

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, September 19, 2022, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton Street, and via Zoom, with RDC President Cindy Kinnarney presiding:
<https://catstv.net/m.php?q=11674>***

I. ROLL CALL

Commissioners Present: Cindy Kinnarney, Deb Hutton, Sarah Bauerle Danzman, Deborah Myerson, and Martha Street, MCCSC Representative, were all present in person. Randy Cassady joined electronically via Zoom.

Commissioners Absent: All members were present

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

Others Present: Alex Crowley, Director Economic and Sustainable Development; Larry Allen, Assistant City Attorney; Tim Street, Operations & Development Director, Parks & Recreation; Matt Smethurst, Project M Engineering; Dave Askins, B Square Bulletin; Deb Kunce, J.S. Held LLC; Holden Abshier; and Sam Dove.

II. READING OF THE MINUTES – Deb Hutton moved to approve the September 6, 2022, minutes via roll-call vote. Sarah Bauerle Danzman seconded the motion. Deborah Myerson abstained. The motion passed 4-0-1.

III. EXAMINATION OF CLAIM REGISTER – Deborah Myerson moved to approve the claim register for September 2, 2022, for \$732,711.34 via roll-call vote. Deb Hutton seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS – Deb Hutton moved to approve the payroll register for September 9, 2022, for \$34,420.86 via roll-call vote. Deborah Myerson seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. John Zody informed the Commission that staff is still working on program guidelines.

Zody asked the commission for volunteers to serve on the Citizens Advisory Committee (CAC). An RDC representative is needed for physical improvements and social services. Deb Hutton volunteered to service on the physical improvements committee. Deborah Myerson volunteered to serve on the social services committee.

B. Legal Report. Larry Allen gave an update on the due diligence for the CFC Showers Building at 320 West 8th Street. He said we did agree to a 60-day extension for the due diligence period.

C. Treasurer's Report. Jeff Underwood was available to answer questions.

D. Business Development Updates: Alex Crowley reported that the Kiln project is scheduled to be at the Historic Preservation Commission on Thursday. Crowley said with a positive vote, we would move to closing on the building.

VI. NEW BUSINESS

A. Officer Election for Vice-President. Cindy Kinnarney submitted Deb Hutton for consideration as

Vice President. Randy Cassady moved to approve Deb Hutton as Vice-President. Deborah Myerson seconded the motion. The motion passed unanimously.

B. Hopewell Presentation: Deb Kunce, gave a presentation on the Hopewell project. Deb Kunce and City staff answered questions from the commissioners. The slides from the presentation are attached to the minutes.

C. Resolution 22-62: Addendum to Agreement with SB Friedman for Hopewell. Deb Hutton said the resolution has a typo in the word Hopewell. Larry Allen will correct the typo.

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

Deb Hutton moved to approve Resolution 22-62, as amended with the typo correction, via roll-call vote. Randy Cassady seconded the motion. The motion passed unanimously.

D. Resolution 22-63: Approval of Project Review and Approval Form for Griffy Dam Project. Tim Street explained that this project would complete the safety and access improvements to the trail at Griffy Dam. Formalizing the crossing with a quarter minus path along the top of the dam that more fluidly connects with hiking trails to the south and north. It would also install necessary safety signage and fencing and create a new staircase to improve access to the trail from the dam parking lot. Since this was already designed, this project is shovel-ready and already permitted through DNR. Staff answered questions from the commissioners.

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

Randy Cassady moved to approve Resolution 22-63, via roll-call vote. Deborah Myerson seconded the motion. The motion passed unanimously.

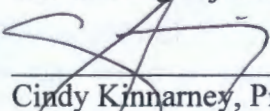
E. Resolution 22-64: Approval of Change Orders 1 and 2 for Walnut Street Traffic Signal Project. The RDC previously approved funding for construction of the project with Ragle for \$761,956.75. Matt Smethurst said change orders 1 and 2 are for additional fill and topsoil and to account for change in costs for items including removal of old concrete, excavation, new concrete, signs, conduit, and signal cables. Change Order 1 is for an additional amount of \$22,159.13 and Change Order 2 is for an additional amount of \$48,652.21. The change orders, if approved, would increase the cost of the project by \$70,811.34 and bring the total cost of the project to \$832,768.09. Smethurst said the change orders were approved by the Board of Public Works at its meeting on September 13, 2022.

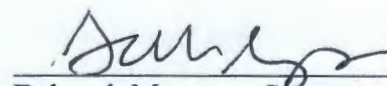
Cindy Kinnarney asked for public comment. There were no comments from the public.

Deb Hutton moved to approve Resolution 22-64, via roll-call vote. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

VII. BUSINESS/GENERAL DISCUSSION – None.

VIII. ADJOURNMENT – Sarah Bauerle Danzman moved to adjourn. Deb Hutton seconded the motion. The meeting adjourned at 6:15 p.m.


Cindy Kinnarney, President


Deborah Myerson, Secretary

Date: 10/3/2022