the Legacy Hospital is complete.

Patrick Dierkes explained the primary plat for Hopewell West. If approved, the primary plat will go to the Plan Commission to begin the plat approval process. The primary plat establishes the first step in the process. Dierkes said we have until June 26, 2023, to make amendments to the primary plat. After the primary plat we will have one year to report the secondary plat. The secondary plat is the official plat that goes to the recorder's office.

Cindy Kinnarney asked for public comment. There were no comments from the public.

Sarah Bauerle Danzman moved to approve Resolution 23-48. Randy Cassady seconded the motion. The motion passed unanimously.

- C. Resolution 23-49: Approval of Change Orders for 17<sup>th</sup> Street Improvements.** Patrick Dierkes explained the change orders. Change Order 1 is for \$2,562.13 and accounts for the necessary relocation of a private sanitary sewer lateral line that was discovered during construction. Change Order 2 is for \$34,212 which will cover topsoil and sod to replace areas that were formerly asphalt. Change Order 3 is for \$87,460.40 for the replacement of existing pavement that was discovered to be structurally unable to support additional paving on top of it. These change orders would increase the total amount for the East project construction agreement from \$1,192,297.10 to \$1,196,297.10 and increase the West project construction agreement from \$3,083,517 to \$3,204,855.

Cindy Kinnarney asked for public comment. There were no comments from the public.

Randy Cassady moved to approve Resolution 23-49. Deb Hutton seconded the motion. The motion passes unanimously.

- D. Resolution 23-50: Approval of Agreement with CSX for the B-Line and Multiuse Path Project.** Patrick Dierkes explained that part of the project includes a trail that will be constructed adjacent to railroad tracks owned by CSX Transportation. Dierkes said there are mandatory procedures that must be followed when working adjacent to the railroad. Dierkes said while our project has minimal impact to actual railroad right-of-way, we are within a certain distance of the railroad so we must follow those procedures. Staff negotiated an agreement with CSX for inspection and flagging services for a total amount not to exceed \$47,300. The agreement is also being considered by the Board of Public Works on June 20, 2023.

Cindy Kinnarney asked for public comment. There were no comments from the public.

Deborah Myerson moved to approve Resolution 23-50. Sarah Bauerle Danzman seconded the motion. The motion passes unanimously.

- E. Resolution 23-51: Agreement with CE Solutions for Condition Assessment and Study of the Hopewell Parking Garage.** Carrie Waldon, CE Solutions gave an overview of the assessment

they will be performing on the parking garage. The assessment will provide the needed information in order to make recommendations to make the garage fully functional and most efficient when it goes into operation. Final recommendations from CE Solutions will be toward the end of November, 2023.

City staff have negotiated an agreement with CE Solutions to perform the services for an amount not to exceed \$87,675.

Waldon answered questions from the commissioners.

Cindy Kinnarney asked for public comment. There were no comments from the public.

Deb Hutton moved to approve Resolution 23-51. Deborah Myerson seconded the motion. The motion passes unanimously.

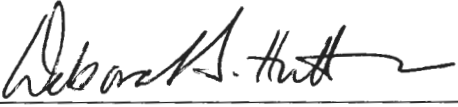
**F. Resolution 23-52: Agreement with Ten31 for Redesign of Hopewell Website.** Deb Kunce said we need to rebuild the website in a way that will give an online presence and an outreach ability and other communications through the community. City staff negotiated an agreement with Ten31 marketing for an amount not to exceed \$22,200.

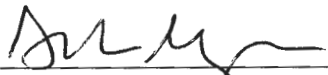
Deborah Myerson asked about the bidding process. She said the price seems high. There was concern from some of the commissioners regarding the lack of bidding and the price. Sarah Bauerle Danzman also expressed concern about security.

Randy Cassady moved to postpone Resolution 23-52 until the next meeting, in order to obtain more information. Deborah Myerson seconded the motion. The motion passed unanimously.

**VII. BUSINESS/GENERAL DISCUSSION –**

**XI. ADJOURNMENT** – Deb Hutton moved to adjourn. Deborah Myerson seconded the motion. The meeting adjourned at 6:15 p.m.

  
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Cindy Kinnarney, President  
Deborah A. Hutton, Vice-President

  
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Deborah Myerson, Secretary

Date: 7/3/2023