



MEETING NOTICE

City of Bloomington Capital Improvement (CBCI) Regular Meeting will occur at 4:00 p.m. on **Wednesday, September 6, 2023**

This meeting will be held in the Allison Conference Room (Suite #225, City Hall, 401 N. Morton St) and may also be accessed electronically via Zoom (see information below)

JOIN BY ZOOM

<https://bloomington.zoom.us/j/86325603534?pwd=VlhRWGc1emoybEZrNHViempXQ1RYZz09>

Meeting ID: 863 2560 3534

Passcode: 691669

One tap mobile

+13017158592,,86325603534# US (Washington DC)

+13052241968,,86325603534# US

Find your local number: <https://bloomington.zoom.us/j/keAUpGI8Di>

The CBCI will conduct its meetings as though it were subject to the Indiana Open Door Law (I.C. § 5-14-1.5) ("ODL"). Therefore this statement provides notice that this meeting will occur and is open for the public to attend, observe, and record what transpires.



City of Bloomington Capital Improvement (CBCI)

BOARD MEETING

WEDNESDAY, SEPTEMBER 6, 2023, 4:00 P.M.

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

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MEETING AGENDA

1. Approval of minutes from 8/2/23 meeting
2. Schedule updates – Deb Kunce, J.S. Held
 - a. Release of RFI Blocks 1-2-3
 - b. Public Offering of Blocks 8-9-10
 - c. IUH Property Conveyance Site Conditions Notice Deadline
 - d. Hopewell West Alley Vacation Request
3. Website Update – Valerie Peña, CBCI
4. Phase I East Arts Program – update on Arts Commission by Holly Warren, Interim Director of Economic and Sustainable Development (ESD)



City of Bloomington Capital Improvement (CBCI)

BOARD MEETING

WEDNESDAY, AUGUST 2, 2023, 4:00 P.M.

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

MEETING MINUTES

Board Members present: Vice President Valerie Peña, Secretary/Treasurer John West, Member Sarah Bauerle Danzman, Member Doris Sims

Board Members absent: President Mick Renneisen

1. Vice President Valerie Peña called the meeting to order: 4:03p.m.
2. Roll call by Assistant City Attorney Colleen Newbill:
 - a. All members present in person as listed above.
3. Approval of meeting minutes from 7/5/23 meeting
 - a. Member Sims noted a typo in section 6d – Staff Liaison Ashley Sparks will fix this before the minutes are sent out for signature.
 - b. Moved by Secretary/Treasurer West, seconded by Member Sims
 - c. Approved 4-0
4. Declaration/review of board member conflicts of interest: Vice-President Peña asked if any to declare, none to declare.
5. Hopewell
 - a. Development Update: Blocks 4-5-6-7 (Legacy Hospital Site) update by Ms. Deb Kunce of JS Held (the project management firm)
 1. IUH Legacy Hospital Property Conveyance process was explained in detail by Ms. Kunce, including the contractual obligation to transfer prior to 12/31/2023. Ms. Kunce described the 45-day Due Diligence Period in detail, including all parties from the City of Bloomington

who are to be involved in each step of the Due Diligence Period.

- a. Secretary/Treasurer John West asked if there are as-builts available for the garage and Kohr building. Ms. Kunce stated that there are existing drawings of both.
2. Primary Plat approval and conditions were outlined by Andrew Wolf from Crossroads.
- a. Member Sims asked about the West side parcel's northern section being a common area. Mr. Wolf answered affirmatively.
 - b. Vice-President Peña asked if only a portion of the West side parcel's area will be a common area. Mr. Wolf answered affirmatively.
 - c. Member Sims asked if the right of way versus common area will line up with University Street. Mr. Wolf clarified that the center line of the road will align with this. Ms. Kunce further clarified that the property is currently owned by the school system.
 - d. Secretary/Treasurer West asked if the cross-section requirements at 1st, 2nd, and Rogers Streets would have a big impact on Lot 13 as depicted on the illustration. Mr. Wolf answered that the lots will need to be re-sized.
 - e. Member Sims asked if Crossroads will be going to City Council to vacate the alleys on the premises. Mr. Wolf answered affirmatively.
 - f. Member Sims asked when this would be brought to Council. Mr. Wolf answered that the documents are in legal review.
 - g. Member Sims asked if the common areas will be given Lot Numbers when the nomenclature changes on the plat. Mr. Wolf answered affirmatively.

2. Vice-President Peña discussed the status of the website. Ms. Kunce to provide results from the scope of work review.
 3. Member Sims asked about clarification on the role of CBCI in the decision-making process of the website. Vice-President Peña asked for Ms. Kunce's input. Ms. Kunce further clarified that this is still pending a decision. Member Bauerle Danzman further clarified RDC's involvement in this process.
 4. Member Sims asked for a status report on the website contract. Member Bauerle Danzman stated that the RDC was approached to fund the proposal and provided additional details on the status of the contract as it pertains to the RDC. Vice-President Peña further clarified.
6. Public Comment - none
 7. Motion to adjourn: moved by Member Bauerle Danzman; seconded by Member Sims. Motion passed 4-0. Meeting adjourned: 4:44 p.m.