

AGENDA
REDEVELOPMENT COMMISSION
August 7, 2023 at 5:00 p.m.
Bloomington City Hall, 401 North Morton Street
McCloskey Conference Room, Suite 135

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact John Zody, Director at john.zody@bloomington.in.gov and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

Join Zoom Meeting

<https://bloomington.zoom.us/j/86316211163?pwd=ODdKVC9jSWphenk1eWREdXVGmRxdz09>

Meeting ID: 863 1621 1163

Passcode: 524592

- I. ROLL CALL**
- II. READING OF THE MINUTES – July 17, 2023**
- III. EXAMINATION OF CLAIMS –August 4, 2023 for \$42,695.76**
- IV. EXAMINATION OF PAYROLL REGISTERS–July 28, 2023 for \$39,625.63**
- V. REPORT OF OFFICERS AND COMMITTEES**
 - A. Director’s Report
 - B. Legal Report
 - C. Treasurer’s Report
 - D. Business Development Updates
 - E. Hopewell Update
- VI. NEW BUSINESS**
 - A. Resolution 23-60: Right of Entry for Access to the Fourth Street Garage for Black y Brown Arts Festival Exhibition
 - B. Resolution 23-61: Amendment to Agreement with J.S. Held for Project Management Services for the Hopewell Site
- VII. BUSINESS/GENERAL DISCUSSION**
- VIII. ADJOURNMENT**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, July 17, 2023, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton Street, Room 135, and via Zoom, with President Cindy Kinnarney presiding:
<https://catstv.net/m.php?q=12609>***

I. ROLL CALL

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

Commissioners Absent: All commissioners were present

Staff Present: Anna Hanson, Assistant Director, Housing & Neighborhood Development Department (HAND); Christina Finley, Financial Specialist, HAND

Others Present: John Hamilton, Mayor; John Fernandez, Dimension Mill, Inc.; Larry Allen, Assistant City Attorney, Legal Department; Deb Kunce, J.S. Held; Jen Pearl, BEDC; Boris Ladwig, Herald-Times; Desma Belsaas; and Sam Dove.

II. READING OF THE MINUTES – Deb Hutton moved to approve the July 3, 2023 minutes. Randy Cassady seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTER – Deborah Myerson moved to approve the claim register for July 21, 2023, for \$139,318.95. Deb Hutton seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS – Sarah Bauerle Danzman moved to approve the payroll register for July 14, 2023, for \$39,474.06. Deb Hutton seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Mayor John Hamilton asked to briefly speak to the commission before the director's report. Hamilton said that the City of Bloomington Capital Improvement, Inc. (CBCI) is becoming more active. He gave an update on CBCI activities and answered questions from the commissioners.

Anna Hanson reported that HAND just completed an environmental review monitoring with HUD. Hanson said we currently have a backlog of environmental reviews so we have put out an RFQ for assistance. Due to the backlog we are also going to be moving up the CDBG application calendar year to accommodate for more time moving forward.

The 2023 CDBG and HOME funding agreements have been signed. HAND received \$855,868 in CDBG funds and \$642,907 in HOME funds.

B. Legal Report: Larry Allen stated there are maintenance issues occurring on the Dodds Street lots, which are owned by the RDC. Allen said we have obtained three quotes for brush and tree removal. All of the quotes were under \$5,000. Staff is reviewing the quotes and will make a selection and report back to the RDC for the expenditure.

C. Treasurer's Report: Jeff Underwood was available to answer questions.

D. Business Development Updates: Larry Allen was available to answer questions.

- E. Hopewell Update:** Deb Kunce stated the celebration of the groundbreaking for Phase I East will be at the site on Friday, July 21, at 3:30 p.m.

Kunce reported that the plat previously presented to the RDC was approved by the Plan Commission with some conditions, which can easily be incorporated.

Kunce reported that the parking garage study is officially kicking off with the new vendor next week. Most of the site access for that team is going to happen during some due diligence periods that we are coordinating with IU Health. It will probably be a few months before there is any kind of substantial update on the parking garage.

The proposed developer for the Kohr building is going to be submitting for the low-income housing tax credit (LIHTC) by the end of the month.

Desma Belsaas, shared findings from the on-site security analysis for Hopewell. Belsaas outlined different options and answered questions from the commissioners. The slides from the presentation are attached to the minutes.

VI. NEW BUSINESS

- A. Resolution 23-57: To Vacate Covenants, Conditions and Restrictions (CRR) for the Trades District.** John Fernandez explained that the covenants and restrictions on the Trades District property is becoming an obstacle and they are not necessary. Fernandez said it makes sense to repeal the restriction for simplicity and to make it less complex for people to bring forward projects and deals for the Trades District. Fernandez also said that property with CCR's have almost 50% lower appraisals.

The RDC is currently negotiating a memorandum of understanding (MOU) with the City of Bloomington Utilities to reflect CBU's assumption of future responsibility for storm water detention facility maintenance, and contributions by non-City owners, recipients and lessees of Trades district properties to an RDC fund that will reimburse CBU for these functions. Larry Allen said staff wants to bring the MOU to next RDC meeting.

Fernandez said that the proposal with CBU cannot happen unless the restrictions are removed. The commissioners would prefer to see the MOU for CBU before approving to vacate the restrictions.

Randy Cassady moved to postpone Resolution 23-57 until the next RDC meeting. Deb Hutton seconded the motion. The motion passed unanimously.

- B. Resolution 23-58: Approval of Site Access Agreement at West Fountain Drive.** Larry Allen stated that the RDC owns real estate located at West Fountain Drive. CBU wishes to place storm water infrastructure on the property. CBU will be conducting a Phase I Environmental Assessment on the property through the Indiana Finance Authority and its Brownfields program. The Indiana Finance Authority needs permission to enter the property in order to conduct the environmental assessment.

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

Randy Cassady moved to approve Resolution 23-58. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

VII. BUSINESS/GENERAL DISCUSSION –

- XI. ADJOURNMENT –** The meeting adjourned at 6:30 p.m.

Cindy Kinnarney, President

Deborah Myerson, Secretary

Date: _____

Hopewell

On-Site Security Analysis

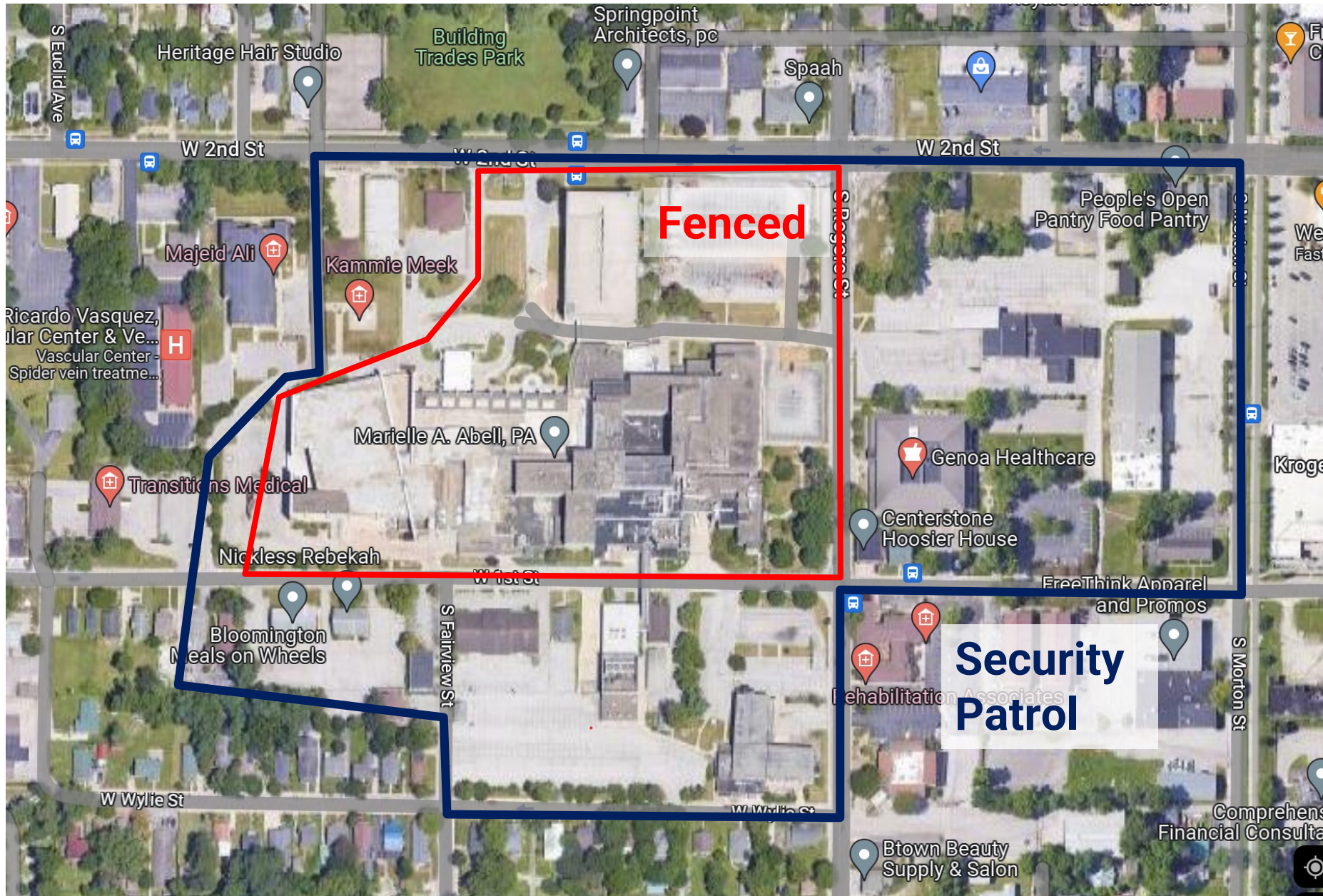
Can we reduce security incidents and reduce costs by demolishing more buildings?

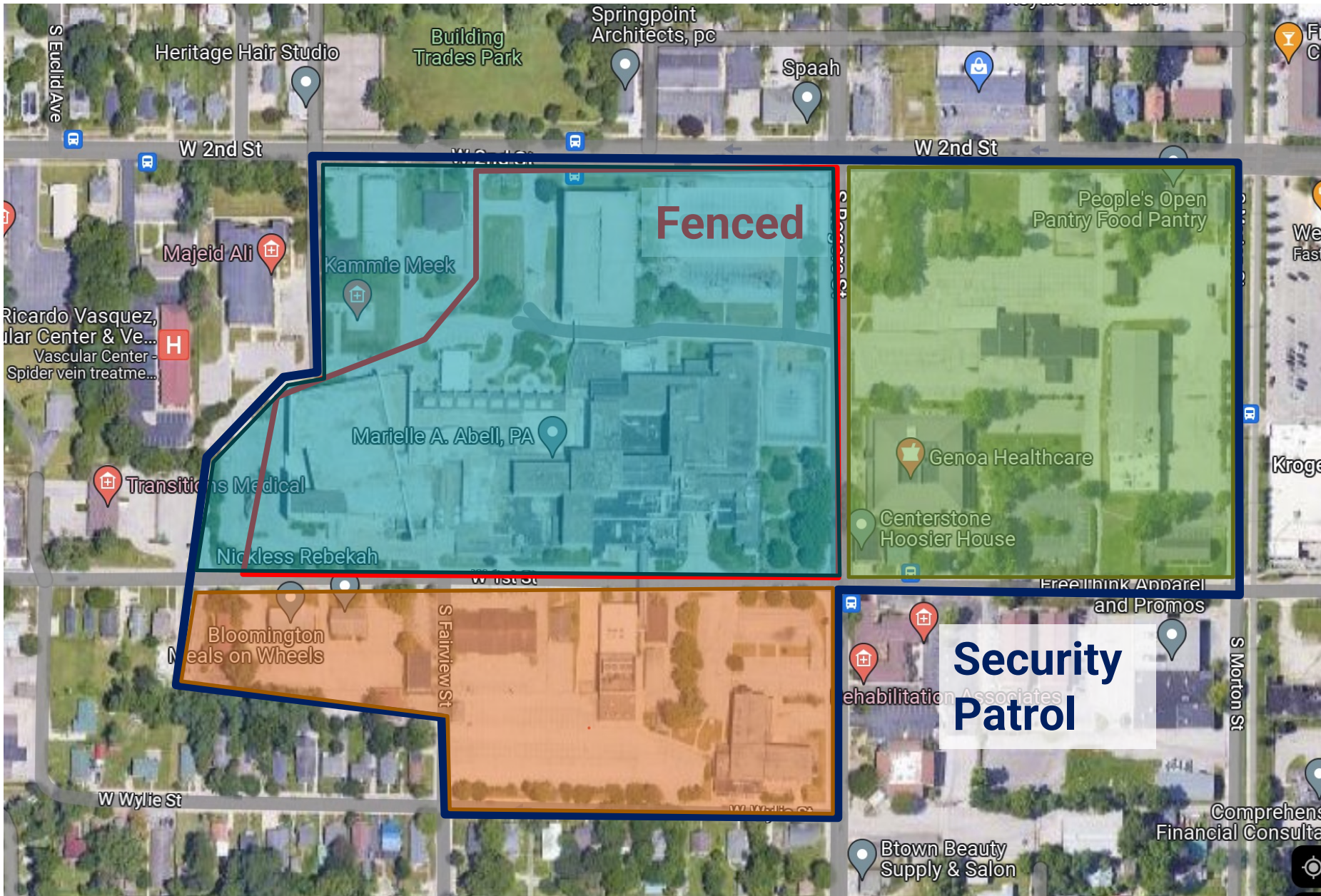
Current IUH Security

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 MotionViewer™ Stand



Portable Remote Sentries

The portable battery powered MotionViewer (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




Optional Outdoor Siren

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

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



Options to Reduce Incidents

- Increase Presence
- Secure Structures
- Add Technology
- Demolish Structures
 - 615 W. 1st 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. 1st 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. 1st Street and 714 S. Rogers
- **Demolish Structures**
 - Initial Demolition: Vacant buildings south of 1st 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 st Street and 714 S. Rogers	
● Subtotal	_____
	\$295,000 (min. investment)
○ ADD Demolish Structures (excludes 714 S. Rogers and 615 W 1 st 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. 1st 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. 1st 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.

23-60
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE CITY OF BLOOMINGTON, INDIANA

RIGHT OF ENTRY FOR ACCESS TO THE FOURTH STREET GARAGE FOR
BLACK y BROWN ARTS FESTIVAL EXHIBITION

- WHEREAS, the Redevelopment Commission of the City of Bloomington owns currently vacant commercial space within the Fourth Street Parking Garage located at 105 W. 4th Street, Bloomington, Indiana (the “RDC Property”); and
- WHEREAS, the City of Bloomington annually sponsors the Bloomington Black y Brown Arts Festival, which seeks to raise and expand art appreciation, enhance inclusion, and create a space that affirms people of color in the greater Bloomington community; and
- WHEREAS, beginning on September 1, 2023, the City’s Special Projects Manager, Chaz Mottinger, would like to begin installing a visual arts exhibition for the 2023 Black y Brown Arts Festival in the RDC Property for display from September 8 through September 30, 2023 (“Activities”); and
- WHEREAS, in order to use the space, Black y Brown Arts Festival requires the RDC to grant them a right of entry and release of liability to enter and use the RDC Property, which is attached to this Resolution as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

1. The Activities described above are hereby approved.
2. The RDC approves the attached right of entry and release, and requests that City Staff file the fully executed copies along with this Resolution.

BLOOMINGTON REDEVELOPMENT COMMISSION

Cindy Kinnarney, President

ATTEST:

Deborah Myerson, Secretary

Date: _____

AGREEMENT FOR RIGHT OF ENTRY AND RELEASE

WHEREAS, the City of Bloomington Redevelopment Commission, (hereafter “Owner”) is the owner of the Fourth Street Parking Garage located at 105 W. 4th Street in Bloomington, Indiana (“Garage”); and

WHEREAS, as part of the garage, there are two vacant spaces on the first floor of the Garage (“RDC Property”) that City staff would like to make available for a visual arts exhibition as part of the Bloomington Black y Brown Arts Festival (“Activities”) hosted and sponsored by the City; and

WHEREAS, the Activities would take place from September 1, 2023, through September 30, 2023; and

WHEREAS, due to the inherent nature of the Property and activities involved, the Activities carry a risk of physical injuries to participants and damage to the Property;

NOW, THEREFORE, the parties agree as follows:

1. Owner grants the City, its employees, and its volunteers a right of entry onto the Property for the Activities, as previously described.
2. The City may conduct its Activities on the Property from September 1, 2023, through September 30, 2023.
3. This Agreement may be extended by mutual agreement of the parties in writing.
4. This Agreement shall be governed and interpreted by, and construed in accordance with, the laws of the State of Indiana. The Monroe Circuit Court shall retain original jurisdiction and preferred venue to resolve any dispute arising from the interpretation or enforcement of this Agreement.
5. If any provision of this Agreement is found by a court of competent jurisdiction to be invalid or unenforceable, then such provision shall be severed from this Agreement and the remainder will remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates set forth below:

BLOOMINGTON
REDEVELOPMENT COMMISSION

CITY OF BLOOMINGTON

Cindy Kinnarney, President

Signature

Date: _____

Printed Name and Title

Date: _____

23-61
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

AMENDMENT TO AGREEMENT WITH J.S. HELD
FOR PROJECT MANAGEMENT SERVICES FOR THE HOPEWELL SITE

WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) is authorized to fund redevelopment of areas within the Consolidated TIF; and

WHEREAS, in Resolution 18-31, the RDC approved an agreement to purchase the legacy Indiana University Health-Bloomington Hospital site at 2nd and Rogers Streets and surrounding parcels to redevelop it into the new Hopewell neighborhood (“Hopewell”); and

WHEREAS, in Resolution 20-96, the RDC approved an Agreement with CORE Planning Strategies to serve as the project manager for the redevelopment of the Old Hospital Site (“Services”); and

WHEREAS, CORE Planning Strategies was acquired by and became J.S. Held LLC (“J.S. Held”), and the RDC extended its agreement with J.S. Held in Resolutio 22-16; and

WHEREAS, the redevelopment of the Hopewell site continues, and the City has continued need for a project manager (“Additional Services”); and

WHEREAS, Staff have negotiated an amendment to the agreement with J.S. Held, which is attached to this Resolution as Exhibit A (“Amendment”), to perform the Additional Services for an amount not to exceed an additional \$260,000 for a grand total not to exceed amount of \$627,342.00 through June 30, 2024; and

WHEREAS, there are sufficient funds in the Consolidated TIF to pay for the Services pursuant to the terms of the Agreement; and

WHEREAS, the City has brought the RDC an Amended Project Review and Approval Form (“Amended Form”), which is attached to this Resolution as Exhibit B.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

1. The RDC reaffirms its support of the Project, as set forth in the Amended Form, and reiterates that it serves the public’s best interests.
2. The RDC approves the Amendment and finds the above described expenditures for the Project serve the public’s best interests and are an appropriate use of the Consolidated TIF.
3. The RDC hereby authorizes the City of Bloomington to expend an amount not to exceed a total of \$627,342.00 to pay for the Services under the Agreement and Amendment, to be payable in accordance with the terms of the Agreement as amended (“Payment”).

4. The Payment authorized above may be made from the Consolidated TIF. Nothing in this Resolution shall remove the requirement to comply with the City or the RDC's claims process.
5. Unless extended by the Redevelopment Commission in a resolution, the authorization provided under this Resolution shall expire on August 1, 2024.

BLOOMINGTON REDEVELOPMENT COMMISSION

Cindy Kinnarney, President

ATTEST:

Deborah Myerson, Secretary

Date



Amendment No. 02
Owner’s Project Management Agreement
City of Bloomington Redevelopment Commission
Hopewell Project Management

(“J.S. Held”) (collectively “Parties”) entered into an agreement for Project Management services for the Bloomington Hospital Site Redevelopment project (“Agreement”); and

WHEREAS, the project continues to progress forward and former services were provided through July 2023. Continued services are required for Project Management Services through July 2024; and

WHEREAS, the Parties want to execute this Amendment to the Agreement to extend the Project Management Services and extend the term and fee of the Agreement (“Amendment”).

NOW, THEREFORE, it is agreed between the parties that:

- I. **Paragraph 1.12:** Services to be performed under this Amendment shall be extended through July 30, 2024.
- II. **Paragraph 1.15:** Compensation to be increased by \$260,000.00 making a total contract to date of \$627,342.00. The fee will be invoiced monthly with the following rates:

Employee Classification	Hourly Rate - 2023	Hourly Rate - 2024
Vice President	\$245	\$255
Assist Vice President	\$180	\$190
Director	\$165	\$175
Senior Consultant	\$150	\$160
Consultant	\$125	\$130
Executive Assistant	\$100	\$115
Intern	\$98	\$100

- III. In all other respects, the Agreement shall continue in effect as originally executed.

APPROVED this _____ day of August, 2023.

OWNER:
City of Bloomington Redevelopment Commission

PROJECT MANAGER:
J. S. Held

Cindy Kinnarney
President

Debra S. Kunce
Vice President