

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, August 1, 2022, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton Street, and via Zoom, with RDC Secretary Deborah Myerson presiding:  
<https://catstv.net/m.php?q=11435>***

**I. ROLL CALL**

Commissioners Present: Sarah Bauerle Danzman; Deb Hutton; Deborah Myerson; and Martha Street, MCCSC Representative

Commissioners Absent: Randy Cassady, Cindy Kinnarney

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

Others Present: Alex Crowley, Director Economic and Sustainable Development; Jeff Underwood, City Controller; Larry Allen, Assistant City Attorney; Patrick Dierkes, Project Engineer, Engineering Department; Dave Askins, B Square Bulletin; Jen Pearl, BEDC; Holden Abshier; and Sam Dove.

**II. READING OF THE MINUTES** - Deb Hutton moved to approve the July 18, 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 July 22, 2022, for \$268,189.93. Deb Hutton seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Deb Hutton moved to approve the payroll register for July 15, 2022, for \$34,420.88. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

**V. REPORT OF OFFICERS AND COMMITTEES**

A. Director's Report. John Zody updated the Commission that HAND staff will meet on August 16 to discuss the home improvement and rehabilitation programs. Staff anticipates making recommendations to the Commission for updating the maximum funding amounts, which have not been changed for several years.

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 reported that staff are reengaging with the Kiln Collective regarding the purchase of the Showers Kiln; that potential tenants for the Trades Garage office space are making some final decisions; and that City Staff received a few responses from the Hopewell RFQ for commercial real estate brokers.

**VI. NEW BUSINESS**

A. Resolution 22-51: Approval of Funding Increase for Owner Occupied Rehabilitation at 347 S. Maple Street. John Zody presented with John Hewett. The current guidelines cap expenditures for this program at \$38,500. Staff is seeking an increase to a total of \$54,095 for this project. Hewett noted that the City only received one completed bid for the project—despite soliciting more. The increased costs are a reflection of recent inflation trends and the significant repairs that need to be performed to the foundation, the porch decking and rafters, and painting exterior wood siding at the house.

Commissioners discussed the process for bidding these projects out, how to entice more bidders, and the cost increases. Hewett explained the issues surrounding bids for these particular types of projects. Hewett also described the process for comparing the costs to the bids with software that staff uses to verify that the quoted costs are comparable to similar projects. Commissioners and staff agreed that it might be useful to revisit the capped expenditures.

Deborah Myerson asked for public comment. There were no comments from the public.

Sarah Bauerle Danzman moved to approve Resolution 22-51, via roll-call vote. Deb Hutton seconded the motion. The motion passed unanimously.

B. Resolution 22-52: Approval of Construction Inspection Contract for B-Line Trail Project. Patrick Dierkes stated that this project extends the B-Line Trail west of Adams along Fountain and then Crescent. State funding requires a construction inspection agreement, and Crossroad Engineers, PC was the highest ranked firm. The Agreement calls for Crossroad Engineers to provide the construction inspection services for an amount not to exceed \$257,410.00. This Agreement was approved by the Board of Public Works on July 19, 2022.

Deborah Myerson asked for public comment. There were no comments from the public.

Deb Hutton moved to approve Resolution 22-52, via roll-call vote. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

C. Resolution 22-53: Fourth Addendum to Design Contract for B-Line Trail Project. Patrick Dierkes stated that this is the same project as the previous resolution. This is the fourth addendum to this design contract, which adds design services for an extension of a sanitary sewer main and services to correct a property-line discrepancy. This addendum would add \$7,647.00 to the overall contract for a total not to exceed amount of \$891,346.00.

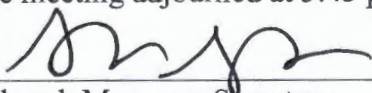
Patrick Dierkes answered Commissioners questions. Larry Allen noted that there were typographical errors in the resolution and recommended that the Commissioners pass an amended resolution with those errors corrected

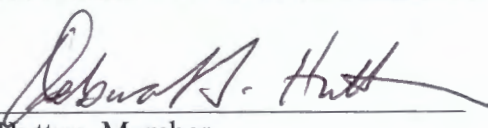
Deborah Myerson asked for public comment. There were no comments from the public.

Sarah Bauerle Danzman moved to approve Resolution 22-53 as amended to correct typographical errors, via roll-call vote. Deb Hutton seconded the motion. The motion passed unanimous.

**VII. BUSINESS/GENERAL DISCUSSION** – Commissioners recognized Jen Pearl, President of the Bloomington Economic Development Corporation for general discussion. Jen Pearl invited the Commissioners and members of the public to participate in a survey for the Economic Vitality Project, which is a project of the BEDC. The project is convening individuals across the community to identify economic development challenges, efforts to address those challenges, and filling in the gaps between current efforts and the challenges that remain. The survey for the project can be found at <http://www.bloomingtonedc.com/evp>.

**VIII. ADJOURNMENT** – Deb Hutton moved to adjourn. Sarah Bauerle Danzman seconded the motion. The meeting adjourned at 5:43 p.m.

  
Deborah Myerson, Secretary

  
Deb Hutton, Member

Date: 9-16-22