

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Tuesday, July 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=11396>***

I. ROLL CALL

Commissioners Physically Present: Cindy Kinnarney, Deb Hutton, and Randy Cassady

Commissioners Present by Zoom: Deborah Myerson and Martha Street, MCCSC Representative

Commissioners Absent: Sara Bauerle Danzman

Staff Present: John Zody, Director, Housing & Neighborhood Development

Others Present: Beth Cate, Corporation Counsel; Jane Kupersmith, Assistant Director of Small Business Development, Economic and Sustainable Development (ESD); Jeff Underwood, City Controller; Dave Askins, B Square Bulletin; Clark Greiner, BEDC; Matt Smethurst, Project Manager, Engineering Department; Patrick Dierkes, Project Engineer, Engineering Department; Rick Dietz, Director, Information and Technology Services; Holden Abshier; Rich Starkey, Barnes & Thornburg; Buzz Krohn, Krohn & Associates; Scott Layman, Meridiam; Tim Street, Operations Director, Parks & Recreation; Stephanie Richards, Community Voices for Health in Monroe County

- II. READING OF THE MINUTES** – Deb Hutton moved to approve the June 21, 2022 minutes. Randy Cassady seconded the motion. Deb Hutton, Randy Cassady, and Cindy Kinnarney voted to approve the minutes. Deborah Myerson abstained from the vote because she was not present at the June 21 meeting. The motion passed
- III. EXAMINATION OF CLAIM REGISTER** – Deb Hutton moved to approve the claim register for June 24, 2022, for \$948,254.47. Deborah Myerson seconded the motion. The motion passed unanimously.
- IV. EXAMINATION OF PAYROLL REGISTERS** – Randy Cassady moved to approve the payroll register for June 17, 2022, for \$34,620.87. Deborah Myerson seconded the motion. The motion passed unanimously.
- V. REPORT OF OFFICERS AND COMMITTEES**
- A. Director's Report. John Zody reported our Annual Action Plan is going through its final revisions this week and will be submitted to HUD next week.
- Zody mentioned the Board of Public Works will be discussing Bamboo at their meeting tonight. Staff hopes to raise awareness about Bamboo and provide public education.
- B. Legal Report. Beth Cate stated the Redevelopment Commission met in executive session prior to this meeting and only discussed items permitted by law.
- C. Treasurer's Report. Jeff Underwood was available to answer questions.
- D. Business Development Updates: Jane Kupersmith reported on July 1, Constellation Stage and Screen took over management of the Waldron Arts Center. They have a 5-year lease agreement with the City to manage daily operations through June, 2027. Constellation will be making several upgrades to the Waldron's third floor auditorium, including new seating.

Kupersmith gave a general update on the Kiln project. She said there has been a change in organizational membership but the collective remains the same; they are committed to finding solutions for the structure and moving forward with the project.

A. NEW BUSINESS

****Public Hearing Begins****

- A. Resolution 22-43: Approval of Declaratory Resolution that Declared the Bloomington Meridian Economic Development Area. John Zody stated on June 6, 2022, the RDC approved and adopted its Declaratory Resolution declaring the formation of the Bloomington Meridian Development Area and the Bloomington Meridian allocation area.

Rick Dietz gave a brief presentation. Rick Dietz and Scott Layman answered questions from Commissioners.

A public notice was published with the respect to the areas.

Cindy Kinnarney asked for public comment. One member of the public expressed their appreciation for the project.

Deb Hutton moved to approve Resolution 22-43, via roll-call vote. Deborah Myerson seconded the motion. Deb Hutton, Cindy Kinnarney, and Deborah Myerson voted yes. Randy Cassady voted no. The motion was approved 3-1.

****Public Hearing Ended****

- B. Resolution 22-44: Resolution Pledging Proceeds from Meridian TIF. Rich Starkey explained how the pledging resolution works. The resolution outlines all of the steps. Starkey and staff answered commissioner's questions.

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

Randy Cassady moved to approve Resolution 22-44, via roll-call vote. Deb Hutton seconded the motion. The motion was unanimously approved.

- C. Resolution 22-45: Approval of Construction Inspection Agreement for Hopewell Phase 1 East. Patrick Dierkes reported receiving five bids for the construction inspection agreement. Rundell Ernstberger Associates, LLC (REA) was the lowest responsive and responsible bidder. City staff have negotiated an agreement with ERA to perform the services for an amount not to exceed \$1,174,740. The Board of Public Works is also scheduled to vote on approval of the agreement at their meeting tonight.

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

Deb Hutton moved to approve Resolution 22-45, via roll-call vote. Deborah Myerson seconded the motion. The motion was unanimously approved.

- D. Resolution 22-46: Approval of Funding to Install Seminary Park Lighting. City staff identified Cassady Electric as the best choice to install the lighting in Seminary Park. Cassady has agreed to install the lighting for an amount not to exceed \$11,089.73. Tim Street was available to answer any questions.

Randy Cassady recused himself from considering and voting on the resolution.

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

Deb Hutton moved to approve Resolution 22-46, via roll-call vote. Deborah Myerson seconded the motion. Deb Hutton, Deborah Myerson, and Cindy Kinnarney voted yes. The motion was approved 3-0.

- E. Resolution 22-47: Right of Entry for Access to the Trades District Showers Kiln for Placement of Radio Antenna/Equipment. Don Worsham and Bill Baker of The Radio Source have requested access to temporarily install radio equipment on the RDC property as part of a meeting of the Indiana University Radio Alumni Association. Right of Entry shall exist until August 1, 2022.

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

Randy Cassady moved to approve Resolution 22-47, via roll-call vote. Deb Hutton seconded the motion. The motion was unanimously approved.

- F. Resolution 22-48: Approval of Agreement for Security Patrols at Hopewell Properties. John Zody explained that part of the redevelopment of the site includes acquisition of numerous parcels that contain vacant buildings. City staff solicited bids to provide security patrol services around the RDC-owned property in Hopewell. The RDC received three bids for the services. Marshall Security LLC was the lowest responsive bidder. Marshall has agreed to perform the services for an amount not to exceed \$107,198.95.

There was one correction to Exhibit A. The first "WHEREAS" clause should reflect one licensed security professional and not two.

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

Deb Hutton moved to approve Resolution 22-48, as corrected, via roll-call vote. Deborah Myerson seconded the motion. The motion was unanimously approved.

VI. BUSINESS/GENERAL DISCUSSION

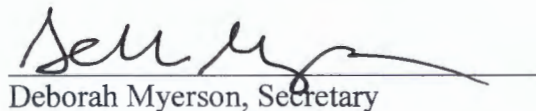
Representatives from the Community Voices for Health in Monroe County gave a brief presentation on their Monroe County Community Health Assessment.

VII. ADJOURNMENT

Randy Cassady moved to adjourn. Deb Hutton seconded the motion. The meeting adjourned at 5:47 pm.



Cindy Kinnarney, President



Deborah Myerson, Secretary

7-18-22

Date