



# City of Bloomington Capital Improvement (CBCI)

## BOARD MEETING

WEDNESDAY, APRIL 19, 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 Valerie Peña (virtual), Secretary/Treasurer John West, Sarah Bauerle Danzman, Doris Sims

1. Mick called meeting to order: 4:03 p.m.
2. Introduction of staff and board members. All board members present:
  - a. President Mick Renneisen, Secretary/Treasurer John West, Sarah Bauerle Danzman, and Doris Sims are in person
  - b. Vice President Valerie Peña is virtual on Zoom
3. President Renneisen reviewed agenda and noted it was posted online
4. Approval of minutes from 4/5/23 meeting
  - a. Moved by Secretary/Treasurer West, seconded by Member Bauerle Danzman
  - b. Motion carried 5-0
5. Governance
  - a. Review and approval of proposed bylaw change
    - i. President Renneisen noted that proposed bylaw change was posted with 15 days notice, as required in the bylaws
    - ii. Corporation Counsel Beth Cate reviewed proposed bylaw change:
      1. Proposed bylaw change allows the initial appointer (Mayor or City Council) to a given board seat to fill that vacancy, rather than the remaining board members voting on the appointment
      2. This change was suggested by City Councilmembers
    - iii. Motion to accept proposed language as written: moved by Member Bauerle Danzman, seconded by Member Sims. Motion carries 5-0.
  - b. Review of reporting structure charts:

- i. Corporation Counsel Cate reviewed updates to the reporting structure charts:
    - 1. Chart added since last meeting: reporting structure before CBCI. Chart outlines approval and interactions between the Mayor, Council, RDC, staff and Hopewell Steering Committee.
    - 2. Chart updated since last meeting: reporting structure with CBCI included. Similar reporting structure as pre-CBCI. Appointment authority to the CBCI board is shown. Administrative support and guidance will be provided to the CBCI board in exchange for the services of CBCI: this will replace some internal staff work. Bylaws for CBCI provide that both the Mayor and Council approve some bylaw changes.
  - ii. Member Bauerle Danzman noted that the charts have been updated since the distribution of the packet. Public Engagement Director Kaisa Goodman indicated the updated packet would be distributed and posted online.
  - iii. President Renneisen noted his sensitivity to reducing the burden on staff, a stated goal of CBCI.
  - iv. Mayor Hamilton noted that the City Council has representatives on the Hopewell Steering Committee
- c. Review of draft support agreement
- i. Counsel Cate reviewed the draft support agreement
    - 1. The City agrees to provide certain levels of administrative support
    - 2. The agreement makes it easier to share information between the parties that are within the scope of a project: information is protected from premature disclosure
    - 3. There is a typo in the reference to paragraphs 10 and 12: it should instead refer to paragraphs 9 and 11
  - ii. Secretary/Treasurer West asked about the relationship to the RDC pursuant to a code and noted a couple of typos. Counsel Cate addressed the question.
  - iii. Member Sims asked how long the agreement would be in place for. Counsel Cate noted it would extend through the end of 2024 and then be renewed.

- iv. President Renneisen asked if the CBCI board would provide a report to the City Council even if the budget was \$0. Counsel Cate indicated that yes, the board would still provide a report in that case.
- v. Member Bauerle Danzman asked a question about the “attorney’s fees” noted in the agreement [*“Attorney’s Fees. If any action is brought to enforce this Agreement, the prevailing party shall be entitled to recover reasonable costs of enforcement, including court costs and attorney fees.”*] Counsel Cate clarified that this scenario was extremely unlikely for a number of reasons, outlined potential outcomes, and indicated that she found it acceptable to remove this section.
- vi. President Renneisen asked Counsel Cate to note these questions and requested changes and indicated that the CBCI board could approve this support agreement at the next meeting. Counsel Cate indicated she would share the updated copy ahead of the next meeting for further review by the board.

#### 6. Hopewell updates

- a. Owners representative update/recommendation:
  - i. Ms. Deb Kunce with JS Held indicated that since the last board meeting, the subcommittee had completed second interviews with the two finalist candidates and requested follow up items from them. A recommendation was expected to be submitted to the Mayor the next week, which would then go to the RDC. In the future, these types of contracts could go to the CBCI board rather than the RDC for approval, but the current structure still includes RDC approval.
  - ii. President Renneisen noted that the CBCI board members on this selection committee are President Renneisen, Vice President Peña, and Secretary/Treasurer West. The RDC representative is Ms. Cindy Kinnarney, and staff are represented as well.
- b. Hopewell RFI One update by Ms. Kunce:
  - i. RFIs (requests for information) were due April 12th and several were received.
  - ii. CBCI is represented by Secretary/Treasurer West and Member Sims, the RDC is represented by Ms. Kinnarney, and many staff are participants.
  - iii. Currently everything is under advisement and nothing is being released publicly, but the team is intrigued by the proposals received.

- c. Update from HAND Director John Zody:
  - i. It is important for everyone to have these updates and for consistent information to be shared.
  - ii. Tangibles:
    - 1. Phase 1 East construction bidding is in progress
    - 2. The READI grant being finalized
    - 3. We just received responses for RFI One and will be working on RFI Two for release this spring/summer
  - iii. Updates
    - 1. The goal of Hopewell is to be a diverse and inclusive community with a variety of housing types
    - 2. When we talk about affordability, we need all types: market rate, workforce housing, traditional “affordable housing” (under 80% AMI). Total affordability goal: 20% of total units
    - 3. Goal is to maintain neighborhood scale: single family housing towards McDoel Gardens, then low-rise townhomes, increasing height and density moving away from McDoel Garden. Phase 1 East will be larger multi-family housing.
    - 4. Master plan called for 580-940 units, but we think more density is possible so we’re saying “1,000 units or more”
    - 5. Review of what is currently funded in Hopewell and where funding is pending.
    - 6. We currently own blocks 1, 2, 3, 8, 9, 10. Blocks 4, 5, 6, 7 will transfer from IUH by the end of the year
    - 7. Kohr building design images are available in the packet. This will be a 38 unit development, low income housing tax credit (LIHTC) project that will include the original Kohr building plus a new addition to the building.
- d. Kohr building: sustainability update from ESD Director Alex Crowley
  - i. We are trying to establish an easily recognizable and consistent way to project into the future when it comes to sustainability and climate. The vision for the future is to exceed today’s standards so we’re building something that will propel us forward.
  - ii. Broad phases of engagement:
    - 1. Goal setting and documentation
    - 2. Proposal review and validation vs. goals
    - 3. LEED certification support (for developers)

- iii. Member Bauerle Danzman asked how we've thought about the correlation between sustainability and affordability goals.
  - 1. Director Crowley explained this has been the topic of considerable consideration; one of the changes in the updated Unified Development Ordinance (UDO) was to incentivize a balance between affordability and sustainability.
  - 2. Member Bauerle Danzman explained she was referring to the pass-through implications to the people who live there, in terms of up front costs related to sustainability.
  - 3. Ms. Kunce agreed that there is an up-front cost to greater sustainability measures, but she's been glad to see a surprising number of developers who are incorporating sustainability as their standard practice.
  - 4. Member Sims asked what incentivizes the City had implemented for affordability and sustainability. Ms. Kunce indicated that it would be helpful to have Planning Department staff attend future meeting(s) to discuss this.
  - 5. Mayor Hamilton noted that it's important to remember this is once in a lifetime opportunity, so we want to do the best job possible to lead into the future.
- e. READI Grants: update from Ms. Kunce
  - i. The City has already received READI grants, but more will be available to apply for in the near future.
  - ii. Regional Opportunity Initiatives (ROI) and the Indiana Uplands submit READI grants for our region and have been very helpful. When we have ideas for READI grants, the process is to pitch it to ROI and Indiana Uplands for them to assist with and submit.
- 7. President Renneisen outlined next meeting:
  - a. We anticipate an update from the Planning Department and how the UDO and master plan relate to affordability and sustainability
  - b. Board members should email Mick with items they would like to address at upcoming meetings; he meets with Director Goodman about a week ahead of the meeting to prepare.
- 8. President Renneisen asked if there was any public comment; no members of the public asked to speak
- 9. Motion to adjourn: moved by Secretary/Treasurer West, seconded by Member Sims. Motion passed 5-0. Meeting adjourned: 5:02 p.m.

These meeting minutes have been approved by the Board of Directors on May 3, 2023.

*Mick Renneisen*

Mick Renneisen (May 4, 2023 19:01 EDT)

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Mick Renneisen

President, Mick Renneisen

*Valerie Peña*

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Valerie Peña

Vice President, Valerie Peña















# 4.19.23 Approved CBCI Board Minutes Need Signature

Final Audit Report

2023-05-11

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