

## REGULAR MEETING

THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, met in the Council Chambers in the Municipal Building on Wednesday, February 3, 1965, at the hour of seven thirty o'clock (7:30 P.M.) E.S.T. in regular session with Mayor John H. Hooker, Jr. presiding.

Meeting called to order by Mayor John H. Hooker, Jr.

A roll call of the Councilmen was taken by the Clerk-Treasurer.

Members Present: Councilmen - C. Day, H. Day, Derge, Faris, Fee, Johnson, Moulden

Also Present: Mayor - John H. Hooker, Jr.  
City Attorney - James Cotner  
City Engineer - Raymond Long

Members Absent: None

Meeting opened with invocation by Councilman Johnson.

Councilman Faris moved, seconded by Councilman Derge, that the minutes of the January 21, Meeting, be approved as published, distributed and amended. Motion carried unanimously.

Councilman Fee moved, seconded by Councilman Moulden, that proposed Ordinance 65-1 be advanced to second reading and read by title only. Motion carried unanimously.

Clerk-Treasurer read proposed Ordinance 65-1 by title only.

Councilman Fee moved, seconded by Councilman Faris, to amend proposed Ordinance 65-1 to correct the legal description to conform with a copy of the Warranty Deed submitted by Mr. Gates. Motion carried unanimously.

Councilman Fee moved, seconded by Councilman Faris, that proposed Ordinance 65-1 be adopted as amended. Upon a roll call vote the motion was carried unanimously.

Councilman Fee moved, seconded by Councilman Johnson, that Salary Ordinance 64-19 be amended as follows; that the salary of the City Engineer be \$13,000, said salary to be paid - \$3,000 from the funds of the Engineering Department and \$5,000 from the Water Department and \$5,000 from the Sanitation Department. The Assistant City Engineer to be \$4,000 from the Engineering Department, \$1,770 from the Plan Commission, \$1,000 from the Water Department and \$1,000 from the Sanitation Department for a total of \$7,770. Motion carried unanimously.

Councilman Harry Day moved, seconded by Councilman Faris, that proposed Ordinance 65-2 be advanced to first reading and read by the Clerk-Treasurer. Motion carried unanimously.

Clerk-Treasurer read proposed Ordinance 65-2.

Mayor Hooker explained that upon second reading of this proposed ordinance, we would invite members of the Executive Board of the Mayor's commission to attend to see if they can offer any new suggestions.

The Clerk-Treasurer presented the following letter from Mr. Leroy Baker to the Council.

February 3, 1965

Mayor and Common Council  
Municipal Building  
Bloomington, Indiana

In Re: Poplars Dormitory

Gentlemen:

We have been advised by our title company that they will not

accept an easement as an adequate solution to the Poplar Dormitory encroachment problem. They have requested that we proceed with the necessary action to vacate a strip of land of sufficient width to cover the encroachment. Accordingly we will file a petition with the Monroe Circuit Court in the immediate future for this vacation.

Very truly yours,

EVENS, BAKER & BARNHART

By S/ Leroy Baker

LB/lmz

City Attorney Cotner explained that the title company of Kansas City did not feel that an easement was sufficient for this part of the land and wanted Mr. Baker to petition for vacation in Circuit Court and that it would be necessary for the members of the Council to decide what attitude they wanted him to take in regard to this matter.

Councilman Faris moved, seconded by Councilman H. Day, that this be turned over to Councilman Johnson and his Committee for further study and make a recommendation to the Council of the position the City Attorney should take on this issue. Motion carried unanimously.

Councilman Derge moved, seconded by Councilman Johnson, that the City Attorney be instructed that he is to oppose any vacation until further directions from the Council. Motion carried unanimously.

Deputy Fire Chief Lawson gave a report on the training program he has started within the Department since the appointment of the nine new men, and that every man in the Department would participate in this training program at different two week intervals throughout the year. He explained that he had received splendid response to the program, and he felt that it would be received with the same enthusiasm after they become accustomed to it.

Chief Miller explained the procedure used within the Department in determining the advancement of the men.

Members of the Council expressed appreciation for the job the Fire Department is doing.

Mr. James Regester, Attorney for Redevelopment, again appeared before the Council asking the Council to pass a resolution to the effect that the use to which the University is now putting the property formerly owned by the Showers Brothers and the Nurre's Company, Inc., and which they intend to use in the future is in accordance with the zoning classification of the land.

Councilman Fee stated that there were many unanswered questions that he and perhaps other members of the Council had, and he suggested that each member submit a list of questions to the Mayor and he in turn would condense the list so as not to duplicate questions and turn them over to members of the Department of Redevelopment for answers, then perhaps we could pass the resolution.

Mayor Hooker stated that each member of the Council would submit their list of questions to him and he would pass them on to the Department of Redevelopment, and there would be a Special meeting of the Common Council, February 11, 1965, at the hour of nine o'clock (9:00 P.M.) E.S.T. in the Municipal Building for the purpose of discussing the answers to the questions with members of the Department of Redevelopment and their Commissioners.

Councilman H. Day moved, seconded by Councilman Faris, that proposed Resolution 65-3 be passed. This resolution would ratify and confirm the action of the City Plan Commission on January 15, 1965, for which Mr. Regester was appearing, but reaffirm the policy of the Common Council on Federally financed urban renewal as adopted in the regular meeting of May 21, 1964.

Councilman Fee moved, seconded by Councilman Johnson, that action be tabled on Resolution 65-3 until the Special Meeting of the Common Council on February 11, 1965. A roll call vote was taken.

C. Day -----	Abstain	H. Day -----	No	Fee ----	Aye
Derge -----	Aye	Faris -----	No	Moulden--	No
Johnson -----	Aye				

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Mayor Hooker cast the tie breaking vote of Aye and action was tabled.

Monthly activity reports for the month of January were received from the following City Departments.

Humane Shelter, Water Department, Street Department, Fire Department, Engineering Department, Sanitation Department, Police Department and Redevelopment.

Mayor Hooker made the following statements. First, the most important thing that has happened in 1965, and I say this because I put water first, was the January meeting of the Flood Control Commission last Friday morning. The Commission received and accepted a study submitted to them in regard to the rate to be charged for the sale of water. The City of Bloomington by minutes of the Flood Control Commission was granted permission to receive water from the Monroe Reservoir.

Secondly, I attended today, a meeting of about 20 mayors of Indiana cities at a Municipal League Meeting in regard to legislation which affects our cities.

Third, during the quarterly meeting of the Monroe County Highway Advisory Committee, the State Highway Department did submit to the Committee, an addendum that was submitted for study in 1964 and was accepted after about 15 minutes of discussion and a resolution has been submitted to the State Highway Commission with possible adoption in February 1965. This resolution is in regard to a By-Pass on west side of Bloomington.

Fourth, two committees have been formed, the Committee on the Beautification of Streets & Thoroughfares of the City of Bloomington with the selected Chairman, Mrs. Phil Dickens, and the Committee on Tourism with the selected Chairman, Mr. William Morrow.

Fifth, we have received the Black & Veatch financial report on the Water Department, and I would like to submit it to the Council at the Council meeting of February 18th with an outline of the proposed action.

Sixth, the cost of water from Monroe Reservoir will be between 2 cents and 5 cents per thousand gallons, the exact amount will be worked out later, and the amount of water the City may be allowed to draw from the Reservoir is to be decided.

Mayor Hooker stated that he felt that the Indiana Flood Control Commission with Chairman, John Mitchell, should be publicly commended for the cooperation received from them.

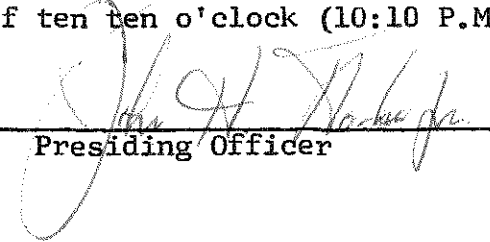
Councilman Moulden asked about the \$33.10 item to Southern Sportings Goods under the Fire Department.

Mr. Young, Clerk-Treasurer, told Mr. Moulden this was for clothing.

Councilman Moulden moved, seconded by Councilman Fee, that claims presented for payment on February 5, 1965, be allowed. Motion carried unanimously.

Councilman Fee moved, that no further business to come before the Common Council, the meeting be adjourned.

Meeting adjourned at the hour of ten ten o'clock (10:10 P.M.) E.S.T.

  
Presiding Officer

ATTEST:

  
Clerk-Treasurer

SPECIAL MEETING

THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, met in the Council Chambers in the Municipal Building on Thursday, February 11, 1965, at the hour of nine o'clock (9:00 P.M.) E.S.T. in special session with Mayor John H. Hooker, Jr. presiding.

Meeting called to order by Mayor John H. Hooker, Jr.

A roll call of the Councilmen was taken by the Clerk-Treasurer.

Members Present: Councilmen - C. Day, H. Day, Derge, Faris, Fee, Johnson, Moulden

Also Present: Mayor - John H. Hooker, Jr.  
City Attorney - James Cotner  
City Engineer - Raymond Long

The purpose of the special called meeting of the Common Council was for questions and answers between the Common Council members and the Urban Renewal Commissioners.

Q. How much land (in lots or acres) has thus far been purchased?  
Question submitted by Councilman Johnson.

A. As of this writing, 95% (or 268 parcels) of the Project land authorized to be acquired has been acquired. All remaining unpurchased properties (11) are currently being processed in the courts in eminent domain proceedings.

Q. Will you furnish a list of owners who had four or five or more properties in the urban renewal area, indicating the amount of compensation received by each.  
Question submitted by Councilman Johnson.

A.

<u>Owner</u>	<u>Property Description</u>	<u>Price</u>
Fay Hancock	House & approx. 6 acres	\$21,500
Fay Hancock	House & Lot	\$ 5,700
Fay Hancock	House & Lot	\$12,500
Harold Hancock	Warehouse	\$45,075.
Harold Hancock	House & Lot	\$ 1,115.
Fay Hancock	House & Lot	\$ 3,054
Fay Hancock	House & Lot	\$ 351
Fay Hancock	House & Lot	\$ 1,978
Fay Hancock	Vacant Lot	\$ 420.
Fay Hancock	House & Lot	\$ 3,206
Fay Hancock	House & Lot	\$ 5,393
Fay Hancock	House & Lot	\$ 1,052
Total Fay Hancock		\$ 55,154
Total Harold Hancock		\$ 46,190
		<u>\$101,344</u>

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<u>Block &amp; Parcel No.</u>	<u>Address</u>	<u>Owner</u>	<u>Property Description</u>	<u>Price</u>
All parcels condemnation of Jack Fellows				
10-18	900 W. 13th	J.B. & E.M. Fellows	Vacant Lot	\$ 540
9-7	1013 W. 14th	J.B. & E.M. Fellows	Vacant Lot	\$ 480
10-5	909 W. 14th	J.B. & E.M. Fellows	House & Lot	\$ 6,768
10-4	907 W. 14th	J.B. & E.M. Fellows	Vacant Lot	\$ 360
10-1	901 W. 14th	J.B. & E.M. Fellows	House & Lot	\$ 4,894
3-10	1020 W. 14th	J.B. & E.M. Fellows	House & Lot	\$ 3,000
2-7	916 W. 14th	J.B. & E.M. Fellows	House & Lot	\$ 2,480
Total parcels 7			Total	\$18,522
17-8	1222 W. 11th	Wm. & Hazel Newton	House & Lot	\$ 5,426
17-9	903 N. Alexander	Wm. & Hazel Newton	Vacant Lot	\$ 300
17-10	905 N. Alexander	Wm. & Hazel Newton	Vacant Lot	\$ 300
17-11	907 N. Alexander	Wm. & Hazel Newton	Vacant Lot	\$ 300
17-12	909 N. Alexander	Wm. & Hazel Newton	Vacant Lot	\$ 300
17-3	1313 W. 12th	Wm. & Hazel Newton	House & Lot	\$ 2,964
*15-9 )	1310 W. 12th	Wm. & Hazel Newton	Vacant Lot )	
*15-10 )	1312 W. 12th	Wm. & Hazel Newton	House & Lot ) ---	\$ 7,450
*15-11 )	1314 W. 12th	Wm. & Hazel Newton	Vacant Lot )	
Total parcels 9			Total	\$17,040
10-2	903 W. 14th	Nancy Lawrence	House & Lot	\$ 4,562
10-3	905 W. 14th	Martha Snowden	House & Lot	\$ 3,715
9-14	1016 W. 13th	Nancy Lawrence	House & Lot	\$ 1,414
10-15	908 W. 13th	Nancy Lawrence & M. Snowden	House & Lot	\$ 2,459
2-4	908 W. 14th	N. Lawrence & M. Snowden	House & Lot	\$ 1,063
Total parcels 5			Total	\$13,213

- Q. Give anticipated dates for the following: (1) acquisition of last parcel of property (2) beginning of improvement construction (3) completion of improvement construction (4) offer for sale of completed project.

Question submitted by Councilman Johnson.

- A. 1. This date is now mostly dependent on the speed with which the remaining few cases can be processed in the Circuit Court. But, most likely, the remaining few properties will be cleared up within the next 60 to 90 days.

2. Improvement construction began in July, 1964, with mass grading, underground utilities, and paving work in the Public Housing area. Except for some of the sidewalks, the improvement work in that area is virtually completed. The remainder of the Project (Phase "B") will have the same work done. Plans and specifications are complete. After receiving State and Federal approval of them, the Redevelopment Commission will advertise for bids, and award a contract for construction work to start. Of course, we cannot award a contract unless the budget is first amended to the point where it will support the amount of the bid. Best estimate for the start of this work would be late Spring or early Summer.

3. The completion of improvement construction will, in all likelihood, take 9 months to a year from the starting date. This would throw completion into the Spring or Summer of next year.

4. The project will probably be offered for sale within 30 days after completion of the Phase "B" site improvement work.

- Q. Have you had serious inquiry from developers or individuals concerning future sale of lots or acreage in Phase B of Project 1 ?

Question submitted by Councilman Johnson.

- A. General Homes, C. F. Franklin, Vice Pres., Fort Wayne, Indiana, Residential

Lippman Associates, R. E. Erdmann, 3939 Meadows Dr., Indianapolis, Indiana, Shopping Center, Liberty 7-1311

Falender Corp., Ted Woods, 2915 N. High School Road, Indianapolis, Indiana, Residential

Dale Homes, Dale Averbach, P. O. Box 1244, Bloomington, Indiana, Residential, Ed 2-9451 - Va 5-2161

Robert B. Hall, Robert B. Hall, 920 N. Crescent Rd., Bloomington, Indiana, Residential, Ed 2-7603

Robert Talbott, Robert Talbott, 601 So. Swain Ave., Bloomington, Indiana, Residential, Ed 2-1383

Richland Manor, Richard McQueen, Ellettsville, Indiana, Residential.

Harvard General Contractors, Charles Toms, Boone & McMillan, Cincinnati 6, Ohio, Commercial

Fritz Terrace, Wally Harman, R. R. #1, Ellettsville, Indiana, Residential, Tr 6-2236

Marsh Homes, Inc., Charles V. Harris, Dist. Mgr, 1130 E. 25th St., Indianapolis 5, Indiana, Residential, Wa 4-4251

Maxwell Terrace, Inc., C. R. Stevens, 915 Maxwell Terrace, Bloomington, Indiana, Sr. Citizen Apts., Ed 2-6808

Indiana Stock & Investment Corp., Donald L. Stewart, President, 528 N. Walnut, Bloomington, Indiana, Nursing Home

Kaufman & Broad Homes, Inc., Robert R. Zisette, President, Atchinson, Kansas, Residential

Bobeck Real Estate Company, H. Dwane Bobeck, 1421 Anthony Wayne Bank Building, Fort Wayne, Indiana 221-D-3 - Multi-Family Housing 742-2402

John W. Golbreath Co., A. Charles Brooks, Columbus, Ohio, Residential

Stoops Bros. Contractors, Jerry Stoops, 1210 W. 1st St., Bloomington, Indiana, Residential, 332-1212

Bloomington Fair Housing Comm., Rev. E. D. Butler, 321 N. Rogers St., Bloomington, Indiana, Flanner House,

Charles Shepherd, 2408 N. Smith Pike, Bloomington, Indiana, Shopping Center, Self-Help Const. Presently Occupies Part of Shopping Center.

- Q. What is the time limit for the use of pooled credits by the City of Bloomington ? By what date will the City be required to act if it does desire to utilize the credits?

Question submitted by Councilman Fee.

- A. Under existing regulations there is no time limit for the use of pooled credits. These credits may be utilized at the discretion of the City at any future date, provided, of course, the intended use of such credits is to support an eligible program of the Housing and Home Finance Agency, not just any federal program. This is not to say that two, four, or six years from now the regulations may not change. In fact, past history indicates that in an area such as this a change is quite likely.
- Q. Will you furnish names of Trustees, dates of original appointments, terms of office, reappointments, etc.  
Question submitted by Councilman Fee.
- A. Bob Wiles, Original Appmt. 1960 -- Expiration 1961 - Reappointed 1961 -- Expiration 1965 -- Appointed by Council
- Marion Rogers, Original Appmt. 1960 -- Expiration 1964 - -----  
Appointed by Council
- Donald Hansen, Original Appmt. 1960 -- Expiration 1962 - Reappointed 1962 -- Expiration 1966 --- Appointed by Circuit Judge
- W. Douglas Rae, Original Appmt. 1960 -- Expiration 1963 - Reappointed 1963 -- Expiration 1967 --- Appointed by Mayor
- Robt. Linnemeier, Original Appmt. 1960 -- Expiration 1961\* - Appointed by Mayor
- James R. Regester, Original Appmt. 1961 -- Expiration 1962\* - Appointed by Mayor
- Herman B. Wells, Original Appmt. 1962 -- Expiration 1966 - Appointed by Mayor

\* Resigned

The attached data is all we have pertaining to Trustees. Since the Redevelopment Department did not exist at the time of all the original appointments, we do not have similar data for those appointments. The attached were forwarded to this office and pertain only to the reappointment of Trustees that has occurred since the foundation of the Redevelopment Department.

CITY OF BLOOMINGTON, INDIANA  
CERTIFICATE OF APPOINTMENT

WHEREAS, the Common Council of the City of Bloomington, Indiana did on the 7th day of June, 1960 enact an Ordinance creating a new department in the City of Bloomington, Indiana, to be known and designated as the Department of Redevelopment; and

WHEREAS, the Board of Trustees for said Department of Redevelopment is now vacant so that appointments of qualified members to the same should and ought to be made.

NOW, THEREFORE, I Mary Alice Dunlap, Mayor of the City of Bloomington, Indiana by the power and authority vested in me under the law of Indiana have constituted and appointed, and by these present do constitute and appoint Donald Hansen of Bloomington, Indiana a member of the Board of Bloomington Redevelopment Trustees to serve in such capacity for a term of four years.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Bloomington, Indiana, this 9th day of July, 1962.

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Mayor

CITY OF BLOOMINGTON, INDIANA  
CERTIFICATE OF APPOINTMENT

WHEREAS, the Common Council of the City of Bloomington, Indiana did on the 7th day of June, 1960 enact an Ordinance creating a new department in the City of Bloomington, Indiana to be known and designated as the Department of Redevelopment; and

WHEREAS, The Board of Trustees for said Department of Re-development has a vacancy so that an appointment of a qualified member to the same should and ought to be made.

NOW, THEREFORE, I, Mary Alice Dunlap, Mayor of the City of Bloomington, Indiana by the power and authority vested in me under the law of Indiana have constituted and appointed, and by these present do constitute and appoint Herman B. Wells of Bloomington, Indiana a member of the Board of the Bloomington Redevelopment Trustees to serve in such capacity for a term of four (4) years.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Bloomington, Indiana, this 11th day of December, 1962.

S/ Mary Alice Dunlap  
Mayor

CERTIFICATION OF QUALIFICATIONS  
OF BOARD OF BLOOMINGTON REDEVELOPMENT  
TRUSTEE, THE VALIDITY OF HIS  
OATH OF OFFICE AND CORRECTNESS  
OF HIS APPOINTMENT

I, T. D. Ellis, City Clerk of the City of Bloomington, Indiana hereby certify that the following named party was on the 11th day of December, 1962 duly appointed to the Board of Bloomington Redevelopment Trustees as designated.

By Mayor

1. Herman B. Wells

I certify further that I have personally examined the background of said trustee and find that he is over the legal age requirement of thirty-five years and has resided for a period in excess of five (5) years in the City of Bloomington, Monroe County, Indiana, immediately preceding his appointment, and that, in addition, his said appointment and the oath to such office thereto subscribed are valid and binding, having been made and executed according to law.

WITNESS my hand and the official seal of the City of Bloomington, Indiana this 11th day of December, 1962.

S/ T. D. Ellis  
T. D. Ellis, City Clerk  
City of Bloomington, Indiana

CITY OF BLOOMINGTON, INDIANA  
OATH OF OFFICE

The State of Indiana, Monroe County, SS:

I, Herman B. Wells, do solemnly swear that I will support the Constitution of the United States and the State of Indiana, and that I will faithfully, honestly, and impartially discharge the duties of the office of Trustee of Bloomington Redevelopment Department, City of Bloomington, Indiana, according to law, and to the best of my skill and ability.

S/ Herman B. Wells  
Herman B. Wells

Subscribed and sworn to before me this 11th day of December, 1962.

\_\_\_\_\_  
Mayor

CITY OF BLOOMINGTON, INDIANA  
CERTIFICATE OF APPOINTMENT

WHEREAS, the Common Council of the City of Bloomington, Indiana did on the 7th day of June, 1960 enact an Ordinance creating a new



department in the City of Bloomington, Indiana to be known and designated as the Department of Redevelopment; and

WHEREAS, The Board of Trustees for said Department of Redevelopment has a vacancy so that an appointment of a qualified member to the same should and ought to be made.

NOW, THEREFORE, I, Mary Alice Dunlap, Mayor of the City of Bloomington, Indiana by the power and authority vested in me under the law of Indiana have constituted and appointed, by these present do constitute and appoint W. Douglas Rae of Bloomington, Indiana a member of the Board of the Bloomington Redevelopment Trustees to serve in such capacity for a term of four (4) years.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Bloomington, Indiana, this 17th day of June, 1963.

S/ Mary Alice Dunlap  
Mayor

CITY OF BLOOMINGTON, INDIANA  
OATH OF OFFICE

The State of Indiana, Monroe County, SS:

I W. Douglas Rae, do solemnly swear that I will support the Constitution of the United States and the State of Indiana, and that I will faithfully, honestly, and impartially discharge the duties of the office of Trustee of Bloomington Redevelopment Department, City of Bloomington, Indiana, according to law, and to the best of my skill and ability.

S/ W. Douglas Rae  
W. Douglas Rae

Subscribed and sworn to before me this 17th day of June, 1963.

S/ Mary Alice Dunlap  
Mayor

CERTIFICATION OF QUALIFICATIONS  
OF BOARD OF BLOOMINGTON REDEVELOPMENT  
TRUSTEE, THE VALIDITY OF HIS  
OATH OF OFFICE AND CORRECTNESS  
OF HIS APPOINTMENT

I, T. D. Ellis, City Clerk of the City of Bloomington, Indiana hereby certify that the following names party was on the 17th day of June, 1963 duly appointed to the Board of Bloomington Redevelopment Trustees as designated.

By Mayor

1. W. Douglas Rae

I certify further that I have personally examined the background of said trustee and find that he is over the legal age requirement of thirty-five years and has resided for a period in excess of five (5) years in the City of Bloomington, Monroe County, Indiana, immediately preceding his appointment; and that, in addition, his said appointment and the oath to such office thereto subscribed are valid and binding, having been made and executed according to law.

WITNESS my hand and the official seal of the City of Bloomington, Indiana this 17th day of June, 1963.

T. D. Ellis, City Clerk  
City of Bloomington, Indiana

Q. At the time the Commissioners became aware there was a shortage of funds, there was a projected amount to be expended. What methods have been taken to reduce the amount of proposed expenditures and what expenditures have been eliminated?  
Question submitted by Councilman Fee.

- A. It is a fair and true assertion that the Commissioners have been extremely thrifty from the outset of this Project. Such economy, although perhaps given impetus by the indication that additional funds would be needed, has been evident in the deliberations and decisions of the Commissioners.

Some of the more obvious efforts to reduce Project costs have been as follows:

- (1) The Commissioners, working with the City Street and Fire Departments, accomplished the demolition of over 50% of the structures through force account work. The result has been that the \$36,000 originally in the budget has been untouched as yet. This procedure, besides conserving actual Project costs, holds forth the possibility of receiving non-cash credit for the force account work performed by the City.
- (2) One major position, the Real Estate Officer's, was terminated by the Commissioners when they felt land acquisition had proceeded to the point where his services were unnecessary.
- (3) As the workload lessened, the contract amount for the Department Legal Counsel was reduced twice in the past year -- by 27% on the first occasion and by 33% on the second.
- (4) The original staffing plan for the Redevelopment Department called for an Assistant Relocation Director. Although the absence of this employee placed an uncommonly heavy caseload on the Relocation Director, the Assistant was never hired.
- (5) The original staffing plans also called for a half-time bookkeeper and two full-time secretaries. During most of the Project, the Commissioners have employed only one full-time person.
- (6) During the extensive deliberations over design of the Phase "B" portion of the Project, the Commissioners repeatedly made decisions to reduce costs. The official minutes clearly indicate this. It has been estimated that costs were reduced by about \$50,000.
- (7) During the actual construction work on the Phase "A" (Public Housing) area, the Commissioners have encouraged "in the field" changes to reduce costs. There will be 10-12 such change orders which will reduce the bid price between \$30,000 and \$40,000.
- (8) Purchase of office furniture and equipment has always been directed toward economy. The equipment, with a few exceptions, was used when purchased. Most of the furniture was obtained from the Civil Defense Office at no cost to the Redevelopment Department.
- (9) In 1963, the Department, upon the recommendation of the Citizens' Advisory Committee and the Downtown Merchants' Association, submitted a preliminary Survey & Planning Application for a Downtown Project. A normal fee if such work were performed by a planning consultant (which is usually the case) would be \$5,000.
- (10) The Amendatory Application currently being prepared by the Redevelopment Department staff is usually done by a consultant. Minimum price for this submission would be \$15,000. Just as the City Engineering Department, by doing its own work instead of relying on the efforts of consultants, has saved considerable sums, so too has this been the case in the two instances listed immediately above.
- (11) The Department's property management program, originally expected to show a profit of \$1,060, showed a plus figure of \$5,182 at the end of 1964.

- Q. Why has it taken so long -- about four years ---- and still just a small percentage completed?

Question submitted by Councilman Moulden.

- A. The Commissioners do not feel that the Project has taken any longer than should have been expected. In comparison with other projects of a similar size, in fact, the Bloomington project compares quite favorably. Further, one of the two or three most urgent concerns of the Federal officials who frequently look in on local programs is that all projects move forward with all due dispatch. We feel we have progressed as quickly as possible without sacrificing efficiency and compassion toward the residents of the Project Area. It is true, however, that all of us connected with the program wish it were possible to move more expeditiously, yet a realistic assessment of the past indicates only minor areas where things might have been done a bit differently and time saved as a result.

As to the "small percentage completed," again we are not at all sure this is the case. Let's take a brief look at the major areas of endeavor involved in the Project and see how far along we are.

Land Acquisition -----	95%
Relocation of families -----	85%
Demolition of structures -----	65%
Installation of site improvements ----	45%
Disposal of project land -----	25%

Again, the Commissioners, perhaps more than anyone else, wish these percentages could be higher. Yet we find that little more could have been done to move much faster.

- Q. On what date did the Commissioners become aware there would be a necessity for more funds to complete the project? Why was the City Council not approached at that time and informed of this matter and offered some choice of action rather than a decision made in advance?

Question submitted by Councilman Fee.

- A. It would not be possible to name a specific time when the Commissioners became aware that more funds would be needed. But certainly it is true that after the program had been in operation for a short time, it became apparent that some of the budget items would very likely be inadequate. Yet to speak in terms of actual or even closely estimated amounts would have been impossible until the two most costly phases of the project were firmed up -- land purchase costs and site improvement costs. Thus, both of these phases of operation had to be fairly well along before the Commissioners could be expected, in any intelligible fashion, to arrive at some reasonably accurate estimate of how much in the way of additional expenditures would be necessary. A third important item bearing on this question is land disposal proceeds. Until the re-use appraisals had been completed, no reasonable estimate could be made of how much the Project would realize for land resale. Even since the completion of the re-use appraisals, there is no way to predict accurately what the bids on the land will be. We only know what the appraised value is.

The total information necessary to see the additional financial needs in a fairly reliable manner, then, was not available to the Commissioners until the middle months of 1964.

- Q. What local credits have previously been approved.

Question submitted by Councilman Fee.

- A. The items for which the City has approved credit; that is, items which have been certified by the donor and approved formally by the Housing and Home Finance Agency are two in number and are as follows: Dyer Junior High School, total approved credit in the amount of \$291,974; and a water main constructed within the project area, total approved credit in the amount of \$19,854. Grand total of formally approved credit is \$311,828. It should, of course, be recognized that other credit items do appear in the existing financial plan, but cannot be formally certified until their completion.

Q. List names of firms or individuals to which contracts have been awarded, the amount of each contract, and how much has been paid under each.  
 Question submitted by Councilman Fee and Councilman Johnson.

CONTRACTS NEGOTIATED

<u>CONTRACT WITH</u>	<u>date</u>	<u>type work</u>	<u>maximum contract compensation</u>	<u>actual amt. paid to date</u>
Carl Carpenter	Sept. '64	Surveying, staking & plat map preparation	\$ 6,500.00	- 0 -
Carl Carpenter	July '64	Composite Map	\$ 400.00	\$ 348.00*
Pittsburg Testing Laboratory	Feb. '64	Soil Boring Tests	\$ 2,000.00	\$1,267.00*
Ralph Wenger & Co.	Dec. '63	Land Re-use appraisals & marketability study	\$ 2,750.00	\$2,475.00
Real Estate Research Corporation (updating)	Dec. '63	Land Re-use appraisals & marketability study	\$ 2,000.00	\$2,000.00*
E. Burritt Bryan	Nov. '63	Land Re-use appraisals & marketability study	\$ 3,600.00	\$3,600.00*
Ross, McCord, Ice & Miller	July '63	Legal Services (Supreme Court Work)	\$ 5,000.00	- 0 -
Carl Carpenter	Aug. '62	Perimeter Survey	\$ 790.00	\$ 790.00*
Bloomington Abstract Co.	May '62	Abstracting	\$10,745.00 (\$35 per abstract)	10,010.00
Ross, McCord, Ice & Miller	July '62	Petition for injunction supplemental defense	\$ 1,000.00	\$1,000.00*
Consoer, Townsend & Assoc.	Feb. '62	Consulting Engineer	6% of construction costs & engineering supervision	19,533.59
Ralph Rogers & Co., Inc.	June '64	Installation of site improvements (Phase "A")	377,335.00	75,247.44

\* This amount represents payment in full.

LEGAL SERVICES CONTRACTS  
(Register & Register)

Services performed:

1. Preparation of an agreement with a Title Corporation to be selected by the Department, providing for the furnishing of necessary title information at the expense of the Department.
2. Preparation of all Buy and Sell Agreements to be used in those instances where the owners of the respective parcels agree to the sale of their real estate.
3. Examination of all title information furnished by the Title Corporation issuing such data and the examination of all title information furnished by the Abstractor employed and approved by the Department.
4. Preparation of closing statements showing all disbursements to be made in connection with the purchase or sale of particular parcels of real estate.
5. Preparation of all instruments required to vest title in the Department, as well as all instruments required to cure minor defects in title, attending to the execution of such instruments and causing them to be properly placed of record in the office of the Recorder of Monroe County, Indiana; the recording fees to be paid by the Department.
6. Preparation of all Eminent Domain proceedings, filing the same, and causing the proceedings thus filed to be completed in conformity with the statutes of the State of Indiana.
7. To do all things of a legal nature which are required for or incidental to the acquisition or disposal of the above described real estate.
8. To furnish the Department with copies of all instruments, documents, and legal pleadings prepared in connection with the project.
9. The attorney will prepare, examine or offer opinions on all contracts and other documents relating to the operation of the Department and further the Attorney will attend all scheduled meetings of the Redevelopment Commission of the City of Bloomington, Indiana.
10. The Attorney will prepare all necessary legal documents having to do with the demolition of unwanted structures in the project area.
11. The Attorney will prepare all necessary legal documents having to do with the relocation of streets, lot line lay-outs, installation of new public utility facilities and grading in the project area.
12. The Attorney will prepare all necessary legal documents in connection with the disposition, according to law, of land in the project area after the same has been acquired by the Department, which legal services shall include, but not be limited to, the preparation of notices to bidders, the specifications to govern the disposition of the land just referred to, the preparation of the form of restrictive covenants to govern the land so to be disposed of and the preparation of the proper form of deed of conveyance which would incorporate therein the restrictive covenants just referred to.
13. The Attorney agrees to furnish and pay for adequate secretarial assistance sufficient to enable the Attorney to perform all of his work agreed to be performed by him under the terms of this Agreement.
14. The Attorney agrees to buy and pay for, and keep in proper operation condition, all necessary office equipment including an IBM electric typewriter, electric adding machine and dictating equipment, and agrees to buy and pay for all necessary paper, carbon

paper, and other office supplies, and the Attorney also agrees to pay for all necessary postage.

<u>CONTRACT NO.</u>	<u>FROM</u>	<u>TO</u>	<u>MONTHLY COMPENSATION</u>
1	Jan. '62	Aug. '62	\$ 416.66
2	Sept. '62	Jan. '63	\$ 716.66
3	Jan. '63	Jan. '64	\$ 900.00
4	Jan. '64	July '64	\$ 900.00
5	July '64	Jan. '65	\$ 750.00
6	Jan. '65	July '65	\$ 500.00

Q. If all of the homes in this area have not been purchased, why have they not after this length of time?

Question submitted by Councilman Moulden.

A. As of this writing, 95% of the properties in the project area have been purchased. Moreover, since March, 1964, the remaining properties had to be processed in the courts. This means that the Re-development Department purchased its first parcel in June, 1962 and completed all purchases that could be completed without court action by March, 1964 -- an acquisition period of 22 months. As everyone knows, the Monroe Circuit Court is heavily overloaded and there is currently considerable pressure for establishment of a Superior Court to alleviate the situation.

Yet, considering the fact that 280 separate parcels needed to be purchased, and to do this work was one attorney, one abstractor, one Real Estate Officer, and one court, it is most difficult to concede that the acquisition period has been too long.

Remember, too, that purchasing realty can sometimes become very involved. In a considerable number of cases, many heirs were involved, some many miles away. In other cases, a difficult chain of title was involved. Claims must be approved, checks drawn, title opinions written, concurrence received from the Urban Renewal Administration (in some cases), closing statements prepared, appointments made for closing, quit-claim deeds secured from all parts of the country, outstanding liens satisfied, etc. Obtaining clear title to real estate can sometimes be very time consuming.

Q. In 1964 you paid \$27,307.80 for legal services. What have legal services cost in total and give us a breakdown as to whom paid and for what services.

Question submitted by Councilman Johnson.

A. The total paid in 1964 for the legal services item in the budget was not \$27,307.80. Apparently the Annual Report, from which you took this figure, did not indicate clearly enough that the amount you mention was cumulative, not for a single year. The actual amount spent for legal services in 1964 was \$10,050. The total amount spent to date for legal services is the figure you used-- \$27,307.80. A complete breakdown appears below:

	<u>Legal Services</u>			
	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>Total</u>
Contract amount paid to Register & Register	\$4,949.94	\$10,616.66	\$10,050.00	\$25,616.60
Delbert Miller (testimony as expert witness)	\$ 150.00			\$ 150.00
Transcript preparation for Supreme Court to Harrison & Liggett		\$ 541.20		\$ 541.20
Ross, McCord, Ice & Miller Assistance with injunction suit	\$ 100.00	\$ 900.00		\$ 1,000.00
Totals	\$5,199.94	\$12,057.86	\$10,050.00	\$27,307.80

Q. If, after the offer for sale, all lots or lands are not sold, will the Redevelopment Office continue to operate?

Question submitted by Councilman Johnson.

A. In a situation where all project activities are completed excepting resale of some of the redeveloped land, it would be possible to reduce the Redevelopment Department staff to bare minimum--perhaps just one person or, if the workload were light enough, a part-time person. If such circumstances arise, it is highly probable that the Commissioners will effectuate such a staff reduction.

Q. How was the amount of additional credit to be applied for determined? On what basis were the credit figures (amounts) arrived at. Explain in detail.

Question submitted by Councilman Fee.

A. Section 112 of the 1964 Housing Act and the federal regulations which implement this Section lay down very specific criteria by which a city determines the amount of eligible local credit available due to expenditures by a university. Generally, three categories of university expenditures are eligible: (1) land acquisition (2) demolition and (3) relocation of families or businesses. Improvement costs, however, such as construction of new building, rehabilitation of existing structures, and installation of streets, sewers, parking facilities, water lines, etc. are not costs for which Section 112 credit can be claimed. The list below indicates the total amount of credit which can be claimed, pending approval by the Housing and Home Finance Agency.

Completed Expenditures  
Land Acquisition

<u>Property Description</u>	<u>Date</u>	<u>Cost</u>
Areas 1 - 2 - 3	9/4/59	\$110,635.00
Areas 5 - 5A - 6	8/24/62	\$195,669.00
Area 7	5/18/64	\$ 29,475.00
Total		\$335,779.00

Demolition

2 Boiler Plants (Areas 5A & 6)	6/64	\$ 6,100.00
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HAA061

Anticipated Expenditures  
Land Acquisition

Areas 4 & 8 \$150,000.00

Demolition

Factory & Warehouse  
(Areas 5A & 5) \$ 20,000.00

Total Section 112 credits available \$511,879.00

In addition, other criteria must be met before such expenditures by a university will qualify as credit to a municipality. The area in which the university makes the expenditures:

- (1) must be within 1/4 mile from the Project to which the credits will be applied.
- (2) must be large enough to comprise a "stable" area, in and of itself.
- (3) must have been, before treatment, blighted and/or deteriorating.
- (4) must be free of extensive blight and deterioration after redevelopment by the university.
- (5) must be put to a re-use which is broadly educational in nature.
- (6) must be regulated by a Development Plan, a sort of university "master plan" for the area. In turn, the Development Plan itself must meet numerous specific requirements.

Q. Are taxes currently paid on the acquired property?  
Question submitted by Councilman Johnson.

A. The 1963 Indiana General Assembly passed legislation exempting land owned by Indiana Redevelopment Departments from real estate taxes. Prior to that time, we paid full taxes. Since then, the practical application of the new law has created the following situation: property purchased after March 1st of any year is subject to taxation until the following year. However, the Department is not subject to any taxes which accrue after March 1st of any year if the property is acquired before March 1st.

Q. Will former residents of the Project Area be able to re-purchase land and build a home?  
Question submitted by Councilman Faris.

A. Yes. The procedure is this. The average of the three re-use appraisals of project land is made public to bidders. Their bid must meet this average as the minimum bid that will be considered by the Commissioners. In an instance where a former project area resident bids less than another firm or individual, the Commissioners are empowered to accept the bid of the former, provided the other requirements are met, and provided the bid at least meets the minimum.

Q. Is there any way a partial credit can be taken so that enough funds to finish Project I and no more become available?  
Question submitted by Councilman Fee.

A. This question, to my knowledge, is not covered by any existing regulation. However, when the question was recently posed to a representative of the Housing and Home Finance Agency, the response was something like this:

This problem, if it is a problem, is the reverse of what we have always encountered in the past. Generally, the concern of the Community is how to obtain more, not less non-cash credits. Assuming the credit is available,



we recommend the City qualify it for two reasons: (1) to care for any future emergency needs of the existing Project, thus avoiding the necessity of another preparation and submission of an Amendatory Application---a long, tedious and costly process, and (2) to place credits in a pooling status for future needs of the City.

Probably what you suggest is possible, but there is some question whether claiming partial credits would render the area, in a technical sense, "stable" in and of itself. As you know, this is a requirement.

- Q. Furnish certified copies of the meeting of the Trustees and Commissioners since the beginning.  
Question submitted by Councilman Fee.
- A. Because of the great volume of material involved in this question, only one copy of these proceeding has been prepared. The information requested has been submitted to Councilman Fee.
- Q. What restrictions will be placed on the purchasers of project land?  
Question submitted by Councilman Fee.
- A. 1. The redeveloper will not be permitted to hold the land for speculative purposes. Improvements must be commenced and completed within a reasonable time.
2. The redeveloper must present evidence of financial responsibility, including financing arrangements for the intended improvements.
3. The redeveloper must comply with all State and Federal provisions regarding non-discrimination because of race, color, or creed.
4. The redeveloper must construct improvements in accordance with all State and local codes and ordinances, and present preliminary plans outlining what he intends to construct.
- Q. If the Showers purchase can be used as a credit, do you plan to do more than complete Project One?  
Question submitted by Councilman Johnson.
- A. Under the State enabling legislation for redevelopment activities, no new project can be initiated by the Redevelopment Commission without the concurrence of the Common Council and the City Plan Commission. By the same token, the peripheral boundaries of the existing Project cannot be extended without the same concurrence. Additional urban renewal projects would materialize only through joint planning and approval by the Common Council, City Plan Commission and Redevelopment Commission.

After the above questions and answers between the Council and the Commissioners from the Department of Redevelopment then the meeting was open for general discussion from members in the audience.

Mrs. Maude Bryan stated that she had been reading in the paper about Mayor Maloney and she wanted to know if he was connected with the Department of Redevelopment.

Mrs. Bryan was told that Mr. Maloney was a paid employee of the Public Housing Authority, and the only connection between the Department of Redevelopment and the Housing Authority is that the Housing Authority can purchase land from the Urban Renewal Department.

Mr. Rumble wanted to know where public housing money comes from.

Mayor Hooker stated that the money is being financed by the Federal Government and the City does not have to put up money for this project.

Mayor Hooker recognized that we had an estimated 38 interested people at the special meeting of the Council, this does not include the members of the Council, Department Heads or the Commissioners from the Department of Redevelopment.

The Mayor commended the audience and the participants in this discussion for the fashion in which they conducted themselves.

Rev. Douglas Rae submitted the following questions that the Board of Trustees had submitted to the Board of Commissioners and the answers which they received.

List Submitted By Rev. Douglas Rae.

Mr. James Elsass, Field Representative of the Urban Renewal Administration Regional Office in Chicago.

It has come to the attention of the Bloomington Redevelopment Trustees that the Project expenditures will exceed the budget by approximately \$450,000. Relative to this fact, Mr. Elsass answered the following questions.

Question #1: IS IT UNUSUAL FOR A PROJECT TO OVER-RUN SUBSTANTIALLY THE ORIGINAL BUDGET ESTIMATE? HOW OFTEN WOULD YOU SAY THIS HAPPENS?

Mr. Elsass: Answer: No, not at all unusual. In fact, most of our projects have amendatory budgets. They request additional funds. Some projects have two or three amendatory budgets before they are completed because the original budgets are just estimates---that's all they are. You couldn't possibly come up with real close estimates because prices and circumstances change.

Question #2: WHAT PRICES AND CIRCUMSTANCES CHANGE?

Mr. Elsass: Answer: Well, for instances, the prices for site improvements like streets and sidewalks. Or the cost of clearing land or the number of families to be relocated. And sometimes we need more personnel and administrators to carry out the project.

Question #3: HOW OFTEN ARE THE BOOKS FOR THE BLOOMINGTON PROJECT AUDITED? HOW THOROUGH ARE SUCH AUDITS? HOW LONG WILL AN ADUTOR SPEND AT A PROJECT OF THIS SIZE?

Mr. Elsass: Answer: There is not a standard period of time between audits, but we usually try to get an auditor out about once a year. That's how often they have been going down to Bloomington; and they spend a month or six weeks. They are professional auditors out of Washington, not out of our office. They are highly trained and very thorough.

Question #4: ARE THESE CERTIFIED PUBLIC ACCOUNTANTS?

Mr. Elsass: Answer: Yes, they are.

Question #5: IS THE BUDGET OVER-RUN FOR THIS PROJECT DUE TO ANY SORT OF FINANCIAL MISMANAGEMENT ON THE PART OF THE REDEVELOPMENT COMMISSIONERS OR ITS STAFF?

Mr. Elsass: Answer: No. In fact, the auditors reports have been very clean. There will be no problem. All the money has been spent as originally planned. There has been no mismanagement.

Question #6: CAN YOU THINK OF ANY FACTOR IN CONNECTION WITH THE OPERATION OF THIS PROJECT, REGARDING EXPENDITURES OR OTHER MATTERS, WHICH WOULD WARRANT OFFICIAL ACTION BY THE REDEVELOPMENT TRUSTEES?

Mr. Elsass: Answer: No. The amendatory budget is necessary and will do the city a lot of good. It will make a better project. It is not going to cost the

city anything. What is being requested is additional non-cash local grants-in-aid. Just asking the federal government for more money to carry out the plan better.

Question #7: DO YOU HAVE ANYTHING TO ADD REGARDING THE PROJECT?

Mr. Elsass: Answer: I don't think there are any real problems to be concerned about. Mr. Knudson has done a good job and so have the Commissioners. I think his finest attribute is that he gets along real well with the project area residents and truly understands what their problems are. He has done a very outstanding job.

The answers were given by Mr. James Elsass, Field Representative of the Urban Renewal Administration Regional Office in Chicago, to Mr. Douglas Rae, President of the Bloomington Redevelopment Trustees, on February 5, 1965. Members of the Board of Trustees are: Douglas Rae, Donald Hanson, Herman B. Wells, Robert Wiles, and Marion Rogers.

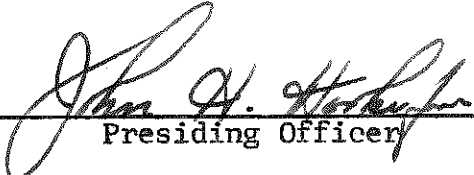
Councilman H. Day moved, seconded by Councilman Faris, that proposed resolution 65-3 be brought before the Common Council this evening and voted on.

Councilman Johnson suggested that Councilman H. Day withdraw his motion until the Council had next week to study the aspect of obtaining partial credit on this proposed resolution.

Councilman H. Day withdrew his motion and Councilman Faris withdrew his second to the motion so the Council would have the opportunity of studying this issue further and a decision should be made at the regular meeting of the Council on February 18, 1964.

No further business to come before the Common Council, Councilman C. Day moved meeting be adjourned.

Meeting adjourned at the hour of eleven forty-five o'clock (11:45 P.M.) E.S.T.

  
 Presiding Officer

ATTEST:

  
 Clerk-Treasurer