

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, April 18, 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=11063>**

**I. ROLL CALL**

Commissioners Present: Deborah Myerson, Deb Hutton, Cindy Kinnarney, Randy Cassady, and Martha Street, MCCSC Representative (All commissioners physically present in City Hall)

Commissioners Absent: None

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

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

**II. READING OF THE MINUTES** – Deb Hutton moved to approve the April 4, 2022 minutes. Deborah Myerson seconded the motion. The motion passed unanimously.

**III. EXAMINATION OF CLAIM REGISTER** – Deb Hutton moved to approve the claim register for April 1, 2022, for \$607,365.99. Deborah Myerson seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Deborah Myerson moved to approve the payroll register for April 8, 2022, for \$34,420.90. Deb Hutton seconded the motion. The motion passed unanimously.

**V. REPORT OF OFFICERS AND COMMITTEES**

A. Director's Report. John Zody stated the annual action plan will need to be revised and resubmitted for public comment. Zody said the final CDBG and HOME allocation numbers from HUD will not be available until May 13, 2022. At that time the annual action plan will be revised with the updated allocation amounts and put back out for public comment.

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.

**A. NEW BUSINESS**

A. Resolution 22-23: Approval of Neighborhood Improvement Grant Distribution. The City of Bloomington has a Neighborhood Improvement Grant Program which is administered by HAND and under the control of the Redevelopment Commission. There is \$30,000 available for funding. Angela Van Rooy reported receiving three applications for the 2022 funding round. A five member council was convened to review the applications. The recommendations *are listed* below:

- Arden Place Neighborhood Association  
Funds requested - \$9,000  
Recommendation - \$9,000
- Blue Ridge Neighborhood Association

Funds requested - \$6,000  
Recommendation - \$6,000

- Prospect Hill Neighborhood Association  
Funds Requested - \$6,551.74  
Recommendation - \$6,551.74

Deb Hutton pointed out a typo in the resolution. The available funding should be \$30,000, not \$27,000. The total amount of requested funds is \$21,551.74.

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

Deborah Myerson moved to approve Resolution 22-23, as corrected. Deb Hutton seconded the motion. The motion was unanimously approved.

- B. Resolution 22-24: Approval of Construction Agreement for Improvements along 17<sup>th</sup> Street between Walnut and Grant Street. Roy Aten stated City staff solicited bids for the construction agreement and selected Milestone Contractors, LP. Staff have negotiated a construction agreement for the East Project from Walnut to Grant Streets for an amount not to exceed \$1,192,901.58.

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

Randy Cassidy moved to approve Resolution 22-24. Deborah Myerson seconded the motion. The motion was unanimously approved.

- C. Resolution 22-25: Approval of Lease for Trades District Garage Commercial/Office Space. Alex Crowley reported having an interested tenant in the Trades District commercial garage space. Crowley said the negotiated terms of a potential lease include the following terms:
- Rented space will be 4,59 sq. ft within the Trades Garage
  - A 4 year lease with the option to exit the lease at end of year three as long as they cover half of rent for the remaining year
  - \$19/sq. ft. for rent in the first year with an annual increase of 2.5%
  - Tenant would perform buildout, which shall be completed within six months
  - Tenant would pay utility cost during the buildout


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

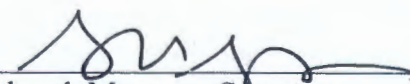
Deb Hutton moved to approve Resolution 22-25. Deborah Myerson seconded the motion. The motion was unanimously approved.

## VI. BUSINESS/GENERAL DISCUSSION

## VII. ADJOURNMENT

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

  
\_\_\_\_\_  
Cindy Kinnarney, President

  
\_\_\_\_\_  
Deborah Myerson, Secretary

\_\_\_\_\_  
Date 5/23/2022