

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, October 21, 2024, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton
Street, Room 135, and via Zoom, with President Deborah Myerson presiding:
<https://catstv.net/m.php?q=13916>

I. ROLL CALL

Commissioners Present: Deborah Myerson, John West, Sue Sgambelluri, Laurie McRobbie and Randy Cassady

Commissioners Absent: Sam Fleener (MCCSC Representative)

City Staff Present: Christina Finley, Assistant Director, HAND; Larry Allen, City Attorney, Legal Department; Jane Kupersmith, Director, Economic & Sustainable Development (ESD); Jessica McClellan, City Controller; Roy Aten, Senior Project Manager, Engineering Department, Margie Rice, Corporation Counsel

Others Present: John Fernandez, Senior Vice-President, The Mill; Deb Kunce, J.S. Held; Mary Krupinski, J.S. Held; Dave Askins, B-Square Bulletin; Joe Davis, Resident

II. READING OF THE MINUTES – Randy Cassady moved to approve the October 7, 2024 minutes. John West seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTERS – Laurie McRobbie moved to approve the claim registers for October 11, 2024, for \$1,123,704.34 and October 25, 2024 for \$1,351,064.41. John West seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS – John West moved to approve the payroll register for October 4, 2024 for \$43,223.47. Sue Sgambelluri seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Christina Finley was available to answer questions.

B. Legal Report. Larry Allen reported an update to Resolution 24-75. Staff solicited bids from three contractors. Two bids were received. Umphress Masonry was one of the contractors that bid and the other was unresponsive. Umphress initially stated they were going to withdraw their bid however they reversed course since the agreement was finalized, and became the lowest most responsive bidder. Resolution 24-75 is updated to reflect that change and a copy was distributed to the commissioners.

C. Treasurer's Report: Jessica McClellan was available to answer questions.

D. Business Development Updates: Jane Kupersmith was available to answer questions.

E. Hopewell Update: Deb Kunce stated there is a public meeting update on Hopewell on October 23, at the John Waldron Arts Center at 5:30 pm. The submission deadline for public offering for blocks 9 and 10 has been extended to December 8.

VI. NEW BUSINESS

A. Resolution 24-73: Approval of Change Orders 1, 2, 3, and 4 for the B-Line Trail and Multiuse Path Project. Roy Aten stated that the project requires additional work for the removal of an underground water tank; the connection of additional storm pipe; the removal of a

drive entrance pipe; and additional rock excavation for a retaining wall. The additional work totals an additional amount not to exceed \$6,271.35. Change order 1 and 2 were approved by the Board of Public Works at the October 8, 2024 meeting. Change Order 3 and 4 are scheduled to be heard on October 22, 2024.

City staff answered questions from the commissioners.

Deborah Myerson asked for public comment. There were no comments from the public.

Randy Cassady moved to approve Resolution 24-73. Laurie McRobbie seconded the motion. The motion passed unanimously.

- B. Resolution 24-74: Approval of Change Order Package 2 for 1st Street Reconstruction:** Roy Aten stated that this project requires additional work for the revision of maintenance of the traffic plan for 1st Street and College; additional pavement removal; additional signage; and construction changes in connection with a water main. Change order package 2 is for an additional amount not to exceed \$214,697.04. Aten pointed out a typo in the resolution. The total amount that is currently in the resolution is \$25,552.55 and should be amended to \$214,697.04.

Change order 2 was approved by the Board of Public Works on May 6, 2024 and change order 3 and 4 were approved on August 13, 2024. Change order 5 is scheduled to be heard on October 22, 2024.

Larry Allen recommended modifying this resolution to include language that RDC approval of any funding would be contingent upon the approval of the Board of Public Works.

City staff answered questions from the commissioners.

Deborah Myerson asked for public comment. There were no comments from the public.

Laurie McRobbie moved to approve Resolution 24-74 with the amendments to change \$25,552.55 to \$214,697.04 and to include language that approval of funding would be contingent upon the approval of the Board of Public Works. Sue Sgambelluri seconded the motion. Randy Cassady voted no. The motion passed 4-1.

- C. Resolution 24-75: Agreement for Masonry Repairs at the Dimension Mill. Approval of Change Order Package 4 for Hopewell Phase 1 East.** Larry Allen stated that the RDC previously approved a lease modification and extension with the Dimension Mill that included masonry repair on the exterior of the Dimension Mill. City staff solicited bids from three contractors and Umphress Masonry, Inc., was the winning most responsive bidder. Staff have negotiated an agreement with Umphress Masonry, Inc., to perform the masonry work on the exterior of the Mill for an amount not to exceed \$147,000.

City staff answered questions from the commissioners.

Deborah Myerson asked for public comment. One public comment was received from Joe Davis regarding the urgency and need for the repairs at the Dimension Mill.

Randy Cassady moved to approve the amended Resolution 24-75 that was distributed at the meeting and discussed in the legal report. Sue Sgambelluri seconded the motion. John West voted no. The motion passed 4-1.

- D. Resolution 24-76: Agreement for Painting at the Dimension Mill.** Larry Allen stated that the RDC previously approved a lease agreement with Dimension Mill Inc., which included repainting the interior ceilings of the Dimension Mill. Staff Solicited bids from contractors to repaint the ceilings and choose Premier Painting LLC, as the most responsive bidder. Staff have negotiated an agreement with Premier Painting LLC for an amount not to exceed \$44,320.

City Staff answered questions from the commissioners.

Deborah Myerson asked for public comment. One public comment was received from Joe Davis regarding the need for painting the ceilings at the Dimension Mill.

John West moved to approve Resolution 24-76. Sue Sgambelluri seconded the motion. The motion passed unanimously.

- E. Resolution 24-77: Approval of Funding for Appraisals for Real Property within the Allocation Areas for Possible Acquisition, Conveyance, and Redevelopment.** Larry Allen stated that in most circumstances, the RDC must obtain two independent appraisals of fair market value for any property they either acquire or sell. Allen said we anticipate obtaining two appraisals immediately for convention center related property. Staff is requesting an amount not to exceed \$20,000 for appraisals of various parcels of property within the consolidated TIF.

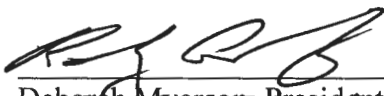
City staff answered questions from the commissioners.


Deborah Myerson asked for public comment. One public comment was received from Joe Davis.

Sue Sgambelluri moved to approve Resolution 24-77. John West seconded the motion. The motion passed unanimously.

XI. OLD BUSINESS/GENERAL DISCUSSION

- XII. ADJOURNMENT** – John West moved to adjourn. Lauri McRobbie. The meeting adjourned at 6:25 p.m.


Deborah Myerson, President
Randy Cassidy member


John West, Secretary

Date: 11/04/24