

AGENDA
REDEVELOPMENT COMMISSION
January 3, 2023 at 5:00 p.m.
Bloomington City Hall, 401 North Morton Street, Room 135
McCloskey Conference Room

Join Zoom Meeting

<https://bloomington.zoom.us/j/84068092247?pwd=SmU1QWs0eVYxU0UyNEtwK2VOZ3AzZz09>

Meeting ID: 840 6809 2247

Passcode: 886647

- I. ROLL CALL**
- II. READING OF THE MINUTES** –December 19, 2022
- III. EXAMINATION OF CLAIMS** –December 9, 2022 for \$402,384.57 and December 23, 2022 for \$550,631.09
- IV. EXAMINATION OF PAYROLL REGISTERS**– December 16, 2022 for \$35,670.87 and December 30, 2022 for \$35,670.81
- V. REPORT OF OFFICERS AND COMMITTEES**
 - A.** Director’s Report
 - B.** Legal Report
 - C.** Treasurer’s Report
 - D.** Business Development Updates
- VI. NEW BUSINESS**
 - A.** Election of Officers
 - B.** Resolution 23-01: Approval of 2023 Commission Schedule
 - C.** Resolution 23-02: Approval of Maintenance of Property Owned by the Redevelopment Commission of the City of Bloomington
 - D.** Resolution 23-03: Approval of Funding for Appraisals for Property within the Allocation Areas for the Purpose of Possible Acquisition and Redevelopment
 - E.** Resolution 23-04: Approval of Project Review and Approval Form for a Regional Economic Acceleration and Development Initiative (READI) Grant for Hopewell
- VII. BUSINESS/GENERAL DISCUSSION**
- VIII. ADJOURNMENT**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, December 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=11988>***

I. ROLL CALL

Commissioners Present: Cindy Kinnarney, Deb Hutton, Sarah Bauerle Danzman, and Martha Street, MCCSC Representative attended in person. Randy Cassady and Deborah Myerson attended via zoom.

Commissioners Absent: None

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

Others Present: Larry Allen, Assistant City Attorney; Patrick Dierkes, Project Engineer, Engineering Department; Dave Askins, B Square Bulletin; Sam Dove;

- II. READING OF THE MINUTES** – Sarah Bauerle Danzman moved to approve the December 5, 2022 minutes, via roll-call vote. Deb Hutton seconded the motion. Randy Cassady abstained. The motion passed. 4-0-1

- III. EXAMINATION OF CLAIM REGISTER** – Deb Hutton moved to approve the claim register for November 23, 2022, for \$713,852.44, via roll-call vote. Deborah Myerson seconded the motion. The motion passed unanimously.

- IV. EXAMINATION OF PAYROLL REGISTERS** – Sarah Bauerle Danzman moved to approve the payroll register for December 2, 2022 for \$35,670.88, via payroll-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 this would be the last meeting for Martha Street, MCCSC Representative. The commission and staff thanked Martha for her service on the board.

- B. **Legal Report.** Larry Allen informed the board that we closed on the sale of the Showers Administration Building last week.

Allen stated resolution 22-103 will be added to tonight's agenda. The resolution was emailed to the commissioners prior to the meeting.

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

- D. **Business Development Updates:** Alex Crowley wanted to clarify his comments from the previous meeting. He said there might have been a misunderstanding that the RDC was going to recommend that the RDC hire someone. Crowley said staff plans to bring an agreement to the January 3, 2023 meeting that is between the Redevelopment Commission and the Mill. The Mill will be the one hiring staff. The RDC will be contributing funding to support the hire.

VI. NEW BUSINESS

- A. **Resolution 22-99: Approval of Updated Lease for Fourth Street Garage Commercial/Office Space.** Alex Crowley stated that the RDC recently approved a lease agreement and terms with Hoosier Networks, LLC. The lease provided a tenant improvement allowance of \$109,620 based on 2,436 sq. ft. After approval, the tenant requested an increase tenant improvement allowance because while the space rented was smaller, the costs of renovations remained approximately the same. City staff have updated negotiated terms for an increased amount while maintaining the same three-year payback period to the RDC. The new allowance shall not exceed \$171,007.20 (or \$70.20 per sq. ft.) Staff explained the payback for the tenant allowance.

Deb Hutton moved to approve Resolution 22-99, via roll-call vote. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

- B. **Resolution 22-100: Approval of Payment for Power Relocation for Hopewell Phase 1 East.** Part of the redevelopment of the Hopewell Phase I East site includes making infrastructure improvements. Patrick Dierkes stated that it is now necessary to relocate power lines and equipment in the area. Duke Energy has submitted an invoice for the services for \$123,942.30. Staff is requesting approval to pay the in invoice.

Deb Hutton moved to approve Resolution 22-100, via roll-call vote. Deborah Myerson seconded the motion. The motion passed unanimously.

- C. **Resolution 22-101: Approval of Funding for Fifth Addendum to Engineering Contract and Railroad Agreement for the B-Line Trail and Multiuse Path.** The RDC previously approved a project review and approval form for an extension of the B-Line Trail to a new multi-use path on 17th Street and improvements to the intersection of West Fountain Drive and North Crescent Road. The City awarded the design contract to Aztec Engineering and the RDC approved funding for the contract addendums 1-4. Patrick Dierkes stated the City has negotiated a fifth addendum to Aztec's contract to add design services, right-of-way acquisition, and railroad permit fees for an amount not to exceed \$150,075, which brings the total cost for the design project to \$1,041,274. Staff answered questions from the commission.

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

Deb Hutton moved to approve Resolution 22-101, via roll-call vote. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

- D. **Resolution 22-102: To Increase Funding for an Owner Occupied Rehabilitation (OOR) Project at 301 N. Hopewell Street.** John Zody explained that staff have identified more unforeseen costs for the property and the owner. HAND staff is requesting approval for and additional \$15,000 for an amount not to exceed \$115,000 to complete the modifications to this property. HOME grant funds will be utilized for this project. HAND staff explained the unforeseen costs. Staff answered questions and concerns from the commission.

Randy Cassady moved to approve Resolution 22-102, via roll-call vote. Deb Hutton seconded the motion. The motion passed unanimously.

- E. **Resolution 22-103: Approval of Funding for Signage at Hopewell.** Larry Allen said as part of the identification, marketing and development of the site, the City would like to place signs on the Hopewell Project site. The City has received a quote from Everywhere Signs of \$1,600 per sign. There will be three signs for a total not to exceed \$4,800. The installation for all of the signs is for an amount not to exceed \$1,360. The total amount not to exceed for the signs and installation is \$6,160.

Allen noted that the original resolution did not include the price for installation. However, he updated the resolution and asked that the approval include the amendment.

Deb Hutton also pointed out a typo in the word “approval”. Hutton also asked to update Exhibit A with the installation cost.

Randy Cassady moved to approve Resolution 22-103, as amended, via roll-call vote. Deborah Myerson seconded the motion. The motion passed unanimously.

VII. BUSINESS/GENERAL DISCUSSION – None.

VIII. ADJOURNMENT – Deb Hutton moved to adjourn. Sarah Bauerle Danzman seconded the motion. The meeting adjourned at 5:55 p.m.

President

Secretary

Date: _____

**23-01
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

2023 MEETING SCHEDULE

WHEREAS, the Redevelopment Commission of the City of Bloomington is authorized under Indiana Code § 36-7-14-8 to set the dates of its regular, annual, and special meetings; and

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

The regularly scheduled Redevelopment Commission meetings for 2023 and the annual organizational meeting for 2023 are set as described in the “2023 REDEVELOPMENT COMMISSION SCHEDULE,” which is attached to this Resolution as Exhibit A.

BLOOMINGTON REDEVELOPMENT COMMISSION

President

Printed Name

ATTEST:

Secretary

Printed Name

Date

2023 REDEVELOPMENT COMMISSION SCHEDULE

January 3, 2023 (Tuesday)	January 23, 2023
February 6, 2023	February 20, 2023
March 6, 2023	March 20, 2023
April 3, 2023	April 17, 2023
May 1, 2023	May 15, 2023
June 5, 2023	June 20, 2023 (Tuesday)
July 3, 2023	July 17, 2023
August 7, 2023	August 21, 2023
September 5, 2023 (Tuesday)	September 18, 2023
October 2, 2023	October 16, 2023
November 6, 2023	November 20, 2023
December 4, 2023	December 18, 2023

All meetings will be held at 5:00 pm either in-person, electronically via Zoom, or both unless otherwise noted.

23-02
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA

APPROVAL OF MAINTENANCE OF PROPERTY OWNED BY THE
REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON

WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) has purchased real property throughout the allocation area known as the Consolidated TIF and within the Trades District (“RDC Property”); and

WHEREAS, the RDC recognizes that there are ongoing maintenance requirements associated with these properties; and

WHEREAS, in Resolution 22-02, the RDC provided funding for the maintenance of property it owns, including properties within the Certified Technology Park through December 31, 2022; and

WHEREAS, the RDC wishes to approve the funding for the maintenance of RDC-owned property through December 31, 2023; and

WHEREAS, the funding for the maintenance shall come from the “444 Account,” which is a non-TIF fund where collected rent is deposited; and

WHEREAS, there is sufficient revenue in the 444 Account to pay for these expenditures.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT
COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

1. The RDC authorizes the Housing and Neighborhood Development staff to receive, process, and approve invoices to expend funds on utility bills and maintenance costs associated with the RDC Property. Invoices for maintenance costs associated with the RDC Property that are more than Five Thousand Dollars (\$5,000) must be specifically approved by the RDC in advance of their expenditure. In the event that a utility bill exceeds Two Thousand Five Hundred Dollars (\$2,500), Housing and Neighborhood Development staff will inform the RDC at its next scheduled meeting.
2. For the avoidance of doubt, the RDC authorizes the City of Bloomington Controller to directly pay for or reimburse the requests to expend funds on utility bills and maintenance costs associated with the RDC Property that have been approved by the RDC out of the 444 Account. The City of Bloomington Controller shall not directly pay for or reimburse expenditures totaling more than Two Hundred Fifty Thousand Dollars (\$250,000).
3. The authorizations provided by this Resolution shall expire on December 31, 2023.

BLOOMINGTON REDEVELOPMENT COMMISSION

President

Printed Name

ATTEST:

Secretary

Printed Name

Date

23-03
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

APPROVAL OF FUNDING FOR APPRAISALS FOR PROPERTY WITHIN THE
ALLOCATION AREAS FOR THE PURPOSE OF POSSIBLE ACQUISITION AND
REDEVELOPMENT

WHEREAS, pursuant to Indiana Code 36-7-14 *et seq.*, the Redevelopment Commission of the City of Bloomington (“RDC”) and the Common Council of the City of Bloomington created an economic development area known as the “Consolidated Economic Development Area” (“Consolidated TIF”); and

WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) was created for the development and redevelopment of economic development areas that would benefit public welfare, which includes the use of tax increment from the Consolidated TIF in the acquisition of real property; and

WHEREAS, the Consolidated TIF is an allocation area for purposes of tax increment financing; and

WHEREAS, Indiana Code Sections 36-7-14-19, -19.5, -22 require, in most circumstances, that the RDC obtain two independent appraisals of fair market value for the property to either acquire or sell real property; and

WHEREAS, Staff is requesting an amount for the necessary appraisals of various parcels of property within the Consolidated TIF not to exceed Fifty Thousand Dollars (\$50,000); and

WHEREAS, the RDC has available Consolidated TIF funds to pay for the appraisals;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

1. The RDC hereby approves payments not to exceed Fifty Thousand Dollars (\$50,000.00) from the Consolidated TIF funds for appraisals for the acquisition of property within the Consolidated TIF.
2. Housing and Neighborhood Development Director John Zody may sign any necessary agreements with independent appraisal agencies necessary to complete the appraisals on property, and such agreements shall be subject to the City’s normal quote and acquisition procedures.
3. City staff are directed to present the findings of any appraisal to the RDC and to save any subsequent appraisal agreements in the RDC’s files with this Resolution.

4. Unless extended by the Redevelopment Commission in a resolution, the funding authorization provided under this Resolution shall expire on December 31, 2023.

BLOOMINGTON REDEVELOPMENT COMMISSION

President

Printed Name

ATTEST:

Secretary

Printed Name

Date

23-04
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

**APPROVAL OF PROJECT REVIEW AND APPROVAL FORM FOR A REGIONAL
ECONOMIC ACCELERATION AND DEVELOPMENT INITIATIVE (READI) GRANT FOR
HOPEWELL**

WHEREAS, the City of Bloomington has brought the Redevelopment Commission a Project Review & Approval Form (“Form”) which seeks the support of the RDC for services related to and a match required by the terms of a Regional Economic Acceleration and Development Initiative (READI) grant for the redevelopment of the Hopewell site (“Project”); and

WHEREAS, a copy of the Form is attached to this Resolution as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

1. The Redevelopment Commission finds that the Project, as set forth in more detail in the attached Project Review & Approval Form, has a valid public purpose, and approves the Project.
2. The expenditure of funds is not approved by this Resolution. Funding for itemized services will be approved at a later date when service providers and amounts have been determined. The specific match will be approved at a later date if and when the Project is awarded a READI grant and the amount of the required match is determined.

BLOOMINGTON REDEVELOPMENT COMMISSION

President

Printed Name

ATTEST:

Secretary

Printed Name

Date

City of Bloomington
Redevelopment Commission
Project Review & Approval Form

Please Note:

- Approval of the project by the Redevelopment Commission through this Project Review & Approval Form does not represent an authorization to begin work or expend funds.
- Authorization of work and the commitment of funds shall be done when the Redevelopment Commission reviews and approves: (1) a Purchase Order or Contract prepared after complying with the appropriate procurement process for the type of item, service or construction being sought and (2) the estimated costs associated with the Purchase Order or Contract.
- No payment of funds shall be made without a duly authorized and approved Purchase Order or Contract. All claims for payment against a duly authorized Purchase Order or Contract shall be submitted to the Redevelopment Commission for their review and approval along with any required departmental inspections, reviews and approvals prior to the payment of any funds.

To Be Completed by Requesting Party:

Project Name: Regional Economic Acceleration and Development Initiative (READI) for Hopewell Street Construction

Project Manager(s): John Zody

Project Description:Background

In May of 2021, the State of Indiana launched the Regional Economic Acceleration and Development Initiative (READI), which utilized federal American Rescue Plan Act (ARPA) funds, to foster programs, initiatives, and projects critical to attracting and retaining talent for the workforce. Bloomington was part of a Uplands regional grant award through Regional Opportunity Initiatives.

Project overview

The City of Bloomington applied for a READI grant to fund the design and construction of a major section of Jackson St. in the Hopewell development (former IU Health Hospital). The funded portion of Jackson Street would run from 1st Street to the proposed University Street.

The design and construction of this portion of Jackson Street is critical for the redevelopment of the 1947 Kohr Administration Building. This section of Jackson St. will be on the west end of the Kohr building parcel. The targeted redevelopment of the Kohr Building includes 40 units of affordable housing serving residents who are 60% and below Area Median Income (AMI). In addition, the completion of Jackson St. will provide an additional artery of infrastructure on the site that will serve up to 400 units of new housing (including the 40 new units in the Kohr Building), connecting to the main site corridor (University St.) near the 427-space parking garage that will also remain.

READI funds will be for the design and construction of the project, so a general developer and contractor have not yet been named. Design and construction bidding will be done by the City of Bloomington Redevelopment Commission and the City’s Engineering Department through the City of Bloomington's procurement process.

Project Timeline: **Start Date:** **April 2023**
 End Date: **December 2024**

Financial Information:

Estimated full cost of project:	\$7,039,050.00
Sources of funds:	READI: \$1,999,920.00 Consolidated TIF: \$5,039,130 (match in Hopewell)

Project Phases: This breakdown should mirror the contract(s) expected to be issued for this project. Each phase should include a description of the work to be performed, the cost, and the timeline for the contract.

Step	Description	Estimated Cost	Timeline
1	Design	\$550,000	2023
2	Construction Inspection	\$121,000	2023-24
3	Construction	\$1,022,420	2023-24
4	Other Engineering	\$306,500	
4	Other Related Hopewell Construction for Match	\$5,039,130	2024

TIF District: Consolidated TIF (Expanded Adams Crossing)

Resolution History: 23-04 Project Review and Approval Form (Match)

To Be Completed by Redevelopment Commission Staff:

Approved on _____

By Resolution _____ by a vote of _____



Construction Budget Template

*Please edit only the cells in white

Summary	Source	Amount
	READI	\$ 1,999,920.00
Public (see notes below)	\$ 5,039,130.00	
Private (see notes below)	\$ 14,029,438.00	
Add'l Federal	\$ -	
Add'l State	\$ 2,905,934.00	
Total	\$ 23,974,422.00	

Project Information	
Region	Bloomington
Project Name	Hopewell - Jackson St. Design and Construction
Submitted By (Name)	John Zody, City of Bloomington
Email Address	john.zody@bloomington.in.gov

Category	Activity	Sources					Total
		READI	Public	Private	Add'l Federal	Add'l State	
Construction	Lot Development Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Erosion Control	\$ 26,950.00	\$ -	\$ -	\$ -	\$ -	\$ 26,950.00
	Site Excavation	\$ 139,150.00	\$ -	\$ -	\$ -	\$ -	\$ 139,150.00
	Sanitary Sewer	\$ 51,150.00	\$ -	\$ -	\$ -	\$ -	\$ 51,150.00
	Stormwater Sewer	\$ 127,270.00	\$ -	\$ -	\$ -	\$ -	\$ 127,270.00
	Water System	\$ 86,900.00	\$ -	\$ -	\$ -	\$ -	\$ 86,900.00
	Concrete	\$ 133,400.00	\$ -	\$ -	\$ -	\$ -	\$ 133,400.00
	Roadway Paving	\$ 163,350.00	\$ -	\$ -	\$ -	\$ -	\$ 163,350.00
	Stabilization	\$ 6,050.00	\$ -	\$ -	\$ -	\$ -	\$ 6,050.00
	Construction Inspection	\$ 121,000.00	\$ -	\$ -	\$ -	\$ -	\$ 121,000.00
	Telecom / Broadband	\$ 27,500.00	\$ -	\$ -	\$ -	\$ -	\$ 27,500.00
	Power	\$ 22,000.00	\$ -	\$ -	\$ -	\$ -	\$ 22,000.00
	Gas	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Amenities: Landscaping & Lighting	\$ 136,950.00	\$ -	\$ -	\$ -	\$ -	\$ 136,950.00
	Other: Rock Removal	\$ 33,000.00	\$ -	\$ -	\$ -	\$ -	\$ 33,000.00
Other: Signing and Markings	\$ 13,750.00	\$ -	\$ -	\$ -	\$ -	\$ 13,750.00	
Other: Mob, Demob, Cons. Eng.	\$ 55,000.00	\$ -	\$ -	\$ -	\$ -	\$ 55,000.00	
Design	Engineering & Design	\$ 350,000.00	\$ -	\$ -	\$ -	\$ -	\$ 350,000.00
	Topographic Survey	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00
	Floodway LOMA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Geotechnical Testing	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ 30,000.00
	Bidding/Construction Admin.	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00
Environmental Review	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00	
Miscellaneous	Engineering & early construction of future roads/access drives	\$ 306,500.00	\$ -	\$ -	\$ -	\$ -	\$ 306,500.00
	(Match) Hopewell branding and marketing	\$ -	\$ 82,500.00	\$ -	\$ -	\$ -	\$ 82,500.00
	(Match) Purchase agreement w/ IU Health (partial)	\$ -	\$ 2,502,500.00	\$ -	\$ -	\$ -	\$ 2,502,500.00
	(Match) Master Planning Process	\$ -	\$ 410,000.00	\$ -	\$ -	\$ -	\$ 410,000.00
	(Match) 1st St. Reconstruction	\$ -	\$ 2,030,025.00	\$ -	\$ -	\$ 2,905,934.00	\$ 4,935,959.00
	(Match) Kohr Administration Redevelopment	\$ -	\$ 14,105.00	\$ -	\$ -	\$ -	\$ 14,105.00
	(Match) Construction loan (Kohr Bldg. redevelopment)	\$ -	\$ -	\$ 10,100,000.00	\$ -	\$ -	\$ 10,100,000.00
	(Match) IHEDA/LIHTE equity (Kohr Bldg. redevelopment)	\$ -	\$ -	\$ 2,759,724.00	\$ -	\$ -	\$ 2,759,724.00
	(Match) Historic tax credit equity (Kohr Bldg. redevelopment)	\$ -	\$ -	\$ 1,169,714.00	\$ -	\$ -	\$ 1,169,714.00
	Total by Category		\$ 1,999,920.00	\$ 5,039,130.00	\$ 14,029,438.00	\$ -	\$ 2,905,934.00
Grand Total		\$					23,974,422.00