

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, May 1, 2023, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton Street, and via Zoom, with RDC Vice-President Deb Hutton and President Cindy Kinnarney presiding:***  
<https://catstv.net/m.php?q=12391>

**I. ROLL CALL**

Commissioners Present: Deb Hutton, Cindy Kinnarney, Randy Cassady, Sarah Bauerle Danzman, and Deborah Myerson attended the meeting in person. Erin Cooperman, MCCSC Representative attended via zoom.

Commissioners Absent: All commissioners were present.

Staff Present: John Zody, Director, Housing & Neighborhood Development Department (HAND); Cody Toothman, Program Manager, HAND

Others Present: Larry Allen, Attorney, Legal Department; Deb Kunce, J.S. Held; Patrick Dierkes, Project Manager, Engineering Department; Mick Renneisen

**II. READING OF THE MINUTES** – Randy Cassady moved to approve the April 17, 2023 minutes. Sarah Bauerle Danzman seconded the motion. Deb Hutton abstained. The motion passed 3-0-1.

**III. EXAMINATION OF CLAIM REGISTER** – Sarah Bauerle Danzman moved to postpone the approval of the claim register for April 28, 2023, for \$59,839.10. Randy Cassady seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Sarah Bauerle Danzman moved to postpone the approval of the payroll register for April 21, 2023, for \$33,875.96. Randy Cassady seconded the motion. The motion passed unanimously.

**V. REPORT OF OFFICERS AND COMMITTEES**

**A. Director's Report:** John Zody introduced Mick Renneisen. Renneisen gave a presentation on City of Bloomington Capital Improvements Inc. Renneisen said the creation of this entity, which was created by the City of Bloomington administration and the City Council, was to be an interfacing entity with the Redevelopment Commission, the community, and the administration to further projects that the administration and the community want to pursue. The PowerPoint slides are attached to the minutes.

John Zody stated they have interviewed a group of Owner's Representative's and will update the commission at the next RDC meeting.

**B. Legal Report:** Larry Allen was available to answer questions.

**C. Treasurer's Report:** Larry Allen was available to answer questions.

**D. Business Development Updates:** Larry Allen was available to answer questions.

**VI. NEW BUSINESS**

**A. Resolution 23-36: Amended Project Review and Approval Form for Hopewell:** Deb Kunce gave an update on the Hopewell project. The presentation slides are attached to the minutes.

Kunce reported working on a reconciliation with Jeff Underwood. The RDC has approved \$12.5 million in total contracts. She said the project review form outlines a few minor adjustments and projections moving forward. Kunce explained the changes on the project review form. City staff

believe it is in the best interest of the project to amend the project review form to reflect additional phases of the project, and to include new sources of funds.

Kunce answered questions from the commissioners.

Deborah Myerson pointed out a typo in Exhibit A, line 11, on the budget. There is an extra digit in what should be a \$20,000.

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

Deb Hutton moved to approve Resolution 23-36, with the typo correction. Deborah Myerson seconded the motion. Randy Cassady abstained. The motion passed 4-0-1.

- B. Resolution 23-37: Preliminary Design Contract for Hopewell West:** Patrick Dierkes said the contract is for a 30% design of Hopewell West. He said this design will set profile grades and street widths and also the greenway requirement shown in the master plan. City staff solicited bids for an engineer and design consultant to perform the design services, and out of three bids received, staff selected Crossroad Engineers. City staff have negotiated an agreement with Crossroad Engineers to perform the services for an amount not to exceed \$606,640.

Dierkes answered questions from the Commissioners.

Deb Hutton pointed out a typo in Exhibit B. It is the same typo as the one in Exhibit A, Resolution 23-36: there is an extra digit in what should be a \$20,000 on line 11 of the Project Review Form project budget.

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

Randy Cassady moved to approve Resolution 23-37, with the typo correction. Deb Hutton seconded the motion. The motion passed unanimously.

- C. Resolution 23-38: Notice of Offering for Hopewell West Parcels:** Larry Allen stated the RDC obtained two separate appraisals of the parcels. He said we are now ready to publish a notice of offering. The notice of offering is a required legal step, it will be published in the paper and any bids received will be opened at a public meeting.

The minimum offering price for purchase of the property is \$10,600,000. This does not include the parking garage on-site. The commission may consider offers for the Kohr Administration Building for a minimum of \$1,600,000 and \$9,000,000 for the developable land on the site. Offers will be accepted for any portion of the lot(s) offered.

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

Sarah Bauerle Danzman moved to approve Resolution 23-38. Randy Cassady seconded the motion. The motion passed unanimously.

- D. Resolution 23-39: Approval of Additional Funds for Emergency Home Repair:** John Zody explained that additional funds are needed to complete the repairs at 213 N. Sheffield. HAND is requesting an additional \$3,528.64 to complete repairs. Grant Funds will be used for this project.

Sarah Bauerle Danzman stated the cost amounts in the resolution are confusing and the not to exceed amount is unclear. The Commission decided to resume consideration of the motion at the end of the meeting.

Upon resuming consideration, Larry Allen suggested using the total project amount of \$17,500.00 for the not to exceed amount. The resolution will be amended to read: The RDC hereby approves the additional funds from the Community Development Block Grant to pay for the project at 213 N. Sheffield for a total amount not to exceed \$17, 500.

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

Sarah Bauerele Danzman moved to approve Resolution 23-39 as amended. Deb Hutton seconded the motion. The motion passes unanimously.

- E. Resolution 23-40: Local Funding Approval for Residential Rehabilitation Project at 357 S. Maple Street.** John Zody explained that as part of the process for rehabs, an environmental review and lead testing must be completed prior to the start of work. Unfortunately some of those steps were missed on this project. Rather than face uncertainty as to how HUD might review and resolve this oversight, HAND is going to fund this project using local funding and not federal funding while still binding the parties to the same HUD guidelines for recipient eligibility and scope of construction work parameters. There is an estimated \$27,267.19 of outstanding costs needed to be covered for this project, and a total actual cost for the project of \$67,787.19.

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

Deborah Myerson moved to approve Resolution 23-40. Deb Hutton seconded the motion. The passed unanimously.

#### BEGIN PUBLIC HEARING

- F. HOME Investment Partnerships American Rescue Plan (HOME-ARP) Allocation Plan:** John Zody reported submitting the HOME-ARP allocation Plan on March 24, 2203. HUD asked that we include accommodation language in our public notice which is why we are having another public hearing tonight. Zody outlined the allocation plan. The plan in undergoing revisions and will be resubmitted to HUD by May 19, 2023. The presentation slides will be attached to the minutes.

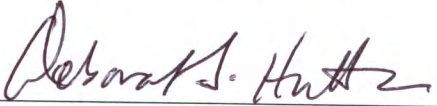
Zody answered questions from the commissioners.

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

#### END OF PUBLIC HEARING

- VII. BUSINESS/GENERAL DISCUSSION** – None.

- XI. ADJOURNMENT** – Sarah Bauerle Danzman moved to adjourn. Deb Hutton seconded the motion. The meeting adjourned at 7:00 p.m.

  
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Cindy Kinnarney, President

  
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Deborah Myerson, Secretary

Date: 5/15/2023