

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, March 7, at 5:00 p.m. in the Showers City Hall, McCloskey Conference Room 401 North Morton Street, Room 135, and via zoom, with Cindy Kinnarney, President, presiding <https://catstv.net/m.php?q=10901>

I. ROLL CALL

Commissioners Present: David Walter, Deborah Myerson, Deb Hutton, Cindy Kinnarney, and Martha Street, MCCSC Representative

Commissioners Absent: None

Staff Present: John Zody, Director, Housing & Neighborhood Development (HAND); Brent Pierce, Assistant Director; Christina Finley, Financial Specialist, HAND; Cody Toothman, Program Manager, HAND; Jeff Underwood, City Controller

Others Present: Randy Cassady, New Council Appointee to RDC; Larry Allen, Attorney, City Legal Department; Alex Crowley, Director, Economic and Sustainable Development (ESD); Lauren Clemens, Assistant Director of Sustainability, ESD; Dave Askins, B Square Bulletin; Jen Pearl, BEDC

- II. READING OF THE MINUTES** – Deb Hutton moved to approve the February 21, 2022 minutes and the executive summary for February 21, 2022. David Walter seconded the motion. The motion passed unanimously.
- III. EXAMINATION OF CLAIM REGISTER** – David Walter moved to approve the claim register for February 18, 2022, for \$363,999.52. Deb Hutton seconded the motion. The motion passed unanimously.
- IV. EXAMINATION OF PAYROLL REGISTERS** – Deb Hutton moved to approve the payroll register for February 25, 2022, for \$34,420.85. Deborah Myerson seconded the motion. The motion passed unanimously.
- V. REPORT OF OFFICERS AND COMMITTEES**
- A. Director's Report. John Zody reported the City Council unanimously passed the Community Development Block Grant (CDBG) allocation recommendations. He also reported working on the 2022 annual action plan, which is required by HUD.
 - B. Legal Report. Larry Allen was available to answer questions.
 - C. Treasurer's Report. Jeff Underwood was available to answer questions.
 - D. Business Development Updates: Alex Crowley was available to answer questions.
- VI. NEW BUSINESS**
- A. Resolution 22-12: Approval to Increase the Funding Amount for the Owner Occupied Rehabilitation (OOR) at 1911 East Hunter Avenue. John Zody stated that current OOR program guidelines have a not-to-exceed funding amount of \$38,500. Anything over that amount must explicitly be approved by the RDC. HAND entered into a funding agreement on November 17, 2021, with the property owner at 1911 East Hunter Avenue that provided \$37,000 in HOME funds under the OOR program. HAND bid out electrical upgrades for the property and approved a change order for the upgrades in order to comply with the requirements of the Monroe County Building Department, which depleted the majority of the contingency fund. An additional

foundation repair to the property requires a new footing to meet the requirements of the Indiana Residential Code and adequately support the house at a cost of \$2,487.27, which would put the total costs of the project over the \$38,500 threshold. Staff may encounter additional unforeseen expenses to complete this project. Staff is requesting additional funds not-to-exceed \$5,000. There are currently HOME funds available to fund the additional \$5,000 request. Commissioners requested that staff attach bid documents to future funding increase requests. Zody stated in the future a bid will be attached to any rehab increase requests.

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

Deb Hutton moved to approve Resolution 22-12. David Walter seconded the motion. The motion was unanimously approved.

- B. Resolution 22-13: Agreement for Sustainability Consultant for Hopewell at the Legacy IU Health Hospital Site. Alex Crowley stated that the RDC and City have an opportunity to increase the sustainability and sustainable development as we prepare for the disposition of parcels for the Hopewell development at the legacy hospital site. Crowley said the best way to achieve that goal is to hire a third party consultant. The City has identified Guidon Design as the best consultant. Guidon will research how other communities have achieved better sustainable development outcomes for similar new developments. Guidon will then host an educational workshop on sustainable development, the financial impacts of different sustainable development scenarios, and they will combine their research and results from the workshops into recommended requirements to achieve Bloomington's desired outcomes.

Staff have negotiated an agreement with Guidon to provide the professional consultant services for sustainability for an amount not-to-exceed \$12,482.00.

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

Deborah Myerson moved to approve Resolution 22-13. Deb Hutton seconded the motion. The motion was unanimously approved.

- C. Resolution 22-14: Right of Entry to the Combine for Access to Trades District Lots. Alex Crowley stated that The Combine would like to use the vacant Trades District Lots for a special event that will include a drone show. The activities would take place on April 8, 2022, with a rain delay date of April 9, 2022.

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

Deb Hutton moved to approve Resolution 22-13. David Walter seconded the motion. The motion was unanimously approved.

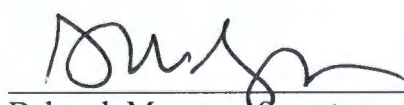
VII. BUSINESS/GENERAL DISCUSSION

VIII. ADJOURNMENT

David Walter moved to adjourn. Deb Hutton seconded the motion. The motion was unanimously approved.



Cindy Kinnarney, President



Deborah Myerson, Secretary

3/21/22

Date