

AGENDA
REDEVELOPMENT COMMISSION
McCloskey Conference Room
April 2, 2018
5:00 p.m.

- I. ROLL CALL**
- II. READING OF THE MINUTES** –March 19, 2018
- III. EXAMINATION OF CLAIMS** –March 23, 2018 for \$76,803.06
- IV. EXAMINATION OF PAYROLL REGISTERS**–March 16, 2018 for \$30,453.69
- V. REPORT OF OFFICERS AND COMMITTEES**
 - A. Director’s Report
 - B. Legal Report
 - C. Treasurer’s Report
 - D. CTP Update Report
- VI. NEW BUSINESS**
 - A. Resolution 18-20: Right of Entry for Dimension Mill Contractors to Use the Kiln for Storage
 - B. Resolution 18-21: Right of Entry for Morton Street Properties to Access its Parking Lot on Lot 5
 - C. Resolution 18-22: Funding Resolution for Tapp/Rockport Intersection Improvement Project
 - D. Resolution 18-23: Approval of Plat for Southern Portion of the Trades District
 - E. Resolution 18-24: Fourth Amendment of Funding Approval in Resolution 17-19 (Animal Shelter Construction) - To Approve Change Order
- VII. BUSINESS/GENERAL DISCUSSION**
- VIII. ADJOURNMENT**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, March 19, 2018 at 5:00 p.m. in the Showers City Hall, McCloskey Conference Room, 401 North Morton Street, with Donald Griffin, Jr. presiding

I. ROLL CALL

Commissioners Present: Don Griffin, David Walter, Mary Alice Rickert, and Sue Sgambelluri,

Commissioners Absent: Kelly Smith and Eric Sandweiss

Staff Present: Eric Sader, Assistant Director, Housing and Neighborhood Development (HAND); Christina Finley, Financial Specialist, HAND Department

Others Present: Philippa Guthrie, Corporation Counsel, City Legal Department; Larry Allen, Assistant City Attorney, City Legal Department; Alex Crowley, Director, Economic & Sustainable Development; Jeff Underwood, City of Bloomington Controller; Dave Williams, Operations & Development Director, Parks & Recreation; JD Boruff, Director, Public Works; Paula McDevitt, Administrator, Parks & Recreation

II. READING OF THE MINUTES –Sue Sgambelluri made a motion to approve the March 5, 2018 minutes. Mary Alice Rickert seconded the motion. The board unanimously approved.

III. EXAMINATION OF CLAIMS – David Walter made a motion to approve the claim registers for March 9, 2018 for \$341,333.80. Mary Alice Rickert seconded the motion. The board unanimously approved.

IV. EXAMINATION OF PAYROLL REGISTERS –Sue Sgambelluri made a motion to approve the payroll registers for March 2, 2018 for \$30,461.67. Mary Alice Rickert seconded the motion. The board unanimously approved.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director’s Report. Eric Sader was available to answer questions.

B. Legal Report. Philippa Guthrie was available to answer questions.

C. Treasurer’s Report. Jeff Underwood was available to answer questions.

D. CTP Update Report. Dave Williams gave an update on the design and status of the Switchyard Park. The main entrance and parking will be on Rogers Street. However, approximately 40 parking spaces will be at the Walnut Street entrance. The existing building will remain as an axillary maintenance facility. Parks & Recreation issued a 99 year lease to the South Central Indiana Housing Opportunity program for an affordable housing development on property adjacent to the site. They hope to break ground this summer on affordable apartment units. The flagship facility in the park will be approximately an 11,000 square foot, climate controlled pavilion building with approximately 8,000 square feet used for special events and programs. The facility will be heavily used by Parks & Recreation and also be available for private rentals.

The Switchyard Park will include some of the following amenities:

- event lawn/festival space/outdoor stage
- shaded seating areas with movable tables and chairs

- splash pad/water playground and supporting restroom facility
- dog park for small and large dogs
- rubber surfaced playground
- skate park
- raised community garden beds
- fitness stations
- bocce and pickle ball courts with bleacher seating for spectators
- Wi-Fi
- picnic tables with multiple power outlets
- day lighted stream (stream just underground that will be brought to the surface)

The old railroad building will be renovated to be a Bloomington Police Department Sub-Station. There will be electronic surveillance throughout the park.

The entire park will have native plants. Williams stated 600 trees will need to be planted. Parks is looking into using a tree broker who will find the specific trees the City requests and will deliver them to the contractors at different intervals for planting.

Bids will be opened April 3, 2018 and an approval of the award will go to the April 16, 2018 Redevelopment Commission meeting. Construction is set to begin in mid-May with substantial completion (ribbon cutting opportunity) in November 2019. Because of the large quantities of trees and plants to be planted, the final completion will be the end of 2020. The B-Line and the B-Link trail both connect to the Switchyard Park.

Paula McDevitt stated they worked with a consultant to help guide them through developing a brand and logo for the Switchyard Park. She stated the new logo compliments the B-Line logo.

Sue Sgambelluri and Jeff Underwood asked about the possibility of donations. Williams replied the Parks Foundation is heavily involved in recruiting donations; individual and corporate donors.

VI. NEW BUSINESS

A. Resolution 18-18: Project Review and Approval for RCA Park Rehabilitation. Dave Williams stated this project is for the reconstruction of the southern pedestrian loop trail at RCA Park. Reconstruction is needed due to severe erosion caused by upstream development rendering the existing trail impassable in some areas. The north loop trail requires the construction of an accessible paved connection from the northwest corner south to the parking lot. The project requires new asphalt pavement, boardwalk replacement, and the installation of additional stormwater drainage conveyances. This project also requires the services of a design consultant to prepare bid documents, secure permits for construction in the floodplain, and assist with construction inspections. The estimated cost of this project is \$180,000. The project also includes reroofing the group shelter with new underlayment and metal roofing panels with an estimated cost of \$18,000.

David Walter made a motion to approve Resolution 18-18. Mary Alice Rickert seconded the motion. The board unanimously approved.

B. Resolution 18-19: Amending Resolution 17-19 to Approve Change Orders for the Animal Shelter Construction. JD Boruff explained the existing roof of the Animal Shelter is leaking in several places, causing mold growth in the rafters. The existing roof is only 12

years old; however, staff and Neidigh Construction feel the additional roofing work should be done during construction. The entire existing structure needs to be reroofed.

Griffin asked if the leakage was caused by design or construction issues, or hail. Boruff is unsure of the cause. Griffin also asked if the City ever made an insurance claim for the damage. Boruff has only been in his current position for 6 months and is not aware if any previous claim was submitted.

Sgambelluri asked if there is a warranty on the roof. Boruff explained any warranty would have been for shingles only and pro-rated by year.

Underwood will check with the Risk Management department to see if a claim was ever submitted. The City has a high property deductible, therefore, most of the funds would come from the Public Works budget. Underwood explained that if any funds are recovered, those funds will be placed back into the same expense fund used to pay for the reroofing.

Boruff stated the second change order covers multiple “change orders” including pet washing stations, extending the sprinklers into the lobby, a heater for the sally port, and for excavation of rock. The cost for the original landscape design was approximately \$2,000. However, after further Planning review, additional requirements added up to approximately \$4,150.

Boruff stated the total cost in change orders is \$18,000. However, no additional funds are needed. The original contract amount covers all change orders.

Sue Sgambelluri made a motion to approve Resolution 18-19, with the requests that the City do additional research on the possibility of insurance coverage for the Animal Shelter roof and that any funds recovered from insurance claims be deposited back into the expense fund used. Mary Alice Rickert seconded the motion. The board unanimously approved.

VII. BUSINESS/GENERAL DISCUSSION

VIII. ADJOURNMENT

Donald Griffin, President

Mary Alice Rickert, Secretary

Date

**18-20
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

**APPROVAL OF RIGHT OF ENTRY FOR DIMENSION MILL RENOVATION
CONTRACTORS TO STORE MATERIALS AND EQUIPMENT IN KILN**

- WHEREAS, pursuant to Indiana Code 36-7-32, the Redevelopment Commission of the City of Bloomington (“RDC”) and the Common Council of the City of Bloomington created a certified tech park (“CTP”) in Downtown Bloomington; and
- WHEREAS, in Resolution 16-55, the RDC approved a Project Review & Approval Form authorizing a project to renovate the Dimension Mill for use as tech office space (the “Project”) in the portion of the CTP commonly known as The Trades District; and
- WHEREAS, in Resolution 18-14, the RDC approved agreements with four contractors to perform renovation work on the Project, including Neidigh Construction Corporation, HFI Mechanical and Building Solutions, Ryan Fire Protection, Inc., and Cassady Electrical Contractors (collectively the “Contractors”); and
- WHEREAS, in order to perform their work on the Project, the Contractors will need space for storing materials and equipment to be used on the Project, and the Kiln building adjacent to the Dimension Mill offers appropriate space for such storage;
- WHEREAS, the Contractors require a Right of Entry from the RDC in order to obtain access to the Kiln, and staff has drafted the Right of Entry attached to this Resolution as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

1. The draft Agreement for Right of Entry in Exhibit A is approved.
2. The RDC authorizes Alex Crowley and Philippa Guthrie to agree to reasonable revisions, if any, requested by the Contractors.
3. Donald Griffin is authorized to sign an agreed upon final Agreement for Right of Entry on behalf of the Redevelopment Commission.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Mary Alice Rickert, Secretary

Date

AGREEMENT FOR RIGHT OF ENTRY

This Agreement for Right of Entry ("Right of Entry") is entered into this _____ day of March, 2018 by and between the BLOOMINGTON REDEVELOPMENT COMMISSION (the "RDC") and NEIDIGH CONSTRUCTION CORPORATION, CASSADY ELECTRICAL CONTRACTORS, INC., HARRELL-FISH INC., and RYAN FIRE PROTECTION, INC. ("Contractors").

RECITALS

WHEREAS, the Redevelopment Commission owns the Dimension Mill, 335 W. 11th Street, Bloomington, Indiana, 47404 ("Dimension Mill"), Tax Identification Number 53-05-33-200-005.000-005, which includes the Dimension Mill Kiln ("the Kiln"); and

WHEREAS, the RDC has hired the Contractors to work on the renovation of the Dimension Mill; and

WHEREAS, the Contractors require a grant of Right of Entry to store and access materials and equipment related to the work on the project; and

WHEREAS, the Kiln presents an ideal location for the Contractors to store their materials and equipment; and

WHEREAS, the Parties wish to enter into this Right of Entry whereby the RDC will allow the Contractors to enter the Kiln on a periodic and temporary basis, for the purpose of storing and accessing the Contractors' materials and equipment in the course of performing their work on the Dimension Mill; and

NOW, THEREFORE, the RDC and the Contractors agree as follows:

AGREEMENT

1. **Right of Entry.** The RDC hereby grants to the Contractors, and their agents, employees, and sub-contractors the right to enter upon and into the Kiln. The Right of Entry shall only be for the purposes of storing, accessing and removing equipment and materials as necessary to complete the Contractors' work on the Dimension Mill.
2. **Requirements.** The Contractors shall comply with all instructions from City of Bloomington staff regarding the placement of the material and equipment.
3. **Term.** This Right of Entry shall terminate upon the earlier of (1) December 31, 2018, unless otherwise extended by mutual agreement of the parties, (2) the removal of all materials and equipment from the Kiln, or (3) 10 days after the Contractors receive notice to remove all materials and equipment from the Property.
4. **Insurance.** The Contractors shall carry sufficient insurance on all materials and related equipment stored at the Kiln to protect against any loss by the Contractors.

The City shall have no responsibility, financial or otherwise, for any losses incurred by the Contractors related to this grant of Right of Entry.

- 5. Restoration and Repair. The Contractors agree to repair or cause to be repaired any and all damage to the Kiln, fences, sidewalks, buildings, or other property as a result of the Contractors' use of the Kiln and to restore the Kiln to as good a condition as it was in prior to the Contractors' first entrance onto the property pursuant to this Right of Entry. The RDC does not waive its right to make claims for any damages incurred related to the Contractors' use of the Kiln.
- 6. Indemnity. The Contractors agree to indemnify, defend, and hold harmless the RDC, its officials, employees, and agents in any action arising from the Contractors' access to and use of the Kiln and the surrounding property.

IN WITNESS WHEREOF, the undersigned has/have set his/her/their hand and seal this _____ day of _____, 2018.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

NEIDIGH CONSTRUCTION CORPORATION

CASSADY ELECTRICAL CONTRACTORS, INC.

HARRELL-FISH INC.

RYAN FIRE PROTECTION, INC.

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Donald Griffin, who executed the above and foregoing instrument as his/her/their voluntary act and deed for the purposes therein stated.

Witness my hand and notarial seal this _____ day of _____, 20____.

My Commission Expires:

Notary Public

Residing in _____ County

Name Printed: _____

18-21
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

TO GRANT RIGHT OF ENTRY TO MORTON STREET PROPERTIES
FOR ACCESS TO LOT 5

WHEREAS, the City of Bloomington established the Redevelopment Commission of the City of Bloomington (“RDC”), with the powers and authorities set forth in Indiana Code 36-7-14; and,

WHEREAS, on August 15, 2015, the RDC approved Resolution 15-60, which approved a Project Review and Approval Form regarding the first phase of infrastructure improvements in The Trades District (the “Project”); and

WHEREAS, Indiana Code § 36-7-14-22 sets forth the process for the RDC to publicly offer property for sale; and

WHEREAS, the RDC went through the process set forth in Indiana Code § 36-7-14-22 in order to offer for sale certain parcels of the RDC’s property in The Trades District known as the Red Lot; and

WHEREAS, staff determined that the Project would require the RDC to acquire certain parcels in or near The Trades District owned by other entities for the purpose of storm water retention and for other purposes; and

WHEREAS, in Resolution 17-92, the RDC approved a Project Agreement with Morton Street Properties, LLC (“Morton St.”) which provided that Morton St. and the RDC would essentially “swap” properties within The Trades District; and

WHEREAS, pursuant to the Project Agreement, Morton Street will acquire a portion of the Red Lot, and the City will acquire a certain parcel in or near The Trades District commonly referred to as “Lot 6”, as more particularly described and depicted on Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, a portion of Lot 6 falls within the only vehicular entryway to a parking lot owned and utilized by Morton St. on a parcel it owns which is commonly known as Lot 5, as described and depicted on Exhibit A; and

WHEREAS, Morton St. requires a grant of Right of Entry upon and across the affected portion of Lot 6, which will shortly be owned by the RDC; and

WHEREAS, the Parties wish to enter into the Right of Entry attached to this Resolution as Exhibit B ,whereby the RDC will allow Morton St. to enter upon Lot 6, and such Right of Entry shall exist until such time as an easement is recorded providing Morton St. with access to Lot 5.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

1. The draft Agreement for Right of Entry in Exhibit B is approved.
2. The RDC authorizes Alex Crowley and Philippa Guthrie to agree to reasonable revisions, if any, requested by Morton Street Properties.
3. Donald Griffin is authorized to sign an agreed upon final Agreement for Right of Entry on behalf of the Redevelopment Commission.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Mary Alice Rickert, Secretary

Date

TRADES DISTRICT PLAT PHASE 1 A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND A PART OF THE NORTHWEST QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA

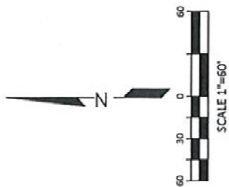
OWNER/DEVELOPER
City of Bloomington Redevelopment Commission
1 West Third Street
Bloomington, IN 47404
Phone: 812-348-3420

Morton Street Properties, LLC
555 North Morton Street
Bloomington, IN 47404

RECORD INFORMATION
City of Bloomington Planning and Development Commission
Ordinance Number: 2011010268
Parcel Number(s): 53-05-32-100-035, 000-005,
53-05-32-400-004, 000-005,
53-05-33-300-021, 001-005, and
53-05-33-300-013, 000-005

Morton Street Properties, LLC
Instrument Number: 2008012578
Parcel Number: 33-05-33-200-012, 000-005

ZONING
Subject: CD
Adjacent: CD



TRADES DISTRICT PLAT PHASE 1 DESCRIPTION

A part of the Northeast quarter of Section 32 and a part of the Northwest Quarter of Section 33, all Township 9 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of a 12 foot alley being 12 feet west of the Northwest Corner 1 in Hunter Addition to the City of Bloomington; thence SOUTH 00 degrees 03 minutes 39 seconds WEST along the west line of said alley 327.47 feet to the POINT OF BEGINNING; thence continue as follows:
1) NORTH 89 degrees 09 minutes 02 seconds EAST, 120.00 feet to the north right-of-way line of 10th Street; thence NORTH 89 degrees 09 minutes 02 seconds EAST, 201.01 feet thence leaving said west line and leaving said north right-of-way line of 10th Street, thence SOUTH 88 degrees 27 minutes 12 seconds EAST, 120.00 feet to the north right-of-way line of 10th Street; thence leaving said north right-of-way line of 10th Street, thence SOUTH 88 degrees 27 minutes 12 seconds EAST, 120.84 feet to the south right-of-way line of 10th Street; thence along said south right-of-way line the following Five (5) courses:
1) NORTH 89 degrees 09 minutes 02 seconds WEST, 132.88 feet; thence
2) SOUTH 00 degrees 09 minutes 31 seconds WEST, 6.74 feet; thence
3) SOUTH 01 degrees 13 minutes 31 seconds WEST, 9.97 feet to a non-tangent curve concave to the south of a chord length of 13.32 feet; thence along said curve of SOUTH 62 degrees 12 minutes 31 seconds WEST 4) southwesterly along said curve 13.58 feet; thence
5) SOUTH 42 degrees 59 minutes 02 seconds WEST, 185.47 feet; thence leaving said south right-of-way line of 10th Street, thence SOUTH 88 degrees 27 minutes 12 seconds WEST, 28.39 feet; thence SOUTH 88 degrees 27 minutes 12 seconds WEST, 373.75 feet to the east 57.5 foot right-of-way line of North Rogers Street; thence NORTH 00 degrees 33 minutes 32 seconds EAST along said east right-of-way line, 447.28 feet; thence leaving said east right-of-way line of North Rogers Street, thence SOUTH 89 degrees 09 minutes 02 seconds WEST, 132.88 feet; thence SOUTH 22 degrees 13 minutes 13 seconds EAST, 16.52 feet; thence SOUTH 88 degrees 27 minutes 12 seconds EAST, 114.57 feet to the Point of Beginning, containing 4.97 acres, more or less, subject to all legal rights of way and easements.

NOTES:
1. FIELD WORK PERFORMED MARCH 2014 THROUGH MARCH, 2017.
2. ALL BEARINGS AND DISTANCES ARE BASED UPON GRID COORDINATES DERIVED FROM THE OBSERVATIONS DATED SEPTEMBER 13, 2016 AND POST-PROCESSED USING OPUS (GPS ONLINE POSITIONING USER SERVICE), REFERENCE FRAME NAD 83(2011) EPOCH 2010.0000, INDIANA STATE PLANE COORDINATES ZONE 1600 WEST, U.S. SURVEY FEET. THESE COORDINATES DIFFER BY AS MUCH AS 0.00000000 FEET FROM THE COORDINATES OBTAINED FROM THE CITY OF BLOOMINGTON UTILITIES CONTROL MONUMENTATION SURVEY OF 1998.
3. THIS PLAT IS NOT COMPLETE WITHOUT THE ASSOCIATED RETRACTION BOUNDARY SURVEY REPORT AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 2017000393.
4. ALL EXISTING EASEMENTS MAY NOT BE SHOWN. REFER TO ALTA/MAGN/LAND TITLE SURVEY BY AND BOUNDARY SURVEY BY STEPHEN L. SMITH DATED JANUARY 21, 1989 FOR EASEMENT REFERENCES.

FLOOD ZONE:
FEMA HAS NOT DESIGNATED THIS PROPERTY AS A SPECIAL FLOOD HAZARD AREA. PROPERTY IS LOCATED IN FLOOD ZONE X PER COMMUNITY PANEL NO. 181950014HD DATED DECEMBER 17, 2010.

LEGEND:
• 5/8" REBAR WITH CAP STAMPED
• 6" RC INC 6892 IN" SET FLUSH

Lot 5

Lot 6

RIGHT OF ENTRY AGREEMENT

This Right of Entry Agreement ("Right of Entry") is entered into this _____ day of _____, 2018 by and between the BLOOMINGTON REDEVELOPMENT COMMISSION (the "RDC") and MORTON STREET PROPERTIES, LLC ("Morton Street").

RECITALS

WHEREAS, Morton Street is the current owner in fee simple of certain real property parcels commonly referred to as "Lot 5" and "Lot 6" in or near the Trades District, as more particularly described and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

WHEREAS, the RDC has entered into an agreement to purchase Lot 6 from Morton Street (the "Property"); and

WHEREAS, a portion of the Property falls within the only vehicular entryway to a parking lot owned and utilized by Solution Tree on Lot 5; and

WHEREAS, Morton Street requires a grant of Right of Entry upon and across the portion of the Property so affected, which will be owned by the RDC; and

WHEREAS, the Parties wish to enter into this Right of Entry whereby the RDC will allow Morton Street to enter upon the Property, and such Right of Entry shall exist until such time as an easement is recorded providing Morton Street with access to Lot 5.

NOW, THEREFORE, the RDC grants a Right of Entry to Morton Street upon and across the Property as described above and portrayed in Exhibit A, and the Parties agree as follows:

AGREEMENT

1. **Right of Entry.** The RDC hereby grants to Morton Street, and its agents, employees, and successors the right to enter upon the Property. This Right of Entry shall apply to any ingress and egress necessary for Morton Street's use of Lot 5.
2. **Easement.** The RDC shall, after closing on the Property and recording the deed to the Property, take all steps necessary for granting an easement appurtenant on the Property that allows Morton Street access to Lot 5.
3. **Term.** This Right of Entry shall terminate upon the earlier of December 31, 2018, or the recording of an easement appurtenant on the Property.
4. **Restoration and Repair.** Morton Street agrees to repair or cause to be repaired any and all damage to the Property as a result of Morton Street's use of the Property and to restore the Property to as good a condition as it was in prior to the Morton Street's first entrance onto

the Property pursuant to this Right of Entry. The RDC does not waive its right to make claims for any damages incurred related to Morton Street's use of the Property

- 5. Maintenance and Signage. Morton Street shall provide any reasonably necessary asphalt repair, striping, seal coating, and lot cleaning services necessary to maintain access through the Property. Morton Street may provide signage upon notice to and the express written consent of the RDC.
- 6. Indemnity. Morton Street agrees to indemnify, defend, and hold harmless the RDC, its officials, employees, agents, contractors, and subcontractors, in any action arising from incidental damage to the Property, Morton Street's access and use of the Property, and any work Morton Street performs or causes to be performed on the Property, including but not limited to ordinary maintenance.

IN WITNESS WHEREOF, the undersigned has/have set his/her/their hand and seal this _____ day of _____, 2018.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

MORTON STREET PROPERTIES, LLC

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Donald Griffin, who executed the above and foregoing instrument as his/her/their voluntary act and deed for the purposes therein stated.

Witness my hand and notarial seal this _____ day of _____, 20____.

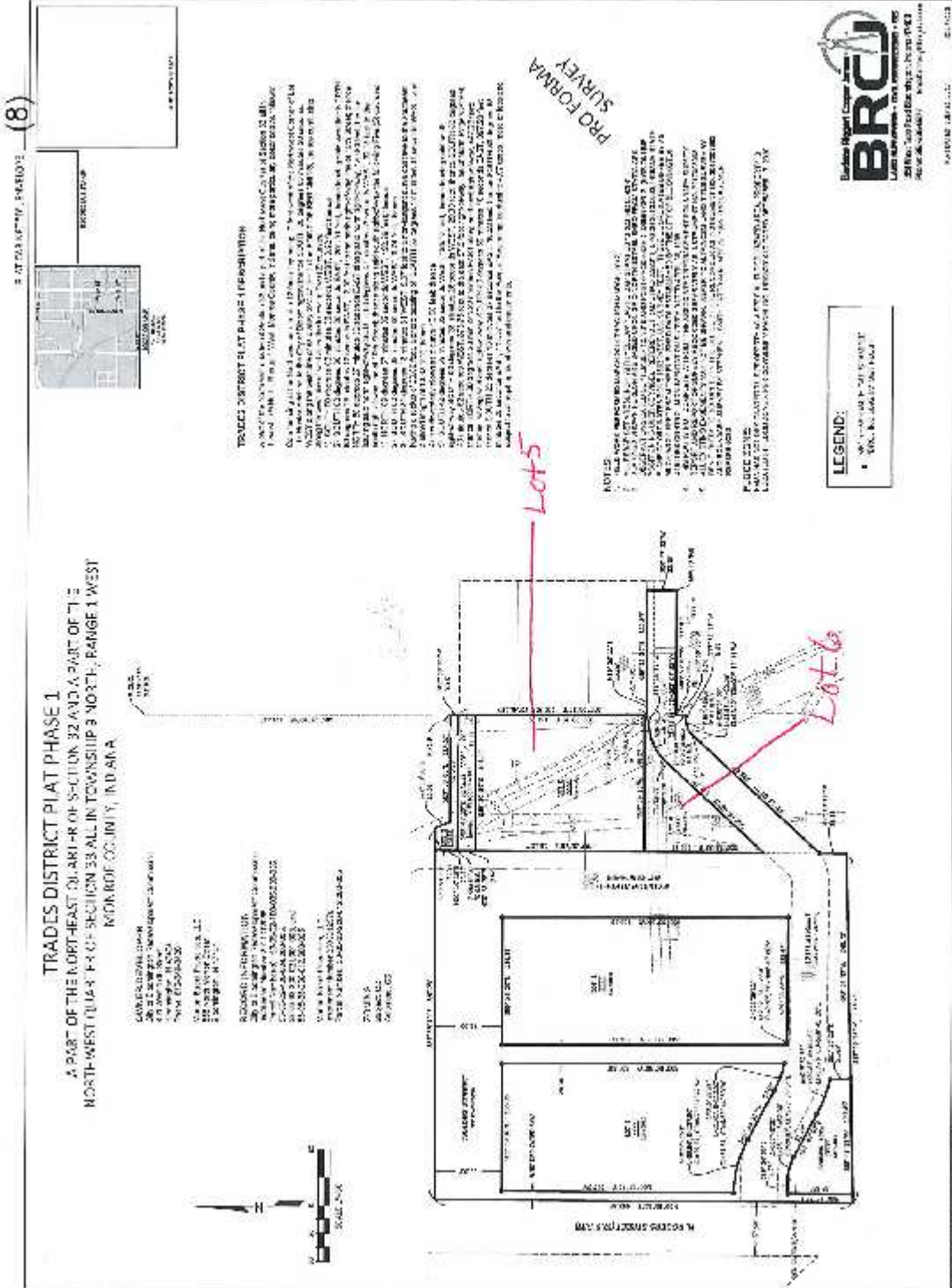
My Commission Expires:

Notary Public

Residing in _____ County

Name Printed: _____

EXHIBIT A



**18-22
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF FUNDING FOR CONSTRUCTION OF INTERSECTION
IMPROVEMENT PROJECT AT TAPP ROAD AND ROCKPORT ROAD**

- WHEREAS, pursuant to Indiana Code § 36-7-14 *et seq.*, the Redevelopment Commission of the City of Bloomington (“RDC”) and the Common Council of the City of Bloomington created an economic development area known as the Consolidated Economic Development Area (“Consolidated TIF”); and
- WHEREAS, the Consolidated TIF is an allocation area for purposes of tax increment financing; and
- WHEREAS, tax increment from the Consolidated TIF may be used—among other things—to pay expenses incurred by the RDC for local public improvements that are in the Consolidated TIF or that serve the Consolidated TIF; and
- WHEREAS, on December 7, 2015, the City of Bloomington (“City”) brought the RDC a Project Review and Approval Form (“Form”) which sought the support of the RDC for a project that would improve the intersection of Tapp Road and Rockport Road (“Project”); and
- WHEREAS, the Project is not located within the Consolidated TIF, but the Project will serve the Consolidated TIF by improving connectivity along Tapp Road, which will improve access along both Tapp Road and Rockport Road, improving access to the Walnut-Winslow, South Walnut, Tapp Road, Expanded Tapp Road, and Fullerton Pike portions of the Consolidated TIF, which will increase the potential for additional development in those areas; and
- WHEREAS, the RDC approved the Form in Resolution 15-85; and
- WHEREAS, Resolution 15-85 identified the Consolidated TIF as one source of funding for the Project; and
- WHEREAS, the Project has now moved into the Construction & Construction Inspection phase of the project, which was Step 4 on the Form previously estimated at a total cost of \$3,883,826; and

WHEREAS, pursuant to the RDC's approval of the Form in Resolution 15-85, the Indiana Department of Transportation has solicited bids, evaluated those bids, and identified the bid from Crider & Crider for \$2,539,951.70 for the Construction of the Project as the best response; and

WHEREAS, the local share of the Construction of the Project per the contract with Crider & Crider is \$479,380.34 in Consolidated TIF funds; and

WHEREAS, the City has brought the RDC an Amended Project Review and Approval Form ("Amended Form") which updates the estimated cost of the construction costs, which is attached to this Resolution as Exhibit A; and

WHEREAS there are sufficient funds in the Consolidated TIF to pay for the Construction services pursuant to the terms of the Agreement; and

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The RDC reaffirms its support of the Project, and reiterates that it serves the public's best interests.
2. The RDC hereby authorizes the City of Bloomington to expend an amount not to exceed \$479,380.34 from the Consolidated TIF to pay for the Construction services, to be payable in accordance with the terms of the Indiana Department of Transportation Invoice, which is attached to this Resolution as Exhibit B. For the avoidance of doubt, this does not remove the requirement to comply with the City and the RDC's claims process.
3. The RDC recognizes that change orders which increase the cost of the Project ("Change Orders") may occur as a part of the Construction of the Project. The RDC hereby authorizes the Director of Economic and Sustainable Development to approve Change Orders that (1) do not change the scope of the project and (2) which: (a) individually do not exceed \$7,500.00 and (b) collectively do not exceed 5% of the contract price (\$23,969.02). Any Change order in excess of this authorization, or which can be approved by the RDC without delaying construction, must be approved by the RDC in advance. Any Change Order approved by the Director of Planning and Transportation and/or the Director's designee ("Director") must also be approved by the Controller and the Corporation Counsel prior to their implementation. All Change Order that are approved by the Director shall be reported to the RDC at its next scheduled meeting. For the avoidance of doubt, the approval of a Change Order by the Director does not remove the requirement to comply with the City and RDCs claims process.

4. Unless extended by the Redevelopment Commission in a resolution prior to June 30, 2019, the authorizations provided under this Resolution shall expire on June 30, 2019.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Mary Alice Rickert, Secretary

Date

City of Bloomington
Redevelopment Commission
AMENDED Project Review & Approval Form

Please Note:

- Approval of the project by the Redevelopment Commission through this Project Review & Approval Form does not represent an authorization to begin work or expend funds.
- Authorization of work and the commitment of funds shall be done when the Redevelopment Commission reviews and approves: (1) a Purchase Order or Contract prepared after complying with the appropriate procurement process for the type of item, service or construction being sought and (2) the estimated costs associated with the Purchase Order or Contract.
- No payment of funds shall be made without a duly authorized and approved Purchase Order or Contract. All claims for payment against a duly authorized Purchase Order or Contract shall be submitted to the Redevelopment Commission for their review and approval along with any required departmental inspections, reviews and approvals prior to the payment of any funds.

To Be Completed by Requesting Party:**Project Name:** Tapp Road and Rockport Road Intersection and Accessibility Project**Project Manager:** Andrew Cibor and Matt Smethurst**Project Description:**

Project will replace the current all-way stop control at the intersection of Tapp Road and Rockport Road with a new traffic signal (including dedicated left-turn lanes on the Tapp Road approaches). The skewed approaches to the current intersection will be improved, and the grade on the west side of intersection will be reduced. All approaches to the intersection will be improved with accessible ramps, pedestrian countdown signals, and push buttons. New sidewalk and sidepath facilities will be constructed, including a sidepath that will connect bicyclists and pedestrians to the roundabout at the intersection of Tapp Road and Adams Street and the Clear Creek Trail system.

The intersection of Tapp Road and Rockport Road is not in the Consolidated TIF. However, Indiana Code § 36-7-14-39(J) permits Tax Increment to be used to “Pay expenses incurred by the redevelopment commission for local public improvements that are in the allocation area or serving the allocation area.”

This Project will serve the allocation area by improving connectivity along Tapp Road. This will improve access along both Tapp Road and Rockport Road, improving access to the Walnut-Winslow, South Walnut, Tapp Road, Expanded Tapp Road, and Fullerton Pike portions of the Consolidated TIF, which increases the potential for additional development in those areas.

This project is a permissible use of Tax Increment, satisfying all four factors of the Legal Department’s TIF Test.

1. It is substantial and complex work that involves the addition of new parts.
2. The improved intersection should have increased value, as it will be safer and more accessible.
3. The improved intersection should perform equally well as a newly constructed intersection.
4. These improvements are not part of the normal life cycle of the intersection.

Accordingly, it is the Legal Department’s position that this is a permissible use of Tax Increment.

Project Timeline:

Start Date: January 2, 2015

End Date: June 7, 2019¹

Financial Information:

Estimated full cost of project:	\$3,783,055.02
Sources of funds:	
Planning & Transportation CumCap Allocation ²	\$254,760
Consolidated TIF ³	\$843,123.66
Federal Highway Administration ⁴	\$2,537,121.36
City of Bloomington Utilities	\$148,050

Project Phases: This breakdown should mirror the contract(s) expected to be issued for this project. Each phase should include a description of the work to be performed, the cost, and the timeline for the contract.

Step	Description	Estimated Cost	Timeline
1	Design Contract ⁵	\$540,505	Services Completed in 2016
2	Right of Way Acquisition	\$248,000	2016 – 2017

¹ Final audit is anticipated on June 7, 2019.

² Initial amount expended is greater because Federal Highway Administration funding is reimbursed for design services.

³ Initial amount expended is expected to be greater because Federal Highway Administration funding is reimbursed for design services, right of way, and construction inspection services.

⁴ INDOT administers the distribution of federal funding to local transportation projects.

⁵ Planning & Transportation has entered into the design contract with DLZ. This is being primarily funded by the Department’s CumCap allocation with reimbursement from the Federal Highway Administration.

Redevelopment Commission Resolution 18-22
Exhibit A

3	Right of Way Clearing	\$54,000	Services Completed in 2017
4	Construction & Construction Inspection	\$3,316,748.34	2018 - 2019
	4a. Construction	\$2,933,350.02	
	4b. Construction Inspection	\$383,398.32	
5	Change Order 1 to Right of Way Clearing Agreement	\$7,200	Completed

TIF District: Consolidated TIF (Walnut-Winslow, South Walnut, Tapp Road, Expanded Tapp Road, Fullerton Pike)

Resolution History: 15-86 Project Review and Approval Form
16-29 Design Contract
17-85 Right of Way Clearing
17-104 Approval of Construction Engineering Services
18-03 Change Order 1 to Right of Way Clearing Agreement
18-22 Approval of Funds for Construction

To Be Completed by Redevelopment Commission Staff:

Approved on _____

By Resolution _____ by a vote of _____



INDIANA DEPARTMENT OF TRANSPORTATION
Driving Indiana's Economic Growth

Resolution 18-22
Exhibit B
INVOICE

100 North Senate Avenue
 Room IGC-N 749
 Indianapolis, Indiana 46204-2216

Eric Holcomb, Governor
Joe Mc Guinness, Commissioner

Bill To:

City of Bloomington
 Attn: Neil Kopper
 P.O. Box 100
 Bloomington IN 47402-0100

Customer No: CST000001805
 Invoice: 000046577
 Invoice Date: 3/27/2018
 Invoice Type: LPA

AMOUNT DUE: \$622,430.34

***** Payment is Due Upon Receipt of Invoice *****

Line	Description	Quantity	Unit Amt	Net Amount
1	Contract R-36022 Project #0901730 an other type project (miscellaneous) for Tapp and Rockport Road intersection improvement.	1.00	479,380.34	479,380.34
2	Contract R-36022 Project #0901730 an other type project (miscellaneous) for Tapp and Rockport Road intersection improvement.	1.00	143,050.00	143,050.00
Subtotal:				622,430.34
AMOUNT DUE:				\$622,430.34

Payment Options

See Reverse Side

**18-23
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA**

APPROVAL OF FINAL PLAT FOR THE TRADES DISTRICT (PHASE I)

- WHEREAS, in May 2005, the City of Bloomington’s (“City”) application for Certified Technology Park (“CTP”) designation was approved by the Indiana Economic Development Corporation, for an area encompassing 65 acres in northwest downtown Bloomington; and
- WHEREAS, the CTP area was in part home to the Indiana University (“IU”) Research Park and offered significant redevelopment potential in a majority of the parcels in the park; and
- WHEREAS, in 2010, the City and IU began the process of transferring ownership of 12 acres in the heart of the CTP from IU to the City, including parcels where the Dimension Mill and the Administration Buildings are located; and
- WHEREAS, the Redevelopment Commission (“RDC”) issued its “Redevelopment District Tax Increment Revenue Bonds of 2011” (the “Bond”) to pay for the acquisition and redevelopment of the 12 acres within the CTP to create the geographical center of innovation now called the Trades District; and
- WHEREAS, in Resolution 15-60, the RDC approved a Project Review and Approval form supporting the effort to begin infrastructure improvements in the Trades District (the “Infrastructure Project”), which form was amended most recently in Resolution 18-13; and
- WHEREAS, in Resolution 16-55, the RDC approved a Project Review & Approval Form supporting the effort to renovate the Dimension Mill for use as tech office space (the “Mill Project”), which form was amended most recently in Resolution 18-14; and
- WHEREAS, in Resolutions 18-13 and 18-14, the RDC approved the commencement of work on redeveloping the Trades District by approving the award of bids and contracts for the Infrastructure Project and the Mill Project; and
- WHEREAS, it is the intent of the City and the RDC to market and sell the remaining undeveloped parcels in the Trades District to other commercial/industrial partners, which actions require that a plat be drafted and recorded; and

WHEREAS, in Resolution 15-06, the RDC approved a contract with Anderson + Bohlander, LLC for design and engineering services related to the Trades District, and such services included the drafting of a plat; and

WHEREAS, Anderson + Bohlander has completed a final plat (Phase I) for the Trades District (“Final Plat”) which is attached as Exhibit A; and

WHEREAS, the RDC, as owner of the real property constituting the Trades District, must approve the Final Plat for the Trades District and record it; and

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The RDC reaffirms its approval of the overall efforts to redevelop the Trades District.
2. The RDC finds that the Final Plat serves the public’s best interest and therefore approves the Final Plat for the Trades District.
3. Approval of the Final Plat in and of itself does not involve the expenditure of RDC funds.
4. The Final Plat will also be presented to the Board of Public Works for its approval.
5. The RDC’s approval of this Final Plat is contingent on the re-approval of the Final Plat by the City’s Plat Committee.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

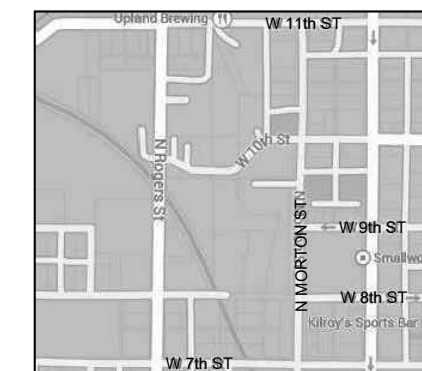
ATTEST:

Mary Alice Rickert, Secretary

Date

TRADES DISTRICT FINAL PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND A PART OF THE
NORTHWEST QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST
MONROE COUNTY, INDIANA



LOCATION MAP
NOT TO SCALE
N 39.172370
W 86.537600

RECORDER'S STAMP

AUDITOR'S STAMP

OWNER/DEVELOPER

City of Bloomington Redevelopment Commission
401 West 17th Street
Bloomington, IN 47404
Phone: 812-349-3420

Morton Street Properties, LLC
555 North Morton Street
Bloomington, IN 47404

RECORD INFORMATION

City of Bloomington Redevelopment Commission
Instrument Number 2011012088
Parcel Number(s): 53-05-32-100-035.000-005,
53-05-32-400-004.000-005,
53-05-33-300-021.001-005, and
53-05-33-200-013.000-005

Morton Street Properties, LLC
Instrument Number 2008012578
Parcel Number: 53-05-33-200-012.000-005

ZONING

Subject: CD
Adjoiners: CD

P.O.C.
NW COR. OF 12' ALLEY, 12' WEST OF THE
NW COR. LOT 1 HUNTER ADDITION
RR SPIKE FD
0.1' B.G.

SETBACKS:

Maximum Front: 15 feet from existing right-of-way
Minimum Side : 5 feet
Minimum Rear: 5 feet

TRADES DISTRICT FINAL PLAT DESCRIPTION

A part of the Northeast quarter of Section 32 and a part of the Northwest Quarter of Section 33 all in Township 9 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of a 12 foot alley being 12 feet west of the Northwest Corner of Lot 1 in Hunter Addition to the City of Bloomington; thence SOUTH 00 degrees 03 minutes 30 seconds WEST, 8.92 feet; thence continuing along the west line of said alley the following Two (2) courses:

- 1) SOUTH 00 degrees 03 minutes 30 seconds WEST, 8.92 feet; thence
- 2) SOUTH 00 degrees 00 minutes 30 seconds EAST, 201.91 feet; thence leaving said west line, NORTH 89 degrees 26 minutes 12 seconds EAST, 12.00 feet to the north right-of-way line of 10th Street; thence NORTH 89 degrees 27 minutes 30 seconds EAST, along said north right-of-way, 120.94 feet; thence leaving said north right-of-way, SOUTH 00 degrees 47 minutes 52 seconds WEST, 32.18 feet to the south right-of-way line of 10th Street; thence along said south right-of-way the following Five (5) courses:

- 1) NORTH 89 degrees 57 minutes 02 seconds WEST, 132.88 feet; thence
- 2) SOUTH 42 degrees 09 minutes 30 seconds WEST, 9.74 feet; thence
- 3) SOUTH 81 degrees 13 minutes 31 WEST, 9.97 feet to a non-tangent curve concave to the southeast, having a radius of 20.00 feet, a chord bearing of SOUTH 62 degrees 12 minutes 31 seconds WEST, and a chord length of 13.32 feet; thence
- 4) southwesterly along said curve 13.58 feet; thence
- 5) SOUTH 00 degrees 28 minutes 28 seconds WEST, 29.39 feet; thence SOUTH 88 degrees 49 minutes 52 seconds WEST, 373.75 feet to the east 57.5 foot right-of-way line of North Rogers Street; thence NORTH 00 degrees 33 minutes 32 seconds EAST, along said east right-of-way, 447.28 feet; thence leaving said east right-of-way, SOUTH 89 degrees 59 minutes 10 seconds EAST, 397.23 feet; thence SOUTH 22 degrees 13 minutes 37 seconds EAST, 16.52 feet; thence SOUTH 89 degrees 58 minutes 00 seconds EAST, 114.57 feet to the Point of Beginning, containing 4.97 acres, more or less and subject to all legal rights of way and easements.

NOTES:

1. FIELD WORK PERFORMED MARCH 2014 THROUGH MARCH 2017.
2. ALL REBAR SET ARE 5/8-INCH IN DIAMETER WITH YELLOW PLASTIC CAP STAMPED "BRCJ INC 6892IN".
3. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH ESTABLISHED FROM STATIC GPS OBSERVATIONS DATED SEPTEMBER 13, 2016 AND POST-PROCESSED USING OPUS (NGS ONLINE POSITIONING USER SERVICE). REFERENCE FRAME NAD 83(2011) EPOCH 2010.0000, INDIANA STATE PLANE COORDINATES ZONE 1302 WEST, U.S. SURVEY FEET. THESE COORDINATES DIFFER BY AS MUCH AS 2.0 FEET FROM THE PUBLISHED DATA ESTABLISHED BY THE CITY OF BLOOMINGTON UTILITIES CONTROL MONUMENTATION SURVEY DATED APRIL 30, 1998.
4. ALL EXISTING EASEMENTS MAY NOT BE SHOWN. AN ACCURATE AND CORRECT TITLE SEARCH AND/OR EXAMINATION IS RECOMMENDED. REFER TO ALTA/ACSM LAND TITLE SURVEY BY BEN E. BLEDSOE RECORDED IN THE OFFICE OF THE RECORDER OF MONROE COUNTY, INDIANA AS INSTRUMENT NO. 2017003363 AND BOUNDARY SURVEY BY STEPHEN L. SMITH DATED JANUARY 22, 1999 FOR ADDITIONAL EASEMENT REFERENCES. SEE SHEET 2 FOR APPROXIMATE LOCATIONS OF EXISTING EASEMENTS.

FLOOD ZONE:

FEMA HAS NOT DESIGNATED THIS PROPERTY AS A SPECIAL FLOOD HAZARD AREA, PROPERTY IS LOCATED IN FLOOD ZONE X PER COMMUNITY PANEL NO. 18105C0141D DATED DECEMBER 17, 2010.

LEGEND:

- 5/8" DIA. REBAR WITH CAP STAMPED "BRCJ INC 6892 IN" SET FLUSH



1351 West Tapp Road Bloomington, Indiana 47403
Phone: 812-336-8277 Email: mknoy@brcjcivil.com

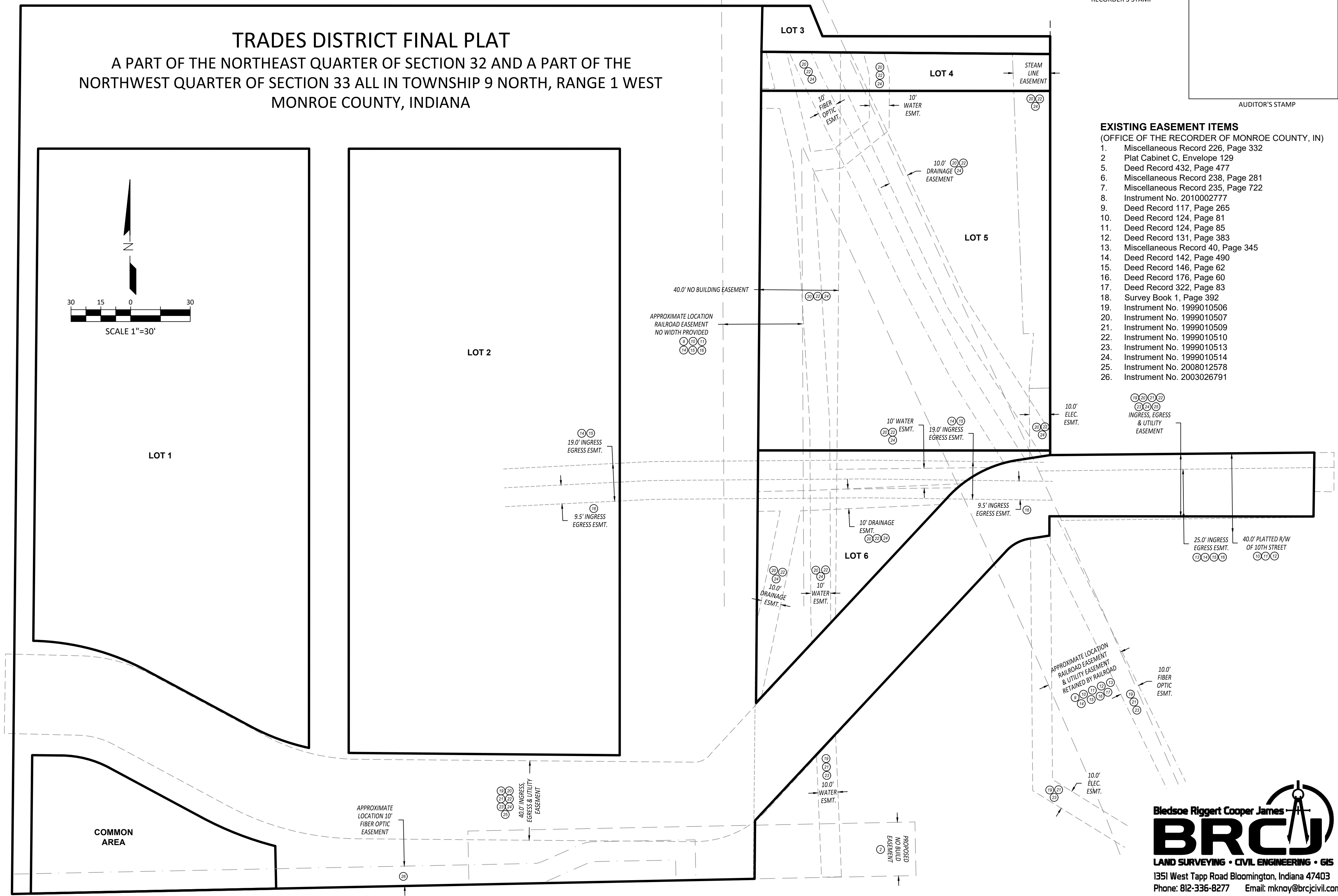
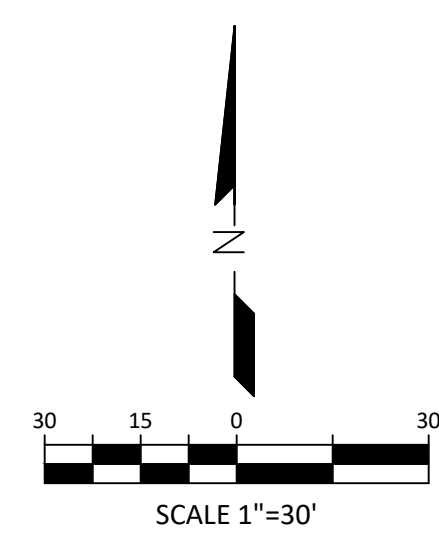
RECORDER'S STAMP

AUDITOR'S STAMP

TRADES DISTRICT FINAL PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND A PART OF THE
NORTHWEST QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST
MONROE COUNTY, INDIANA

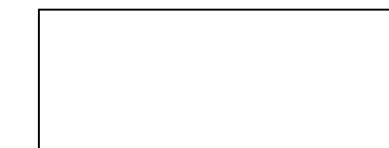
- EXISTING EASEMENT ITEMS**
(OFFICE OF THE RECORDER OF MONROE COUNTY, IN)
1. Miscellaneous Record 226, Page 332
 2. Plat Cabinet C, Envelope 129
 5. Deed Record 432, Page 477
 6. Miscellaneous Record 238, Page 281
 7. Miscellaneous Record 235, Page 722
 8. Instrument No. 2010002777
 9. Deed Record 117, Page 265
 10. Deed Record 124, Page 81
 11. Deed Record 124, Page 85
 12. Deed Record 131, Page 383
 13. Miscellaneous Record 40, Page 345
 14. Deed Record 142, Page 490
 15. Deed Record 146, Page 62
 16. Deed Record 176, Page 60
 17. Deed Record 322, Page 83
 18. Survey Book 1, Page 392
 19. Instrument No. 1999010506
 20. Instrument No. 1999010507
 21. Instrument No. 1999010509
 22. Instrument No. 1999010510
 23. Instrument No. 1999010513
 24. Instrument No. 1999010514
 25. Instrument No. 2008012578
 26. Instrument No. 2003026791



Bledsoe Riggert Cooper James
BRCJ
LAND SURVEYING • CIVIL ENGINEERING • GIS
1351 West Tapp Road Bloomington, Indiana 47403
Phone: 812-336-8277 Email: mknoy@brcjcivil.com

TRADES DISTRICT FINAL PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND A PART OF THE NORTHWEST QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA



RECORDER'S STAMP



AUDITOR'S STAMP

OWNER CERTIFICATION

The undersigned, City of Bloomington Redevelopment Commission and Morton Street Properties, LLC, being the owners of the described real estate herein, do hereby layoff and plat the same into six lots in accordance with the plat and certificate.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

This plat shall be known and designated as Trades District Final Plat.

In Witness Whereof, the City of Bloomington Redevelopment Commission and Morton Street Properties, LLC, have executed this instrument and caused their names to be subscribed thereto, this ____ day of _____, 2018.

City of Bloomington Redevelopment Commission

By _____

Morton Street Properties, LLC

By _____

STATE OF INDIANA, COUNTY OF MONROE

Before me, a Notary Public for said County and State, _____, personally appeared and acknowledged the execution of this instrument this ____ day of _____, 2018.

Notary

Notary Signature

My commission expires: _____

County of Residence: _____

PLAN COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:

APPROVED BY THE CITY AT MEETING HELD: _____, 2018

APPROVED BY THE CITY BOARD OF PUBLIC WORKS AT A MEETING HELD: _____, 2018

Director Planning & Transportation Department

President of Plan Commission

President of Board of Public Works

Member of Board of Public Works

Member of Board of Public Works

REPORT OF SURVEY

In accordance with **Title 865, 1-12-1 through 1-12-30** of the **Indiana Administrative Code**, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- (a) Reference monuments of record
- (b) Title documents of record
- (c) Evidence of active lines of occupation
- (d) Relative Positional Accuracy "RPA"

The Relative Positional Accuracy "RPA" (due to random errors in measurement) of this survey is within that allowable for a urban survey (0.07 feet plus 50 ppm) as defined IAC, Title 865 ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.)

In regard to **"ACTIVE LINES OF OCCUPATION"**, point (c) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line. Therefore portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

This survey is a retracement and original survey. This survey was performed at the request of the City of Bloomington Redevelopment Commission and Anderson+Bohlender, LLC to divide the subject parcels for future development. This survey is not complete without the Report of Survey associated with survey #1 and #4. Both survey #4 and this survey were performed as one effort but recorded at different stages of the project.

The properties are currently in the name of City of Bloomington Redevelopment Commission (Instrument Number 2011012088) and Morton Street Properties, LLC (Instrument Number 2008012578).

The field work was completed March of 2017.

MONUMENTS FOUND:

See survey #1, #2, #3, and #4 for monuments. Monuments in survey #1 along with monuments shown along the north and south lines of 10th Street were accepted as the best evidence of property lines and existing right-of-way.

SURVEYS CONSULTED:

1. ALTA/ACSM Land Title Survey by Ben E. Bledsoe of Bledsoe Riggert Guerretaz, Inc.; dated August 10, 2011; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2017003363.
2. Topographic and ALTA/ACSM Land Title by Rachel A. Oser of Bledsoe Riggert Guerretaz, Inc.; dated October 23,2014; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2015004424.
3. Boundary Survey by Stephen L. Smith of Smith Neubecker & Associates, Inc.; dated January 22, 1999.
4. Plat of Survey by Matthew M. Knoy of Bledsoe Riggert Cooper James, Inc.; dated March 12, 2018; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2018002819.

DEED ANALYSIS:

There is a possible deed overlap of as much as 0.6' along the western line of Instrument #2008012578 south of 10th Street. When accepting monuments #41, #44, and #60 as being on the south line of the Morton Street Properties, LLC parcel (see survey #4); the established southern right-of-way of 10th Street is 0.2' to 1.2' north of the record deed calls from Instrument #2008012578. There is no deed gap along the established southern right-of-way since the record deed calls to right-of-way.

ESTABLISHMENT OF LINES AND CORNERS:

The new perimeter boundary line was based on the Report of Survey included in surveys #1, #2, #3, and #4. The right-of-way of 10th Street was established using a best fit of found monuments, survey #3, and Instrument #2008012578. The west line of Instrument #2008012578 was established using the the east line created by survey #1. The east line of the 12' alley was established at a record 12' width from the west line of the alley per survey #1. The new parcels and street right-of-way was at the direction of the owner(s).

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows: as noted in surveys #1, #2, #3, and #4.

Due to *Availability and condition of reference monuments*; as noted in surveys #1, #2, #3, and #4.

Due to *Occupation or possession lines*; as shown.

Due to *Clarity or ambiguity of the record description used and of adjoining's descriptions and the relationship of the lines of the subject tract with adjoining's lines*; as noted in surveys #1, #2, #3, and #4.

SURVEYOR'S CERTIFICATION

This survey was executed according to survey requirements contained in Section 1 through 19 of 865 IAC 1-12.

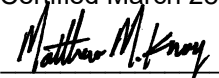
This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

Certified March 28, 2018.


Matthew M. Knoy
Professional Surveyor No. LS20800146
State of Indiana



**18-24
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

**FOURTH AMENDMENT OF FUNDING APPROVAL IN REDEVELOPMENT
COMMISSION RESOLUTION 17-19 (ANIMAL SHELTER CONSTRUCTION)
TO APPROVE CHANGE ORDER**

WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) issued its “Redevelopment District Tax Increment Revenue Bonds of 2015” (the “2015 TIF Bond”) to “spur, promote, and encourage the development and redevelopment of the Consolidated Economic Development Area” including the upgrade of the Animal Shelter; and

WHEREAS, in Resolution 15-48, the RDC approved a Project Review and Approval Form (“Form”) supporting the upgrade of the Animal Shelter; and

WHEREAS, in Resolution 17-19, the RDC approved funding for a contract to Neidigh Construction Corporation (“Neidigh”) in the amount of One Million Nine Hundred Forty Thousand Eleven Dollars (\$1,940,011) for the construction contract for the Animal Shelter; and

WHEREAS, in Resolution 17-70, the RDC approved a change order to the construction contract that increased the cost of the construction of the Project by \$40,433.62 to \$1,980,444.62 and extended the completion date from January 31, 2018 to February 27, 2018; and

WHEREAS, in Resolution 18-11, the RDC approved a change order to the construction contract that increased the cost of the construction of the Project by Fifteen Thousand Dollars (\$15,000) to One Million Nine Hundred and Ninety-Five Thousand Four Hundred and Forty-Four Dollars and Sixty-Two Cents (\$1,995,444.62) and extended the completion date from February 27, 2018 to August 1, 2018; and

WHEREAS, in Resolution 18-19, the RDC approved a Third Change Order in the amount of \$18,029.46, and a Fourth Change Order in the amount of \$28,388.69; and

WHEREAS, City Staff and Neidigh believe that an additional change order to the construction contract is appropriate (“Fifth Change Order”); and

WHEREAS, a copy of the proposed Fifth Change Order is attached to this Resolution as Exhibit A and this Fifth Change Order would increase the cost of the contract by \$15,842.67; and

WHEREAS, there are sufficient funds in the 2015 TIF Bond to pay for the Fifth Change Order; and

WHEREAS, the City has brought the RDC an Amended Form which updates the expected cost of the Project, and which is attached to this Resolution as Exhibit B.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

1. The RDC reaffirms its approval of the Project, as set forth in more detail on the Amended Form.
2. The RDC amends the funding approval it made in Resolution 17-19 and amended in Resolution 17-70, Resolution 18-11 and Resolution 18-19. The most recent funding approval made in Resolution 18-19 for an amount not to exceed Two Million Forty-One Thousand Eight Hundred Sixty-Two and Sixty-Nine Cents (\$2,041,862.69) for the construction project is now approved in an amount not to exceed Two Million Fifty-Seven Thousand Seven Hundred Five Dollars and Thirty-Six Cents (\$2,057,705.36). For the avoidance of doubt, Resolution 17-19 remains otherwise unchanged.
3. The amendment contained the paragraph above is contingent upon the Board of Public Works approving the Fifth Change Order. Staff is asked to ensure that fully executed copies of the Fifth Change Order is kept with the RDC's files.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Mary Alice Rickert, Secretary

Date

DRAFT AIA Document G701™ - 2001

Change Order

PROJECT (Name and address): City of Bloomington- Board of Public Works 401 N. Morton Street, suite 120 Bloomington, IN 47404	CHANGE ORDER NUMBER: 005 FINAL DATE: March 28, 2018	OWNER: <input type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
TO CONTRACTOR (Name and address): Neidigh Construction Corporation 2220 W. Vernal Pike Bloomington, IN 47404	ARCHITECT'S PROJECT NUMBER: 2015-14 CONTRACT DATE: March 7, 2017 CONTRACT FOR: General Construction	

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1. Add doors at each end of the mechanical mezzanine that were shown on plans but not on the Door Schedule. | \$ 2,785.70 |
| 2 Upgrade electrical to Owner supplied Dishwasher as necessitated by equipment. | \$ 1,811.00 |
| 3. Extend shingles above new entry between new construction and existing valley so installation is consistent. | \$ 743.37 |
| 4. Relocate Fire Alarm Panel and Security Panel to IT Room. Bring Fire Alarm system in Renovated portion of the project up to code due to relocation of panel as requested by COB Fire Department. | \$ 10,502.60 |

TOTAL AMOUNT THIS CHANGE ORDER NO. 5..... \$ 15,842.67

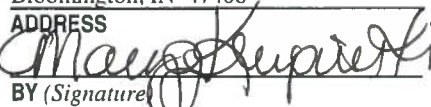
The original Contract Sum was	\$ 1,940,011.00
The net change by previously authorized Change Orders	\$ 101,851.69
The Contract Sum prior to this Change Order was	\$ 2,041,862.69
The Contract Sum will be increased by this Change Order in the amount of	\$ 15,842.67
The new Contract Sum including this Change Order will be	\$ 2,057,705.36

The Contract Time will be increased by ten work days (10 work) days.

The date of Substantial Completion as of the date of this Change Order therefore is changed from January 31, 2018 to March 29, 2018.

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Kirkwood Design Studio, PC	Neidigh Construction Corporation	City of Bloomington- Board of Public Works
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
113 East 6 th Street Bloomington, IN 47408 ADDRESS	2220 West Vernal Pike Bloomington, IN 47404 ADDRESS	401 N. Morton Street Bloomington, IN 47404 ADDRESS
 BY (Signature)	 BY (Signature)	 BY (Signature)
Mary J. Krupinski, AIA, President (Typed name)	 (Typed name)	 (Typed name)
March 28, 2018 DATE	 DATE	 DATE

CHANGE REQUEST / ESTIMATE #13

CONTRACTOR: Neidigh Construction Corporation
ADDRESS: 2220 West Vernal Pike
Bloomington, IN 47404
Tel: (812) 334-0362 Fax: (812) 334-3144

JOB: Animal Care & Control Shelter
3410 S. Walnut Street
Bloomington, IN 47401
Project # 2015-14

Kirkwood Design Studio
113 East 6th Street
Bloomington, IN 47408
Attn: Mary Krupinski

Date: 2/2/2018

ADD TO CONTRACT

Please accept the following as our proposal to furnish labor, equipment and supervision required to complete the above referenced project per plans and addenda submitted.

			Material	Labor	Subcontractor	Total
Doors at each end of Mezzanine						
Doors - interior & exterior closer, hinge, lockset	2		2016.00	394.00		2,410.00
Project Management	1 hrs @	65.00		65.00		65.00
Administrative	1 hrs @	35.00		35.00		35.00
			2016.00	494.00		2,510.00
Material - Markup 10%						201.60
Labor - Mark-up 15%						74.10
					Total	2,785.70

Response By: Kent Kimmel
Larry Neidigh

Date of Response: 02/02/2018

Accepted by:

Date of Acceptance:

CHANGE REQUEST / ESTIMATE #15

CONTRACTOR: Neidigh Construction Corporation
ADDRESS: 2220 West Vernal Pike
Bloomington, IN 47404
Tel: (812) 334-0362 Fax: (812) 334-3144

JOB: Animal Care & Control Shelter
3410 S. Walnut Street
Bloomington, IN 47401
Project # 2015-14

Kirkwood Design Studio
113 East 6th Street
Bloomington, IN 47408
Attn: Mary Krupinski

Date: 2/6/2018

ADD TO CONTRACT

Please accept the following as our proposal to furnish labor, equipment and supervision required to complete the above referenced project per plans and addenda submitted.

			Material	Labor	Subcontractor	Total
Add power to owner supplied dishwasher.						
Electrical - provide and install material					1670.00	1,670.00
Project Management	0.5 hrs @	65.00		32.50		32.50
Administrative	0.5 hrs @	35.00		17.50		17.50
				50.00	1670.00	1,720.00
Subcontractor - Mark up 5%						83.50
Labor - Mark-up 15%						7.50
				Total		1,811.00

Response By: Kent Kimmel
Larry Neidigh

Date of Response: 02/06/2018

Accepted by:

Date of Acceptance:

Page 2
31-Jan-18
cp#10

SCOPE OF WORK FOR:

Provide and Install Material

Alterations, Specifications, Remarks, Exceptions are as follows:

A. The following items are included in our scope of work:

Provide and install 50amp 230v plug
Provide and install power drop in wall through attic
Provide and install 50amp breaker

B. MATERIAL	\$651.94
SALES TAX	\$45.64
MATERIAL TOTAL	\$697.58
LABOR	\$820.42
LIFT RENTAL	\$0.00
SUBCONTRACT	\$0.00
TOTAL COST	\$1,518.00
Mark-up (10%)	\$151.80
SUB TOTAL	\$1,669.80
GRAND TOTAL	\$1,670

GAYLOR

CHANGE REQUEST / ESTIMATE #18

CONTRACTOR: Neidigh Construction Corporation
ADDRESS: 2220 West Vernal Pike
Bloomington, IN 47404
Tel: (812) 334-0362 Fax: (812) 334-3144

JOB: Animal Care & Control Shelter
3410 S. Walnut Street
Bloomington, IN 47401
Project # 2015-14

Kirkwood Design Studio
113 East 6th Street
Bloomington, IN 47408
Attn: Mary Krupinski

Date: 2/27/2018

ADD TO CONTRACT

Please accept the following as our proposal to furnish labor, equipment and supervision required to complete the above referenced project per plans and addenda submitted.

	Material	Labor	Subcontractor	Total
Add shingles back to valley of existing gable	309.88	300.00		609.88
Project Management	0.5 hrs @ 65.00	32.50		32.50
Administrative	0.5 hrs @ 35.00	17.50		17.50
	309.88	350.00		659.88
Material - Mark-up 10%				30.99
Labor - Mark-up 15%				52.50
			Total	743.37

Add - 1 day to contract

Response By: Kent Kimmel
Larry Neidigh

Date of Response: 02/27/2018

Accepted by:

Date of Acceptance:

CHANGE REQUEST / ESTIMATE #19

CONTRACTOR: Neidigh Construction Corporation
ADDRESS: 2220 West Vernal Pike
 Bloomington, IN 47404
Tel: (812) 334-0362 **Fax:** (812) 334-3144

JOB: Animal Care & Control Shelter
 3410 S. Walnut Street
 Bloomington, IN 47401
 Project # 2015-14

Kirkwood Design Studio
 113 East 6th Street
 Bloomington, IN 47408
 Attn: Mary Krupinski

Date: 3/2/2018

ESI # 9 dated February 6, 2018 - ADD TO CONTRACT

Please accept the following as our proposal to furnish labor, material, equipment and supervision required to complete the referenced project per plans, specifications and addenda submitted.

	Material	Labor	Subcontractor	Total
Identified location for the fire alarm control panel and security anel to be relocated to the IT room, and annunciator panel location for the fire alarm system. Mount fire alarm annunciator panel 48" above finished floor to top of panel. - <u>Bring fire alarm system up to code.</u>				
Provide and install new fire alarm & annunciator panel, relocate security panel to IT room, extend fire alarm and security cables as needed.				
Electrical			9284.00	9,284.00
Supervision	8 hrs @	53.25	426.00	426.00
Project Management	3 hrs @	65.00	195.00	195.00
Administrative	1 hrs @	35.00	35.00	35.00
			656.00	9,284.00
Subcontractor - Mark-up 5%				464.20
Labor - Mark-up 15%				98.40
			Total	10,502.60

Add - 1 week to contract

Response By: Kent Kimmel
 Larry Neidigh

Date of Response: 03/02/2018

Accepted by:

Date of Acceptance:

SCOPE OF WORK FOR:

Provide and Install Material

Alterations, Specifications, Remarks, Exceptions are as follows:

A. The following items are included in our scope of work:

- Provide and install new fire alarm and annunciator panel
- Relocate security panel to it room
- Extend fire alarm and security cables as needed
- Provide power to FACP from generator emergency panel
- Provide and install (3) horn/strobes
- Provide and install (5) pullstations
- Provide and install (8) smoke detectors
- Provide and install (4) monitoring module
- Provide and install (8) heat detectors

B. MATERIAL	\$1,122.10
SALES TAX	\$78.55
MATERIAL TOTAL	\$1,200.65
LABOR	\$2,239.72
LIFT RENTAL	\$0.00
SUBCONTRACT	\$5,000.00
TOTAL COST	\$8,440.37
Mark-up (10%)	\$844.04
SUB TOTAL	\$9,284.41
GRAND TOTAL	\$9,284

GAYLOR



R.E. Dimond
 & Associates, Inc.
 Consulting Engineers

732 NORTH CAPITOL AVENUE
 INDIANAPOLIS, IN 46204
 TEL 317-634-4672
 FAX 317-638-8725
 WWW.REDIMOND.COM

ENGINEER'S SUPPLEMENTAL INSTRUCTIONS

OWNER	<input type="checkbox"/>
ARCHITECT	<input checked="" type="checkbox"/>
CONSULTANT	<input type="checkbox"/>
CONTRACTOR	<input type="checkbox"/>
FIELD	<input type="checkbox"/>
OTHER	<input type="checkbox"/>

PROJECT: Animal Care and Control Shelter ENGINEER'S SUPPLEMENTAL INSTRUCTION NO: 09
 OWNER: City of Bloomington DATE OF ISSUANCE: February 6, 2018
 TO: Kirkwood Design Studio ENGINEER: R.E. Dimond and Associates, Inc.
 CONTRACT FOR: Electrical Construction ENGINEER'S PROJECT NO: 16002-G1.4

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in the Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Engineer. Proceeding with the Work in accordance with these instructions without indicating your acceptance of these instructions indicates your acknowledgement that there will be no change in the Contract Sum or Contract Time.

DESCRIPTION:

1. Identified location for the fire alarm control panel and security panel to be relocated to the IT room, and annunciator panel location for the fire alarm system. Mount fire alarm annunciator panel 48" above finished floor to top of panel. See attached.

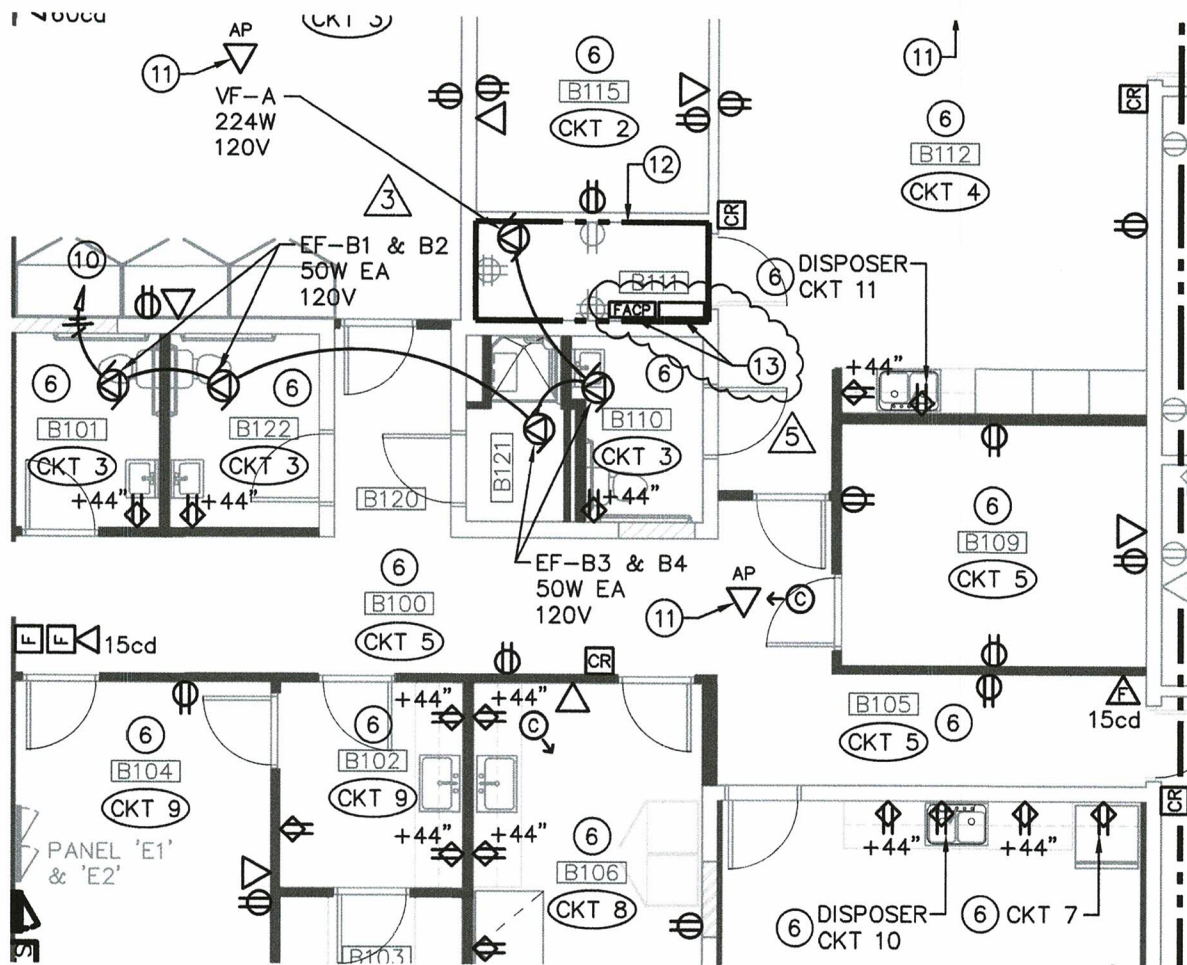
Attachments: ESI#09-E1.PDF, ESI#09-E2.PDF

- END -

ISSUED BY: Mike East
 R.E. Dimond and Associates, Inc.

ACCEPTED BY: _____
 Contractor Date

- ⑫ REFED RECEPTACLES, LIGHT FIXTURE, AND VENTILATION FAN IN I.T. ROOM B111 FROM PANEL 'SB1'. REPLACE RECEPTACLE WITH RED COLORED RECEPTACLES AND DEVICE PLATES. LABEL DEVICE PLATE WITH CIRCUIT NUMBERS.
- ⑬ INSTALL RELOCATED FIRE ALARM CONTROL PANEL AND SECURITY PANEL IN THIS LOCATION. EXTEND EXISTING CIRCUITS TO NEW LOCATION.



R.E. Dimond
and Associates, Inc.
Consulting Engineers
732 North Capitol Avenue
Indianapolis, IN 46204

PHONE: (317) 634-4672 FAX: (317) 638-8725

PROJECT:

CITY OF BLOOMINGTON
ANIMAL SHELTER
BLOOMINGTON, INDIANA

JOB NUMBER: 16002

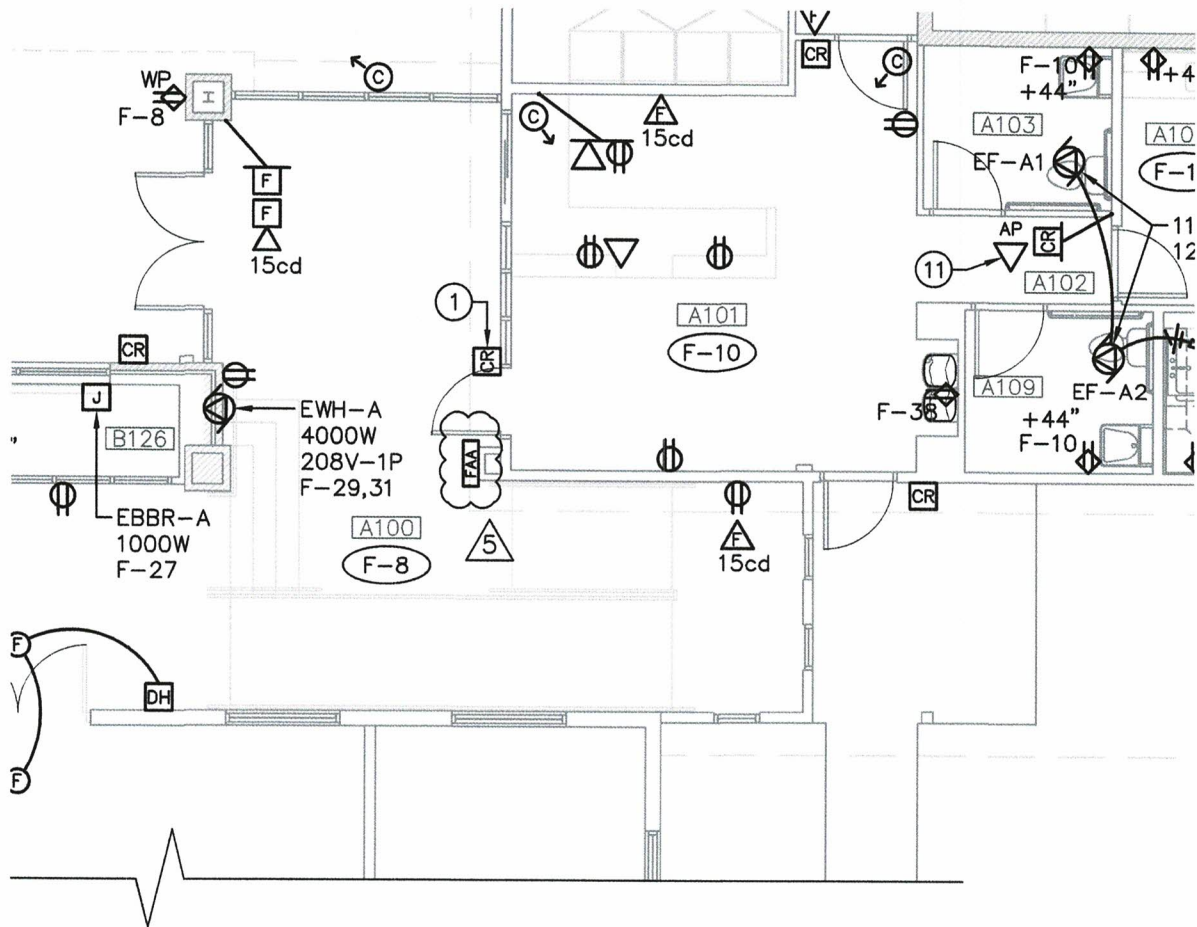
DATE: 2/2/2018

REF. DWG. NO.: E211

DRAWN BY: PLR

ESI #09

DRAWING NO.: ESI#09-E1



R.E. Dimond
 and Associates, Inc.
 Consulting Engineers
 732 North Capitol Avenue
 Indianapolis, IN 46204

PHONE: (317) 634-4672 FAX: (317) 638-8725

PROJECT: CITY OF BLOOMINGTON
 ANIMAL SHELTER
 BLOOMINGTON, INDIANA

JOB NUMBER: 16002 DATE: 2/2/2018
 REF. DWG. NO.: E211 DRAWN BY: PLR

ESI #09

DRAWING NO.: **ESI#09-E2**

City of Bloomington
Redevelopment Commission
AMENDED Project Review & Approval Form

Please Note:

- Approval of the project by the Redevelopment Commission through this Project Review & Approval Form does not represent an authorization to begin work or expend funds.
- Authorization of work and the commitment of funds shall be done when the Redevelopment Commission reviews and approves: (1) a Purchase Order or Contract prepared after complying with the appropriate procurement process for the type of item, service or construction being sought and (2) the estimated costs associated with the Purchase Order or Contract.
- No payment of funds shall be made without a duly authorized and approved Purchase Order or Contract. All claims for payment against a duly authorized Purchase Order or Contract shall be submitted to the Redevelopment Commission for their review and approval along with any required departmental inspections, reviews and approvals prior to the payment of any funds.

To Be Completed by Requesting Party:

Project Name: Bloomington Animal Shelter Addition/Renovation

Project Managers: Adam Wason and Virgil Sauder

Project Description:

The City of Bloomington is a leader in the animal care and control industry, which speaks to the nature and character of the community. Often, when new Bloomington residents come into the Shelter, they are blown away by the staff, environment, and the healthy pets available for adoption. Over the last decade we have reduced euthanasia by 59%, increased adoptions by 25%, and reduced the total number of animals entering the system by 23%. For us to continue this type of success we must upgrade the Shelter.

In 2011, a building analysis and planning study was completed for the Shelter. (A copy of that study is attached to this Project Review and Approval Form.) The study's goal was to recommend renovations and additions that would allow the existing facility to provide "a solid basis for service into the next two decades."

In conducting that review, the consultant concluded that the numerous issues with the 1970s era portion of the shelter—including issues with the lighting, drainage, and HVAC—would require significant renovation in order to properly support the sheltered animals in a healthy environment, and that the cost of renovations would likely exceed the value of the entire building.¹

¹ The study also noted inherently unworkable traffic patterns caused by the 1970s building and the 2004 expansion, which could not be resolved by a renovation.

This project would demolish the 1970s era portion of the shelter (which is currently used as the dog kennel area, Monroe County Humane Association Offices, Euthanasia Room, and Special Care Cat Room), reuse the 2004 expansion, and develop a new addition to accommodate the Shelter’s current and projected future needs. This will both increase the Shelter’s ability to properly care for the animals entering the Shelter and create a safe environment for the thousands of guests that enter the Shelter each year.

This project is a permissible use of Tax Increment. Although the starting point is an existing building, the scope of the project is more akin to new construction. If the TIF Test applied, all four factors would be satisfied:

1. It is substantial and complex work that involves the addition of new parts.
2. It will directly increase the value of the Shelter, replacing an old, flawed building with a new building sufficient for the next two decades.
3. The Shelter after the completion of the project will perform as well as a newly constructed Shelter.
4. This project—demolition and new construction—was not contemplated as part of the normal life cycle of the existing Shelter.

Additionally, this is a project that would be capitalized under the IRS’s guidelines.

Project Timeline:

Start Date: September 2015
 End Date: October 2018

Financial Information:

Estimated full cost of project:	2,310,727.64
Sources of funds:	TIF Bond or Consolidated TIF
Construction Change Order 2	\$15,000
Construction Change Order 3	\$18,029.46
Construction Change Order 4	\$28,388.61
Construction Change Order 5	\$15,842.36

Project Phases: This breakdown should mirror the contract(s) expected to be issued for this project. Each phase should include a description of the work to be performed, the cost, and the timeline for the contract.

<u>Phase / Work to be Performed</u>	<u>Cost</u>	<u>Timeline</u>
1. Design	\$213,850	September 2015-March 2017
2. Construction	\$2,057,705.36	March 2017- May 2018
3. Cat 6 Wiring and Fiber Optic Extension ²	\$31,660	December 2017-June 2018
4. Gate at Vehicular Entrance	\$20,000	March 2017-January 2018
5. Conduit Installation	\$2,750	May 2017-July 2017
6. Utility Relocation	\$4,762.28	July 2017 – September 2017

TIF District: Consolidated TIF (South Walnut)

- Resolution History:**
- 15-48 Original Project Review and Approval Form
 - 15-99 Approval of Design Contract
 - 17-19 Approval of Construction Contract
 - 17-40 Conduit Installation
 - 17-44 Approval of Addendum to Design Contract
 - 17-49 Utility Relocation
 - 17-70 Approval of First Construction Change Order
 - 17-97 Approval of Cat 6 Wiring and Fiber Optic Extension
 - 18-11 Approval of Second Construction Change Order
 - 18-19 Approval of Third and Fourth Change Orders
 - 18-24 Approval of Fifth Change Order**

To Be Completed by Redevelopment Commission Staff:

Approved on _____

By Resolution _____ by a vote of _____

² The original expectation was that items 3 and 4 would be included in the Construction Bid. Staff now expects these will be separate contracts.