

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, July 3, 2023, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton Street, Room 135, and via Zoom, with Vice-President Deb Hutton presiding:
<https://catstv.net/m.php?q=12569>***

I. ROLL CALL

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

Commissioners Absent: Cindy Kinnarney

Staff Present: John Zody, Director, Housing & Neighborhood Development Department (HAND); Christina Finley, Financial Specialist, HAND

Others Present: Mary Catherine Carmichael, Deputy Mayor; Larry Allen, Assistant City Attorney, Legal Department; Deb Kunce, J.S. Held; Karly Brinla, Brinshore; Kate Gazunis, Bloomington Housing Authority; Nathan Ferreira, Bloomington Housing Authority; Glenda Murray

- II. READING OF THE MINUTES** – Deb Hutton pointed out that Deborah Myerson was not listed as present in the June 20, 2023 minutes. She ask to amend the minutes to list her as present. Randy Cassady moved to approve the June 20, 2023 minutes with the amendment and the June 20, 2023, executive session. Deborah Myerson seconded the motion. The motion passed unanimously.
- III. EXAMINATION OF CLAIM REGISTER** – Randy Cassady moved to approve the claim register for July 7, 2023 for \$56,977.24. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.
- IV. EXAMINATION OF PAYROLL REGISTERS** – Deborah Myerson moved to approve the payroll register for June 30, 2023, for \$39,499.07. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.
- V. REPORT OF OFFICERS AND COMMITTEES**
- A. Director’s Report.** Zody introduced Glenda Murray, Monroe County Historian. Murray is leading the effort to apply to the state library for the placement of a historical marker commemorating the local council of women. The marker will be placed somewhere north of the Kohr building. She has asked for a letter of support for the application which staff is currently drafting.
- Zody reported that on June 28 the Hopewell steering committee met for a periodic update. The presentation from the meeting is attached to the minutes.
- 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:** John Zody was available to answer questions.
- E. Hopewell Update:** Deb Kunce reported that the design and engineering of the roads for Hopewell West continues. She also reported that the primary plat will go to the Plan Commission on July 10, 2023. Contractors will be on site at Hopewell East the week of July 10.

Kunce shared U3 advisors work schedule. The schedule is attached to the minutes.

VI. NEW BUSINESS

- A. Resolution 23-52: Agreement with Ten31 for Redesign of Hopewell Website.** Deb Kunce stated that the website was not a deliverable of the Master Plan. Mary Catherine Carmichael said this website will be the highest outreach to the community and will inform, inspire, and excite potential future residents. Carmichael said that the professional photography and drone footage was removed from the agreement which is a \$3,000 decrease in the contract amount. The amended contract is included in the commission packet. She explained that is a professional contract and bids are not required. However, staff did speak to two other vendors but ultimately selected Ten31.

Some of the concerns from commissioners included price, the lack of scope of work, and website maintenance. Staff answered questions from the commissioners.

Deb Hutton asked for public comment. There were no comments from the public.

Deb Hutton asked for a motion. No one offered a motion.

- B. Resolution 23-53: Approval of Site Control Letter for Hopewell Kohr Building Low Income Housing Tax Credit Application.** John Zody stated that staff are negotiating with Brinshore and its partners for potential sale of the Kohr Property. Under the submitted proposal, the RDC would convey the real estate to Summit Hill Community Development Corporation to act as a land bank. Summit Hill would then lease the land to the property's limited partnership, which would own and operate the completed affordable housing complex. Brinshore and its partners are submitting an application for a Low Income Housing Tax Credit (LIHTC) award to redevelop the Kohr Building. As part of the application, Brinshore requires a letter that states the RDC's willingness to transfer site control to Brinshore and its partner's contingent upon the LIHTC award. Staff is in support of the project and recommends that the RDC approve the site control letter.

Deb Hutton asked for public comment. There were no comments from the public.

Sarah Bauerle Danzman moved to approve Resolution 23-53. Deborah Myerson seconded the motion. Randy Cassady opposed. The motion passed 3-1-0.

- C. Resolution 23-54: Agreement with Weddle Brothers Construction to Serve as Construction Manager for Public Safety Projects.** Larry Allen stated that the City published a request for qualifications from potential firms to serve as construction manager. Allen said we received 6 responses and narrowed it down to 3 finalist. Weddle Brothers was selected as the best as the best respondent. City staff have negotiated an agreement with Weddle Brothers to provide services for an amount not to exceed \$2,054,990. The agreement will be primarily paid for with Public Safety Economic Lit Bond Funds (PS EDLIT Bond) and is eligible for funding from the Consolidated TIF, which would serve as secondary funding.

Deb Hutton asked to add "Deputy Mayor" to Mary Catherine Carmichael's name in the agreement due to potential change in administration.

Deb Hutton asked for public comment. There were no comments from the public.

Deborah Myerson moved to approve Resolution 23-54. Sarah Bauerle Danzman seconded the motion. The motion passes unanimously.

D. Resolution 23-55: Approval of Payment to Add Insurance Coverage for Showers West.

Larry Allen stated that the RDC now owns the property at 320 W. 8th, and it is necessary to add the property to the City's list of its insured properties with EPIC Insurance. The cost of the change to add the property is \$12,803.

Randy Cassady pointed out that in the 4th paragraph the resolution refers to the garage instead of the property. Allen said that is a typo and will be corrected.

Deb Hutton asked for public comment. There were no comments from the public.

Randy Cassady moved to approve Resolution 23-55 as amended. Deborah Myerson seconded the motion. The motion passes unanimously.

E. Resolution 23-56: Approval of Amendment of Agreement for Security Patrols at Hopewell.

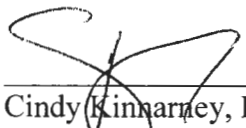
John Zody stated that the RDC approved an agreement with Marshall Security to provide patrols for the RDC-owned Property in Hopewell. The agreement approved with Marshall is set to expire on July 6, 2023. City staff believe it is in the best interest of the project to extend this agreement until September 1, 2023. The increase in duration will require additional payment for the security services in an amount not to exceed \$20,000, which would bring the total amount for the contract to \$127,198.95.

Deb Hutton asked for public comment. There were no comments from the public.

Sarah Bauerle Danzman moved to approve Resolution 23-56. Randy Cassady seconded the motion. The motion passes unanimously.

VII. BUSINESS/GENERAL DISCUSSION –

XI. ADJOURNMENT – Deborah Myerson moved to adjourn. The meeting adjourned at 6:50 p.m.



Cindy Kinnearney, President



Deborah Myerson, Secretary

Date: 7-17-23