



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)

APPROVED MEETING MINUTES

Board Members present: President Mick Renneisen, Vice President Valeria Peña, Secretary/Treasurer John West, Sarah Bauerle Danzman, Doris Sims

1. Meeting called to order: 4:04 p.m.
2. Introduction of staff and board members
3. Approval of minutes from 3/3/23 meeting
 - a. Moved by Vice President Peña, seconded by Secretary/Treasurer West
 - b. Motion carried 4-0-1, abstention by Member Sims
4. Governance
 - a. Corporation Counsel Beth Cate explained components of the draft support agreement:
 - i. Staff support includes administrative support for meetings, maintenance of records, and legal support as needed
 - ii. Overview of potential funding
 1. Note that any funding is contingent on City Council or Redevelopment Commission approval
 - iii. Directors & Officers insurance would be covered by support agreement. The City will provide this as soon as possible and until CBCI can purchase its own coverage
 - b. Secretary/Treasurer West mentioned that the bylaws discuss an annual report. Corporation Counsel Cate clarified that City staff would provide materials and labor support.
 - c. Chair Renneisen discussed board resources:

- i. A determination still needs to be made about whether the funding source will be the Redevelopment Commission (RDC) or City administration or both depending on the nature of the request
 - ii. Other financial resources would be needed for staffing. Currently CBCI board members are all volunteers and CBCI has no staff. Public Engagement Director Kaisa Goodman, staff liaison, provides main support, with Corporation Counsel Cate also providing support. JS Held Partner Deb Kunce is Hopewell project manager and is supporting CBCI as well.
- 5. Hopewell overview and updates:
 - a. Master Plan framework and progress - updates will be given from Ms. Kunce and City staff members Director of Economic and Sustainable Development Alex Crowley and Director of Housing and Neighborhood Development John Zody
 - b. Introduction from Ms. Kunce
 - c. Overview from Director Crowley
 - i. Vision and how we got to this point in the project
 - ii. The three legs of the stool are sustainability, affordability, and design excellence. We need diverse housing options at all price points, to utilize best practices for sustainability, and to think critically about what the built environment will look like.
 - iii. History of the Hopewell site is important and we don't want to lose the quality of the site. Important to pay attention to the Master Plan and other plans and resources.
 - iv. Hopewell Master Plan is more in depth than previous studies and plans and involved significant public input. Still, it's just a framework. The greenway is a critical feature of the Master Plan; and the street network includes new streets to be added to the site; new pedestrian elements and improvements to existing streets.
 - d. Update from Director Zody
 - i. The Request for Information (RFI) has been released for the first part of the project, and proposals are expected April 12. Phase 1 East infrastructure is out to bid. We are in the development opportunity phase of things.

- ii. This year it's important to complete the property transfer from IU Health to the City, including the hospital block which is still owned by IU Health as they finish demolition of the legacy hospital.
 - iii. The City was awarded a READI grant for the construction of Jackson Street, between blocks 5 and 6
 - iv. 1st St. and 2nd St. reconstruction and modernization are underway and the 1st St. part will begin this year
 - v. Redevelopment opportunities:
 - 1. All blocks are numbered
 - 2. Blocks 8, 9, and 10 are currently out to bid
 - 3. It's important to integrate housing types
 - 4. After we get property from IU Health (blocks 4, 6, 7), we will see development opportunities there
 - 5. Buildings that will remain on site are the Kohr building and the parking garage
 - vi. Hopewell summary:
 - 1. 24 acres
 - 2. Around 1000 units of housing, all different types and for different income levels
 - 3. Affordability standards - 20% minimum plus workforce housing
 - 4. City has invested \$25 million, mostly from TIF
 - 5. Sustainability standards - LEED silver and LEED for neighborhoods
6. President Renneisen asked Mayor Hamilton to discuss a couple of operational items.
- a. Mayor Hamilton discussed:
 - i. A reminder that the bylaw change about filling board vacancies can't be discussed today because of the need for a 15-day notice. This will be on the agenda at the 4/19/23 meeting. Overview of proposed bylaw change and that it is being made at the request of the City Council.
 - ii. Note that the draft reporting structure is just a new draft that hasn't been shared with other entities yet—just designed to

provide an overview to CBCI board members to see how components relate.

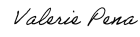
- iii. CBCI emerged from the Mayor's administration to take on certain projects that had previously been done inside the administration. All work CBCI is taking on is currently done by City staff. The role of Council and the RDC has not changed with the creation of CBCI, in relation to the Hopewell project for example. The difference is that CBCI and their future staff would take on work that City staff previously did.
 - iv. The City Council has asked for a 3-2 split on appointments to the CBCI board instead of the current 4-1 split. The Mayor has indicated that this board is not just advisory and it's important that it has a close relationship with the administration.
 - v. Hopewell Steering Committee can continue to advise the CBCI board like it has advised City staff and administration.
 - vi. Staff that are involved in Hopewell will continue to provide support.
- b. Member Sims asked for clarification of whether the RDC oversees the CBCI board. Mayor Hamilton clarified that the two are parallel with different roles, and the RDC does not oversee CBCI
 - c. Member Bauerle Danzman indicated that it would be helpful to have a schematic of what the reporting structure looked like pre-CBCI board, as well as what the Hopewell Steering Committee's relationship to Hopewell was before CBCI. Important to clarify that the administration continues to value the work and voice of the Hopewell Steering Committee.
 - d. President Renneisen asked that duties about the Hopewell Steering Committee's role and responsibilities to the administration be added to the reporting structure chart
7. Hopewell overview and updates, continued:
- a. Discussion of Development Owner's Representative (DOR) led by Ms. Kunce:
 - i. Overview of the duties of a DOR. The idea of bringing a DOR into the Hopewell project has been discussed for more than a year, as market expertise and deal negotiation expertise on behalf of the City have been identified as key needs.

- ii. The interview team interviewed five companies and have narrowed it to two companies
 - iii. Thank you to several CBCI board members for serving on the interview teams
 - iv. The contract will probably go to the RDC, but in the future it could potentially come to the CBCI board
 - v. Question from Member Sims asked the goal of having a DOR
 1. Ms. Kunce described the goal of having a DOR as helping us meet project priorities of sustainability, affordability, and design excellence
 2. President Renneisen clarified that the DOR is a conduit to the development community and will assist in determining if the market will let us do what the Master Plan outlines
 3. Ms. Kunce explained that different groups have different approval points in the City, and the DOR would help lead the process
 4. Director Crowley explained that this is a 5-10 year project and since the market changes it will be helpful to have someone on our side who can anticipate changes and help us navigate the process
 - vi. Question from Member Bauerle Danzman about the DOR's role in building consensus and communicating with the public about the Hopewell project.
 1. President Renneisen mentioned that this was discussed in the DOR interviews
 2. Director Zody clarified that a DOR will have a specific staff person for public engagement
 3. Director Crowley explained that the "price of entry" for a DOR is to have an engagement function
- b. Development Proposal Review for RFI One: Blocks 8, 9, 10
- i. CBCI board members on RFI selection team:
 1. President Renneisen previously reached out to a couple of CBCI board members about who would be interested in serving as a representative to the RFI selection team

2. Motion for Member Sims and Secretary/Treasurer West to represent CBCI on the RFI selection team: moved by Vice President Peña, seconded by Member Bauerle Danzman. All in favor.
 - ii. Commitment of members of the RFI selection team:
 1. Review all proposals received April 12
 2. Participate in selection team discussions
 3. Participate in prospective development interviews
 - iii. Discussion of process, led by Ms. Kunce
 1. Member West asked if it was possible to have the DOR review the development plan, and Ms. Kunce said that was the goal. Member West clarified that he feels this is essential, and Ms. Kunce said it was necessary for the DOR contract to go to the RDC for their perspective.
 2. Ms. Kunce informed the group that six companies have said they're interested in developing blocks 8, 9, and/or 10. Developers may only want to develop one or two of those blocks instead of all three, so we are likely to have more than one developer for those blocks. Vice President Peña asked if there was a preference for having one versus multiple developers, and Ms. Kunce said that due to the different types of development, we anticipate having at least two developers.
 3. President Renneisen explained that CBCI will be the interfacing entity that makes a recommendation to the administration.
 4. President Renneisen asked Director Zody about the timing of going to upcoming RDC meetings. Director Zody said that the next RDC meeting is 4/17/23 and adding this item to the agenda is in progress. Assistant City Attorney Larry Allen, who serves the RDC, said he did not see any issue with this and there was also the option to call a special RDC meeting.
8. Next steps, led by President Renneisen
 - a. Next meeting is in two weeks

- b. There is lots of activity related to Hopewell and the CBCI board will continue to get updates from members
 - c. The bylaw amendment will be discussed at the next meeting
 - d. Board members should let President Renneisen know about agenda items
 - e. Secretary/Treasurer West discussed a potential bylaw change related to Directors and Officers insurance. Corporation Counsel Cate discussed this and it was determined that the requested language is already implied in the bylaws.
 - f. Secretary/Treasurer West asked if there had been an attempt by the City to purchase the privately owned corner of Block 2. Directors Crowley and Zody indicated that the City had attempted to purchase this but had not been successful, but that the option might be available again.
9. Public comment - no public comments
10. Motion to adjourn:
- a. Motioned by President Renneisen, seconded by Vice President Peña, all in favor.
 - b. Meeting adjourned at 5:07 p.m.

Signature: 
Mick Renneisen (Apr 25, 2023 22:15 EDT)
Email: iumick7988@gmail.com

Signature: 
Email: vpena@iu.edu

These meeting minutes have been approved by the Board of Directors on April 19, 2023.

 President, Mick Renneisen

 Vice President, Valerie Peña

