

***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.

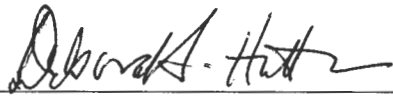
**B. Resolution 23-58: Approval of Site Access Agreement at West Fountain Drive.** Larry Allen stated that the RDC owns real estate located at West Fountain Drive. CBU wishes to place storm water infrastructure on the property. CBU will be conducting a Phase I Environmental Assessment on the property 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.

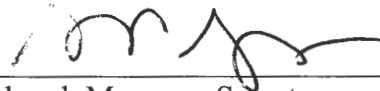
Randy Cassady moved to approve Resolution 23-58. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

## **VII. BUSINESS/GENERAL DISCUSSION –**

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



Cindy Kinnarney, President



Deborah Myerson, Secretary

Date: 8/7/2023



# 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 1<sup>st</sup> 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



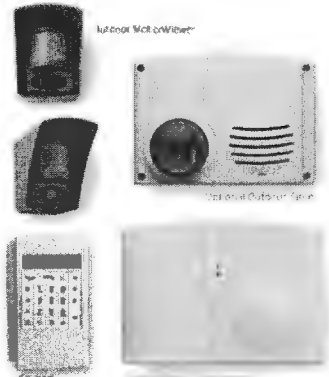
- Increase Presence
- Secure Structures
- Add Technology
  - Solar Powered Site Camera
  - Remote Motion Activated Cameras
    - Catch incidents as they occur
    - Focused on securing structures
    - Cost effective solution

**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.

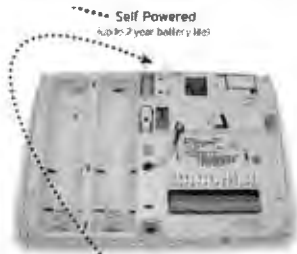
**VideoGuard System**



*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
- Cell Towers
- Vacant Buildings
- Temporary Buildings
- Storage Trailers
- Commercial Property
- Rooftop Air Conditioners
- Oil Field Assets
- Agriculture
- Construction Sites
- 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	_____
○ ADD Demolish Structures (excludes 714 S. Rogers and 615 W 1 <sup>st</sup> St)	\$295,000 (min. investment)
Grand Total	<u>\$675,000 one time</u>
Current available Project Review Form allowance	\$970,000*
	\$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.