



# MEETING NOTICE

City of Bloomington Capital  
Improvement (CBCI) Regular Meeting  
will occur at 4:00 p.m. on  
**Wednesday, June 7, 2023**

This meeting will be held in the Allison Conference Room (Suite #225, City Hall, 401 N. Morton St) and may also be accessed electronically via Zoom (see information below)

#### JOIN BY ZOOM

<https://bloomington.zoom.us/j/87619726906?pwd=MVJVR082bytSdDBCbHVBUzIqaldCOT09>

Meeting ID: 876 1972 6906

Passcode: 677269

One tap mobile

+13092053325,,87619726906# US

+13126266799,,87619726906# US (Chicago)

Find your local number: <https://bloomington.zoom.us/u/keclqyETvs>

*The CBCI will conduct its meetings as though it were subject to the Indiana Open Door Law (I.C. § 5-14-1.5) ("ODL"). Therefore this statement provides notice that this meeting will occur and is open for the public to attend, observe, and record what transpires.*





# City of Bloomington Capital Improvement (CBCI)

BOARD MEETING

WEDNESDAY, MAY 17, 2023, 4:00 P.M.

Allison Conference Room (Suite #225, City Hall, 401 N. Morton St)

## MEETING AGENDA

1. Declaration/review of board member conflicts of interest
2. Hopewell: Follow-up from June 5th RDC meeting
3. Hopewell: Development Owner's Representative - prep for kickoff meeting
4. Hopewell: Project review form
5. Hopewell: Steering Committee (HSC) meeting
6. Public Comment



# City of Bloomington Capital Improvement (CBCI)

## BOARD MEETING

WEDNESDAY, MAY 3, 2023, 4:00 P.M.

Allison Conference Room (Suite #225, City Hall, 401 N. Morton St)

### DRAFT MEETING MINUTES

**Board Members present:** President Mick Renneisen, Vice President Valerie Peña, Secretary/Treasurer John West, Sarah Bauerle Danzman (virtual), Doris Sims

1. President Renneisen called the meeting to order: 4:02 p.m.
2. Roll call: all members present. Member Bauerle Danzman virtual; all other members in person.
3. Approval of minutes from 4/19/23 meeting
  - a. Moved by Secretary/Treasurer West, seconded by Member Sims
  - b. Roll call vote: motion carried 5-0
4. Governance
  - a. Review of support agreement
    - i. President Renneisen asked if there were questions from board members about the revised support agreement
    - ii. Secretary/Treasurer West asked for a review of the changes: Corporation Counsel Cate noted that the main change is that in Section 7 a change had been made to the text about litigation and attorneys fees.
    - iii. Member Sims asked for clarification about whether every board member would have insurance, and Counsel Cate confirmed that everyone on the board will have Directors & Officers insurance and that this is noted in the agreement.
    - iv. Motion to accept changes made to the support agreement: moved by Vice President Peña, seconded by Secretary/Treasurer West. Roll call vote: motion carries 5-0.
  - b. Review of conflicts policy
    - i. Overview by Counsel Cate:

1. This is a policy of the organization and also subject to applicable state and federal laws. It sets out how to deal with conflicts of interest under Indiana state law.
  2. Purpose is to protect the interests of the organization.
  3. An “interested person” is a director, officer, or principle officer
  4. Process: at each board meeting, the question about conflicts will be posed. A board member would disclose any interest to the rest of the board and the relationship between that transaction and the board. Other board members discuss the situation without the potentially-conflicted member present, to determine if anything would make the member unable to make an unbiased decision.
- ii. President Renneisen noted that the board needed to adopt the conflicts policy, then there is an actual example that needs to be explored today in this forum. Counsel Cate confirmed this was accurate.
- iii. Questions from board members:
1. Member Sims noted that she has signed annual conflict of interest disclosure policies as a member of other boards and wondered about the difference in that approach versus the approach proposed here. Counsel Cate explained that the approach of asking at each board meeting is less generalized than an annual disclosure. Counsel Cate continued that this is a change she would like to see City boards and commissions adopt more generally, as it results in a more issue-specific and thoughtful analysis of potential conflicts of interest. Member Sims asked for confirmation that this means we would be reviewing potential conflicts of interest at each meeting, and Counsel Cate confirmed this and clarified the review could be very brief at each meeting.
  2. Member Bauerle Danzman asked for clarification on how “family” is defined in the document. Counsel Cate clarified that it is not defined in the document but that in general conflict policies define “family” as “a spouse and anyone else who is financially dependent, such as a child.” This language can be added to the policy. Member Baurle Danzman asked for clarification about whether this includes financially independent adult children, siblings, or parents; and Counsel Cate confirmed it would not include them.

3. Member Bauerle Danzman asked for clarification of what would happen if a member did not disclose a conflict for whatever reason, such as they forgot or weren't aware of it. Counsel Cate agreed that should be reviewed and clarified that the outcome may depend on whether there's a material negative impact or not. Member Bauerle Danzman asked how this had been handled on other City boards, and Counsel Cate noted that she was not aware of any such examples from the City.
- iv. President Renneisen noted that the board could accept this agreement subject to the changes noted—addition of definition of family—or wait to get the amended version at the next meeting and accept it at that time.
    1. Secretary/Treasurer West motioned to accept the conflicts policy with the changes made by Counsel Cate.
    2. Member Sims asked for clarification on how family will be defined and a more specific definition to be included. Counsel Cate shared the definition that the State of Indiana uses for its employees and noted that the City defines it similarly. Member Sims asked for a more specific definition.
    3. President Renneisen asked if there were any further questions and clarified Counsel Cate would add the State's definition of "family" that is used in their conflict of interest policies.
    4. Motion to accept the conflict of interest policy reviewed by President Renneise. Seconded by Vice President Peña. Roll call vote: motion carried 5-0
  - c. Review of potential conflict of interest with Secretary/Treasurer West
    - i. Overview of potential conflict of interest, by Secretary/ Treasurer West: As a real estate contractor by trade, he has worked with a number of people who may be doing work related to the Hopewell project—this will be an ongoing question with this board. He is not currently under contract with any people or companies who have bid on any parts of the Hopewell project or been involved, but it is possible he could do business with one of them in the future. It is also possible that in the future a developer could hire his company to sell houses at Hopewell, though that has not happened and would be further in the future.
    - ii. Vice President Peña asked for clarification of which individuals/businesses Secretary/Treasurer West has worked with and

whether he's under contract with any of them. Secretary/Treasurer West clarified that he has previously done business with the majority of the businesses who have submitted requests related to Phase I of Hopewell, but that he's not under contract with any of them currently.

- iii. Secretary/Treasurer West stepped out of the room to allow the rest of the board members to discuss his potential conflict of interest
- iv. President Renneisen asked Counsel Cate to clarify the situation with Secretary/Treasurer West. Counsel Cate said her understanding was that he had done business with some of the potential Hopewell developers in the past and they could theoretically ask him to help sell houses in the future. Her opinion was that if he has similar relationships with all or most of the companies in question, then it may not be an issue—this is up to the board to decide.
- v. Vice President Peña reiterated that he has worked with all of the companies but currently has no contracts with any of them. It is her opinion that in a town of this size, it will be a challenge to avoid any and all connections to the Hopewell project.
- vi. Member Bauerle Danzman asked for clarification about whether this part of the discussion should be recorded: the meetings are all live on Zoom and recorded, but the idea with having Secretary/Treasurer West step out of the room was to have privacy in this discussion.
  1. Counsel Cate clarified that this is still a public meeting and we want to be transparent.
  2. Vice President Peña added that we would like the discussion to be publicly available.
  3. Counsel Cate noted that most nonprofits don't have this level of public access in meetings, but we've modified the agreement for CBCI to increase transparency.
- vii. Member Sims stated that she was less concerned about the potential conflict of interest since Secretary/Treasurer West has a relationship with multiple potential developers, not just one.
- viii. Counsel Cate concurred that Secretary/Treasurer West has been very open about these relationships.
- ix. Member Bauerle Danzman noted that she believes Secretary/ Treasurer West is operating out of an abundance of caution, based on the policy that was just implemented. She appreciated that he is over-disclosing , so it



seems fine to her for him to go forward at this time without any mitigation requirements or recusal.

- x. President Renneisen concurred with comments from the board. He doesn't see a conflict in this case, and he understands Secretary/Treasurer West would notify the board if he entered into a contract with any of the companies at hand. He is comfortable with Secretary/Treasurer West continuing to serve on the review committee, especially since the recommendation still awaits Redevelopment Commission (RDC) approval.
- xi. Roll call vote: 4-0 in agreement that there is no conflict.
- xii. President Renneisen noted to Public Engagement Director Kaisa Goodman that a review of potential board member conflicts of interest (COI) should be added to all future agendas
- xiii. Secretary/Treasurer West returned to the room, and President Renneisen notified him that the board had agreed unanimously that there was no current conflict of interest.

#### 5. Hopewell update

##### a. Update from 5/1/23 RDC meeting:

- i. President Renneisen attended RDC on 5/1/23 to discuss the reporting structure this board had previously reviewed. He reported this went well and that the RDC understands they will continue to do what they have in the past with regards to holding and disbursing land, and that they won't have to manage the Hopewell project.
- ii. Ms. Kunce reported to the RDC on 5/1/23 about the updated Project Review Form for Hopewell. The RDC wanted to see an overview of what would be coming to them re: Hopewell in the next few years, so she projected the next couple of years.
- iii. Ms. Kunce also reported that the RDC agreed to switch from a \$25m TIF commitment for Hopewell to a \$30mm TIF commitment for Hopewell. That doesn't include infrastructure developments, but it should cover all else. Resounding support from RDC to move things forward.
- iv. Ms. Kunce relayed that the RDC asked why we would pay for security instead of demolishing buildings, if we don't want the buildings anyways. We have to consider whether any of the developers have plans to reuse any of the buildings, but we're considering this.
- v. Will be returning to the RDC on 5/15/23.

##### b. Update on Owners Representative from Ms. Kunce



- i. Five candidates were interviewed
  - ii. Two candidates were shortlisted
  - iii. At the 5/15/23 RDC meeting, the plan is to have a presentation from the proposed vendor, which could lead to a contract from the RDC at the 6/5/23 meeting.
  - iv. President Renneisen noted that the 5/1/23 meeting was the first meeting where the proposed vendor was announced
- c. Planning update on sustainability and affordability
  - i. Presentation from Planning & Transportation Director Scott Robinson for Hopewell land relating to UDO
    - 1. TRO (transform redevelopment overlay) Map and Zoning - map of area and zoning districts. TRO creates uniform zoning standards regardless of different ways the land is zoned.
    - 2. Subdivision standards require alleys in TRO
    - 3. Impervious surface maximums
    - 4. Reduction in minimum lot size
    - 5. Requirement of pedestrian-scale development standards for first-floor residential uses
    - 6. Changes in allowed use that are permitted
    - 7. Building materials, street lighting, pedestrian entrances, and other changes
    - 8. Incentives for builders who voluntarily meet sustainability and affordability standards: larger floor plate allowed
  - ii. President Renneisen asked if there were any questions or comments for Director Robinson
    - 1. Secretary/Treasurer West noted that zoning components have to work realistically for affordability: sometimes we over-restrict and it ends up costing more.
- d. Update on RFI One: Blocks 8-9-10 from Ms. Kunce
  - i. Two complete proposals have been received; additional information has been requested for the third one.
  - ii. Information will be sent to board members tomorrow.
  - iii. More updates can be expected in June.
- e. Public comment - none
- f. Motion to adjourn: moved by Vice President Peña, seconded by Member Sims. Motion passed 5-0. Meeting adjourned: 5:12 p.m.



# City of Bloomington Capital Improvement (CBCI)

## BOARD MEETING

WEDNESDAY, MAY 17, 2023, 4:00 P.M.

Allison Conference Room (Suite #225, City Hall, 401 N. Morton St)

### DRAFT MEETING MINUTES

**Board Members present:** President Mick Renneisen, Vice President Valerie Peña, Secretary/Treasurer John West, Member Doris Sims

1. President Renneisen called the meeting to order: 4:01 p.m.
2. Roll call: all members present except Member Bauerle-Danzman, who informed the board previously of a work conflict
3. Governance
  - a. Declaration/review of Board Member conflicts of interest
    - i. President Renneisen noted that no actions were being taken so nothing was anticipated
    - ii. No conflicts brought up by any members
  - b. Edits to conflict of interest (COI) policy
    - i. Corporation Counsel Beth Cate noted that there had been some edits made to the COI policy, as discussed at the last meeting. The updated COI policy was included in the meeting packet which the board received.
    - ii. President Renneisen noted that the changes are in red.
    - iii. President Renneisen highlighted the changes to the definition of family in the policy. Counsel Cate reviewed the change and clarified that the differentiating factor is whether there is a financial interest, not whether the individual is a blood relative.
    - iv. Counsel Cate mentioned that the COI policy also discussed what happens if someone makes a disclosure and what happens if they don't make a disclosure they should have.
    - v. President Renneisen asked if there were any additional changes board members would like to see, and none were brought up.

- vi. Motion to accept the COI policy: moved by Vice President Peña, seconded by Secretary/Treasurer West. Motion carries 4-0.
- c. Services agreement
  - i. President Renneisen noted that the document has been signed and documented and submitted to Public Engagement Director Kaisa Goodman.
  - ii. Director Goodman confirmed receipt of the agreement.
- d. Change to meeting schedule
  - i. Previous schedule was biweekly (every other Wednesday). New schedule is semi-monthly: first and third Wednesdays of each month, beginning in June 2023.
  - ii. Next meetings are June 7 and 21
- 2. Hopewell: RDC updates from President Renneisen
  - a. On June 5, the Redevelopment Commission (RDC) will take final action on the recommendation contract with U3 Advisors as the development owners representative for the Hopewell project.
  - b. The presentation to the RDC on May 15 went very well
- 3. Hopewell: Engineering update on infrastructure from Engineering Department Director Andrew Cibor
  - a. Director Cibor introduced himself and provided an overview of the project schedule and next steps
  - b. Public realm framework street network includes Phase 1 East, Hopewell West, 1st Street Reconstruction, and 2nd Street Modernization
  - c. Phase 1 East
    - i. Map: proposed streets and lots
    - ii. Driveway access will be through alleys, per City zoning laws
    - iii. Streetscape renderings: shared street, gardens, amenities spaces, walkways, tree space, event lawn, and more. Lots of wide sidewalks and landscaping.
    - iv. Project overview:
      - 1. Design Initiated - June 2021
      - 2. Demolition Complete - October 2022
      - 3. Subdivision
        - a. Primary Plat - February -> July 2022
        - b. Council Vacation - June 2022
        - c. Secondary Plat - Forthcoming

4. Public Improvements
  5. Contract Award - May 2023 (current)
  6. Completion - October 2024
- v. Questions:
1. Secretary/Treasurer West asked if infrastructure includes sewer and water. Director Cibor responded that, yes, that is included and is in public space.
  2. Member Sims asked if there were curbs on the streets or if they were designed to be curbsless streets. Director Cibor responded that the streets are curbsless, and noted that this would be advantageous if/when the streets were closed for public, pedestrian-only events.
  3. Member Sims asked where the storm drains will be. Director Cibor explained that they will be flush with the street and noted that the street itself will be made of permeable pavers and the nearby wetland garden will also help mitigate runoff. Project Manager Ms. Debra Kunce added that the drains will be piped to a central sewer system.
  4. Member Sims asked about the difference between the “amenity space” and “woodland garden space.” Director Cibor explained that the amenity space contains seating and other amenities in addition to plants and is designed to separate the greenspace from the streets. Member Sims asked for clarification on who would maintain these spaces, and Director Cibor confirmed the street trees will be maintained by the Department of Public Works but that the parks (greenspace) component will be maintained by the Parks Department. However, during development the contractor will have to maintain landscaping. Ms. Kunce added that staff need to finalize who will pay for this maintenance and noted that the Hopewell HOA will play a role as well. President Renneisen noted that some mechanism will need to be in place, beyond the Parks Department, to keep the gardens looking nice. Secretary Treasurer West reiterated that this responsibility needs to be determined ahead of time, and Ms. Kunce affirmed this.
  5. President Renneisen asked how “W. University St.” was named. Director Cibor confirmed that it geographically lines up with the eastern section of University Street. Ms. Kunce noted that in older

versions of the master plan, this street is called “Greenway,” as that was prior to the determination of the street name. Related, the Parks Department will follow their normal process for naming the park in this area.

6. Vice President Peña asked how long the event lawn will be, and Director Cibor said it would be about half a block long.

d. Hopewell West

- i. This comprises the block with the legacy hospital site, which is still owned by IU Health. They are responsible for demolishing it, except for the Kohr Building and the parking garage
- ii. Jackson St. will be developed from 1st St. to W. University St.
- iii. Project overview:
  1. Design Initiated - May 2023
  2. Demo (IUH) & Property Transfer - Dec 2023
  3. Subdivision
    - a. Primary Plat - July 2023
    - b. Council Vacation - Forthcoming
    - c. Secondary Plat - By end of 2024
  4. Public Improvements: Jackson Street Start - Early 2025
- iv. President Renneisen asked that staff keep the CBCI Board updated on this component of the project, and Director Cibor affirmed that would happen.
- v. Member Sims asked if it would be possible for Councilmembers and CBCI board members to take a site visit, and Director Cibor said that staff would offer that.

e. 1st Street reconstruction

- i. Changes go from College Ave. to Wylie St. or Maple St.: there is currently only a sidewalk on one side of the road and not many amenities. The proposal includes adding green space, sidewalks on both sides, and more street trees, overall making it more what one would expect in a residential area.
- ii. Overview:
  1. Design Initiated - November 2020
  2. Right of Way Clear - November 2022
  3. Tree Clearing - February 2023
  4. Utility Relocations - Initiating
  5. Construction - 2024



iii. Federal funding update

1. This project originally had federal funding, but the State determined it was not awardable. Approval for award requires receiving four bids and having bids that are within 15% of the engineer's original estimate. The City only received three bids, and were more than 15% over the estimate.
2. Graph shows highway construction cost index and how steeply prices have risen: a third of INDOT projects are experiencing costs significantly over engineer's estimates. State law is changing in July to only require three estimates, but that won't be retroactive to this project.
3. Project will go back out to bid.
4. It is still possible to meet the proposed schedule, albeit more challenging.
5. Questions:
  - a. Secretary/Treasurer West asked what happens to the federal funding that rolls back to INDOT, and Director Cibor confirmed that funding will go to INDOT.
  - b. Director Goodman asked if there is any appeals process, and Director Cibor indicated that there is not one that he is aware of.

f. 2nd Street modernization

- i. The scope of the project is to add a two-way protected bike lane on the north side of the road, taking advantage of a wide section of 2nd St. This bike lane would be about half a mile long, extending west from the B-line Trail to Walker St. Two travel lanes and turn lanes would be maintained for vehicles, and trees and sidewalks would remain on both sides of the street.
- ii. Overview:

1. Design Initiated - October 2022
  2. Right of Way Acquisition - 2024
  3. Construction - 2025
- iii. Questions:
1. President Renneisen asked if Engineering has a plan to eventually extend the bike lane east from the B-line along second street, to reach the east side of town. Director Cibor believed this to be in the City's transportation plan but not to be an actively-planned project.
  2. There were no more questions, and President Renneisen thanked Director Cibor for the presentation.
4. Hopewell: Overview of amended Project Review Form (PRF), led by Ms. Kunce
- a. Review of updated PRF, including sources of funds from consolidated TIF, potential federal roadway reconstruction, and READI grant
  - b. The RDC recommended determining the total "ask" from the RDC for this project so that staff do not have to keep asking the RDC for incremental funds.
  - c. Adjustments to the PRF include website design, security, and more. Further review will be conducted at the next meeting.
  - d. The updated PRF has been approved by the RDC, though without taking into account the 1st Street funding challenge, discussed above.
  - e. On the PRF, black font means it has not been changed, while red indicates a change since the last PRF.
  - f. Question related to Blocks 8-9-10: demolishing buildings versus hiring more security personnel
    - i. The question is whether security incidents can be lessened and whether costs are reduced by the demolition of more existing buildings, since they would then not require security.
    - ii. Most of the activities that are of a security concern occur at 714 S. Rogers St., as that is the largest building and has the most entrances.
    - iii. Note that the security fence around the legacy hospital site comes with the conveyance of the property from IU Health
    - iv. The City is currently paying around \$100,000/year for security from 7 a.m.- 7 p.m. for all the buildings it owns.
    - v. Does the City want to keep 615 W. 1st St.. and 714 S. Roger St. for a construction field office and potential redevelopment, respectively?
    - vi. Additional considerations:
      1. Boarding up first floor windows in Kohr



2. Barricades
  3. Motion activated video
  4. Security monitors at parking garage
- vii. President Renneisen noted that removing buildings is attractive to developers and also lowers security costs: it seems compelling. Nods of agreement from other board members.
5. Hopewell: Development Owners Representative (DOR) next steps, led by Ms. Kunce
    - a. The recommended DOR, U3, presented at the May 15 RDC meeting; final approval of the contract is pending the RDC's vote at the June 5 meeting.
    - b. Staff are starting to discuss a kickoff meeting with the DOR, perhaps in the second week of June. This will be for City staff as well as the CBCI board members.
    - c. President Renneisen noted that the DOR should be engaged as soon as possible to get them familiar with the community
    - d. Member Sims mentioned that when the Dimension Mill was being developed, the RDC had a standing agenda item for receiving an update on the project; she wonders if a similar standing agenda item would be appropriate for updates from CBCI. President Renneisen concurred that this would be appropriate and indicated that the update could be provided by himself, Ms. Kunce, Director Goodman, or another staff member or CBCI board member if appropriate.
  6. Public comment - none
  7. Motion to adjourn: moved by Secretary/Treasurer West, seconded by Vice President Peña. All in favor. Meeting adjourned: 5:13 p.m.

City of Bloomington  
Redevelopment Commission  
**Amended** Project Review & Approval Form

**Please Note:**

- Approval of the project by the Redevelopment Commission through this Project Review & Approval Form does not represent an authorization to begin work or expend funds.
- Authorization of work and the commitment of funds shall be done when the Redevelopment Commission reviews and approves: (1) a Purchase Order or Contract prepared after complying with the appropriate procurement process for the type of item, service or construction being sought and (2) the estimated costs associated with the Purchase Order or Contract.
- No payment of funds shall be made without a duly authorized and approved Purchase Order or Contract. All claims for payment against a duly authorized Purchase Order or Contract shall be submitted to the Redevelopment Commission for their review and approval along with any required departmental inspections, reviews and approvals prior to the payment of any funds.

**Project Name:** Purchase and Redevelopment of IU Health Bloomington Hospital Site at 2<sup>nd</sup> and Rogers (“Legacy Hospital Site” and “Hopewell”)

**Project Managers:** Don Griffin; Jeff Underwood; Andrew Cibor; Deb Kunce (JS Held)

**Project Description:** Project will involve purchase of the Hospital Site at 2<sup>nd</sup> and Rogers from IU Health at such point as IU Health has vacated, razed some or all buildings on the site, and cleaned the site to a development-ready condition, in accordance with a definitive purchase agreement to be executed between the City and IU Health. The site is located in the Consolidated TIF and the City will be seeking funding for the real property purchase and for activities that will support future redevelopment of the site. If it were not for this project, it is very likely the site would be abandoned and underutilized or not utilized at all for years, as has happened across the country with similar hospital relocations and closings. This project will allow the city to prepare the site for and encourage redevelopment and best use of a prime location in the heart of downtown, and adjacent to the new Switchyard Park.

It is the Legal Department’s position that this project is a permissible use of Tax Increment under Indiana Code § 36-7-14-39(b)(3).

**Project Timeline:**

Start Date: January 2018

End Date: December 31, 2025

**Financial Information:**

Estimated full cost of project:	\$27,905,934.00
	\$35,165,575.13

Sources of funds:	<b>Total: \$35,869,189.74</b>
Consolidated TIF	<del>\$25,000,000.00</del> <b>\$30,000,000</b>
Federal Roadway Reconstruction	<del>\$2,905,934.00</del> <b>\$4,069,189.74</b>
<b>READI Grant</b>	<b>\$1,800,000.00</b>

**Project Phases:** This breakdown should mirror the contract(s) expected to be issued for this project. Each phase should include a description of the work to be performed, the cost, and the timeline for the contract.

Step	Description	Estimated Cost	Timeline
1	<b>Consulting</b>	<del>\$638,910</del> <b>\$1,757,752</b>	2018-2023
	1a. ULI	\$135,000	2018
	1b. Financial Analysis (SB Friedman)	\$69,370	2021
	1c. Proj. Mgmt (JS Held)	<del>\$367,000</del> <b>\$631,000</b>	2021-2025
	1d. Branding and Mkt (Borshoff)	\$82,500	2021-2022
	1e. Sustainability (Guidon)	\$12,482	2022
	<b>1f. LEED for Neighborhood Dev Consultant Fee</b>	<b>Est. \$285,000</b>	<b>2023-24</b>
	<b>1g Owner's Dev. Rep.</b>	<b>Est. \$525,000</b>	<b>2023-24</b>
	<b>1h Website</b>	<b>Est. \$22,400</b>	<b>2023-24</b>
2	<b>Appraisals</b>	\$50,000	2018-2023
3	<b>Project Agreement with IU Health</b>	\$6,500,000	2018-2024
4.	<b>Due Diligence with Environmental Assessment</b>	\$79,865.63	Nov.2018-Mar. 2019
5.	<b>Master Planner</b>	\$410,000	2020-21
6.	<b>1st Street Reconstruction</b>	<del>\$4,935,959.03</del> <b>\$6,278,268</b>	2020-2023
	6a. Design – VS Engineering	<del>\$729,029.033</del> <b>\$680,000</b>	Oct. 2020 – Dec. 2023
	6b. Right of Way Acquisition	<del>Tentatively Estimated \$90,000</del> <b>\$67,980</b>	Nov. 2021 – May 2022
	6c. Construction Inspection	Tentatively Estimated \$475,000	Apr. 2023 – Nov. 2023
	6d. Construction	Tentatively Estimated \$5,086,487 <b>(including \$4,069,189.74 federal funding)</b>	Apr. 2023 – Nov. 2023
	6e Tree Removal	\$10,800	

7.	<b>Phase 1 East</b>	\$16,835,506	June 2021 – Aug. 2024
	7a. Design – Shrewsberry & Associates, LLC	\$1,108,262	2021-2023
	7b. Property Acquisition	\$641,094	2021-2022
	7c. Demolition and Remediation	\$626,047	2022-2023
	7d. Construction Inspection	\$1,174,740	2022-2024
	7e. Construction	\$13,087,869	2022-2024
	7f. Utility Costs	\$250,00	2022-2023
	7f(i) Cassady Electric	\$73,550.00	2022
	7f(ii). Duke Relocation	123,942.30	2022-2023
8.	<b>Kohr Admin Redev.</b>	\$95,505	TBD
	8a Kohr Preservation	\$81,400	2022-23
	8b Structural Evaluation	\$14,105	2021-22
9.	<b>Ongoing Services</b>	Est. \$767,198.50	
	9a Security Patrols – Marshall	\$107,198.95	2022-23
	9b Enhanced Security	Est. \$450,000	2023-2025
	9c Grounds and Maintenance	Est. \$10,000	2023-2025
	9d Fencing and Barricades	Est. \$200,000	2023-2025
10	<b>Parking Garage</b>	\$87,675	
	10a Assessment	\$87,675	2023
	10b Design	TBD	
	10c Construction / Retrofit (e.g. EV charging)	TBD	
11.	<b>Neighborhood Signage</b>	Est. \$30,0000	2022-25
	Hopewell In Progress Signs	\$6,160	2022-23
12.	<b>Jackson Street 1st to University (100% design + construction) and Hopewell West (30% Design)</b>	\$2,056,560	2023-25
	12a. Preliminary Design Contract – Crossroad Engineers	\$606,640	2023-25
	12b. Construction Inspection	Est. \$121,000	2023-24
	12c. Construction	Est. \$1,022,420	2023-24
	12d. Other Engineering	Est. \$306,500	
13	1% for Arts Allowance	Est. \$192,250	

**TIF District:** Consolidated TIF (Walnut-Winslow, South Walnut, Tapp Road, Expanded Tapp Road, Fullerton Pike)

- Resolution History:**
- 18-13 Project Review and Approval Form
  - 18-17 Approval of Contract with Urban Land Institute
  - 18-31 Approval of Agreement with IU Health for Purchase of Old Hospital Site
  - 18-61 Approval of Funding for Phase 1 Environmental Assessment
  - 18-85 Approval of Funding for Due Diligence and Phase 2 Environmental Assessment
  - 19-28 Approval of Funding for Due Diligence and Legal Fees
  - 19-44 Approval of Third Amendment to Purchase Agreement
  - 19-94 Approval to Keep Parking Garage
  - 19-95 Approval of Fourth Amendment to Purchase Agreement
  - 20-09 Approval of Amended Project Review Form
  - 20-12 Agreement with Master Planner – SOM
  - 20-79 Design Contract for 1st Street Reconstruction
  - 20-86 Purchase Agreement for 413 W. 2nd Street
  - 20-93 Approval of Phase II Assessment for 413 W. 2nd Street
  - 21-32 Design Contract for Phase 1 East
  - 21-45 Amended Project Review and Approval Form
  - 21-80 Agreement for Naming and Branding Services
  - 21-85 Addendum to 1st Street Design Contract
  - 22-10 Amended Project Review and Approval Form
  - 22-13 Sustainability Consultant Agreement – Guidon
  - 22-30 Amendment to Purchase Agreement and Surrender Agreement
  - 22-36 Approval of Agreement for Demolition – Renascent, Inc.
  - 22-45 Approval of Agreement for Construction Inspection – REA
  - 22-48 Agreement for Security Patrols
  - 22-62 Approval of Addendum to SB Friedman Agreement
  - 22-86 Addendum to Design Agreement with Shrewsberry
  - 22-87 Change Order 1 for Phase 1 East Demolition - Renascent
  - 22-95 Cassady Electric Lighting Relocation Phase 1 East
  - 22-100 Duke Energy Utility Relocation
  - 22-103 Funding for Hopewell Signs
  - 23-15 Tree Removal – 1st Street Reconstruction
  - 23-21 Addendum #2 to Design Contract for Phase 1 East
  - 23-36 Amended Project Review and Approval Form**
  - 23-37 Preliminary Design Contract for Hopewell West - Crossroad**

*To Be Completed by Redevelopment Commission Staff:*

Approved on \_\_\_\_\_  
 By Resolution \_\_\_\_\_ by a vote of \_\_\_\_\_