



City of Bloomington Capital Improvement (CBCI)

BOARD MEETING

WEDNESDAY, APRIL 5, 2023, 4:00 P.M.

Allison Conference Room (Suite #225, City Hall, 401 N. Morton St)

MEETING AGENDA

1. Approval of minutes
2. Governance
 - a. Support agreement
 - b. Resources
3. Hopewell:
 - a. Hopewell: Master Plan framework and progress to date - updates from staff
 - b. Development Owners Rep update
 - i. Updates from staff
 - ii. Updates from interview team
 - c. Development Proposal Review for RFI One: Blocks 8-9-10
 - i. CBCI representative to RFI selection team
 - ii. Commitment:
 1. Review all proposals received April 12
 2. Participate in selection team discussions
 3. Participate in prospective development interviews
 - d. Next steps
4. Public Comment



City of Bloomington Capital Improvement, Inc. (CBCI)

ORGANIZATIONAL MEETING

FRIDAY, MARCH 3, 2023 at 12:30 p.m.

McCloskey Conference Room (City Hall, 401 N. Morton St., Suite #135)

DRAFT MEETING MINUTES

Board Members present: Mick Renneisen, Valeria Peña, Sarah Bauerle Danzman, John West

1. Meeting called to order: 12:31
2. Welcome - Jeff Underwood, incorporator
3. Call for nomination/appointment of directors
 - a. Incorporator nominated and appointed Mick Renneisen, Valeria Peña, Sarah Bauerle Danzman, John West
 - b. Board members accept nomination and appointment
4. Adoption of bylaws
 - a. Motion to adopt: moved by Valerie Peña, seconded by John West
 - b. Motion carried by unanimous vote
5. Election of officers
 - a. Motion to nominate Mick Renneisen as President and Valerie Peña as Vice President: moved by John West, seconded by Sarah Bauerle Danzman. Motion approved by unanimous vote.
 - b. Motion to nominate John West as Secretary/Treasurer: moved by Sarah Bauerle Danzman, seconded by Valerie Peña. Motion approved by unanimous vote.
6. Board member roll call - all present
7. Discussion of authority and purpose of CBCI
 - a. Four mayoral appointments: 2 with a 2-year term, serving through 2024 (Mick Renneisen, Valerie Peña), 2 with a 1-year term, serving through 2023, (Sarah Bauerle Danzman, John West) until 2024, then all with 2-year terms (staggered)



- b. One Council appointment: 2-year term, serving through 2024, appointments are renewable
- c. Motion to accept the appointment terms: moved by Valerie Peña, seconded by Sarah Bauerle Danzman. Motion approved by unanimous vote.
- d. 501c3 focused on advancing certain projects
 - i. Trades District, arts, Hopewell Project
 - ii. Not expected to raise money for operating expenses
 - iii. Movement on Executive Director - future discussion
- 8. General update and discussion of Hopewell project
 - a. Affordable housing, explicit to make it a sustainable neighborhood, being conscious of being a beautiful place
 - b. Powerpoint presentation with updates:
 - i. Steering committee meeting continues
 - ii. Outreach with neighbors continues
 - iii. IUH Demolition over 75% complete above ground
 - iv. Kohr Building Developer identified, Phase 1 East demolition complete, First development RFI released. Ready to get responses, couple things related to funding.
 - v. Challenges: Security, construction costs are high.
 - vi. Park naming opportunity, Potential reuse of 714 S Rogers referred to as Trahan Arts Study. Have 501c3 potential.
- 9. Public Comment
 - a. Stephen Lucas will communicate information to Council
 - b. Councilmember Isabel Piedmont-Smith asked about the "land swap" with Centerstone
 - c. Mayor Hamilton gave general remarks outlining the purpose and vision of CBCI
- 10. Next meeting: Mr. Renneisen indicated plans to work with Ms. Goodman to organize the schedule
- 11. Motion to adjourn: Motioned by John West, seconded by Sarah Bauerle Danzman. Meeting adjourned by unanimous vote: 1:48pm

BYLAWS

OF

City of Bloomington Capital Improvements, Inc.

ARTICLE I

The name of the corporation shall be City of Bloomington Capital Improvements, Inc..

ARTICLE II

PURPOSES

Section 1. Not For Profit. The corporation is organized under and shall operate as an Indiana not-for-profit corporation, and shall have such powers as are now or as may hereafter be granted by the Indiana Nonprofit Corporation Act of 1991, as amended.

Section 2. Purposes. The purposes of the corporation are to benefit, perform, and carry out the charitable, educational and other public purposes of the City of Bloomington, Indiana (the "City"), within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended. These purposes include but are not limited to the following:

- a. To encourage, support, and assist in activities, projects, and programs that further social, cultural, and economic development, redevelopment and rehabilitation in and around the City, including but not limited to the management, development, and redevelopment of properties owned by the City or its Redevelopment Commission;
- b. To encourage, support, and assist in the economic development and redevelopment of the City through activities and projects that are designed to stimulate capital investment and revitalization in, and improvement of, public and other spaces throughout the City;
- c. To promote the social welfare of the City's residents by enhancing and improving the social, cultural, and economic conditions and sustainability in and around the City;
- d. To foster, develop, and maintain conditions that contribute to the growth of business and employment opportunities in and around the City;
- e. To provide financial assistance for or undertake, the construction, rehabilitation or repair of commercial property within the Bloomington Redevelopment District pursuant to Indiana Code 36-7-14-12.2(a)(25); and
- f. To conduct such other activities as are consistent with or ancillary to the above purposes, in order to enhance the arts, civic engagement, economic development, and sustainability within the City and to lessen the burdens of government.

Section 3. Rules. The following rules shall conclusively bind the corporation and all persons acting for or in behalf of it:

a. No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, directors, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these by-laws, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law) or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law).

b. Upon the dissolution of the corporation, the board of directors shall, after paying or making provision for the payment of all the liabilities of the corporation, dispose of all the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law), as the board of directors shall determine.

c. The corporation shall not adopt any practice, policy or procedure which would result in discrimination on the basis of race, religion, color, sex, national origin, ancestry, sexual orientation, gender identity, disability, housing status or status as a veteran.

ARTICLE III

Registered Office and Agent. The corporation shall have and continuously maintain in the State of Indiana a registered office and a registered agent whose office shall be identical with such registered office, and may have such other offices within or without the State of Indiana and such other registered agents as the board of directors may from time to time determine.

ARTICLE IV

OFFICERS

Section 1. Officers. The officers of the corporation shall be a president, a vice president, a secretary, a treasurer and such other officers as may be determined by the board of directors. The board of directors may elect or appoint such other officers as it shall deem desirable, such officers to have the authority to perform the duties prescribed from time to time by board of directors. Any two or more offices may be held by the same person. In describing the powers of officers, the gender-neutral pronouns “they” and “them” are used below.

Section 2. Election and Term of Office. The officers shall be elected by the board of directors for an annual term. The officers shall be elected at the annual meeting of the board of directors nearest the expiration of their term of office and shall serve until their successors have been duly elected and have qualified. Vacancies may be filled or new offices created and filled at any meeting of the board of directors.

Section 3. Removal. Any officer may be removed by the board of directors whenever in its judgment the best interests of the corporation would be served thereby.

Section 4. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the board of directors for the unexpired portion of the term.

Section 5. President. The president shall in general supervise and control all of the affairs of the corporation, and, until such time as the Board appoints a CEO or Executive Director, shall be the principal executive officer of the corporation. The president shall preside at all meetings of the board of directors and shall be the Chairman of the Board. The president may sign, with the secretary or any other proper officer of the corporation authorized by the board of directors, any deeds, mortgages, contracts, or other instruments which the board of directors have authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the board of directors or by these by-laws or by statute to some other officer or agent of the corporation; and in general shall perform all duties incident to the office of president and such other duties as may be prescribed by the board of directors from time to time.

Section 6. Vice President. In the absence of the president or in the event of their inability or refusal to act, the vice president (or in the event there be more than one vice president, the vice presidents, in the order designated, or in the absence of any designation, then in the order of their election) shall perform the duties of the president, and when so acting, shall have all the powers of and be subject to all the restrictions upon the president. Any vice president shall perform such other duties as from time to time may be assigned to them by the president or by the board of directors.

Section 7. Secretary. The secretary shall keep the minutes of the meetings of the board of directors in one or more books provided for that purpose; see that all notices are duly

given in accordance with the provisions of these by-laws or as required by law; be custodian of the corporate records and of the seal of the corporation and see that the seal of the corporation is affixed to all documents, the execution of which on behalf of the corporation under its seal is duly authorized in accordance with the provisions of these by-laws; and in general perform all duties incident to the office of the secretary and such other duties as from time to time may be assigned to them by the president or by the board of directors. The secretary shall maintain a corporate website that is publicly available and that provides the public access to (1) notices, agendas, and documents to be discussed at board of director meetings; and (2) other corporate records to the same extent required of a "public agency" under the Indiana Access to Public Records Act, IC 5-14-3 et seq.

Section 8. Treasurer. If required by the board of directors, the treasurer shall give a bond for the faithful discharge of their duties in such sum and with such surety or sureties as the board of directors shall determine. They shall have charge and custody of and be responsible for all funds and securities of the corporation; receive and give receipts for monies due and payable to the corporation from any sources whatsoever, and deposit all such moneys in the name of the corporation in such banks, trust companies or other depositories as shall be selected in accordance with the provisions of these by-laws; and in general perform all the duties incident to the office of treasurer and such other duties as from time to time may be assigned to them by the president or by the board of directors.

ARTICLE V

BOARD OF DIRECTORS

Section 1. General Powers. The affairs of the corporation shall be managed by its board of directors. Except as noted herein, the directors shall have all of the powers provided by law, including the power to appoint executive leadership and other employees and agents of the corporation, to define their duties, and to fix their compensation, or to delegate these responsibilities to others. Annual budgets of the corporation, and the purchase of any property at a price exceeding Five Million Dollars (\$5,000,000.00), must be presented to and approved by the Common Council of the City of Bloomington ("Council").

Section 2. Composition, Tenure and Qualifications. The number of directors shall be five. Directors shall be appointed as follows: four (4) directors shall be appointed by the mayor of the City, and one (1) director shall be appointed by the President of the City Council either directly or through a resolution passed by a majority of the Council. To stagger terms and provide continuity of operations, two of the mayor's initial appointees shall serve for one-year terms, ending on December 31, and the remaining mayoral appointees and Council appointee shall serve 2-year terms, also ending on December 31. Directors may be reappointed to successive terms of two (2) years. Directors may be removed with or without cause by their appointer, as provided under law.

Section 3. Regular Meetings. A regular annual meeting of the board of directors shall be held at such times and places as may be designated by resolution by the board of directors. The board of directors shall by resolution provide the time and place for the holding of quarterly meetings of the Board. Notice and conduct of the board's regular meetings shall comply with the provisions of the Indiana Open Door Law, IC 5-14-1.5 et seq., except that public notice of meetings shall be given solely through the corporation's website unless notice by publication is specifically required by law. The president of the board shall specify a reasonable amount of time for public comment at each regular meeting.

Section 4. Special Meetings Special meetings of the board of directors may be called by or at the request of the president or any two directors. The person or persons authorized to call special meetings of the Board may fix the time and place for holding any special meeting of the Board called by them, or may determine that a special meeting shall occur by remote communication i.e. virtually. Notice of any special meeting of the board of directors shall be given to the directors at least three days previously by electronic mail to the addresses provided by the directors for board communications, or other means permitted by applicable law. Notice and conduct of the board's special meetings shall comply with the provisions of the Indiana Open Door Law, IC 5-14-1.5 et seq., except that they may be conducted solely by remote communication and that public notice of meetings as well as meeting agendas and documents to be discussed at the meetings, shall be provided solely through the corporation's website unless notice by publication is specifically required by law. The president of the board shall specify a reasonable amount of time for public comment at each special meeting.

Section 5. Quorum. A majority of the board of directors shall constitute a quorum for the transaction of business at any meeting of the Board, provided that if less than a majority of the directors are present at said meeting, a majority of the directors present may adjourn the meeting from time to time without further notice.

Section 6. Manner of Acting. The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the board of directors, except where otherwise provided by law or by these by-laws.

Section 7. Vacancies. Any vacancy occurring in the board of directors shall be filled by temporary appointment made by the board of directors. A director selected to temporarily fill a vacancy shall serve for the unexpired term of their predecessor in office.

Section 8. Compensation. Directors as such shall not receive any salaries for their services, but by resolution of the board of directors, a fixed sum and expenses of attendance, if any, may be allowed for attendance at each regular or special meeting of the Board; provided, that nothing herein contained shall be construed to preclude any director from serving the corporation in any other capacity and receiving compensation therefore.

ARTICLE VI

COMMITTEES

Section 1. Committees of Directors. The board of directors, by resolution adopted by a majority of the directors in office, may designate one or more committees, each of which shall consist of two or more directors, which committees, to the extent provided in said resolution, shall have and exercise the authority of the board of directors in management of the corporation; but the designation of such committees and the delegation thereto of authority shall not operate to relieve the board of directors, or any individual director, of any responsibility imposed upon them by law.

Section 2. Other Committees. Other committees not having and exercising the authority of the board of directors in the management of the corporation may be designated by a resolution adopted by a majority of the directors present at a meeting at which a quorum is present. The president of the corporation shall appoint the members of each such committee, who may include one or more directors of the corporation. Any member thereof may be removed by the Board whenever in their judgment the best interests of the corporation shall be served by such removal.

Section 3. Term of Office. Each member of a committee shall continue as such until the next annual meeting of the board of directors of the corporation and until their successor is appointed, unless the committee shall be sooner terminated, or unless such member shall cease to qualify as a member thereof.

Section 4. Chairman. One member of each committee shall be appointed chairman by the president of the board of directors.

Section 5. Vacancies. Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments.

Section 6. Quorum. Unless otherwise provided in the resolution of the board of directors designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

Section 7. Rules. Each committee may adopt rules for its own governance and activities not inconsistent with these by-laws or with rules adopted by the board of directors. The meetings of each committee shall be conducted in accordance with the provisions of the Indiana Open Door Law to the same extent as special meetings of the board of directors under Article V Section 4 of these by-laws. The records of each committee shall be made available to the public to the same extent as the records of the corporation under Article IV Section 7 of these by-laws.

ARTICLE VII

CONTRACTS, CHECKS, DEPOSITS AND FUNDS

Section 1. Contracts. The board of directors may authorize any officer or officers, agent or agents of the corporation, in addition to the officers so authorized by these by-laws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation and such authority may be general or confined to specific instances.

Section 2. Checks, Drafts, Etc. All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the corporation, shall be signed by such officers, agent or agents of the corporation and in such manner as shall from time to time be determined by resolution of the board of directors. In the absence of such determination by the board of directors, such instruments shall be signed by the treasurer or an assistant treasurer and countersigned by the president or a vice president of the corporation.

Section 3. Deposits. All funds of the corporation shall be deposited from time to time to the credit of the corporation in such banks, trust companies or other depositories as the board of directors may select.

Section 4. Gifts. The board of directors may accept on behalf of the corporation any contribution, gift, bequest or devise for the general purposes or for any special purpose of the corporation.

ARTICLE VIII

BOOKS AND RECORDS; AUDITS; ANNUAL REPORTS

The corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its board of directors and committees having any of the authority of the board of directors. In addition to any other required reporting, the corporation shall report annually on its activities to the Council in connection with budget approval, and a copy of its report shall be provided to the public via the corporation's website. The corporation's report shall itemize any complaints about its process and address any concerns raised regarding compliance with provisions of these bylaws protecting the transparency of the corporation's meetings and records.

The corporation's financial accounts shall be audited annually by a qualified and independent auditor selected by the board of directors. Audit results shall be reported at a public session of the Council and provided to the public via the corporation's website.

ARTICLE IX

FISCAL YEAR

The fiscal year of the corporation shall be the calendar year unless otherwise determined by the board of directors.

ARTICLE X

WAIVER OF NOTICE

Whenever any notice whatsoever is required to be given under the provisions of the Indiana Nonprofit Corporation Act of 1991, as amended, or under the provisions of the Articles of Incorporation or the by-laws of the corporation, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE XI

AMENDMENTS TO BYLAWS

These bylaws may be altered, amended or repealed and new bylaws may be adopted by a majority of the directors present at any regular meeting or at any special meeting, provided that at least fifteen days' written notice is given to directors, the Common Council, the mayor of the City, and the public of intention to alter, amend or repeal and to adopt new bylaws at such meeting. Any changes to provisions of these bylaws affecting the transparency of the corporation's meetings and records, and any amendment that alters the number or appointment of directors, must be approved by the mayor and Council in addition to the directors.

ARTICLE XII

INDEMNIFICATION

The corporation shall indemnify all officers and directors of the corporation to the full extent permitted by the laws of the State of Indiana, as amended, and shall be entitled to purchase insurance for such indemnification of officers and directors to the full extent as determined from time to time by the board of directors of the corporation.

ARTICLE XIII

JURISDICTION OVER LEGAL ACTIONS

The circuit courts of Monroe County, Indiana and the United States District Court for the Southern District of Indiana shall have exclusive jurisdiction over the following: (1) any action asserting a claim for breach of a fiduciary duty owed by any director, officer, employee, or agent of the corporation to the corporation; (2) any action asserting a claim arising under the Indiana Nonprofit Corporation Act of 1991, as amended; (3) any action asserting a claim arising under the corporation's articles of incorporation or bylaws; or (4) any actions otherwise relating to the internal affairs of the corporation.

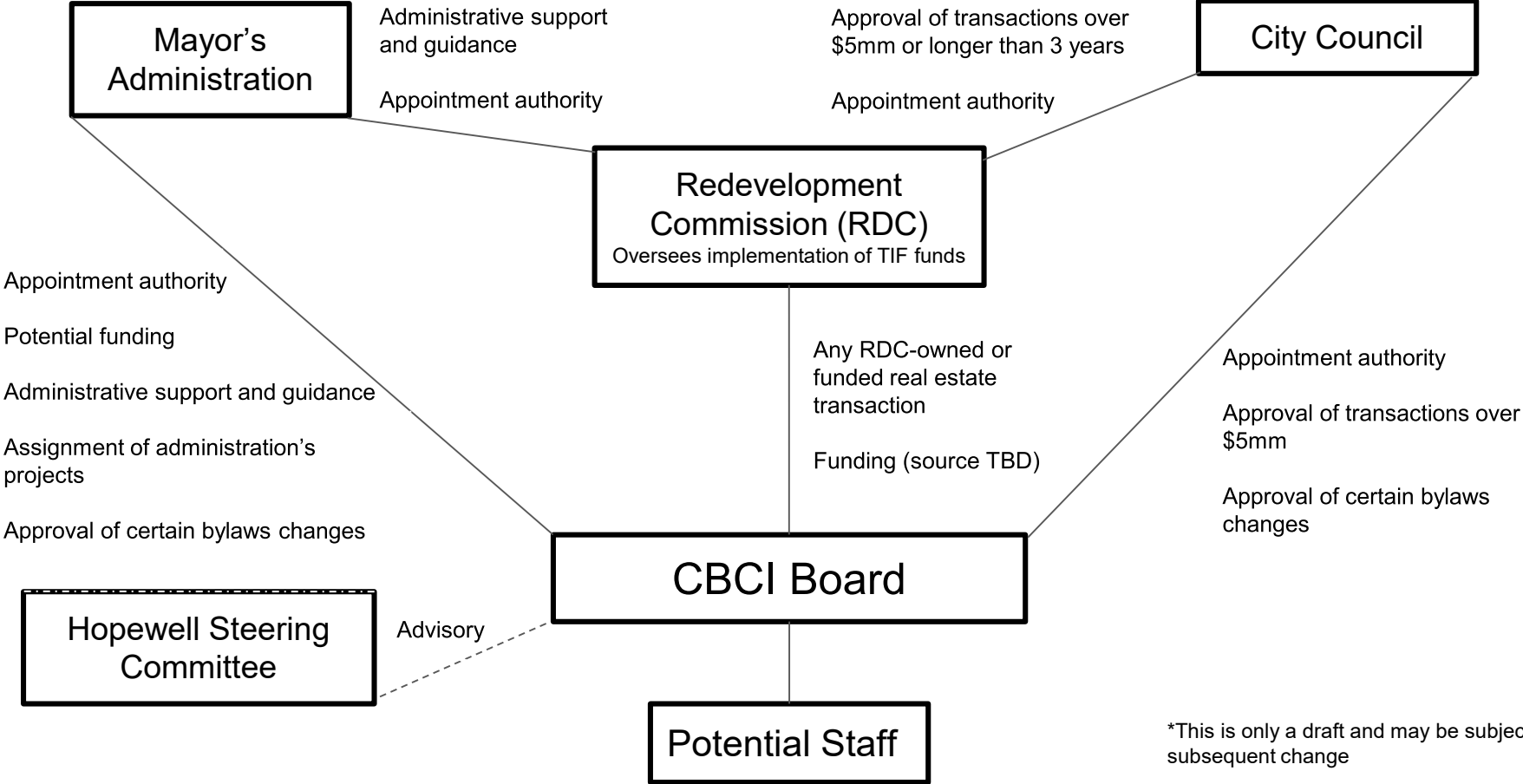
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City of Bloomington Capital Improvements, Inc. (CBCI) Support Agreement Outline (DRAFT)

- Purpose and General Framework – CBCI as an arm of the City administration, to take on special projects and provide external oversight and focus over the long-term. To be resourced sufficient to undertake appropriate projects.
- Contract term length: TBD
- Staff support for CBCI
 - Administrative support
 - Preparing and posting meeting agendas and packets
 - Taking meeting minutes/memoranda
 - Financial records
 - Legal support
- Funding support
 - Directors & Officers insurance in the short term (eventually will be carried by the board itself, once funding is established)
 - Other funding sources TBD, including potentially Tax Increment Financing proceeds and City budget sources
- Provision stating funding is contingent on appropriations or whatever other authorization/approvals are needed

Draft Reporting Structure for City of Bloomington Capital Improvement, Inc. (CBCI)*



*This is only a draft and may be subject to subsequent change

Hopewell Development Owner's Rep: Status Report 3/30/23

Background: Five vendors interviewed and shortlisted to two (Veridus and U3 Advisors)

Current Status: Scheduled to interview shortlist April 5, 2-3 pm and April 6, 4-5 pm (all virtual)

Selection Committee: CBCI - Mick R, John W, Val P.
City – Jeff U, Alex C, John Z, Deb Kunce (PM)
RDC - TBD

Decision-Making: After 2nd interviews, Selection Committee prepares recommendation to Mayor

Contract and fee negotiations with recommended vendor
Recommend contract to RDC (targeted for April 17 or May 1)
In the future, this contract may transfer to CBCI.

Prior to the Interview: Review Responsibilities Matrix (draft 3-30-23)

Interviewees receive: Responsibilities Matrix, Overall Timeline, DRAFT RFI Two: Blocks 1-2-3
Potentially, we may also send SB Friedman's Residual Land Value report

Potential Interview Questions:

- Prior to the interview, a responsibilities matrix was provided, please share thoughts about our initial outline of responsibilities. What is missing? If selected, what adjustments would you recommend?
- The Hopewell project is well underway with the development phase just beginning. Please share an example of where you stepped into such a role?
- We know you'll make an impact. What might be the most beneficial short-term impact and what about long term impact?
- Many of your clients have master plans. We view the Hopewell masterplan as a framework which allows flexibility. What do you see? Also, what might cause a revisiting of the plan or realignment? Can you share some examples of how market re-alignments occur?
- Infrastructure dollars seem to be in short supply on many projects? Please share a time when infrastructure funding was challenged and how did you help your public clients overcome it?
- What is your biggest fear about this project?
- Based on all you have been provided and heard, please share your fee approach and range of potential dollars

Hopewell -- Development Responsibilities - DRAFT 3-31-23

		Development Owner's Rep	Project Manager	*Bloomington RDC (Redevelopment Commission)	**CBCI (City Blooming Capital Improvements - 501c3)
Development Strategies and Feasibility Analysis	Create/manage budgets (parcel & portfolio) and schedule	Lead	Review		TBD
	Review pro forma cash flow and residual land value analyses	Lead	Support		TBD
	Recommend plan alignments to market conditions	Lead			TBD
	Create parcel profiles	Lead	Review		TBD
	Provide periodic reviews	Lead	Participate	Receive Updates	TBD
Development Engagement	Plan and implement developer outreach	Lead	Support		TBD
	Maximize exposure for project and outreach initiatives	Lead	Support		TBD
	Recommend phasing or procurement strategies	Lead			TBD
Development Procurement / Deal Negotiation	Manage solicitation and developer selection process	Lead	Review		TBD
	Review RFI responses	Lead			TBD
	Committee selection process	Lead			TBD
	Populate pro forma and advise city	Lead	Support		TBD
	Validate final proposed solution(s)	Lead	Review		TBD
	Seek city approvals for best deal(s) to take forward	Lead		Approve	TBD
Development Implementation & Monitoring	Project Management Process Controls & Tools		Lead		TBD
	Review and comment on plans/specs and support city approvals		Lead		TBD
	Coordinate follow up for deliverables		Lead		TBD
	Monitor for ensure adherence to dev. standards and deal terms		Lead		TBD
	Final Acceptance (occupancy)		Lead	Approve	TBD

*Depending on the final deal, incentives, etc, additional Council or other Commission approvals may be required.

**CBCI (501c3) will have a substantial role in guiding the project moving forward. Responsibilities are still being finalized.



HOPEWELL NEIGHBORHOOD INTRODUCTION

CBCI Presentation

April 5, 2023



AGENDA

- Hopewell Neighborhood Vision
- Building on the Past
- Progress
- Redevelopment Opportunities
- Questions



HOPEWELL VISION

AFFORDABILITY

Bloomington must diversify and expand opportunities for all. Hopewell should be an inclusive neighborhood where people from all walks of life and all ages, incomes, abilities and backgrounds can thrive.

Minimum Goal: 1000 unit with min. 20% affordable + workforce housing

SUSTAINABILITY

Bloomington must create sustainable neighborhoods to advance toward a zero-carbon future. Hopewell should exhibit best practices in sustainable redevelopment, as a blueprint for a more equitable, livable, and resilient Bloomington.

Minimum Goal: LEED Silver

DESIGN EXCELLENCE

Bloomington must continue to be a place of beauty and excellent design for all. Hopewell should be an inspiring neighborhood of excellent design and public and private amenities.

Goal: Strive to overcome trend toward cookie cutter design



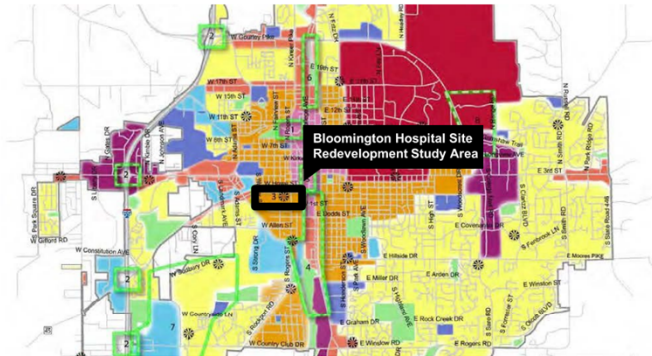
BUILDING ON THE PAST

- In 1905, Bloomington's Local Council of Women bought the 10-room red brick house that would become community's first hospital.
- The acreage previously belonged to a local man named Isaac **Hopewell**
- The Council supported the local hospital with canned goods, a garden, and even chickens.
- The site ultimately became home to IU Health.
- In the heart of Bloomington, this new neighborhood will remain a place of compassion, good health, and perpetual optimism



BUILDING ON PAST PLANNING EFFORTS

2018 Comprehensive Plan



- As the current Bloomington Hospital is slated for demolition this focus area should follow the development theme : Transform
- Create a sustainable, lifetime community, promoting well-being for all
- Promote urban, mixed use, interconnected development with increased mobility and green amenities.
- Stress sustainability to ensure the health of the environment, social equity, and economic prosperity
- Emphasize urban design that focuses on livability and enhances quality of life for people of all ages, abilities, and socio-economic backgrounds.

ULI National TAP (Technical Assistance Panel) 2018 Urban Land Institute Report



- A variety of housing types for different income levels
- Office space for new and existing businesses
- Maintain neighborhood scale
- Contribute to the network of public space
- Re-stitch the street grid
- Link key assets to strengthen connections between people and places
- Include community assets, such as an arts and activity center, healthcare, education and skilled trades training facilities

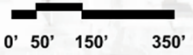
HOPEWELL MASTER PLAN



Public Realm Framework Street Network



- New Streets
- New Pedestrian Streets
- Improved Streets



PROGRESS



Hopewell Project Schedule



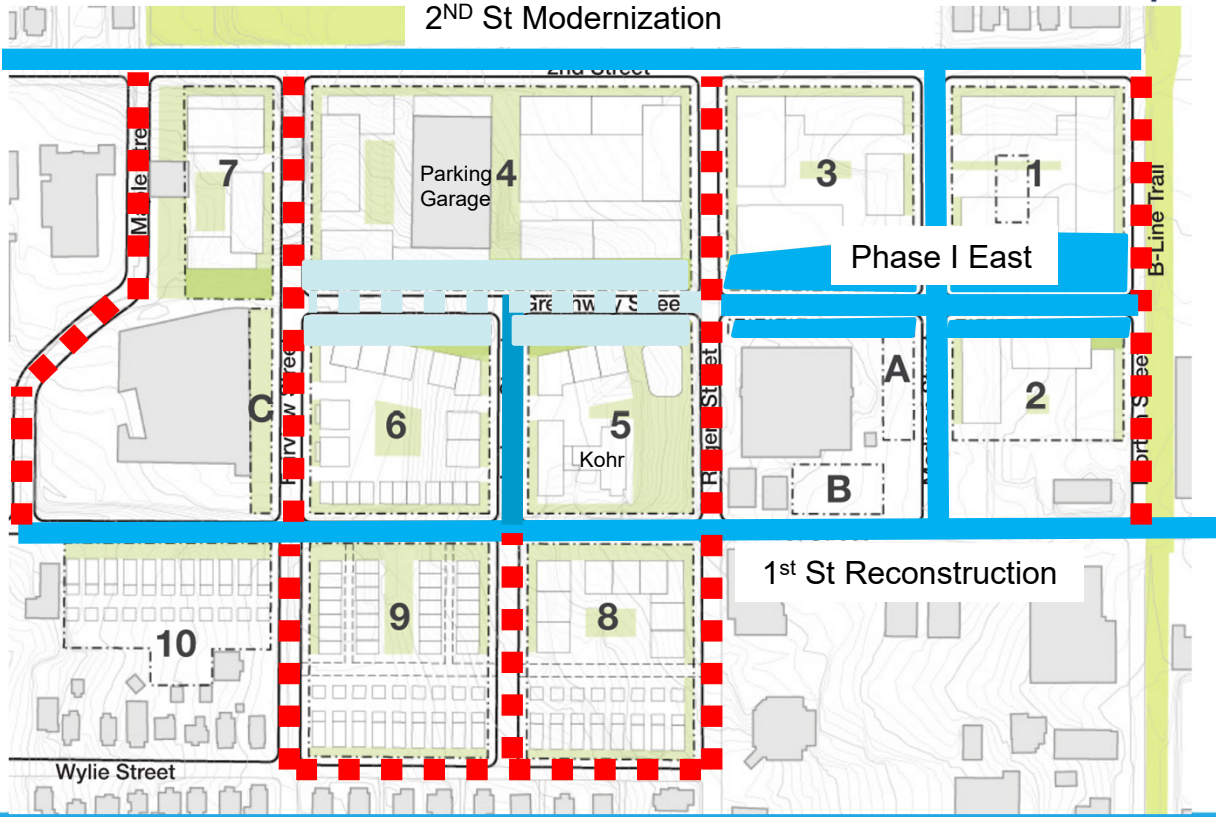
PROGRESS

- IUH Property Transfer
 - Approx. 50% of land transferred
 - Demolition will complete soon
 - Final transfer by end of 2023
- Community Outreach
 - Steering Committee
 - Outreach with neighbors continues
- Planning
 - Master Plan framework
 - Rezoning complete
 - Parceling of Blocks 1, 2, and 3 complete
 - Overlay District adopted
 - Reusing Garage and Kohr Building
- Infrastructure - leveraging federal funds
 - 1st St reconstruction out to bid
 - 2nd St modernization in design
 - Jackson St (partial) = \$1.8M READI grant
- Infrastructure – Phase I East
 - Demolition complete
 - Infrastructure project bidding
 - Phase I and II environmental complete
 - Parceling complete
 - Parcel signage in place
 - Underground detention by City
 - Urban Greenway by City
- Development
 - Market need available via Housing Studies
 - Targeted area in Opportunity Zone
 - Kohr Building Developer identified
 - RFI released (Blocks 8-9-10)
 - Prioritizing planning meetings during RFI process
 - Due Diligence – Phase II Environ (on-going)
 - More RFI's to be released in 2023

PROGRESS - INFRASTRUCTURE



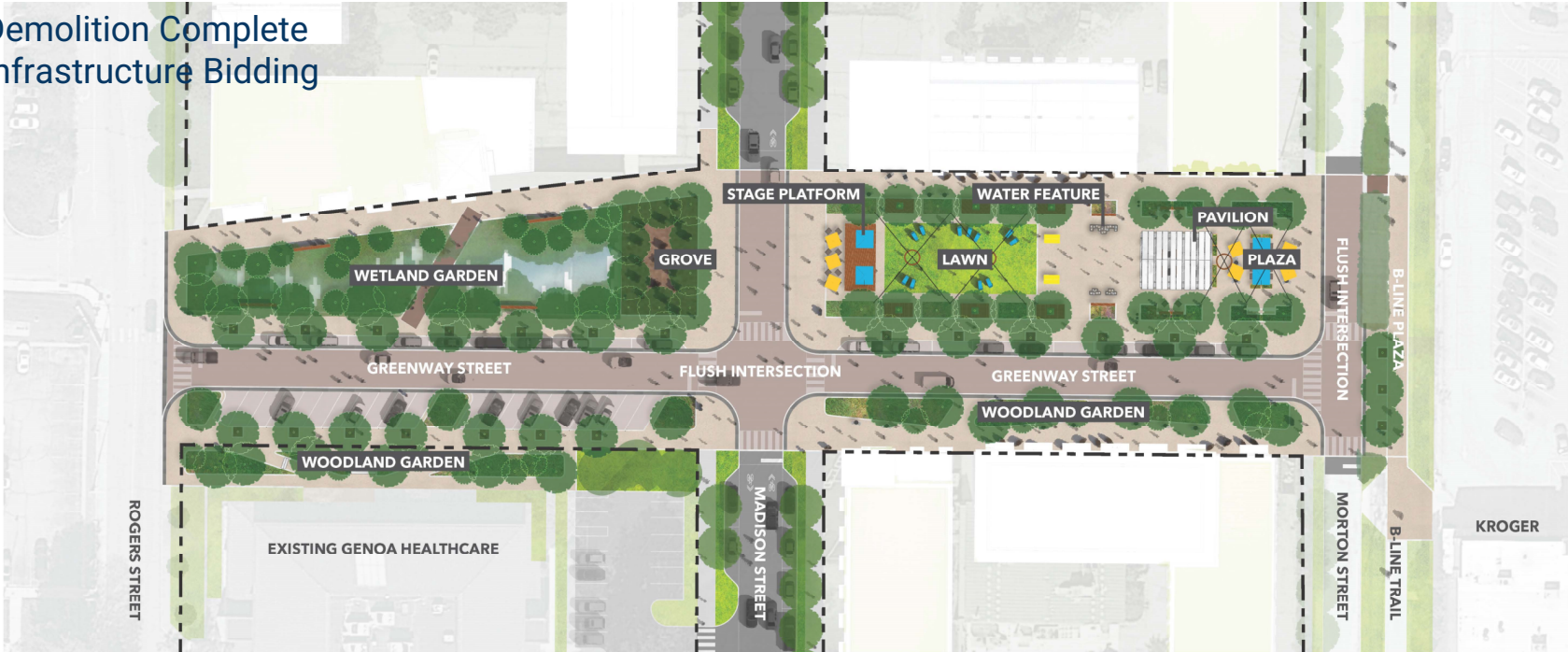
- Funded
- Un-Funded
- READI Grant
Funded 60%
design
- Un-Funded
Greenway



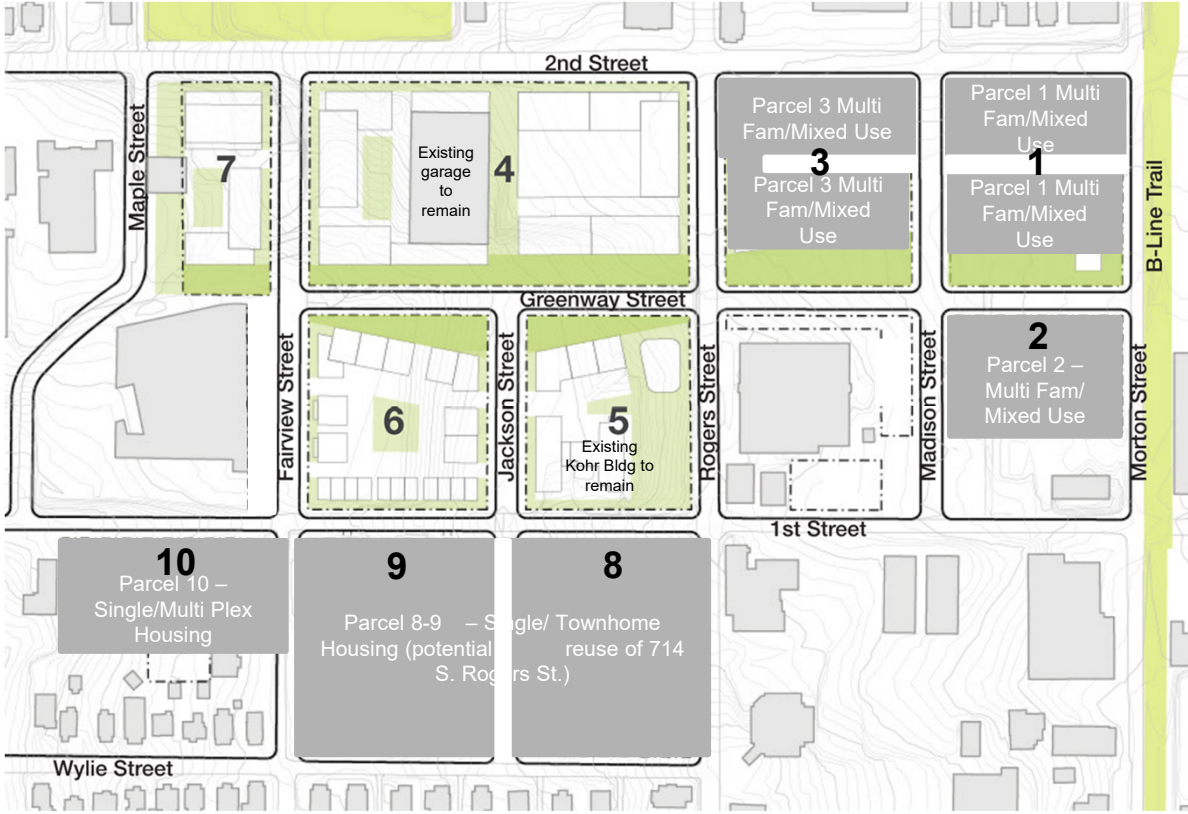
PROGRESS – PHASE I EAST



Demolition Complete
Infrastructure Bidding



REDEVELOPMENT OPPORTUNITIES



REDEVELOPMENT OPPORTUNITIES

- Units 1000+ (multi-family, multi-plexes, single family, townhomes, etc)
- Sustainability LEED Silver
- Land For sale and for lease
- Housing 20% Affordable
Home Ownership
Workforce Housing

Income Category	Income Level
Market rate	Greater than 120% AMI
“Workforce” housing	80%-120% AMI
Affordable	below 80% AMI

FIRST FLOOR NON-RESIDENTIAL



DEVELOPMENT OPPORTUNITIES IDENTIFIED IN THE MASTER PLAN

- Workspace
- Lobby space
- Childcare
- Adult daycare
- Social services
- Fitness/wellness
- Makerspace/workshop
- Shared Kitchen
- Job Training
- Café/Coffee shop
- Barbershop/Salon
- Community & event space
- Gallery/Art studio

NOTE: Use must be specific to UDO

HOPEWELL SUMMARY



- 24-acre new neighborhood
- Units: 1000-units
- Housing Types: Multi-family with non-residential first floor, single family and multi-plex, townhomes
- Reuse: Parking Garage, Kohr Building, potentially 714 S. Rogers St
- Affordability: 20% minimum + workforce housing
- Sustainability: LEED Silver and LEED for neighborhoods (site)
- City Investment: \$25M investment

WHAT'S NEXT

- Phase I East Infrastructure Rebidding
- Public Land Offerings for Kohr Building Redevelopment
- IUH land transfer (legacy hospital)
- Tentative release of RFI's for future block development (see graphic)

