

**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 17<sup>th</sup> 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 Cassidy 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.

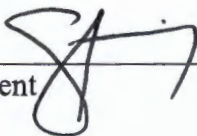
Allen noted that the original resolution did not include the price for installation. However, he updated the resolution and asked that the approval include the amendment.

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.

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President 

\_\_\_\_\_  
Secretary 

DEBORAH MYERSON

Date: 1/3/2023