

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, June 5, 2023, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton Street, and via Zoom, with President Cindy Kinnarney presiding:  
<https://catstv.net/m.php?q=12478>***

**I. ROLL CALL**

Commissioners Present: Deb Hutton, Randy Cassady, and Cindy Kinnarney, attended the meeting in person. Sarah Bauerle Danzman and Erin Cooperman, MCCSC representative attended the meeting via zoom.

Commissioners Absent: Deborah Myerson

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

Others Present: Larry Allen, Assistant City Attorney, Legal Department; Jeff Underwood, Controller; Alex Crowley, Director, Economic & Sustainable Development; Deb Kunce, J.S. Held; Mick Renneisen; Jen Pearl, BEDC

**II. READING OF THE MINUTES** – Deb Hutton pointed out two typos under Resolution 23-41: construction manager should not have been capitalized and the word “service” should be changed to “serve.” Deb Hutton moved to approve the May 15 minutes with the above corrections. Randy Cassady seconded the motion. Sara Bauerle Danzman abstained. The motion passed 3-0-1.

**III. EXAMINATION OF CLAIM REGISTER** – Randy Cassady moved to approve the claim register for May 26, 2023, for \$139,722.93. Deb Hutton seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Randy Cassady moved to approve the payroll register for May 19, 2023, for \$34,575.99. Deb Hutton seconded the motion. The motion passed unanimously.

**V. REPORT OF OFFICERS AND COMMITTEES**

**A. Director’s Report:** John Zody reported that the new assistant director will begin on June 12, 2023.

**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 updated the commission on the Economic Development Administration Technology Center grant. Crowley said with the recent allocation from the Community Revitalization Enhancement District (CRED) we are moving ahead with the project. Bids should be released late June or early July and bid openings will be late July. The construction state date will be August or September.

**VI. NEW BUSINESS**

**A. Resolution 23-44: Determination of No Excess Assessed Value in the Allocation Areas.**

Larry Allen stated every year the RDC Commission is required to submit a notice to the county auditor, the Department of Local Government Finance, and any taxing area that it is wholly or partially located in an RDC allocation area of any excess assessed valuation in an allocation area. Allen said there is no excess value from the Consolidated, North Kinser Road and Prow Road, or the Meridiam Allocation Areas that may be allocated to the respective taxing units for budget year 2023. The notice is due by June 15, 2023.

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

Deb Hutton moved to approve Resolution 23-44, via roll-call vote. Randy Cassady seconded the motion. The motion passed unanimously.

- B. Resolution 23-45: Agreement with U3 Advisors for Owner's Representative Consultant Services.** Staff in consultation with the RDC have selected U3 advisors as the best qualified provider to carry out the services. City staff have negotiated an agreement with U3 Advisors for an amount not to exceed \$479,400.

Deb Kunce, Todd Stern, and staff answered questions from the commissioners.

Cindy Kinnarney asked if a reporting requirement to the RDC could be added to the agreement. She suggested at least quarterly updates. Larry Allen suggested having staff come back to the commission with a proposal for updates. Allen said there are overlapping groups working on this project at any given time and wants to make sure everything is streamlined

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

Randy Cassady moved to approve Resolution 23-45, subject to the reporting requirement amendment, via roll-call vote. Deb Hutton seconded the motion. The motion passed unanimously.

- C. Resolution 23-46: Agreement with Axis Architecture for Preliminary Design Services on Showers West Public Safety Facility.** Larry Allen stated this is the first step in having the design services for the new public safety facility. City staff have negotiated an agreement with Axis Architecture to provide the services for an amount not to exceed \$100,000. The agreement will be primarily paid for with Public Safety Economic Lit Bond Funds and is eligible for funding from the consolidated TIF as secondary funding, if needed.

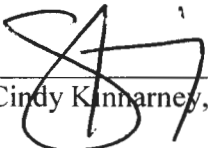
Staff Answered questions from the commissioners.

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

Deb Hutton moved to approve Resolution 23-46, via roll-call vote. Randy Cassady seconded the motion. The motion passes unanimously.

- VII. BUSINESS/GENERAL DISCUSSION** – John Zody reminded everyone that the next RDC meeting will be Tuesday, June 20, 2023.

- XI. ADJOURNMENT** – Deb Hutton moved to adjourn. Randy Cassady seconded the motion. The meeting adjourned at 6:15 p.m.

  
\_\_\_\_\_  
Cindy Kinnarney, President

  
\_\_\_\_\_  
Deborah Myerson, Secretary

Date: 6/20/2023