



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)

APPROVED 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 curbless streets. Director Cibor responded that the streets are curbless, 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.

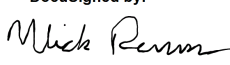
f. 2nd Street modernization

- 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

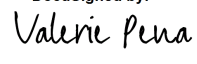
- 2. Barricades
- 3. Motion activated video
- 4. Security monitors at parking garage
- vii. President Renneisen noted that removing buildings is attractive to developers and also lowers security costs: it seems compelling. Nods of agreement from other board members.
- 5. Hopewell: Development Owners 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 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.

These meeting minutes have been approved by the Board of Directors on June 7, 2023.

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President, Mick Renneisen

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Vice President, Valerie Peña