

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, January 23, 2023, at 5:00 p.m. in the Allison Conference Room, 401 North Morton Street, and via Zoom, with RDC President Cindy Kinnarney presiding:
<https://catstv.net/m.php?q=12054>**

I. ROLL CALL

Commissioners Present: Cindy Kinnarney, Deb Hutton, Sarah Bauerle Danzman, and Deborah Myerson, met in person. Randy Cassady attended via zoom

Commissioners Absent: None

Staff Present: John Zody, Director, Housing & Neighborhood Development (HAND); Brent Pierce, Assistant Director, HAND; Christina Finley, Financial Specialist, HAND; Barry Collins, Rehab Specialist; Angela Van Roy, Program Manager

Others Present: Larry Allen, Assistant City Attorney; Beth Cate, Corporation Counsel; Jeff Underwood, Controller; Alex Crowley, Director, Economic and Sustainable Development; Jen Pearl, BEDC; Clark Greiner; John Fernandez; Pat East; Carmin Parker

II. READING OF THE MINUTES – Deborah Myerson moved to approve the January 3, 2023 minutes, via roll call vote. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTER – Randy Cassady moved to approve the claim register for January 20, 2023 for \$237,458.88, via roll-call vote. Deb Hutton seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS – Deb Hutton moved to approve the payroll register for January 13, 2023 for \$45,506.38, via roll-call vote. Deborah Myerson seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report: John Zody informed the board that the February 6, 2023 commission meeting will serve as a public meeting for the HUD HOME-ARP allocation plan.

Zody requested a volunteer to serve as the RDC representative on the Neighborhood Improvement Grant Council, which can be done during general discussion.

B. Legal Report. Larry Allen stated the Redevelopment Commission met in executive session prior to this meeting at 4:30 p.m. to discuss real property transactions. Those conversations are confidential per Indiana Code.

Allen informed the board that the Council will be voting tonight on the approval for the purchase of the CFC portion of the Showers Building.

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

D. Business Development Updates: Alex Crowley reported continued work on the Trades District Technology Center. Crowley also reported working on a lease agreement for commercial space in the Trades District garage.

VI. NEW BUSINESS

A. **Resolution 23-05: Approval of Partnership Agreement with Dimension Mill, Inc.**

Alex Crowley provided back ground on the Trades District and outlined the partnership agreement for the commission. Crowley said the agreement is between the Redevelopment Commission and The Mill. It is a three year agreement, through December, 2025, with a two year funding commitment. The partnership agreement states that the Commission shall provide up to \$200,000 per year for two years in an effort to advance the City's objectives for the Tech Center, Trades District and Bloomington's innovation ecosystem. Jen Pearl of the Bloomington Economic Development Corporation and Pat East of Dimension Mill, Inc., both spoke in favor of the partnership agreement

Crowley answered questions from the commissioners.

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

Deb Hutton moved to approve Resolution 23-05, via roll-call vote. Sarah Bauerle Danzman seconded the motion. Cindy Kinnarney abstained. The motion passed.

B. **Resolution 23-06: Approval of Neighborhood Improvement Grant Guidelines.**

Applications for the grant program are subject to application guidelines. HAND believes it is prudent to update the guidelines and have the RDC approve the guidelines prior to their publication and use in 2023. Angela Van Roy explained the guidelines to the commission and answered questions.

Deborah Myerson stated that under neighborhood participation, the second bullet needs to include the word "abilities". It should read, "Participants will actively include people of varying ages, ethnicities, races, incomes, and **abilities**, as well as a mix of homeowners and renters".

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

Deborah Myerson moved to approve Resolution 23-06, with the above amendment, via roll-call vote. Deb Hutton seconded the motion. The motion passed unanimously.

C. **Resolution 23-07: Approval of Contract with Koorsen Fire & Security to Drain Water from 714 South Rogers.**

Larry Allen explained that the property is currently unoccupied and to protect the building it needs to have the fire suppression system checked and the water drained from the building's pipes.

Staff has negotiated an agreement with Koorsen Fire and Security, Inc. for an amount not to exceed \$5,863.

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

Randy Cassady moved to approve Resolution 23-07, via roll-call vote. Deb Hutton seconded the motion. The motion passed unanimously.

D. **Resolution 23-08: Approval of Contract for Landscape Maintenance in the Trades District.**

Larry Allen stated as part of the upkeep of the newly renovated infrastructure in the Trades District and the Trades District Garage, regular landscaping and maintenance is needed. City Staff have brought an agreement with Nature's Way to provide services for an amount not to exceed \$40,000.

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

Randy Cassady moved to approve Resolution 23-08, via roll-call vote. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

- E. **Resolution 23-09: Approval of Additional Funds for Emergency Home Repair at 1423 West 8th Street.** John Zody explained that funding limits under the Emergency Home Repair program have a funding cap of \$10,000. Barry Collins explained the need for the additional funds for this project. City staff is requesting an additional \$1,000 for a total contract amount of \$11,000. All funding will come from the Community Development Block Grant.

Deborah Myerson pointed out a typo in the second WHEREAS. An additional zero is needed in the number \$10,000.

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

Sarah Bauerle Danzman moved to approve Resolution 23-09, with the corrected typo, via roll-call vote. Deb Hutton seconded the motion. The motion passed unanimously.

- F. **Resolution 23-10: Approval of Additional Funds for Emergency Home Repair at 213 N. Sheffield Drive.** Barry Collins explained the need for the additional funds. City staff is requesting an additional \$2,238 for a total contract amount not to exceed \$12,238. All funds will come from the Community Development Block Grant.

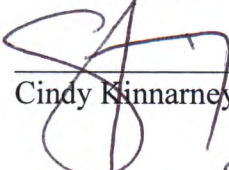
Deborah Myerson pointed out a typo in the second WHEREAS. An additional zero is needed in the number \$10,000.

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

Deborah Myerson moved to approve Resolution 23-10, with the typo correction, via roll-call vote. Randy Cassady seconded the motion. The motion passed unanimously.

- VII. **BUSINESS/GENERAL DISCUSSION** – Cindy Kinnarney asked for a volunteer to serve on the Neighborhood Improvement Grant Council. Deborah Myerson volunteered to serve, schedule permitting.

- VIII. **ADJOURNMENT** – Deborah Myerson moved to adjourn. Deb Hutton seconded the motion. The meeting adjourned at 5:55 p.m.



Cindy Kinnarney, President



Deborah Myerson, Secretary

Date: 2/6/2023