

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, November 7, 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=11852>***

**I. ROLL CALL**

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

Commissioners Absent: Randy Cassady

Staff Present: John Zody, Director, Housing & Neighborhood Development (HAND); Brent Pierce, Assistant Director, HAND; Christina Finley, Financial Specialist, HAND; John Hewett, Program Manager, HAND; Barry Collins, Rehab Specialist; Cody Toothman, Program Manager, HAND; Matt Swinney, Program Manager, HAND

Others Present: Alex Crowley, Director Economic and Sustainable Development; Larry Allen, Assistant City Attorney; Patrick Dierkes, Project Engineer, Engineering Department; Dave Askins, B Square Bulletin; Clark Greiner, BEDC; Deb Kunce, JS Held; Barb Fox and Sam Dove.

**II. READING OF THE MINUTES** – Deb Hutton moved to approve the October 17, 2022 minutes and executive summary for October 17, 2022. Deborah Myerson seconded the motion. The motion passed unanimously.

**III. EXAMINATION OF CLAIM REGISTER** – Deborah Myerson moved to approve the claim register for October 14, 2022, for \$33,724.07. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Sarah Bauerle Danzman moved to approve the payroll register for October 21, 2022, for \$35,670.89. Deb Hutton seconded the motion. The motion passed unanimously.

**V. REPORT OF OFFICERS AND COMMITTEES**

A. Director's Report: John Zody stated that the HOME program is one of our entitlement community funding streams we receive from the U.S. Department of Housing and Urban Development (HUD). HUD awarded the City \$2 million in HOME-ARP funds. HAND staff is currently working on an allocation plan which is due to HUD by the end of March. Staff will be working with those in the community who provide services to those who are unhoused or at risk of being unhoused.

Zody reported that the rehab guidelines will be on the November 21st agenda.

Zody reported that the City applied for a grant through the state's Regional Economic Acceleration and Development Initiative (READI) to support infrastructure development at Hopewell, and will hopefully hear back by the end of the year.

B. Legal Report. Larry Allen was available to answer questions.

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

D. Business Development Updates: Alex Crowley was available to answer questions.

## VI. NEW BUSINESS

- A. Resolution 22-68: Approval of CDBG Funding Agreement for Bloomington Cooperative Living-Physical Improvements.
- B. Resolution 22-69: Approval of CDBG Funding Agreement for Boys & Girls Club – Physical Improvements
- C. Resolution 22-70: Approval of CDBG Funding Agreement for City of Bloomington Utilities – Physical Improvements.
- D. Resolution 22-71: Approval of CDBG Funding for City of Bloomington Engineering- Physical Improvements.
- E. Resolution 22-72: Approval of CDBG Funding Agreement for LifeDesigns –Physical Improvements.
- F. Resolution 22-73: Approval of CDBG Funding Agreement for Monroe County United Ministries – Physical Improvements.
- G. Resolution 22-74: Approval of CDBG Funding Agreement for New Hope for Families-Physical Improvements.
- H. Resolution 22-75: Approval of CDBG Funding Agreement Summit Hill Community Development Corporation (SHCDC) – Physical Improvements.
- I. Resolution 22-76: Approval of CDBG Funding Agreement for Tandem Community Birth Center-Physical Improvements.
- J. Resolution 22-77: Approval of CDBG Funding Agreement for New Leaf New Life – Social Service.
- K. Resolution 22-78: Approval of CDBG Funding Agreement for New Hope for Families – Social Service.
- L. Resolution 22-79: Approval of CDBG Funding Agreement for Middle Way House – Social Service.
- M. Resolution 22-80: Approval of CDBG Funding Agreement for Mother Hubbard’s Cupboard – Social Service.
- N. Resolution 22-81: Approval of CDBG Funding Agreement for Hoosier Hills Food Bank – Social Service.
- O. Resolution 22-82: Approval of CDBG Funding Agreement for Community Kitchen – Social Service.
- P. Resolution 22-83: Approval of CDBG Funding Agreement for Boys & Girls Club – Social Service.
- Q. Resolution 22-84: Approval of CDBG Funding Agreement for Beacon Inc. – Social Service.

The Commissioner approved a motion to consider Resolutions 22-68 through 22-84 as a group. John Zody stated the RDC approved all of the CDBG funding amounts earlier this year. Zody said tonight’s resolutions will approve the funding agreement and allow the program recipients to move ahead with their programs.

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

Deborah Myerson moved to approve Resolution 22-68 through 22-84. Deb Hutton seconded the motion. The motion passed unanimously.

- R. Resolution 22-85: Approval to Increase Funding for an Owner Occupied Rehab at 1017 West Howe. John Zody stated this is a rehab at 1017 West Howe that exceeds the \$38,500 funding cap. The project bid came in at \$41,031.79. After adding a 10% contingency the total requested amount is \$45,134.97.

Staff answered questions from the commission.

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

Deb Hutton moved to approve Resolution 22-85. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

- S. Resolution 22-86: Approval of Addendum to Design Consultant Contract for Hopewell Phase 1 East. Patrick Dierkes stated the RDC approved a design agreement for the Hopewell Phase 1 East with Shrewsberry and Associates, LLC for an amount not to exceed \$1,048,888. Shrewsberry and City staff believe it is necessary to execute an addendum to add services including design of a retaining wall, security, irrigation, and lighting. Dierkes explained the need for the additional services. City staff have negotiated an addendum to the agreement with Shrewsberry for an amount not to exceed an additional \$35,637. The funding authorization contained in this resolution is contingent upon the Board of Public Works approval of the agreement.

Deborah Myerson noted that the design contract called for design of security camera installations and that there would be a mix of public and private space in the area. Myerson expressed concern that the cameras could potentially infringe on individuals' privacy in the private spaces. Dierkes said that the public space will be maintained by the City's Parks & Recreation Department, and that the City's ITS will maintain the cameras. Cindy Kinnarney, Sarah Bauerle Danzman, and Deb Hutton all agreed with Myerson's concern.

Dierkes said tonight's resolution is only approving design for the placement of the cameras, not the equipment or installation. Larry Allen suggested having a separate presentation at a future meeting to discuss the commissioner's concerns and any potential liability issues before any equipment is approved or installed.

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

Sarah Bauerle Danzman moved to approve Resolution 22-86. Deb Hutton seconded the motion. The motion passed unanimously.

- T. Resolution 22-87: Approval of Change Order for Demolition Contract for Hopewell Phase 1 East. Patrick Dierkes stated the RDC approved an agreement for demolition services with Renascent, Inc. in an amount not to exceed \$588,755.02. City staff now seek approval for Change Order 1 to add removal of non-friable asbestos and removal of unexpected rubble that was pushed into the foundations for an amount not to exceed an additional \$63,374.21. This would bring the total contract amount to \$652,129.23. The funding authorization contained in this resolution is contingent upon the Board of Public Works approval of the agreement.

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

Deborah Myerson moved to approve Resolution 22-87. Deb Hutton seconded the motion. The motion passed unanimously.

- U. Larry Allen stated that staff needed to pull Resolutions 22-88 and 22-89 from the agenda. Alex Crowley said a couple of adjustments need to be made to the agreements and should be on the next meeting agenda.
- V. Resolution 22-90: Approval of Payment of Legal Fees for the Creation of Meridian Economic Development Area. The City engaged outside counsel at Barnes and Thornburg, LLP to assist with the creation of the Meridian TIF, including the development of the Economic Development Plan. The fee for their legal services is \$42,780. Larry Allen noted that the fee for the services was in line with similar legal services the RDC had received for bond issuances and similar projects.

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

Deb Hutton moved to approve Resolution 22-90. Deborah Myerson seconded the motion. The motion passed unanimously.

W. Resolution 22-91: Increase Funding for an Owner Occupied Rehabilitation Project at 301 N. Hopewell. John Zody stated the winning bid amount for the rehab at 301 N. Hopewell was for \$28,021.40 for the minimum amount of work to make the home habitable. Change orders in the amount of \$52,556.11 have been identified after the deteriorated subfloor and drywall were removed, and additional damage was identified within the home. A minimum of \$80,576.81 (+ 10% contingency) is needed to be approved to complete this project to make the property habitable. Staff believes more change orders may be identified that could exceed the 10% contingency. Zody said the total request is for an amount not to exceed \$100,000 to complete the repairs. He explained the current situation with the homeowner, including possible relocation while the repairs are being completed.

John Hewett presented pictures of the interior and exterior of the property. He explained the needed repairs.

It was not clear to the commissioners if the home was a modular or manufactured home. Hewett explained that the home was brought in two sections and put together on the foundation. Barry Collins explained that manufactured and modular homes are not built to the same specifications as a stick built home however, now that it is on a foundation it has to be brought up to today's building code.


Staff discussed concerns from commissioners and answered their questions.

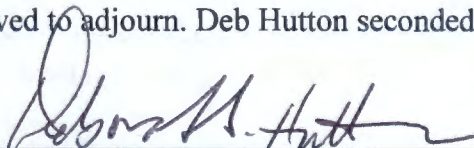
Cindy Kinnarney asked for public comment. There was no comments from the public.

Sarah Bauerle Danzman moved to approve Resolution 22-91. Deborah Myerson seconded the motion. Deb Hutton voted no. The motion passed 3-1.

**VII. BUSINESS/GENERAL DISCUSSION – None.**

**VIII. ADJOURNMENT** – Sarah Bauerle Danzman moved to adjourn. Deb Hutton seconded the motion. The meeting adjourned at 6:30 p.m.

  
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Cindy Kinnarney, President

  
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Deborah Myerson, Secretary  
DEBORAH HUTTON, Vice President

Date: 11-21-22