

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA**  
met on Monday, December 18, 2023 at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton  
Street, Room 135, and via Zoom, with President Cindy Kinnarney presiding:  
<https://catstv.net/m.php?q=13099>

**I. ROLL CALL**

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

Commissioners Absent: None.

City Staff Present: John Hamilton, Mayor; Larry Allen, Deputy Mayor; John Zody, Director, Housing & Neighborhood Development Department (HAND); Anna Hanson, Assistant Director, HAND; Christina Finley, Financial Specialist, HAND; Matt Swinney, Program Manager, HAND; Colleen Newbill, Assistant City Attorney, City Legal; Heather Lacy, Assistant City Attorney, City Legal; Holly Warren, Interim Director and Assistant Director for the Arts, Economic and Sustainable Development (ESD); Jason Moore, Fire Chief; Jeff Underwood, City Controller; Matt Flaherty, Council Member; Roy Aten, Senior Project Manager, Engineering

Others Present: Mayor-elect, Kerry Thomson; Deb Kunce, J.S. Held; Dave Askins, B Square Beacon; Chris Ciolli, Weddle Bros.; Paul Post, President, Don Owens Memorial Lodge 88; Jeff Cockrill, County Attorney's Office

**II. READING OF THE MINUTES** – Deb Hutton moved to approve the December 4, 2023 minutes. Deborah Myerson seconded the motion. Sarah Bauerle Danzman abstained. The motion passed 4-0-1.

**III. EXAMINATION OF CLAIM REGISTER** – Deborah Myerson moved to approve the claim register for December 8, 2023, for \$470,174.04. Deb Hutton seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Randy Cassady moved to approve the payroll register for December 1, 2023, for \$37,441.55. Deborah Myerson seconded the motion. The motion passed unanimously.

**V. REPORT OF OFFICERS AND COMMITTEES**

**A. Director's Report.** John Zody stated that the RDC met in executive session prior to this meeting. Zody was available to answer questions.

**B. Legal Report:** Colleen Newbill was available to answer questions.

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

**D. Business Development Updates:** Holly Warren was available to answer questions.

**E. Hopewell Update:** Deb Kunce briefly updated the commission on Hopewell activities. A year-end review was included in the commission packet. Kunce outlined the different sources of funding used for Hopewell. Kunce and staff answered questions from the commissioners.

**VI. NEW BUSINESS**

**A. Convention Center Presentation:** Jeff Cockrill presented some background on the Convention Center expansion project. The Capital Improvement Board (CIB) is managing the project. The

RDC owns property that would benefit the project and Cockrill wanted to get their thoughts on the possibility of donating or selling the property to CIB in the future. Cockrill stated that this is not an official request, he just wants to make the board aware

- B. Resolution 23-105: Approval of General Trades Contract for Showers West.**
- C. Resolution 23-106: Approval of Electrical Contract for Showers West**
- D. Resolution 23-107: Approval of Mechanical and Plumbing Contract for Showers West**
- E. Resolution 23-108: Approval of Fire Protection Construction Services Contract for Showers West**

Randy Cassady recused himself from all conversations and votes regarding Resolutions 23-105 through 23-108.

Larry Allen gave a presentation on the Showers West project. The presentation included background, design, timeline, funding sources, bids, and project goals. In 2021, Fire Station 1 and the Bloomington Police Department Headquarters (BPD HQ), both in the downtown, flooded. Fire Station 1 became unusable and the fire station was temporarily relocated to the RDC-owned property, College Square. BPD HQ needed significant repairs and replacement of equipment as well.

In 2022, the Common Council approved Economic Development Local Income Tax (EDLIT) revenue bonds for public safety capital projects. Included in those projects was the reconstruction and renovation of Fire Station 1 and the purchase and renovation of Showers West. One of the goals of the Showers West project is to relocate the new BPD HQ and Fire Administration staff to Showers West, which would be integrated with the existing City Hall in the Showers Building. The presentation slides are attached to the December 18 minutes.

Jason Moore, Fire Chief, expressed his support for the project and need for the space. Moore said the Fire Station's current location is temporary and a permanent space is needed. Mayor Hamilton and Council Member Flaherty expressed their support for this project and urged the commissioners to approve the contracts for Showers West.

Cindy Kinnarney asked for public comment.

Paul Post stated that he represents Bloomington Police Department collective bargaining unit. Post said they are opposed to the Showers West move for BPD. Post urged the commission to wait until the new administration and council have a chance to look at the project before moving forward.

Mayor-elect Kerry Thomson asked the commission to wait for the new administration to have an opportunity to review the Showers West project and before moving forward and approving binding contracts. Thomson said it is not appropriate to engage in these contracts until there is a full picture of what the City can fully afford and the new administration has not had an opportunity to look at the finances.

Deb Hutton moved to table Resolutions 23-105 until the next meeting, via roll-call vote. Deborah Myerson seconded the motion. Sarah Bauerle Danzman and Cindy Kinnarney voted no. The motion failed.

Sarah Bauerle Danzman moved to approve Resolution 23-105, via roll-call vote. The motion failed due to the lack of a second motion.

Cindy Kinnarney asked for a motion on Resolutions 23-106, 23-107, and 23-108. Sarah Bauerle Danzman moved to approve Resolutions 23-06, 23-07, and 23-108, via roll-call vote. The motion failed due to lack of a second motion.

Allen said that although the Commission failed to introduce the resolutions for approval, new resolutions for approval of the contracts could be introduced at another meeting of the RDC.

- F. Resolution 23-110: Approval of 2023 CDBG Physical Improvements Life Designs Funding Agreement:** This project is for interior renovations at Housing Options 1 group home located at 1814-1856 S. Covey Lane. The LifeDesigns funding agreement is for an amount not to exceed \$86,803.

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

Randy Cassady moved to approve Resolution 23-110. Deb Hutton seconded the motion. The motion passed unanimously.

- G. Resolution 23-111: Approval of Lease Extension and Modification Agreement for the Dimension Mill with Dimension Mill, Inc.** The RDC currently has a lease agreement with Dimension Mill, Inc. In accordance with the lease agreement, Dimension Mill Inc. notified the RDC of its intent to extend the lease agreement for an additional 5-year term, which is set to begin on January 1, 2024. The proposed lease extension includes some modifications to the original lease.

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

Deb Hutton moved to approve Resolution 23-111, via roll-call vote. Deborah Myerson seconded the motion. Cindy Kinnarney abstained. Hutton, Myerson, Randy Cassady and Sarah Bauerle Danzman voted yes. The motion passed.

- H. Resolution 23-112: Addendum to Agreement with CBCI, Inc and Assignment of Agreements.** Larry Allen stated that this agreement formalizes what has been the relationship with the City of Bloomington Capital Improvement Board and the Redevelopment Commission. CBCI acts as an overall coordinator, RDC representative, and project manager of the next stages of Hopewell development. This resolution will memorialize CBCI's role for the Hopewell development and delegate some of its duties under the RDC's agreements with J.S. Held and U3 Advisors and assign those agreements to be managed by CBCI.

A few of the commissioners questioned the benefit of this agreement. Cindy Kinnarney said the new administration should have the opportunity to decide if this is the direction they want to pursue.

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

Randy Cassady moved to table Resolution 23-112 until the February meeting, via roll-call vote. Deb Hutton seconded the motion. Sarah Bauerle Danzman abstained. Hutton, Cassady, Deborah Myerson and Cindy Kinnarney voted yes. The motion passed.

- I. Resolution 23-113: Approval of Change Orders 2-8 to Project Agreement with Milestone Contractors, LP, for Hopewell Phase 1 East.** Roy Aten stated the change orders are for additional work that was not negotiated at the time the agreement was awarded. The change order package #1 is for \$154,571.81. The proposed change order package #1 would modify the existing agreement with Milestone from \$13,383,338.28 to \$13,537,910.09.

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

Deborah Myerson moved to approve Resolution 23-112, via roll-call vote. Deb Hutton seconded the motion. The motion passed unanimously.

- J. Resolution 23-114: Approval of Fourth Amendment of Agreement for Security Patrols at Hopewell Properties.** John Zody stated the current agreement is set to expire on December 31, 2023. The current agreement provides security services for parcels B, C, and D. The proposed fourth amendment to this agreement will extend the expiration date to February 29, 2024, and modify the scope of security services to include parcel A and remove parcel B.

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

Deb Hutton moved to approve Resolution 23-114, via roll-call vote. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

- K. Resolution 23-115: Approval of Post-Closing Agreement between the City of Bloomington and IU Health for the Purchase of the IU Health Hospital Site.** Heather Lacy stated that the post-closing agreement memorializes IU Health obligations to complete site-stabilization work that will survive closing. These are obligations that are in the original purchase agreement.

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

Randy Cassady moved to approve Resolution 23-115, via roll-call vote. Deborah Myerson seconded the motion. The motion passed unanimously.

- L. Resolution 23-116: Approval of Project Review and Approval Form for Local Share Portion of Funding for 1<sup>st</sup> Street Reconstruction for Hopewell.** Roy Aten said that Milestone Contractors was selected as the low-bidder through the Indiana Department of Transportation bidding process. Aten said they received notice from INDOT that they can award the contract. Aten confirmed a total project cost of \$6,247,803.72, with a federal award amount \$4,601,337.


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

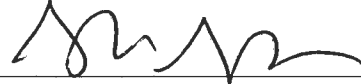
Deb Hutton moved to approve Resolution 23-116, via roll-call vote. Deborah Myerson seconded the motion. The motion passed unanimously.

**BUSINESS/GENERAL DISCUSSION** – Cindy Kinnarney thanked John Zody for all of his partnership, expertise, and patience with the RDC.

Sarah Bauerle Danzman announced that this was her last meeting as an RDC member.

**XI. ADJOURNMENT** – Deb Hutton to adjourn. Randy Cassady seconded the motion. The meeting adjourned at 7:20 p.m.

  
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President Deborah Hutton, RDC Member

  
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Secretary Deborah Myersen, RDC member.

Date: 1-22-24