

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, March 20, 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=12222>***

**I. ROLL CALL**

Commissioners Present: Cindy Kinnarney, Randy Cassady, Sarah Bauerle Danzman , Deborah Myerson, and Erin Cooperman, MCCSC representative attended the meeting in person. Deb Hutton 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; Patrick Dierkes, Project Engineer, Engineering Department; Jen Pearl, BEDC; Matt Smethurst, Project Manager, Engineering Department; Tim Street, Operations & Development Division Director, Parks & Recreation Department; Nate Nickel, Data Analyst and Manager, Public Works Department; Danna Workman, Asset Clerk, Public Works Department; Sam Dove;

- II. READING OF THE MINUTES** – Deborah Myerson moved to approve the March 6, 2023 minutes, via roll-call vote. Randy Cassady seconded the motion. The motion passed unanimously.
- III. EXAMINATION OF CLAIM REGISTER** – Deb Hutton moved to approve the claim register for March 17, 2023, for \$496,686.29, via roll-call vote. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.
- IV. EXAMINATION OF PAYROLL REGISTERS** – Deborah Myerson moved to approve the payroll register for March 10, 2023, for \$37,123.98, via roll-call vote. Deb Hutton seconded the motion. The motion passed unanimously.
- V. REPORT OF OFFICERS AND COMMITTEES**

- A. Director's Report:** John Zody introduced Erin Cooperman. Cooperman is the new MCCSC representative for the RDC Commission. She will share the roll with Erin Wyatt, who will attend the next RDC meeting.

Zody reported that the public comment period for the HOME-ARP allocation plan ends tomorrow and the plan will be submitted to HUD by the end of the week. The Annual Action Plan is up for public comment until April 10, and will be submitted to HUD by April 15, 2023.

- B. Legal Report:** Larry Allen informed the commission that necessary electrical upgrades were completed at College Square. The quote for the repairs was under \$5,000, however with labor the total was \$5,635.09. Any amount over \$5,000 must be taken to the RDC for approval. Allen said he will bring a Resolution to the next meeting for the commission to ratify.

Allen stated that staff originally scheduled an executive session today at 4:30 p.m. The notice for the meeting was not posted in the atrium, so the meeting had to be cancelled as a result. Part of the discussion for the executive session was also going to include elements around the negotiations of Resolution 23-25. Allen said we are going to pull Resolution 23-25 from tonight's agenda and postpone it until the April 3 meeting. Allen said staff will schedule and notice an executive session before our April 3 regular meeting.



- C. **Treasurer's Report:** Jeff Underwood was available to answer questions.
- D. **Business Development Updates:** Alex Crowley was unable to attend tonight's meeting. John Zody updated the commission on the 4<sup>th</sup> Street Garage art exhibit. He said the One Drop art exhibit is open at the 4<sup>th</sup> Street Garage southernmost commercial space. It will remain open until May 10.

The City of Bloomington is partnering with Indianapolis-based art collective One Drop to produce an exhibition of 25 local and regional emerging artists of color. The exhibition, titled *Underground*, features work across artistic media including collages by Honey Hodges, textiles by , and photographs by the 2023 LensCulture Top prize recipient Justin Carney. This exhibition will not only showcase the talent of local and regional artists of color to the broader Bloomington community, but also give our local artists the opportunity to connect with their peers in the region.

## VI. NEW BUSINESS

- A. **Resolution 23-27: Approval of Match Funding for Resurfacing of Winslow.** Matt Smethurst stated this project will include resurfacing Winslow Road from west of Walnut Street to Allendale Street, which will include making improvements for ADA compliant curb ramps, improvements to sidewalks sections, and improving safety at the intersection of Winslow and Allendale. The City received two bids for this project. The lowest bid was from Milestone Contractors. Staff has negotiated an agreement with Milestone to provide the services for the project for an amount not to exceed \$474,712. The Board of Public Works approved the contract with Milestone at last week's meeting. The funding for this project comes from a community crossing grant which requires a 50/50 split match. The local matching funds will come from the consolidated TIF for an amount not to exceed \$237,356.

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

Randy Cassady moved to approve Resolution 23-27, via roll-call vote. Deborah Myerson seconded the motion. The motion passed unanimously.

- B. **Resolution 23-28: Approval of Funding for Construction of Griffy Dam Crossing Project.** The RDC previously approved a project review and approval form and approval for design for this project. Tim Street stated that this resolution is to approve funding for the construction portion of this project. City staff received two bids and selected Scenic Construction Services as the lowest bidder. City staff have negotiated an agreement with Scenic Construction to provide the services for an amount not to exceed \$344,700. Street said this contract will go before the Board of Parks Commissioners next Tuesday for approval.

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

Randy Cassady moved to approve Resolution 23-28, via roll-call vote. Deb Hutton seconded the motion. The motion passed unanimously.

- C. **Resolution 23-29: Approval of the Regional Economic Acceleration and Development Initiative Grant Agreement for Hopewell (READI).** Larry Allen said there needs to be a correction to the title of this resolution and agenda item. The title currently reads, "Approval of Project Review and Approval Form for a Reginal Economic Acceleration and Development Initiative Grant for Hopewell". The correct title should read, "Approval of the Regional Economic Acceleration and Development Initiative Grant Agreement for Hopewell (READI)."

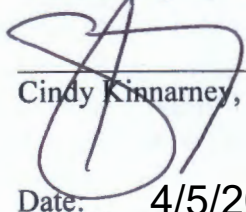
John Zody reminded the board that the City applied for a grant for the construction of approximately 350 feet of Jackson Street at the Hopewell project. The City was awarded a READI grant in the amount of \$1,800,000. The contract before the commission tonight is from the State and used for all READI projects. City staff answered questions from the commission.

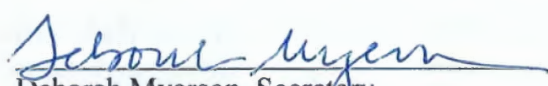
Cindy Kinnarney asked for public comment. There was no comments from the public.

Sarah Bauerle Danzman moved to approve Resolution 23-29, via roll-call vote. Randy Cassady seconded the motion. The motion passed unanimously.

**VII. BUSINESS/GENERAL DISCUSSION** – Commissioners asked Larry Allen to comment about the general procedures for purchasing property and how they related to the proposed Resolution 23-25. Allen talked about the practice of the RDC, a brief history of the statute, and how it related to what they have heard from outside counsel on the issue. Allen also noted there will be a more specific conversation that will occur during the RDC’s meeting on April 3, 2023, where the Corporation Counsel and outside counsel will be available to answer any further Commissioner questions.

**VIII. ADJOURNMENT** – Deborah Myerson moved to adjourn. Randy Cassady seconded the motion. The meeting adjourned at 6:05 p.m.

  
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Cindy Kinnarney, President

  
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Deborah Myerson, Secretary

Date: 4/5/2023