

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, April 3, 2023 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=12289>***

I. ROLL CALL

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

Commissioners Absent: All commissioners were present.

Staff Present: John Zody, Director, Housing & Neighborhood Development (HAND); Christina Finley, Financial Specialist, HAND

Others Present: Larry Allen, Attorney, Legal Department; Jeff Underwood, Controller; Alex Crowley, Director, Economic and Sustainable Development; Beth Cate, Corporation Counsel; Deb Kunce, J.S. Held; Sam Dove

- II. READING OF THE MINUTES** – Sarah Bauerle Danzman moved to approve the March 20, 2023 minutes, via roll-call vote. Deb Hutton seconded the motion. The motion passed unanimously.
- III. EXAMINATION OF CLAIM REGISTER** – Sarah Bauerle Danzman moved to approve the claim register for March 31, 2023, for \$667,090.56, via roll-call vote. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.
- IV. EXAMINATION OF PAYROLL REGISTERS** – Randy Cassady moved to approve the payroll register for March 24, 2023, for \$32,383.64, 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 reported hiring a new Affordable Housing Program Manager. Interviews for the Assistant Director will begin next week.
- Zody previously sent an email to the commissioner's requesting an RDC member to serve on the committee that is going to interview the finalist for what could be an Owner's Rep for the Hopewell project. Cindy Kinnarney expressed interest in serving on that committee. The commission unanimously agreed to have Cindy Kinnarney serve on the committee.
- B. Legal Report:** Larry Allen was available to answer questions.
- C. Treasurer's Report:** Jeff Underwood was available to answer questions.
- D. Business Development Updates:** Alex Crowley said he wanted to give an update on one item that has an indirect association with the RDC. He said that tomorrow night Dimension Mill, Inc., primarily with staff support, will be presenting to City Council a request for funding to help fill the construction gap that currently exists for the costs of constructing the EDA Trades District Building. It has been read in as an appropriation ordinance and will be presented more thoroughly tomorrow at Council.

Crowley said on Friday he received a phone call from Fire Chief, Moore regarding an issue with public access to the lobby at the College Square Building. Unaffiliated visitors with any of the

tenants are accessing the building and creating damage to the first floor bathroom. Crowley said we are working with the Fire Department and Facilities to address the situation.

VI. NEW BUSINESS

- A. Resolution 23-25:** Approval of Purchase Agreement for Parking Lot Parcels at 216 S. College Avenue. Larry Allen stated as part of the purchase, the RDC assumed leases that were part of 216 S. College Avenue, which included a lease for two parcels of land that made up a portion of the parking lot. An addendum to the lease included an option to purchase the property. City Staff has negotiated an offer to purchase the property for \$1.9 million. Allen said the price is greater than the average of the two appraisals. The two lots would be consolidated into two lots. Allen said the property is a favored location for a potential new Convention Center expansion project. Funding will come from the consolidated TIF. Allen said if the property is used for the expansion, it would be potentially be reimbursable back to the TIF fund from the Food and Beverage fund.

Staff answered questions from the commissioner's.

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

Randy Cassady moved to approve Resolution 23-25, with the caveat that we will be reimbursed by the Food and Beverage Fund if there is a Convention Center expansion project. Jeff Underwood suggested wording it as "any other source" instead of the Food and Beverage Fund.

Randy Cassady amended his motion to approve Resolution 23-25, with the caveat that we will be reimbursed by any other source if there is a Convention Center expansion project, via roll-call vote. Deb Hutton seconded the motion. The motion passed unanimously.

- B. Resolution 23-30: Agreement with Precision Quality Contractors to Install Fiber to the Showers Business Plaza.** Larry Allen stated that the RDC previously approved a purchase agreement for 320 W. 8th Street, also formerly known as the CFC Showers Business Plaza. As part of the purchase, the City wants to connect the property to the main information technology infrastructure in City Hall through a direct fiber connection. City staff have negotiated an agreement with Precision Quality Contractors to provide the services for an amount not to exceed \$3,172. Allen said the agreement will be primarily paid for with Public Safety Economic Lit Bond Funds.

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

Sarah Bauerle Danzman moved to approve Resolution 23-30, via roll-call vote. Deborah Myerson seconded the motion. The motion passed unanimously.

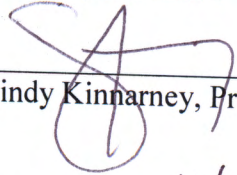
- C. Resolution 23-31: Approval of Electrical Repair by Cassady Electric for College Square.** Larry Allen discussed the repair at the previous meeting. The City's facilities manager found it necessary to upgrade the circuit breaker to the property and pay for related work. Cassady Electric performed the work and the cost to the RDC is \$5,635.69

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

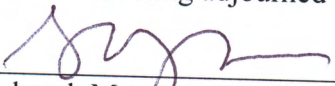
Deb Hutton moved to approve Resolution 23-31, via roll-call vote. Sarah Bauerle Danzman seconded the motion. Deborah Myerson and Cindy Kinnarney voted yes. Randy Cassady recused himself from the conversation and vote. The motion passed.

VII. BUSINESS/GENERAL DISCUSSION -.

VIII. ADJOURNMENT - Deb Hutton moved to adjourn. The meeting adjourned at 5:35 p.m.



Cindy Kinnearney, President



Deborah Myerson, Secretary

Date: 4/17/2023