

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, December 5, 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=11936>***

I. ROLL CALL

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

Commissioners Absent: Randy Cassidy

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

Others Present: Larry Allen, Assistant City Attorney; Jeff Underwood, City Controller; Susan Sandberg, Common Council President; Isabel Piedmont-Smith, Common Council Member; Patrick Dierkes, Project Engineer, Engineering Department; Matt Frische, Reedy Financial Group; Dave Askins, B Square Bulletin; Sam Dove; Shawn Eurton, Eurton Properties.

- II. READING OF THE MINUTES** – Deb Hutton moved to approve the November 21, 2022 minutes. Deborah Myerson seconded the motion. The motion passed unanimously.
- III. EXAMINATION OF CLAIM REGISTER** – Deborah Myerson moved to approve the claim register for November 10, 2022, for \$59,422.27. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.
- IV. EXAMINATION OF PAYROLL REGISTERS** – Deb Hutton moved to approve the payroll register for November 18, 2022, for \$35,670.89. Deborah Myerson seconded the motion. The motion passed unanimously.
- V. REPORT OF OFFICERS AND COMMITTEES**
- A. **Director’s Report:** John Zody stated revisions to the rehab guidelines early next year. The revision of the Neighborhood Improvement guidelines will be on the agenda for the next meeting. Zody said 2023 Community Development Block Grant (CDBG) applications are due today by 4 p.m.
- 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 stated the Kiln closed last Monday. A collective group of business owners purchased the Kiln and will be working on renovations. Crowley told the RDC that the closing of the deal on the Kiln building marked the first private investment in the Trades District. Crowley informed the commission that staff will be coming to the RDC with a request for funding to help support a position that will report to the Dimension Mill. This person would take hold of the Trades District and be the Director of the Trades District Technology Center. Crowley answered questions from the commissioners.
- VI. NEW BUSINESS**
- A. **Annual Informative Presentation.** Matt Frische gave the annual TIF impact presentation. Frische answered questions from the commission. The presentation slides are attached to the minutes.

B. Resolution 22-96: First Amendment to Agreement with Axis Architecture for Trades District. Alex Crowley stated the City was awarded an EDA grant to design the Tech Center Building. The RDC previously approved an agreement with Axis Architecture to provide the services. Staff have negotiated a first amendment to the agreement with Axis to add detailed design development phase estimate of the construction costs for the project. Axis has agreed to provide the additional services for an additional \$8,450. This amendment will bring the total amount for the agreement from \$403,082.50 to \$411,532.50.

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

Deb Hutton moved to approve Resolution 22-96. Deborah Myerson seconded the motion. The motion passed unanimously.

C. Resolution 22-97: Approve Conveyance Agreement of Showers Administration Building. Alex Crowley stated the Showers Administration Building was formally offered in 2014. Bids were received but no suitable offers were accepted following the offering. Crowley said there have been at least three attempts to find a partner, however all attempts unraveled late in the process. In each case the cost to renovate the building was insurmountable. Crowley said Eurton Properties LLC submitted an offer to purchase lots 7 and 8, which includes the Showers Administration Building. And the adjacent parking lot. Eurton also requested an option to purchase lot 6, which would come in the form of a separate agreement. City staff has negotiated a conveyance agreement to sell lots 7 & 8 for a total amount of \$400,000.

Cindy Kinnarney asked for public comment.

Michael Carmin gave comment and expressed his opposition to the sale of the property for \$400,000.

Sarah Bauerle Danzman pointed out that the word "received" had a typo in the resolution.

Sarah Bauerle Danzman moved to approve Resolution 22-97, as amended with the typo correction. Deb Hutton seconded the motion. The motion passed unanimously.

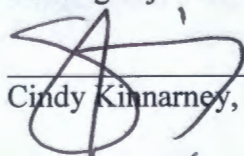
D. Resolution 22-98: Payment for Right of Way Acquisition – 1st Street Reconstruction. Patrick Dierkes said part of the project includes right-of-way acquisition, which is required for the federal funding for the project. The costs for the right-of-way acquisition is \$36,600.

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

Deb Hutton moved to approve Resolution 22-98. Deborah Myerson seconded the motion. The motion passed unanimously.

VII. BUSINESS/GENERAL DISCUSSION – None.

VIII. ADJOURNMENT – Deborah Myerson moved to adjourn. Deb Hutton seconded the motion. The meeting adjourned at 5:50 p.m.



Cindy Kinnarney, President



Deborah Myerson, Secretary

Date: _____

11/23/2023