

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, April 17, 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=12338>***

I. ROLL CALL

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

Commissioners Absent: Deb Hutton

Staff Present: John Zody, Director, Housing & Neighborhood Development (HAND); Christina Finley, Financial Specialist, HAND; Angela Van Roy, Program Manager, 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; Holly Warren, Assistant Director for the Arts, Economic & Sustainable Development; Sam Dove

II. READING OF THE MINUTES – Sarah Bauerle Danzman moved to approve the April 3, 2023 minutes. Deborah Myerson seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTER – Deborah Myerson moved to approve the claim register for April 14, 2023, for \$180,151.17. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS – Randy Cassady moved to approve the payroll register for April 6, 2023, for \$32,383.62. Deborah Myerson seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report: John Zody informed the commission there will be a modified rehab resolution on the agenda for the May 1 meeting.

Zody reported that HUD will be monitoring HAND's HOME program in May and there will also be an Environmental Review monitoring in June.

Zody reported receiving RFI proposals for the Hopewell project.

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 gave an update on the work being done at the 4th Street Garage commercial space, which is going to be the Housing Hoosier Fiber Network. They are getting close to completing that work.

John Fernandez gave an update on the Trades District. Fernandez will send a memo with the Trades District updates to the commissioners. The memo is attached to the minutes.

VI. NEW BUSINESS

A. **Resolution 23-32: Approval of Mortgage and Lien for the Trades District Tech Center.**

Beth Cate explained that as recipient of an EDA grant, the RDC is subject to various terms of the grant that track various federal regulations. Cate said those requirements include that we grant a first lien to the EDA to secure our compliance with the basic terms of the grant. Cate said the EDA sent us a mortgage and agreement that they have pre-approved. This resolution will approve the mortgage and lien provided by the EDA.

Staff answered questions from the commissioners.

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

Randy Cassady moved to approve Resolution 23-32. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

B. **Resolution 23-33: Approval of Neighborhood Improvement Grants.** Angela Van Roy stated that the Council for Neighborhood Improvement Grants met on April 12, 2023, and provided the advice an input of the community for the allocation of the Neighborhood Improvement Grant Program funds. The recommendations are listed below:

- Bloomington Housing Authority Residents Council - \$6,410
- Prospect Hill Neighborhood Association - \$12,590
- Woodlands-Winding Brook HOA - \$11,000.

Van Roy answered questions from the Commissioners.

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

Deborah Myerson moved to approve Resolution 23-33. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

C. **Resolution 23-34: Approval of Agreement for Trades Gateway Art with Weber Group.**

Holly Warren stated that the City solicited public input on Trades District Gateway Art designs for completion of the infrastructure project, and the City along with the public selected a design from Stefan Reiss as the winning design. City staff have negotiated an agreement with Weber Group to fabricate and install the Gateway Art for an amount not to exceed \$106,500.00.

Staff answered questions from the Commissioners.

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

Randy Cassady moved to approve Resolution 23-34. Deborah Myerson seconded the motion. The motion passed unanimously.

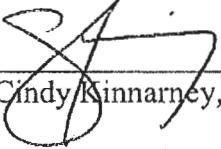
D. **Resolution 22-35: Agreement with Presidio for Electronic Door Access Updates to the Showers Business Plaza.** Larry Allen stated that as part of the purchase agreement for Showers Business Plaza (aka Showers West), the City needs to update the electronic door access system and obtain more licenses for electronic access to the property. City staff have negotiated an agreement with Presidio Networked Solutions LLC (Presidio) to provide the services for an amount not to exceed \$3,709.20.

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

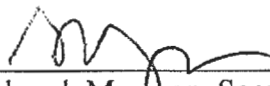
Deborah Myerson moved to Approve Resolution 23-35. Sarah Bauerle Danzman seconded the motion. The motion passes unanimously.

VII. BUSINESS/GENERAL DISCUSSION – Cindy Kinnarney provided an update for the Hopewell Development Owners Representative. Kinnarney said the selection committee interviewed five vendors. Two finalist were interviewed based on consistent questions that were posed ahead of time. Additional questions were posed and references are currently being checked. The selection committee will schedule a date to review the final information that was requested and make a recommendation.

VIII. ADJOURNMENT – Sarah Bauerle Danzman moved to adjourn. The meeting adjourned at 6:10 p.m.



Cindy Kinnarney, President



Deborah Myerson, Secretary

Date: 5/1/2023