

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Tuesday, June 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=11350>***

I. ROLL CALL

Commissioners Present: Cindy Kinnarney, Deb Hutton, Randy Cassady, and Martha Street, MCCSC Representative

Commissioners Absent: Deborah Myerson

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

Others Present: Sarah Bauerle Danzman; Beth Cate, Corporation Counsel; Larry Allen, Attorney, City Legal Department; Alex Crowley, Director, Economic and Sustainable Development (ESD); Jeff Underwood, City Controller; Dave Askins, B Square Bulletin; Barb Fox; Clark Greiner, BEDC; Matt Smethurst, Project Manager, Engineering Department; Patrick Dierkes, Project Engineer, Engineering Department

II. READING OF THE MINUTES – Deb Hutton moved to approve the May 23, May 31, and June 6 minutes. Randy Cassady seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTER – Randy Cassady moved to approve the claim register for June 10, 2022, for \$1,922,610.93. Deb Hutton seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS – Deb Hutton moved to approve the payroll register for June 3, 2022, for 34,420.86. Randy Cassady seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. John Zody reminded the commission the next scheduled meeting is July 5.

B. Legal Report. Larry Allen stated Resolution 22-42 will be added to tonight's agenda. The resolution is for approval of additional funds for neighborhood improvement grant distributions.

Allen reported that the Meridiam resolution passed Council, and the RDC will have a public hearing on July 5. Additionally, Allen noted that the RDC was scheduled to close on certain IU Health parcels by the end of the month and ahead of the RDC's next scheduled meeting.

C. Treasurer's Report. Jeff Underwood was available to answer questions.

D. Business Development Updates: Alex Crowley updated the commission on the Commercial Real Estate RFQ. The responses are due July 14.

A. NEW BUSINESS

A. Resolution 22-36: Approval of Demolition Contract for Hopewell Phase 1 East. Matt Smethurst reported receiving 5 bids for the project. Bids were opened on June 6, 2022. The two lowest bids were incomplete. The third lowest bid was Renascent, for \$588,775.02. The resolution has the incorrect bid amount and will need to be amended to reflect the \$588,775.02. Smethurst said

demolition is anticipated to begin in July. The contractor will have 60 days to complete the demolition. This item is also on tonight's Board of Public Works agenda, for approval.

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

Randy Cassady moved to approve Resolution 22-36 as amended with the correct bid amount of \$588,775.02. Deb Hutton seconded the motion. The motion was unanimously approved.

- B. Resolution 22-37: Approval of Revised Primary Plat Approval for Hopewell Phase 1 East Project. The RDC previously approved a primary plat for Phase 1 East, which called for the vacations of existing alley right of way. As part of the vacation process, the Common Council requested that replacement alleys be dedicated as public right of way on the Phase 1 East plat. Patrick Dierkes described the plat revisions. He noted that the alleys are fixed and if they needed to be moved, it would require another vacation of right of way by Council. Dierkes also noted that potential building size was one of the concerns of Council, and there are certain things that can be adjusted, but the alleys themselves are fixed.

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

Deb Hutton moved to approve Resolution 22-37. Randy Cassady seconded the motion. The motion was unanimously approved.

Public Hearing Begins

- C. Resolution 22-38: Sale of Real Property Located at 1306 West Kirkwood Avenue. John Zody gave a summary of the property. This property consists of one parcel that was acquired by the City's HAND Department, and the City has determined that it does not need this property for any public purpose. Zody said he obtained appraisals which averaged \$22,000. Zody said this is the public hearing to notice its sale.

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

Randy Cassady moved to approve Resolution 22-38. Deb Hutton seconded the motion. The motion was unanimously approved.

Public Hearing Ended

- D. Resolution 22-39: Approval of Funding for Painting and Sealing at the Dimension Mill. Alex Crowley stated the RDC has approved several previous improvements at the Mill to mitigate a persistent and lingering odor that is present in two of the offices in the Dimension Mill. City staff now recommend that the RDC enter into a service agreement with Ann-Kriss Inc. to perform preparation painting, and sealing services at the Mill and other maintenance that might be needed at other RDC properties for an amount not to exceed \$12,000.

Cindy Kinnarney asked for public comment. There were not comments from the public.

Deb Hutton moved to approve Resolution 22-39. Randy Cassady seconded the motion. The motion was unanimously approved.

- E. Resolution 22-40: Right of Entry to Dimension Mill Inc. and the Boy & Girls Club for Access to Trades District Lots for Lemonade Day. Alex Crowley stated the Dimension Mill in partnership with the Boys & Girls Club of Bloomington would like to use the property for their Lemonade Day Carnival on Tuesday, June 28, 2022.

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

Randy Cassady moved to approve Resolution 22-40. Deb Hutton seconded the motion. The motion was unanimously approved.

- F. Resolution 22-41: Right of Entry for Access to the Fourth Street Parking Garage for Art Shows. Alex Crowley said this request is from Economic and Sustainable Development. The City's Assistant Director of the Arts, Holly Warren, would like to make this space available in July and August of 2022 for visual arts exhibits. Crowley said on July 1, the Bloomington Photography Club would like to begin installing its annual exhibition in the RDC property for display of up to 76 framed photographs through August 19, 2022. On August 1, 2022, the City would like to host a local quilter's exhibition, which would open on August 5, 2022, with a ribbon cutting ceremony and continue through September 10, 2022.

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

Randy moved to approve Resolution 22-41. Deb Hutton seconded the motion. The motion was unanimously approved.

- G. Resolution 22-42: Approval of Additional Funds for Neighborhood Improvement Grant Distributions. John Zody said there were three neighborhood improvement grants awarded, which the RDC previously approved. We have since found out that at least 1 of those projects require some ordering of supplies and materials. One of the charges is more than expected so we are expecting some overage on all of the grants. Staff feels that an additional allocation not to exceed \$2,000 will be sufficient to cover any overages for all projects.

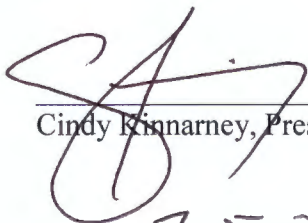
Cindy Kinnarney asked for public comment. There were no comments from the public.

Deb Hutton moved to approve Resolution 22-42. Randy Cassady seconded the motion. The motion was unanimously approved.

VI. BUSINESS/GENERAL DISCUSSION

VII. ADJOURNMENT

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



Cindy Kinnarney, President

Date 7-5-22



Deborah Myerson, Secretary