

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, April 4, at 5:00 p.m. in the Showers City Hall, McCloskey Conference Room, 401 North Morton Street, and via Zoom, with Cindy Kinnarney, President, presiding
<https://catstv.net/m.php?q=11005>

I. ROLL CALL

Commissioners Present: Deborah Myerson, Deb Hutton, Cindy Kinnarney, Rancy Cassady, 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; John Hewett, Program Manager, HAND; Jeff Underwood, City Controller

Others Present: Don Griffin, Deputy Mayor; Larry Allen, Attorney, City Legal Department; Alex Crowley, Director, Economic and Sustainable Development (ESD); Dave Askins, B Square Bulletin; Neil Kopper, Senior Project Engineer; City Engineering Department; Same Dove; Holden Abshier

II. READING OF THE MINUTES – Deb Hutton moved to approve the March 21, 2022 minutes and the executive summary for March 21, 2022. Deborah Myerson seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTER – Deborah Myerson moved to approve the claim register for March 18, 2022, for \$1,572,562.36. Deb Hutton seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS – Deb Hutton moved to approve the payroll register for March 25, 2022, for \$34,420.87. Deborah Myerson seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. John Zody informed the commission of another emergency home repair funding increase on tonight's agenda. He said staff will revisit program guidelines and the funding maximum's later this summer.

B. Legal Report. Larry Allen was available to answer questions.

C. Treasurer's Report. Jeff Underwood reported uploading the required annual RDC report to gateway, by the deadline. The report will be forwarded to the commissioner's and posted on the City website.

D. Business Development Updates: Alex Crowley gave a brief update on the retail spaces in the Trades District and 4th Street Garages.

A. NEW BUSINESS

A. Resolution 22-18: Approval of Amendment to Construction Inspection Agreement for Improvements along 17th Street between Monroe and Grant Street. The RDC approved the construction inspection agreement with VS Engineering, Inc. in Resolution 22-11 for an amount not to exceed \$364,900. Neil Kopper said the construction contract for the project has since been divided into two parts: a federally funded portion from Monroe to Walnut Street and a locally funded project from Walnut to Grant Street. Staff have negotiated an amendment to the

agreement for the federally funded portion, which reduces the cost for services by \$60,500 for a total amount not to exceed \$304,400.

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

Deborah Myerson moved to approve Resolution 22-18, via roll-call vote. Deb Hutton seconded the motion. The motion was unanimously approved.

- B. Resolution 22-19: Approval of Construction Inspection Agreement for Improvements along 17th Street between Walnut and Grant Street. The RDC approved the construction inspection agreement with VS Engineering, Inc. in Resolution 22-11 for an amount not to exceed \$364,900. Neil Kopper said the construction contract for the project has since been divided into two parts: a federally funded portion from Monroe to Walnut Streets and a locally funded project from Walnut to Grant Street. City Staff brought an amended agreement with VS Engineering, Inc. in Resolution 22-18 to cover the federally funded portion of the project. City staff have negotiated a new construction inspection agreement for the locally funded portion of the project from Walnut to Grant Street for an amount not to exceed \$87,400.

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

Deb Hutton moved to approve Resolution 22-19. Deborah Myerson seconded the motion. The motion was unanimously approved.

- C. Resolution 22-20: Confirming Approval of Additional Funds for Emergency Home Repair. John Zody stated under the current funding limits for the Community Development Block Grant (CDBG) Emergency Home Repair program, grants are typically not to exceed \$3,500 for mobile homes. The Bids received for the mobile home repair at 2005 S. Rogers Lot Street, Lot 22 exceed the \$3,500 maximum. City Staff is requesting additional CDBG funds in the amount of \$4,500 for a total not to exceed \$8,000.

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

Randy Cassady moved to approve Resolution 22-20, via roll-call vote. Deborah Myerson seconded the motion. The motion was unanimously approved.

- D. Resolution 22-21: Approval of Additional Funding for an HVAC Improvement for the Dimension Mill. The City hired VET Environmental Engineering, LLC to perform indoor air testing to investigate the sources of a persistent and lingering odor that is present in two of the offices in the Dimension Mill. The RDC previously approved installation of an energy recovery ventilator (ERV) in the space with Harrell-Fish Inc., not to exceed \$19,325. However, due to supply chain shortages and inflation, HFI and City staff have determined that the best course of action is to modify the agreement to include the installation of two smaller ERVs, which are available to make the offices habitable again. The installation of the two smaller ERVs would increase the costs to the project by \$6,510 for a total amount not to exceed \$25,835.

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

Randy Cassady moved to approve Resolution 22-21, via roll-call vote. Deborah Myerson seconded the motion. The motion was unanimously approved.

- E. Resolution 22-22: To Approve Conveyance Agreement for Cottage Grove Parcel to Abutting Landowner. The RDC offered parcels for sale in November, 2021. Offers were opened and received on December 6, 2021. One of the offers received was for \$100 for Parcel No. 53-05-32-110-013.000-005, from an abutting landowner. Staff is requesting authorization to negotiate a

final closing price and close on the real estate. Larry Allen will negotiate the final closing price, which will include the offered price of \$100 plus the costs associated with the sale, including title insurance, recording fees, and advertising costs.

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

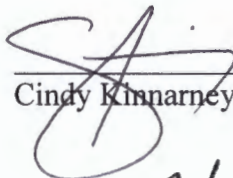
Randy Cassady moved to approve Resolution 22-22, via roll-call vote. Deb Hutton seconded the motion. The motion was unanimously approved.

VI. BUSINESS/GENERAL DISCUSSION

Don Griffin, Deputy Mayor presented a proclamation for David Walter.

VII. ADJOURNMENT

Deb Hutton moved to adjourn. Deborah Myerson seconded the motion. The motion was unanimously approved.



Cindy Kinnarney, President



Deborah Myerson, Secretary

4/18/2022
Date