

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, November 21, 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=11914>**

**I. ROLL CALL**

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

Commissioners Absent: Randy Cassady and Deborah Myerson

Staff Present: John Zody, Director, Housing & Neighborhood Development (HAND); Brent Pierce, Assistant Director, HAND; John Hewett, Program Manager, HAND; Barry Collins, Rehab Specialist, HAND;

Others Present: Larry Allen, Assistant City Attorney; Matt Smethurst, Project Manager, Engineering Department; Dave Askins, B Square Bulletin; Sam Dove; CFC

**II. READING OF THE MINUTES** – Deb Hutton moved to approve the November 7, 2022 minutes. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

**III. EXAMINATION OF CLAIM REGISTER** – Sarah Bauerle Danzman moved to approve the claim register for October 28, 2022, for \$233,862.25. Deb Hutton seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Deb Hutton moved to approve the payroll register for November 4, 2022, for \$35,670.86. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

**V. REPORT OF OFFICERS AND COMMITTEES**

A. Director's Report: John Zody was available to answer questions.

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: Larry Allen was available to answer questions.

**VI. NEW BUSINESS**

A. Resolution 22-88: Approval of Lease for Fourth Street Garage Commercial/Office Space. Larry Allen stated Hoosier Network LLC will be leasing two bay areas on the first floor of the Fourth Street Parking Garage. The initial lease is for five years. There is a \$45/sq. ft. tenant improvement allowance to help them build out the space. The tenant is responsible for the buildout, which must be completed within nine months. Allen said the rent for the first three years reflects a payback period for the tenant improvement to help the RDC recoup some of those costs. Allen said any renewal lease will be at market rate.

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

Sarah Bauerle Danzman moved to approve Resolution 22-88. Deb Hutton seconded the motion. The motion passed unanimously.

B. Resolution 22-92: Amendment to Purchase Agreement with CFC for 320 West 8<sup>th</sup> Street. The RDC previously authorized staff to pursue acquisition of property located at 320 W. 8<sup>th</sup> Street. The RDC also approved a purchase agreement and a due diligence agreement. All parties agreed to an extension of the due diligence period until November 16, 2022. Allen stated following completion of the due diligence reports, City staff have negotiated an amendment to the purchase agreement. The amendments are listed below:

- a reduction in price of \$500,000, which would make the total purchase price \$8.75 million.
- an extension of the holdover period for CFC to remain in the building without cost until June 30, 2023.

Allen said the amendment still needs to be approved by City Council. He said we have until January 31, 2023, under the purchase agreement to secure financing for the renovations.

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

Deb Hutton moved to approve Resolution 22-92. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

C. Resolution 22-93: Approval of Revised HAND Program Guidelines. John Zody stated late last year we began to see rehab projects that were exceeding the traditional funding cap. If an amount exceeds the cap, it must be taken to the RDC for approval. The following are proposed funding amendments for owner occupied structures:

- Owner Occupied Rehab Program- increase the current funding cap from \$38,500 to \$50,000.
- Emergency Home Repair (EHR) Program – increase the current funding cap from \$7,500 to \$10,000.
- Manufactured/Mobile Homes – increase the current funding cap from \$3,500 to \$5,000
- Lifetime cap for Owner Occupied Rehab – increase from \$15,000 to \$20,000
- Home Modifications for Accessible Living (HMAL) – increase the funding cap from \$9,500 to \$12,500.
- HMAL for non-profit facility modification- increase the funding cap from \$2,500 to \$5,000. (full match required)

Zody briefly outlined the remaining suggestions in the program guidelines. Staff discussed concerns from commissioners and answered their questions. The commissioner's agreed that the program guideline changes needed to be more specific. However, the funding increases needed to be approved tonight.

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

Sarah Bauerle Danzman moved to approve Resolution 22-93 as amended, per our discussion to approve the monetary increases only and bring back the guidelines at a later date. Deb Hutton seconded the motion. The motion passed unanimously.

D. Resolution 22-94: To Increase Funding for an Emergency Home Repair Project at 4214 West Lilac. The winning bid amount for this project is \$9,475.00, which is \$5,975.00 over the maximum grant amount listed within the EHR guidelines. John Zody explained that this is mobile home rehab and the resident needs breathing assistance, uses a walker and will soon need a wheelchair. In order to improve accessibility the carpet needs to be replaced with a solid surface floor, which is the main reason the project amount is over the funding cap.

Deb Hutton pointed out that the resolution listed the address as Howe Street instead of 4214 West Lilac. Larry Allen will correct the resolution said the resolution will need to be approved as amended.

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

Deb Hutton moved to approve Resolution 22-94 with the address correction. Sarah Bauerele Danzman seconded the motion. The motion passed unanimously.

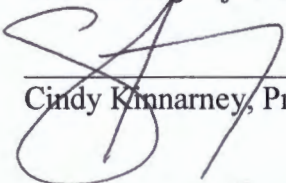
- E. Resolution 22-95: Agreement for Lighting Installation for Hopewell Phase 1 East. Matt Smethurst said City staff have negotiated an agreement with Cassady Electric for services on Hopewell Phase 1 East project for an amount not to exceed \$73,550. Smethurst said part of the project requires reconnecting lighting that is on RDC-owned parcels but that serve to light the area and Centerstone of Indiana's parking lot.

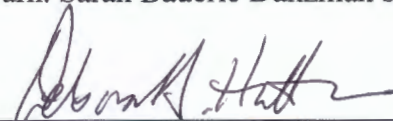
Cindy Kinnarney asked for public comment. There were no comments from the public.

Deb Hutton moved to approve Resolution 22-95. Sarah Bauerle Danzman 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 5:45 p.m.

  
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Cindy Kinnarney, President

  
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Deb Hutton, Vice-President

Date: 12-5-22

