

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, May 2, 2022 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=11113>**

**I. ROLL CALL**

Commissioners Present: Deb Hutton, Cindy Kinnarney, and Randy Cassady

Commissioners Absent: Deborah Myerson and Martha Street, MCCSC Representative

Staff Present: John Zody, Director, Housing & Neighborhood Development (HAND); Brent Pierce, Assistant Director; Christina Finley, Financial Specialist, HAND

Others Present: Larry Allen, Attorney, City Legal Department; Alex Crowley, Director, Economic and Sustainable Development (ESD); Dave Askins, B Square Bulletin; Sam Dove; Holden Abshier

**II. READING OF THE MINUTES** – Deb Hutton moved to approve the April 18, 2022 minutes and the executive summary for April 18, 2022. Randy Cassady seconded the motion. The motion passed unanimously.

**III. EXAMINATION OF CLAIM REGISTER** – Deb Hutton moved to approve the claim register for April 14, 2022, for \$250,486.47. Randy Cassady seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Deb Hutton moved to approve the payroll register for April 22, 2022, for \$34,420.85. Randy Cassady seconded the motion. The motion passed unanimously.

**V. REPORT OF OFFICERS AND COMMITTEES**

A. Director's Report. John Zody stated HAND is going to be hosting a tenant resource fair on Saturday, May 21, 2022.

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

C. Treasurer's Report. Larry Allen was available to answer questions.

D. Business Development Updates: Alex Crowley stated the gravel lot across from the Trades District is temporarily being used by a company called 5-Star Electric. They are a Duke Energy sub-contractor and will be staging their equipment there while replacing all of the light poles in the Showers Complex.

**VI. NEW BUSINESS**

A. Resolution 22-26: Approval of Partnership Agreement with BCT Management, Inc. Alex Crowley stated this is an annual partnership agreement with BCT Management, Inc. Crowley pointed out a few changes in this year's agreement. He said past agreements have been approved yearly, however this agreement is for three years. Crowley also said, due to fundraising for the centennial celebration the following language has been added to the agreement:

Any funds pledged to the BCTM as part of the centennial celebration from June 1, 2022, through May 31, 2023, shall remain with the BCTM through termination and not be subject to surrender and conveyance upon termination as outlined in

Section 6(j). The BCTM shall provide an accounting of centennial funds pledged and raised to the City by June 1, 2025.

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

Randy Cassady moved to approve Resolution 22-26. Deb Hutton seconded the motion. The motion was unanimously approved.

- B. Resolution 22-27: Approval of Property Tax Payment for Parking Lot Parcels at 216 S. College Avenue. Larry Allen stated in 2019, the RDC approved a purchase agreement for the real estate located at 216 S. College Avenue, which included the assumption of a lease for two parcels of land that made up a portion of the parking lot. In 2020, the RDC approved a lease addendum, which provided that the RDC is responsible for paying real estate taxes on the property. The property tax bill due is \$7,040.32.

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

Deb Hutton moved to approve Resolution 22-27. Randy Cassady seconded the motion. The motion was unanimously approved.

- C. Resolution 22-28: Approval of Addendum to Agreement and Amendment to Listing Contract with FC Tucker Commercial. Alex Crowley stated we have a listing agreement with FC Tucker for the commercial spaces at the 4<sup>th</sup> Street Garage. The listing agreement ended at the end of March. Crowley said the addendum will renew the agreement for another 12 months, beginning in April.

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

Randy Cassady moved to approve Resolution 22-28. Deb Hutton seconded the motion. The motion was unanimously approved.

- D. Resolution 22-29: Approval of Contract for Landscape Maintenance in the Trades District. Alex Crowley stated that City staff solicited bids for landscaping and regular maintenance for RDC owned properties. City staff have negotiated an agreement with Nature's Way to provide the services for an amount not to exceed \$45,000.

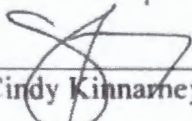
Cindy Kinnarney asked for public comment. There were no comments from the public.

Randy Cassady moved to approve Resolution 22-29. Deb Hutton seconded the motion. The motion was unanimously approved.

## VII. BUSINESS/GENERAL DISCUSSION

## VIII. ADJOURNMENT

Deb Hutton moved to adjourn. Randy Cassady seconded the motion. The motion was unanimously approved.

  
Cindy Kinnarney, President

  
Deborah Myerson, Secretary

6-2-22  
Date