



# MEETING NOTICE

City of Bloomington Capital  
Improvement (CBCI) Regular Meeting  
will occur at 4:00 p.m. on

**Wednesday, August 2, 2023**

This meeting will be held in the Allison Conference Room (Suite #225, City Hall,  
401 N. Morton St) and may also be accessed electronically via Zoom  
(see information below)

#### JOIN BY ZOOM

<https://bloomington.zoom.us/j/86325603534?pwd=VlhRWGc1emoybEZrNHVimpXQ1RYZz09>

Meeting ID: 863 2560 3534

Passcode: 691669

One tap mobile

+13017158592,,86325603534# US (Washington DC)

+13052241968,,86325603534# US

Find your local number: <https://bloomington.zoom.us/u/keAUpGI8Di>

*The CBCI will conduct its meetings as though it were subject to the Indiana Open Door Law (I.C. § 5-14-1.5)(“ODL”). Therefore this statement provides notice that this meeting will occur and is open for the public to attend, observe, and record what transpires.*



# City of Bloomington Capital Improvement (CBCI)

## BOARD MEETING

WEDNESDAY, AUGUST 2, 2023, 4:00 P.M.

Allison Conference Room (Suite #225, City Hall, 401 N. Morton St)

### JOIN BY ZOOM

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## MEETING AGENDA

1. Approval of minutes from 7/5/23 meeting
2. Hopewell
  - a. Development Update: Blocks 4-5-6-7 (Legacy Hospital Site)
    - i. IUH Legacy Hospital Property Conveyance
    - ii. Primary Plat approval and conditions
  - b. Development Update: Blocks 8-9-10
    - i. Next steps on consideration of proposals
    - ii. Security & Demolition considerations at Blocks 8-9-10
  - c. Development Update: Kohr Building LIHTC submission
  - d. U3 Advisor Activities
  - e. Communications
3. Public Comment



# City of Bloomington Capital Improvement (CBCI)

## BOARD MEETING

WEDNESDAY, JULY 5, 2023, 4:00 P.M.

Allison Conference Room (Suite #225, City Hall, 401 N. Morton St)

## MEETING MINUTES

**Board Members present:** President Mick Renneisen, Vice President Valerie Peña (virtual), Secretary/Treasurer John West, Member Sarah Bauerle Danzman, Member Doris Sims

1. President Renneisen called the meeting to order: 4:01p.m.
2. Roll call by Public Engagement Director Kaisa Goodman:
  - a. All members present in person except Vice President Valerie Peña.
  - b. Vice President Peña joined virtually at 4:09 p.m.
3. Approval of meeting minutes from 6/21/23 meeting
  - a. Member Sims noted a typo in section 3d - Director Goodman will fix this before the minutes are sent out for signature.
  - b. Moved by Secretary/Treasurer West, seconded by Member Sims
  - c. Approved 4-0 (Vice President Peña absent)
4. Declaration/review of board member conflicts of interest: President Renneisen asked if any to declare, none to declare.
5. Hopewell: updates on 2023 Q2 activities
  - a. Infrastructure and planning: update by Ms. Deb Kunce of JS Held (the project management firm)
    - i. Hopewell West: This is the legacy hospital site. Design is ongoing.
    - ii. Hopewell East: This is the area previously known as "Phase 1 East." Construction is supposed to begin next week, and staff

- are working on organizing a groundbreaking celebration for the week of July 17th.
- iii. 1st Street Reconstruction: INDOT is letting the project on September 13th. It is yet to be determined if any additional funding is needed and if INDOT would cover that need.
  - iv. 2nd Street: The design process is ongoing, and there may be a public engagement process later as well.
- b. President Renneisen noted that the grass that has been planted is coming in nicely, but that there is substantial weed growth around the periphery of the site.
- i. The City will want to address this before we take ownership of the site, as it is a code violation.
  - ii. Ms. Kunce added that this is a good reminder about the security aspect of Hopewell and that staff are presenting to the RDC on 7/17 about ways to reduce the overall cost of security. She is talking to Chief Diekhoff later this week.
- c. Vice President Peña joined the meeting (virtually)
- d. Development: update by Mr. Eric Anderson and Mr. Todd Stern of U3 Advisors (the development owner's representative (DOR))
- i. U3 Advisors is off and running in the discovery process: they are conducting broad discovery and analysis to get comfortable with the overall strategy for the site and how it aligns with the other priorities and objectives for things happening in Bloomington. They have been talking to City staff and local partners and experts about other economic development initiatives.
  - ii. U3 Advisors is updating the market analysis from a couple of years ago.
  - iii. Ms. Kunce noted that the team that includes City staff and U3 representatives is reviewing the three development proposals for Blocks 8-9-10.
- e. Member Sims asked if there would be a request for bids on the land. Ms. Kunce indicated that there will be a public offering process of the land for sale. Assistant City Attorney Larry Allen confirmed that the public offering process is the process of putting the land up for sale.

- f. Kohr Building: update from Ms. Kunce
  - i. Brinshore is about to submit the LIHTEC application for the Kohr Building and are working on getting letters of support.
  - ii. We won't know until November whether this has been approved.
- 6. Hopewell: overview of the public offering process by Attorney Allen
  - a. The City must go through a public offering process of the land
    - i. There must be two appraisals, which will be averaged
    - ii. There must be two public notices of the offering
    - iii. If the offer(s) received exceed the average, the Redevelopment Commission (RDC) can approve the sale
    - iv. If the offer(s) received do not exceed the average, the RDC cannot accept the offer(s) for 30 days after they are received, and there must be an additional public notice.
  - b. There is a slightly modified process if the land is being sold to a community development organization:
    - i. Only one appraisal is needed
    - ii. The City can offer the property for any amount
  - c. For Hopewell, the City is following the more restrictive procedure (the former option) in order to retain more options. They could still accept a below-appraised value offer from a community development organization without the 30-day waiting period, though there would need to be a 10-day notice of the meeting.
  - d. Questions from board members:
    - i. Member Sims asked which lots the City is doing a public offering for. Attorney Allen confirmed that a public offering would be done for both the Kohr Building and Lots 8-9-10.
    - ii. President Renneisen asked what the timeline is. Ms. Kunce said that mid0August is the earliest the postings would occur. Attorney Allen added that this means early September is the earliest offers could be accepted.
    - iii. Member Sims asked when the public offering was put out for other lots. Housing and Neighborhood Development Department (HAND) Director John Zody confirmed the other public offering was published in April. Attorney Allen added that Brinshore will own and apply for the LIHTEC, but in

partnership with Summit Hill Community Development Corporation.

7. Hopewell: READI 2.0 - future funding opportunities overview by Director Zody

- a. Six projects were awarded for the Indiana Uplands region, which was administered by Regional Opportunity Initiatives (ROI)--one of these was for \$1.8mm for construction of Jackson St. in Hopewell.
- b. Not a lot is known yet about when regions will be able to apply to the State for additional funding, though it could be sometime this winter. Applications will open to groups within the regions after the region gets funding, so it could be a year before additional funding from READI 2.0 is realized.
- c. It looks like READI 2.0 will be limited to infrastructure and capital projects, as opposed to programming.
- d. The State's goal for READI 2.0 is to bring the following indicators closer to national averages: population growth, income growth, employment growth, housing, and owner-occupied housing.
- e. While it will be a while before funding would be realized, there could be important funding opportunities for Hopewell in READI 2.0

8. Hopewell: update on pursuing a new website, by Ms. Kunce

- a. On Monday, the RDC reviewed a proposal from a company called Ten31 re: an updated website for Hopewell. There were a lot of questions around it:
  - i. What is the overall communications strategy for Hopewell?
  - ii. What are the roles of current staff in this, and where are gaps?
- b. The contemplated services from Ten31 are in the packet: while we may or may not move forward with this, it is the only option currently up for a vote to the RDC at their next meeting.
- c. Member Bauerle Danzman, who is also a member of the RDC, seconded that this was a topic of significant discussion at the last RDC meeting, which she found to be indicative of the need for a larger discussion about the Hopewell website and overall public-facing communications.
  - i. There are valid concerns about the overall communications strategy.

- ii. The proposed contract for the website is \$19,200 to build it and then \$2,400/year for maintenance. The RDC had “sticker shock” from this, and they thought it included a lot of money for brand strategy and messaging, as \$82,000 has already been paid to Borshoff for branding and marketing of Hopewell.
- iii. As we think about the communications strategy, it is good to remember many younger people utilize social media more than websites to get their information: we need to consider what the right tools and right audience are.
- iv. Overall, the RDC wants to be good stewards of the funds.
- d. Ms. Kunce noted that there is currently a website that was created during the master plan. There is more work to do and valid concerns about communications strategy.
- e. Secretary/Treasurer West commented that there does not seem to be anyone spearheading the website/communications project for Hopewell and that more Hopewell updates need to be publicly available.
- f. Member Bauerle Danzman noted that this seems to be a staffing issue and believes that the website could be updated without an entire rebuild.
- g. Public Engagement Director Kaisa Goodman commented that we need to make immediate updates to the website so it’s accurate and helpful, while also developing a communications/messaging/branding strategy. For example, the website URL is outdated and much of the content is out of date: perhaps future CBCI staff could be responsible for these simple updates, as City communications staff do not have the capacity for this.
- h. Mr. Anderson noted that from the DOR perspective, a website is a “nice to have” for developers, but not a necessity.
- i. President Renneisen said he believes the website is our conduit to the community and that it is important to have a repository of information to direct residents to when there are questions about the project.
- j. Vice President Peña agrees that there is a lot of redundancy and lack of clarity in the Ten31 proposal. We need to define what our goals

are and who the audience is and bridge generations gaps by having multiple avenues of communication. A website can be “one source of truth,” and she does believe we need to have one. We also need to determine who has the final say in what goes on a website. It might be worth talking to Ten31 for more information, and there are other companies we could talk to as well.

- k. Member Bauerle Danzman clarified that she agrees a website is necessary, but that the RDC’s concern was in redundancy with previously-contracted work.
  - l. Ms. Kunce noted for the record that no action was taken on the website.
9. Hopewell: community celebrations update, from Ms. Kunce
- a. There has been a lot of interest in doing community celebrations for Hopewell groundbreaking
  - b. The first event will be soon - probably in July
10. Public Comment - none
11. Motion to adjourn: moved by Secretary/Treasurer West; seconded by Member Bauerle Danzman. Motion passed 5-0. Meeting adjourned: 4:59 p.m.





## City of Bloomington Capital Improvements Board

August 2, 2023

**Subject:** IUH Legacy Hospital Property Conveyance

**Background:** Per contract, IUH will convey the final property to the City of Bloomington before December 31, 2023. As part of the contract terms, the City of Bloomington will have a 45-day due diligence period.

**Activities:** The city team is preparing for the due diligence period and has prepared this initial list of potential due diligence activities for consideration.

- Physical on-site walkthrough for visual review of the site per permit drawings for compliance (Planning / Engineering/CBU)
- As-builts review, especially for utility caps, etc (CBU)
- Site survey and geotechnical (areas of the new roads) (Crossroads team, engineering consultant)
- Review of any compaction or tests provided by IUH (Crossroads team, engineering consultant)
- Other site access during due diligence period:
  - Kohr redevelopment team – structural analysis
  - Garage study team – physical review and testing
  - BCA –Phase II environmental study



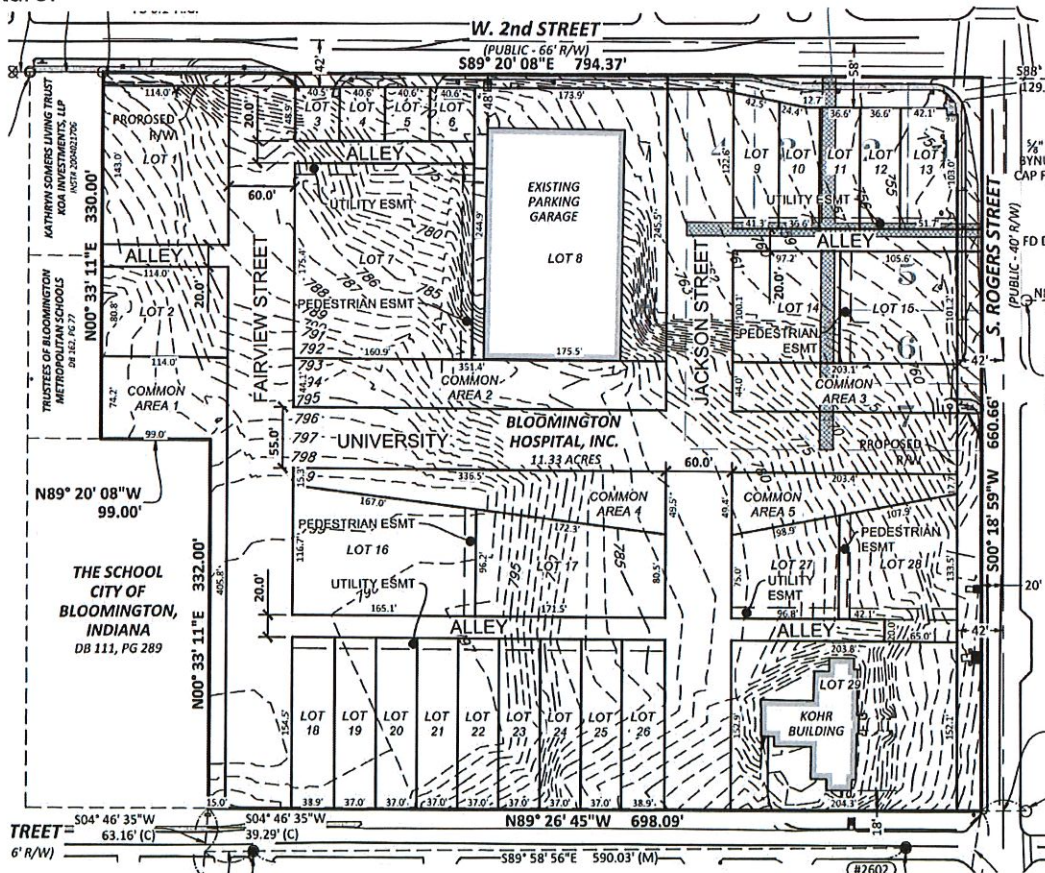
## City of Bloomington Capital Improvements Board

August 2, 2023

**Subject:** Hopewell West Primary Plat Approval

**Background:** A primary platting is required as part of the subdivision process when property lines change or new lots are created. Hopewell West is the IUH legacy hospital site, and IUH, as the current property owner, concurred with this action.

**Activities:** On July 10, 2023, the City of Bloomington Plan Commission approved the following Primary Plat with the attached conditions. The next step includes a process to vacate an old and unused alley, which includes requesting City Council approval. A secondary plat is expected in the future.





**City of Bloomington  
Planning and Transportation Department**

**NOTICE OF APPROVAL**

7/11/2023

Petitioner: Crossroad Engineers

Petition: DP-23-23

Location: Property located at the area West of S. Rogers Street between W 1<sup>st</sup> Street and W 2<sup>nd</sup> Street

The Plan Commission heard case DP-23-23 on July 10, 2023 in the Council Chambers of City Hall - Bloomington, Indiana. The Plan Commission adopted the findings recommended by the Department as presented, with two additional conditions, for a primary plat approval to create new lots and new right-of-way in the Hopewell neighborhood with the following conditions:

1. Right-of-way vacation for the existing alleys on the petition site shall be approved by City of Bloomington Common Council prior to secondary plat recording.
2. Greenspace lots intended for public use that are labeled as "common area 2" through "common area 5" on the primary plat shall be correctly labeled as lots on the secondary plat.
3. The secondary plat shall provide public right-of-way for West University Street west of South Fairview Street, NC-45 in the Transportation Plan, to provide the opportunity for a future street connection to the west. The 332 foot long portion of the proposed common area 1 parcel shall be included in the Fairview Street right-of-way. The northern portion may need to be absorbed into Lot 2.
4. The seven lots labeled 19 through 25 shall be reduced to six lots on the secondary plat so that all six lots have a depth-to-width ratio not exceeding four-to-one.
5. The secondary plat shall provide eight additional feet of right-of-way dedication along South Rogers Street between West 2nd Street and West University Street to bring the total right-of-way dedication in this segment to 50 feet from the established apparent centerline of the roadway.

A site plan approval granted by the Plan Commission shall expire one (1) year after the date it is granted by the Commission, unless upon application by the developer, the approving authority grants an extension.

Ben Wisler,  
Plan Commission President

Scott Robinson,  
Plan Commission Secretary





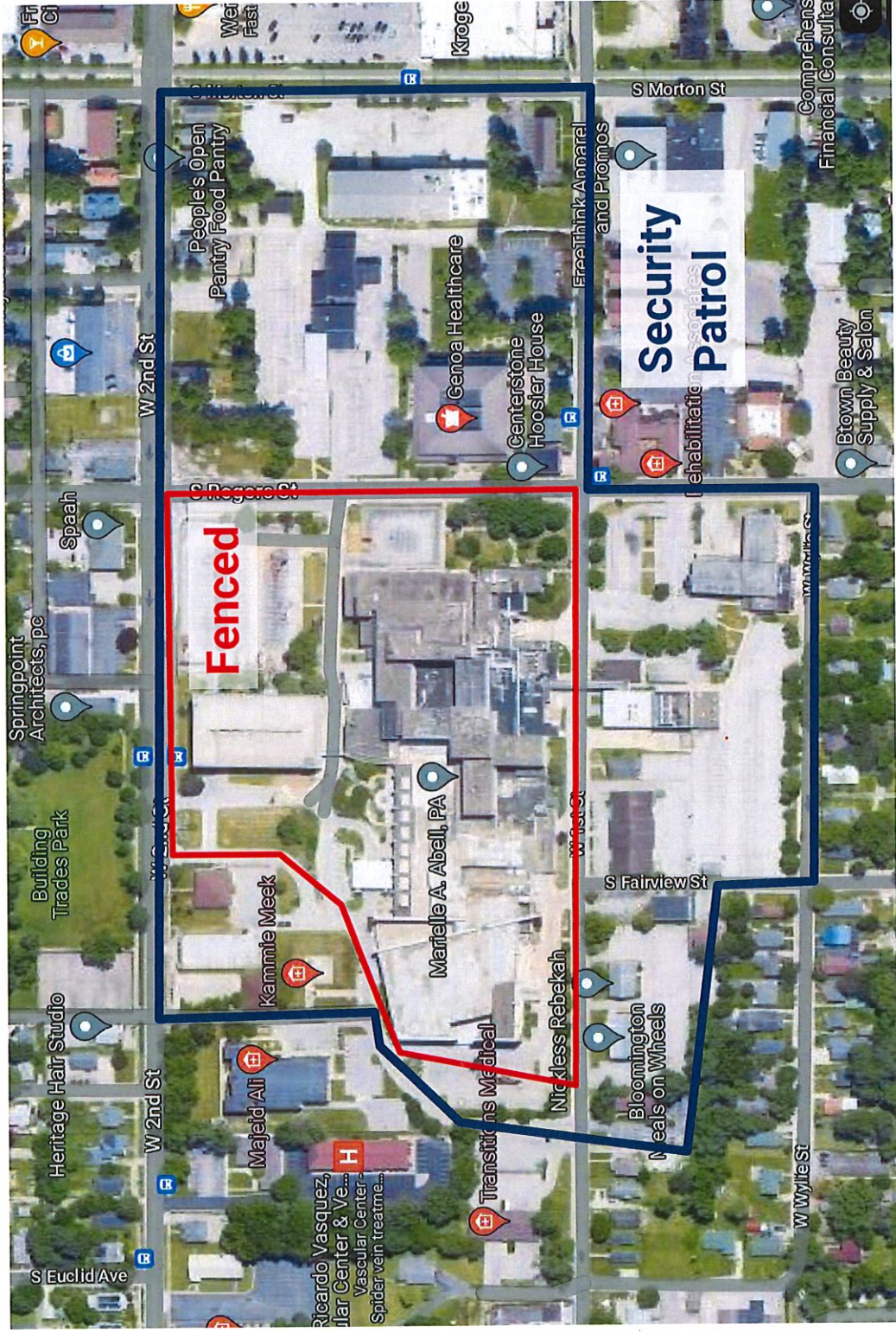
# Hopewell On-Site Security Analysis

Blocks 8-9-10

July 17, 2023



# Can we reduce security incidents and reduce costs by demolishing more buildings?



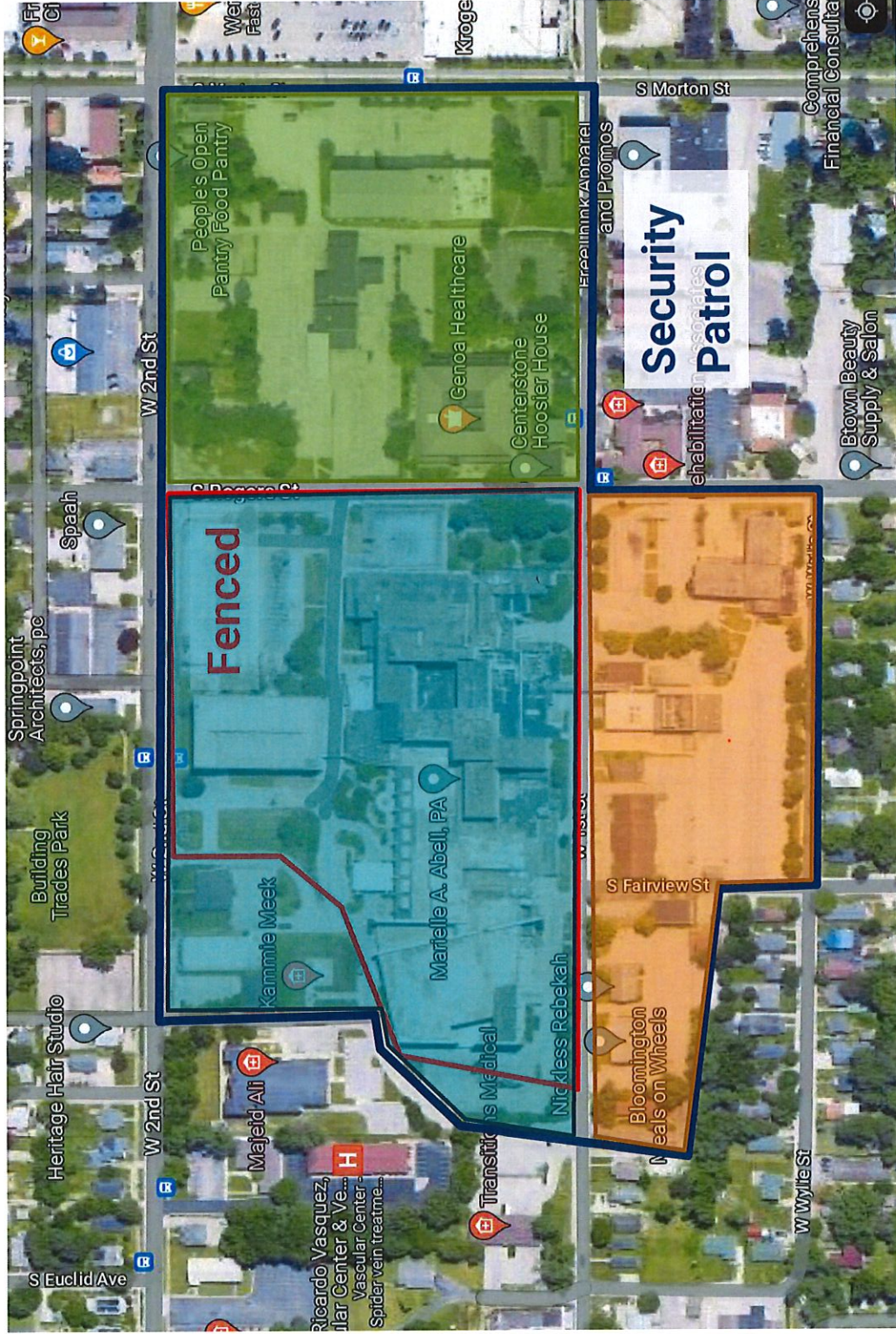
**Current IUH Security**

Fence around IUH property  
 IUH security roams 4 times daily

**Current City Security**

Roaming security patrol of  
 remaining site from 7p-7a  
 \$107,000 annually





### Considerations

- When the buildings east of Rogers were demolished, incidents decreased
- Most current activity occurs south of 1st Street
- Soon we will be responsible for securing the remainder of the site



# Options to Reduce Incidents



- Increase Presence
  - Increase to 24/7 roaming security patrols
  - Annual cost ~ \$210,000
- PROS
  - Visual presence of surveillance
  - Can shepherd people along if on site
  - Reduces stress on Bloomington PD
- CONS
  - Expensive
  - Can't see in buildings
  - Often catching up after an incident has already happened

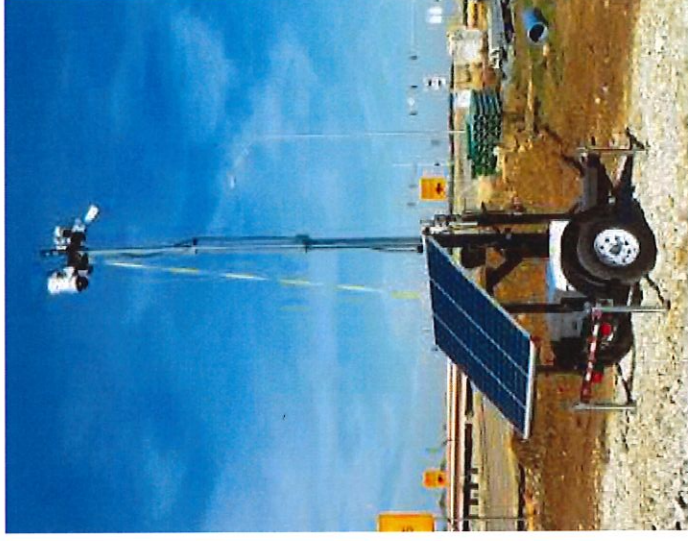
## Options to Reduce Incidents

- Increase Presence
- Secure Structures
  - Board up windows on Kohr first floor
  - Board up windows and doors on 714 S. Rogers
  - Install barricades at the parking garage



# Options to Reduce Incidents

- Increase Presence
- Secure Structures
- Add Technology
  - Solar Powered Site Camera
    - Record of what has happened
    - Time Lapse
    - Best used after an incident has occurred



# Options to Reduce Incidents

- Increase Presence
- Secure Structures
- Add Technology
  - Solar Powered Site Camera
  - Remote Motion Activated Cameras
    - Catch incidents as they occur
    - Focused on securing structures
    - Cost effective solution



Portable Motion/Viewer\* Stand



### Portable Remote Sentries

The portable battery powered Motion/Viewer (PIR motion sensor with integrated camera and illuminators) can be installed anywhere; often mounted on portable stands that can be picked up and moved around as the situation demands-no trenching, no wires. The integrated PIR motion sensor detects intruders in storms and blizzards, ignoring the rain or snow.

VideoGuard System



### Basic Two Camera System is under \$3,000

- Entire system operates outdoors on batteries for up to 2 years.
- Up to 24 cameras on a single system.
- Night illumination out to 30 feet.
- Wireless RF range between Cameras and Panel up to 1,000 feet.
- Motion Sensing up to 30 feet.
- Instant wireless installation anywhere.

Self Powered  
Up to 2 year battery life



Integrated GPRS Cell Module Communicator

### Applications

- Cell Towers
- Copper Theft
- Vacant Buildings
- Storage Trailers
- Rooftop Air Conditioners
- Oil Field Assets
- Construction Sites
- Temporary Buildings
- Commercial Property
- Agriculture
- Shipping Containers



# Options to Reduce Incidents



- Increase Presence
- Secure Structures
- Add Technology
- Demolish Structures
- 615 W. 1<sup>st</sup> Street is being utilized as a Construction Field Office for the project – through Fall 2024
- 714 S. Rogers could be redeveloped and is included in at least one developer proposal

- Demolition of 714 S. Rogers building is estimated at \$760,000
- Demolition of 615 W. 1<sup>st</sup> St is estimated at \$30,000
- Estimate to demolish buildings marked with a **X** \$675,000

## Options and Costs

- **Increase Presence**
  - Maintain Presence Option #1 - Approximately \$110,000 annually for nighttime roaming patrols
  - Increase Presence Option #2 - Approximately \$210,000 annually for 24/7 roaming patrols
- **Secure Structures**
  - Board up windows and install barricades – Estimate \$25,000
- **Add Technology**
  - Solar Powered Site Camera
  - Remote Motion Activated Cameras – Estimate \$35,000 for two years
    - To monitor – Kohr Building, Parking Garage, 615 W. 1<sup>st</sup> Street and 714 S. Rogers
- **Demolish Structures**
  - Initial Demolition: Vacant buildings south of 1<sup>st</sup> Street - \$675,000
  - Secondary Demolition Potential: \$790,000

# Initial Actions for Consideration



● Maintain Security Patrols at Night	\$220,000 (2 yrs)
○ Nighttime roaming patrols (2 yrs)	
● Secure Structures	\$ 40,000 one time
○ Board up windows and install barricades	
● Add Technology	\$ 35,000 (2 yrs)
○ Remote Motion Activated Cameras	
○ To monitor – Kohr Building, Parking Garage, 615 W. 1 <sup>st</sup> Street and 714 S. Rogers	
● Subtotal	<u>\$295,000 (min. investment)</u>
○ ADD Demolish Structures (excludes 714 S. Rogers and 615 W 1 <sup>st</sup> St)	<u>\$675,000 one time</u>
Grand Total	\$970,000*
Current available Project Review Form allowance	\$650,000

\*Excludes demolition of 714 S. Rogers St and 615 W. 1<sup>st</sup> St



# Next Steps

- Confirm best path forward
- Seek bids to demolish structures in Blocks 8-9-10
  - Does not include 714 S. Rogers or 615 W. 1<sup>st</sup> Street
- Confirm scope to solicit quotes for security cameras
  - Interior building for security
  - Confirm desire for a camera that looks over the whole site for site security and progress
- Take steps to secure Kohr and Garage once property is conveyed.





## City of Bloomington Capital Improvements Board

August 2, 2023

**Subject:** Hopewell Communications

**Background:** Communications with neighbors, stakeholders, and potential developers, the team continues to outreach and create opportunities to share information.

### Activities:

- a. Mayor Hamilton toured Hopewell with the Indiana Conference of Mayors, July 2023
- b. Upcoming Opportunities
  1. HAND is reaching out to Neighborhood Orgs in August: CONA, Near Westside, McDoel Gardens, and Prospect Hill
  2. Builder's Association of South-Central Indiana: John Zody, Aug 17, 2023
  3. Indiana Housing Conference: John Zody and Deb Kunce, Sept 26-27, 2023.
- c. Website
  1. Leading the process
  2. Defining initial needs
  3. Clarifying scope of work
  4. Following procurement best practices