

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, May 15, 2023, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton Street, and via Zoom, with Vice-President Deb Hutton presiding:  
<https://catstv.net/m.php?q=12418>***

**I. ROLL CALL**

Commissioners Present: Deb Hutton, Randy Cassady, and Deborah Myerson, attended the meeting in person.

Commissioners Absent: Sarah Bauerle Danzman and Cindy Kinnarney

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; Andrew Cibor, Director, Engineering Department; Beth Cate, Corporation Counsel, Legal Department; Deb Kunce, J.S. Held; Matt Smethurst, Project Manager, Engineering Department; Mick Renneisen; John West; Eric Anderson; Doris Sims; Todd Stern; Andrew Fix; Dave Askins, B Square Bulletin

**II. READING OF THE MINUTES** – Randy Cassady moved to approve the May 1, 2023 minutes and May 1, 2023 executive summary. Deborah Myerson seconded the motion. The motion passed unanimously.

**III. EXAMINATION OF CLAIM REGISTER** – Deborah Myerson moved to approve the claim registers for April 28, 2023, for \$59,839.10 and May 12, 2023, for \$32,708.24. Randy Cassady seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** – Randy Cassady moved to approve the payroll registers for April 21, 2023, for \$33,875.96 and May 5, 2023, for \$34,575.96. Randy Cassady seconded the motion. The motion passed unanimously.

**V. REPORT OF OFFICERS AND COMMITTEES**

**A. Director's Report:** John Zody reported that the Annual Action Plan (AAP) for HUD is undergoing revisions. Two public hearings have been scheduled. The first public hearing is tomorrow night at 5pm and the second is May 23 at 5:00 p.m.

John Zody stated that a planned unit development was filed last week with the Planning and Transportation Department for approximately 140 acres at the Sudberry Farm property. Zody said it is proposed to be a very large development and there is a consideration for a TIF district.

Zody reported hiring Anna Killion-Hanson as the new assistant director for HAND. She will begin on June 12.

**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 was available to answer questions.

**VI. NEW BUSINESS**

**A. Hopewell Prospective Owner's Representative Presentation.** John Zody said the owner's representative committee has selected U3 Advisors as the owner's representative for the

Hopewell project. They are here tonight to give a presentation. Their power point presentation is attached to the minutes.

The presenters and staff answered questions from the commissioners.

- B. Camera Use Privacy and Policy Presentation by Beth Cate.** Security Cameras are going to be installed in the Hopewell Greenway. RDC commissioners previously expressed concern regarding privacy issues with the security cameras. Beth Cate researched the issue and ultimately determined that there is not a violation of privacy. She said the video is not monitored in real time, rather footage is available for 30 days for the Bloomington Police Department to pull and review if an incident occurs. Cate also noted that software within the camera systems allow us to exempt areas of view from recording.

Staff answered questions from the commissioners.

- C. Resolution 23-41: Approving Amendments to the Dimension Mill Agreement.** The purpose of this agreement is in part to have Dimension Mill, Inc. (DMI) assume responsibility, in compliance with applicable EDA requirements, for managing the Tech Center. Completion of the Tech Center construction will require the procurement of certain professional services, including a construction manager as adviser and an engineering firm that will provide commissioning of the Tech Center construction to ensure the completed building meets minimum LEED Silver certification.

DMI conducted a competitive bidding process for construction management services that produced five proposals. The evaluation team selected Weddle Bros. Building Group, LLC to serve as construction manager as adviser for the Tech Center construction for an amount not to exceed \$15,000 plus additional payment equal to 1.85% of the total cost of the work.

DMI received and reviewed proposals from two firms recommended by the Tech Center project architect, StudioAxis, and selected Applied Engineering Services, Inc. as the most cost-effective responsive and responsible provider to provide LEED commissioning services for the Tech Center construction. The agreement is for an amount not to exceed \$47,000.

Amendments were made to the agreement to reflect the proper scope of DMI's activities and to help clarify roles and streamline project oversight and management.

Staff answered questions from the commissioners.

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

Deborah Myerson moved to approve Resolution 23-41. Randy Cassidy seconded the motion. The motion passed unanimously.

- D. Resolution 23-42: Approval of Construction Agreement with Milestone for Hopewell Phase I East.** The next phase for Hopewell Phase I East is construction of the infrastructure improvements, which is scheduled to begin in the summer of 2023. City staff solicited bids for the Construction Services. Matt Smethurst said two bids were received and Milestone Contractors, LP was selected as the lowest responsive and responsible bidder. City staff have negotiated an agreement with Milestone for an amount not to exceed \$13,373,284.90 for the construction services. Smethurst said the Board of Public Works is scheduled to review and approve this agreement on May 23, 2023.

Staff answered questions from the commissioners.

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

Randy Cassady moved to approve Resolution 23-42. Deborah Myerson seconded the motion. The motion passed unanimously.

**E. Resolution 23-43: Lease Modification and Acceptance of Equipment for Showers West.**

Larry Allen stated that as part of the purchase for Showers West, the RDC assumed leases as part of the property. City staff have negotiated two lease modifications for early termination with Cook Group Incorporated and LA Premier Realty LLC d.b.a Sycamore Realty & Investments.

The lease for Cook Group, which is currently being used as a fitness facility, will terminate on June 1, 2023, and in consideration of the early termination Cook will convey to the City all fitness equipment in the suite as reflected in the Bill of Sale.

The lease for Sycamore Realty would reflect a termination date of April 1, 2023.

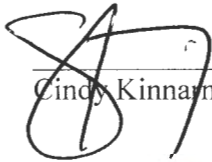
Staff Answered questions from the commissioners.

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

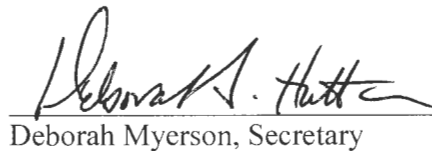
Randy Cassady moved to approve Resolution 23-43. Deborah Myerson seconded the motion. The motion passes unanimously.

**VII. BUSINESS/GENERAL DISCUSSION – None.**

**XI. ADJOURNMENT –** Deborah Myerson moved to adjourn. Randy Cassady seconded the motion. The meeting adjourned at 6:30 p.m.



Cindy Kinnamney, President



Deborah Myerson, Secretary

Date: ~~5-5-23~~ 4-5-23