

**AGENDA**  
**REDEVELOPMENT COMMISSION**  
**October 2, 2023 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](mailto: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.

Christina Finley is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://bloomington.zoom.us/j/85490616590?pwd=PjjcLh0ZShEJKOCAfP2w99GsRXNJtK.1>

Meeting ID: 854 9061 6590

Passcode: 803922

- I. ROLL CALL**
- II. READING OF THE MINUTES** – September 18, 2023, September 18, 2023 Executive Summary and September 27, 2023 Special Meeting
- III. EXAMINATION OF CLAIMS** –September 29, 2023 for \$140,255.77
- IV. EXAMINATION OF PAYROLL REGISTERS**–September 22, 2023 for \$37,466.60
- 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 23-73: Approval of Offering Sheets for Hopewell Blocks 8, 9, and 10
  - B. Resolution 23-74: Bid Acceptance and Contract Award for Bid Package #1 for the Trades District Tech Center
  - C. Resolution 23-75: Bid Acceptance and Contract Award for Bid Packages #2 and #4 for the Trades District Tech Center
  - D. Resolution 23-76: Right of Entry for Access for Trades District Tech Center Construction Staging
  - E. Resolution 23-77: Right of Entry for Access to 627 N. Morton Street for Trades District Tech Center Field Office
- 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](mailto:human.rights@bloomington.in.gov).*

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, September 18, 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=12797>***

**I. ROLL CALL**

Commissioners Present: Cindy Kinnarney, Sarah Bauerle Danzman, and Randy Cassady attended the meeting in person. Deborah Myerson attended via Zoom

Commissioners Absent: Deb Hutton

Staff Present: John Zody, Director, Housing & Neighborhood Development Department (HAND); Christina Finley, Financial Specialist, HAND; Colleen Newbill, Assistant City Attorney, City Legal; Andrea de la Rosa, Assistant Director for Small Business Development, Economic & Sustainable Development (ESD); Jonas Chang, Grant Research and Sourcing Manager, City of Bloomington Office of the Controller.

Others Present: Deb Kunce, J.S. Held; John Fernandez, Senior Vice President, The Mill; Ted Ferguson; Sam Dove; Chris Ciolli

**II. READING OF THE MINUTES** –Randy Cassady moved to approve the September 5, 2023 minutes, via roll-call vote. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

**III. EXAMINATION OF CLAIM REGISTER** – Sarah Bauerle Danzman moved to approve the claim register for September 15, 2023 for \$188,565.55, via roll-call vote. Randy Cassady seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** –Randy Cassady moved to approve the payroll register for September 8, 2023, for \$37,491.56, via roll-call vote. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

**V. REPORT OF OFFICERS AND COMMITTEES**

**A. Director’s Report.** John Zody stated that the Redevelopment Commission met in a work session on September 12, 2023 and in an executive session at 4:00 p.m. today. Zody reported that Community Development Block Grant applications for the 2024 program year are due on October 30, 2023.

**B. Legal Report:** Colleen Newbill was available to answer questions.

**C. Treasurer’s Report:** Jeff Underwood was not present. Legal staff was available to answer questions.

**D. Business Development Updates:** Andrea de la Rosa gave a brief update on ESD activities. She was available to answer questions.

**E. Hopewell Update:** Deb Kunce gave an update on Hopewell activities. Kunce was available to answer questions.

**VI. NEW BUSINESS**

**A. Resolution 23-70: Approval of a Department of Transportation’s Neighborhood Access and Equity Program of the Reconnecting Communities and Neighborhood Program Grant for Hopewell.** Jonas Chang gave a brief overview of Resolution 23-70. He said this grant will focus on redevelopment of infrastructure for the Hopewell project. Proposals are due on September 28, 2023. Chang said this funding opportunity has the potential to cover 50% of the expected expenditures. The remaining 50% will require a local match or potentially up to an additional 30% in other federal funding. The total match amount is \$19M. This resolution will approve a match but does not approve funding. John Zody clarified that this resolution only allows staff to submit the application for the grant. It does not approve expenditure of funds.

Deborah Myerson asked to amend the resolution to include “U.S.” in front of Department of Transportation.

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

Sarah Bauerle moved to approve Resolution 23-70 with the amendment, via roll call vote. Deborah Myerson seconded the motion. The motion passed unanimously.

**B. Resolution 23-71: Approval of Addendum to the Project Agreement and Payment to the Public Investment Corporation.** John Zody stated that the RDC previously entered into an agreement with the Public Investment Corporation for road construction within the development at 2700 West Tapp Road when resolution 18-28 was approved previously. The RDC agreed to contribute \$250,000 to the project. The funding approval for the project expired on December 31, 2020 and the contribution was not made prior to the expiration. This addendum will extend the funding approval expiration date to December 31, 2023 and authorize staff to expend the \$250,000.

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

Randy Cassady moved to approve Resolution 23-71, via roll-call vote. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

**VII. BUSINESS/GENERAL DISCUSSION –**

There is a work session scheduled for September 19, as well as a special RDC meeting for Sept. 27.

**XI. ADJOURNMENT –** Sarah Bauerele Danzman moved to adjourn. Randy Cassady seconded the motion. The meeting adjourned at 5:45 p.m.

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Cindy Kinnarney, President

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Deborah Myerson, Secretary

Date: \_\_\_\_\_

## EXECUTIVE SESSION SUMMARY

The Redevelopment Commission of the City of Bloomington, Indiana, and the City of Bloomington Capital Improvement Board met on Monday, September 18, 2023 at 4:00 p.m. in the Showers City Hall, Allison Conference Room, 401 North Morton Street, Suite 225, Bloomington, Indiana and via Zoom

Redevelopment Commission Members Present: Cindy Kinnarney, Randy Cassady, Sarah Bauerle Danzman, Deborah Myerson (zoom)

Redevelopment Commission Members Absent: Deb Hutton

City of Bloomington Capital Improvement Board Members Present: Mick Renneisen, Valerie Pena, John West, Sarah Bauerle Danzman, Doris Sims

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

Others Present: Heather Lacy, Assistant City Attorney, City Legal Department; Deb Kunce, J.S. Held;

The Commission discussed information in accordance with **Ind. Code § 5-14-1.5-6.1(b)(2)(D)**: strategy regarding real property transactions by the governing body.

No other matters were discussed.

The meeting adjourned at 5:00 p.m.

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Cindy Kinnarney, President

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Deborah Myerson, Secretary

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Date

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Wednesday, September 27, 2023, at 4:30 p.m. for a Special Meeting in the Hooker Conference Room, 401 North Morton Street, Room 245, and via Zoom, with President Cindy Kinnarney presiding: <https://catstv.net/m.php?q=12841>***

**I. ROLL CALL**

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

Commissioners Absent: All commissioners were present

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

Others Present: Larry Allen, Deputy Mayor; Cheryl Gilliland, Director of Auditing and Financial Systems, City of Bloomington Controllers Office; Deb Kunce, J.S. Held; Colleen Newbill, Assistant City Attorney, City Legal; Holly Warren, Interim Director and Assistant Director for the Arts, Economic and Sustainable Development (ESD); Andrea de la Rosa, Assistant Director for Small Business Development, ESD; Chaz Mottinger, Special Projects Manager, ESD; Heather Lacy, Assistant City Attorney, City Legal Department; Colleen Newbill, Assistant City Attorney, City Legal Department; John Fernandez, Senior Vice President, The Mill; Sam Dove; Chris Ciolli, Weddle Brothers; Josh Naugle, Weddle Brothers; Jason Whitney; Jen Pearl, BEDC; Clark Greiner, BEDC; Ashley Thornsberry, StudioAxis; Pat East, Executive Director, The Mill; Dave Askins, B Square Bulletin

**II. NEW BUSINESS**

**A. Resolution 23-72: Approval of Gap Funding and Amended Project Review and Approval Form for the Trades District Tech Center.** The U.S. Economic Development Administration (EDA) awarded the City approximately \$3.5 million from the CARES Act Recovery Assistance Grant for the Trades District Tech Center. Construction is scheduled to begin October 2023. As part of the grant requirements, the City must send the EDA documentation showing that there is funding in place for the total cost of the project. Cost estimates for the services total \$12,768,948. City staff is requesting additional funding from the Consolidated TIF in an amount not to exceed \$3,797,557 or the services in addition to the previously pledged TIF funds. Cheryl Gilliland assured the commission that there is sufficient funds to cover the project.

Cindy Kinnarney asked for public comment. There were three comments from the public in support of the project.

Randy Cassady moved to approve Resolution 23-72, via roll-call vote. Deborah Myerson seconded the motion. Cindy Kinnarney abstained. The motion passed 4-0-1.

**VII. BUSINESS/GENERAL DISCUSSION –**

**XI. ADJOURNMENT –** Deb Hutton moved to adjourn. The meeting adjourned at 5:10 p.m.

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Cindy Kinnarney, President

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Deborah Myerson, Secretary

Date: \_\_\_\_\_

**23-73**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON, INDIANA**

**APPROVAL OF OFFERING SHEETS FOR HOPEWELL BLOCKS 8, 9, AND 10.**

WHEREAS, in Resolution 18-10, the RDC approved a Project Review and Approval Form (“Form”) for a project to envision reuse of the Legacy IU Health Bloomington Hospital Site (“Hopewell Project”), and element of which Form authorized the City to negotiate terms of purchase for the Old Hospital Site; and

WHEREAS, the RDC approved the purchase of the Hopewell Project in Resolution 18-31; and

WHEREAS, the RDC desires to notice the offering of the parcels within the Hopewell Project to begin redevelopment on the site as depicted in Exhibit A; and

WHEREAS, Indiana Code § 36-7-14-22 sets forth the process for the RDC to publicly offer property for sale; and

WHEREAS, the RDC has obtained two (2) separate appraisals of the Properties; and

WHEREAS, pursuant to those appraisals, Staff has prepared a notice of offering for the Properties; and

WHEREAS, the notice of offering is attached to this Resolution as Exhibit A; and

WHEREAS, in order to publically offer property for sale in accordance with Indiana Code § 36-7-14-22, the Redevelopment Commission must publish notice in The Herald Times in accordance with Indiana Code § 5-3-1-2(e);

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

1. The RDC reaffirms its support for the Project.
2. The RDC finds that the sale of the Properties will enhance the development and economic development of the Consolidated TIF.
3. The Notice of Offering and Offering Sheet attached to the Resolution as Exhibit A are approved.

4. The RDC authorizes the City of Bloomington Controller to expend an amount not to exceed One Thousand Dollars (\$1,000.00) from the General RDC Account (Fund 444-15-150000-53990) for the costs of publishing the Notice of Offering. This expenditure must comply with the City and the RDC's claims process.
5. The funding authorization approved by this Resolution shall terminate December 31, 2023, unless extended by approval by Resolution of the RDC

BLOOMINGTON REDEVELOPMENT COMMISSION

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Cindy Kinnarney, President

ATTEST:

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Deborah Myerson, Secretary

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Date



OFFERING PACKET

Hopewell  
607-723 W. 1<sup>st</sup> Street  
Bloomington, Indiana  
October 2, 2023  
City of Bloomington  
Redevelopment Commission

## NOTICE OF REAL ESTATE FOR SALE

Notice is hereby given that on **November 1, 2023 at 12:00 p.m. (Noon) local time (EDT)**, the Bloomington Redevelopment Commission (RDC) will—in the McCloskey Room of Bloomington City Hall, 401 N. Morton St., Suite 135, Bloomington, Indiana—open and consider written offers for the purchase of certain real estate within Hopewell, described in more detail below (the “Property”).

The RDC is willing to entertain proposals for the purchase of the Property for the purposes described in this notice. The offer should meet the conditions set forth below.

### Property Descriptions and Information

The Property generally consists of a 5.6-acre area, located at 607-723 W. 1st Street, within the whole 24-acre Hopewell Neighborhood.

- A. The Property specifically consists of the following parcels, identified by the following Blocks and corresponding Parcel Numbers:
- **Block 8** (approximately 2.0 acres) located south of 1<sup>st</sup> Street between S. Fairview and Rogers Streets; and **Block 9** (approximately 2.2 acres) located south of 1<sup>st</sup> Street between S. Fairview and S. Jackson Streets.
    - Parcel #53-08-05-100-014.000-009
  - **Block 10** (approximately 1.4 acres) located at the corner of W. 1<sup>st</sup> and S. Fairview Streets.
    - Parcel #53-08-05-402-115.000-009
    - Parcel #53-08-05-100-028.000-009
- B. The minimum offering price for purchase of the Property is \$3,560,730 in the aggregate. Offers for individual parcels or blocks may be considered with the following minimum offering prices: Block 8: \$1,448,350; Block 9: \$1,448,350; and Block 10: \$664,030. The property is sold as is.
- C. A map of the Property can be found in the Offering Packet.
- D. An Overlay District for this area applies to Block 8 of this Public Offering, providing district development standards consistent with the Master Plan. Blocks 9 and 10 are zoned R4 which is consistent with the Bloomington Hospital Redevelopment Master Plan and are not part of the Overlay.

### Offering Packet and Bid Deadline

The Offering Packet may be picked up in the Legal Department, Suite 220, Showers City Hall, 401 N. Morton St., Bloomington, IN 47404, between the hours of 8:00 a.m. and 5:00 p.m. weekdays, or may be sent electronically upon request. Please direct questions about receiving packets to Heather Lacy at [heather.lacy@bloomington.in.gov](mailto:heather.lacy@bloomington.in.gov) or at (812) 349-3426.

Items included in the Offering Packet are:

- \* This Notice of Offering,
- \* Offering Sheet, and
- \* Instructions to Bidders.

All offers must be filed with the City of Bloomington Legal Department **no later than 12:00 p.m. (Noon) EDT on November 1, 2023**, and shall be in the form described in the City's Instructions to Bidders. Proposals submitted or received after that date and time may not be considered. Responses may be emailed before said deadline to Heather Lacy at [heather.lacy@bloomington.in.gov](mailto:heather.lacy@bloomington.in.gov).

### Development Standards and Limitations

1. The Redevelopment Commission is specifically interested in developers who will use the Property in conjunction with adjoining property (either that is already under the ownership or control of the developer or that is acquired at the expense of the developer) in a way that supports the development of Hopewell in accordance with the Hopewell Master plan, which can be found at <https://bloomington.in.gov/hopewell>.
2. Student housing is explicitly not of interest to the RDC for this project.
3. The property may not be sold to a person who is ineligible under Indiana Code § 36-1-11-16.
4. A bid submitted by a trust (as defined in Indiana Code § 30-4-1-1(a)) must identify each beneficiary of the trust and each settlor empowered to revoke or modify the trust.

### Selection

The RDC reserves the right to reject any or all offers. Offers may consist of consideration in the form of cash, other property, or a combination of cash and other property. With respect to property other than cash, the offer must be accompanied by evidence of the property's fair market value.

In determining the best offer, the RDC shall take into account price and other considerations; the timing of the transaction and redevelopment of the property; source of debt and equity funds; development resumé; any existing relationships with parties related to the approval process ("Parties"); the proposed redevelopment plan and future uses; the scope of

investigation/discussion with Parties; how the offer and intended use(s) contribute to the City's plans for the Hopewell Neighborhood; and any other statutory criteria in Indiana Code § 36-7-14-22.

**Project Agreement.** A successful bidder will be required to enter into a Project Agreement with the RDC with respect to these and other matters.

For a period of thirty (30) days after the opening of the written offers, no sale may be made at a price less than that shown on the Offering Sheet. After that, the RDC may adjust the offering price in the manner the RDC considers necessary to further the redevelopment plan.

All submissions to this Notice of Offering must be received by no later than **12:00 p.m. (Noon) EDT on November 1, 2023**

This notice is given pursuant to Indiana Code § 36-7-14-22(d) and Indiana Code § 5-3-1-2(e).

Dated October 17 and 24, 2023

BLOOMINGTON REDEVELOPMENT COMMISSION

OFFERING SHEET  
CITY OF BLOOMINGTON REDEVELOPMENT COMMISSION  
c/o City of Bloomington Legal Department  
Showers City Hall, Suite 220  
401 N. Morton Bloomington, IN 47404

The Bloomington Redevelopment Commission (RDC) is willing to entertain proposals for the acquisition of the Property located at 607-723 W. 1<sup>st</sup> Street. The RDC will consider and entertain proposals to use the property to develop in accordance with the Hopewell Master Plan.

Legal Descriptions and Property Information

1. The real estate to be sold includes parcels located at 607-723 W. 1<sup>st</sup> Street, Bloomington, IN 47403.
2. The Property specifically consists of the following parcels, identified by the following Blocks and corresponding Parcel Numbers:
  - **Block 8** (approximately 2.0 acres) located south of 1<sup>st</sup> Street between S. Fairview and Rogers Streets; and **Block 9** (approximately 2.2 acres) located south of 1<sup>st</sup> Street between S. Fairview and S. Jackson Streets.
    - **Parcel #53-08-05-100-014.000-009**
  - **Block 10** (approximately 1.4 acres) located at the corner of W. 1<sup>st</sup> and S. Fairview Streets.
    - **Parcel #53-08-05-402-115.000-009**
    - **Parcel #53-08-05-100-028.000-009**

NOTE: For purposes of the preparation of this description, no surveys of the described real estate were performed and no monuments were set. Legal descriptions are from Monroe County public records.

3. An Overlay District for this area applies to Block 8 of this Public Offering, providing district development standards consistent with the Master Plan. Blocks 9 and 10 are zoned R4 which is consistent with the Bloomington Hospital Redevelopment Master Plan and are not part of the Overlay.
4. A map showing the location of the Property is attached.

### Minimum Offering Prices

The minimum offering price for purchase of the Property is \$3,560,730 in the aggregate. Offers for individual parcels or blocks may be considered with the following minimum offering prices: Block 8: \$1,448,350; Block 9: \$1,448,350; and Block 10: \$664,030. The property is sold as is.

### Development Standards and Limitations

1. The Redevelopment Commission is specifically interested in developers who will use the Property in conjunction with adjoining property (either that is already under the ownership or control of the developer or that is acquired at the expense of the developer) in a way that supports the development of Hopewell in accordance with the Hopewell development plan, which can be found at <https://bloomington.in.gov/hopewell>.
2. Student housing is explicitly not of interest to the RDC for this project.
3. The property may not be sold to a person who is ineligible under Indiana Code § 36-1-11-16.
4. A bid submitted by a trust (as defined in Indiana Code § 30-4-1-1(a)) must identify each beneficiary of the trust and each settlor empowered to revoke or modify the trust.

### Project Agreement

The successful bidder must be prepared to enter into a Project Agreement with the RDC for the Property, which shall address all easements related to the Project; restrictive covenants on use, affordability, and development of the Project; and shall set forth the nature of the development and uses of the Property. By entering a bid for the Property, the bidder agrees to negotiate the Project Agreement in good faith and acknowledges and agrees that if, in spite of good faith negotiations, the bidder and the RDC are not able to reach agreement on a form of Project Agreement on or before thirty (30) days following the acceptance of the bid of such successful bidder, then such successful bidder shall have no further rights, development or otherwise, in or to the Property and the RDC may re-offer the Property or otherwise dispose of the Property as permitted by law.

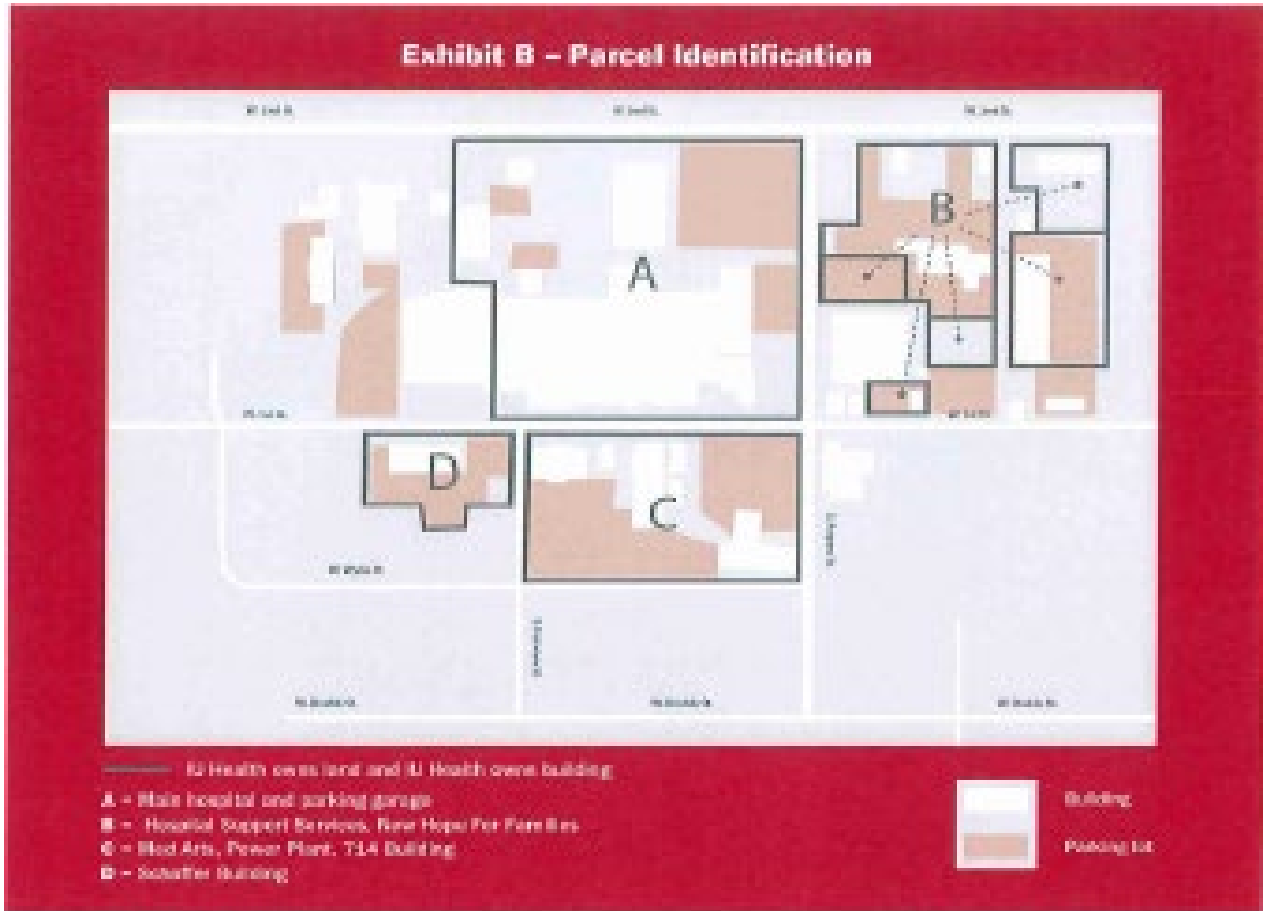
### Requirements of Bidders

The successful bidder must demonstrate that he or she has the industry, knowledge, experience, and financial capability to successfully complete the proposed development on the Property.

OFFERING SHEET  
CITY OF BLOOMINGTON  
REDEVELOPMENT COMMISSION  
Legal Department  
Showers City Hall, Suite 220  
401 N. Morton Street  
Bloomington, IN 47404

**SITE INFORMATION**

The site is located at 607-723 W. 1<sup>st</sup> Street, Bloomington, IN 47403. It is areas “C” and “D” as depicted in the following image



The site is located on the site of the former IU Health Bloomington Hospital at 2nd and Rogers Streets, and is Bloomington’s newest neighborhood: Hopewell. Master Plan for redevelopment of Hopewell can be found online at <https://bloomington.in.gov/hopewell>

## INSTRUCTIONS TO BIDDERS

**1. General:** In accordance with Indiana Code 36-7-14-22, the Bloomington Redevelopment Commission ("RDC") is offering the properties described in Offering Sheet and Request for Proposals (the "Property") for sale.

a. The RDC will ensure that the disposal of the Property is duly advertised in *The Hoosier-Times* newspaper of Bloomington, Indiana. The disposal of the Property will be governed by procedures established by the RDC in accordance with applicable regulations and statutes of the State of Indiana, and all offers, to qualify for consideration by the RDC, must be prepared and submitted in accordance with these procedures.

b. The disposal of the property will be in accordance with, and the successful bidder must be willing to negotiate and enter into a Project Agreement with the RDC within sixty (60) days of the acceptance of the bids, which Project Agreement shall set forth the nature of the development of the Property.

c. A bid submitted by a trust (as defined in Indiana Code 30-4-1-1 (a)) must identify each beneficiary of the trust and settler empowered to modify the trust.

**2. Offering Packet:** The offering packet contains the RDC's Notice of Offering Real Estate for Sale, Offering Sheet, and Instructions to Bidders, which identifies the Property being offered and states the minimum purchase price for the Property for which offers will be considered. Interested persons may obtain the Offering Packet in person from Legal Department, 401 N. Morton Street, Suite 220, Bloomington, IN 47404, between the hours of 8:00 a.m. and 5:00 p.m. weekdays, or by requesting an electronic copy. Please direct questions about receiving packets to Heather Lacy (812)349-3426 or by email at [heather.lacy@bloomington.in.gov](mailto:heather.lacy@bloomington.in.gov).

**3. Electronic Submittal:** Bids must be submitted electronically via email as provided herein and received **by 12:00 p.m. EDT on November 1, 2023**. Bids shall be emailed to Heather Lacy at [heather.lacy@bloomington.in.gov](mailto:heather.lacy@bloomington.in.gov) and must be received before **12:00 p.m. EDT on November 1, 2023**. The Subject Line of the email transmittal should be the "Hopewell Lots 8, 9, and 10 Public Offering Proposal." The message body shall contain the company or individual's name, point of contact address and phone number. Bid submission documents shall be in the format of an attachment or attachments using one or a combination of the following file formats: Adobe Acrobat PDF, Microsoft Word, Microsoft Excel, Microsoft PowerPoint, and/or TIF or JPG image formats. Multiple document attachments for the same bid shall be submitted in one single message and total message size should not exceed 10MB. Submissions received in any other format not listed above may be rejected. The Redevelopment Commission and the City of Bloomington are not responsible for electronic bids/proposals containing viruses that cannot be eradicated, or that are corrupted as a result. The Redevelopment Commission and the City of Bloomington are not responsible for equipment or software failure that may cause delay or non-delivery.

**At 12:00 p.m. EDT on November 1, 2023, the RDC or its representative will publicly open and consider all written offers at a public meeting.** All exhibits and graphics of the successful bidder(s) remain the property of the RDC.

**4. Form of Offer:** Every offer must be made in the form of a letter of intent which must include purchase price; timing of the transaction and redevelopment of the property; source of debt and equity funds; development resume; the proposed redevelopment plan and future uses; and how the offer and intended use contributes to the City's plans for The Hopewell Project.



- 5. Explanations:** If a bidder finds any discrepancy in or omission from these Instructions to Bidders or any other forms in the bid packet, or has questions regarding any aspect of this offering, the bidder shall submit written questions to Heather Lacy at [heather.lacy@bloomington.in.gov](mailto:heather.lacy@bloomington.in.gov) by noon EDT on October 25, 2023.
- 6. Withdrawal of Offer:** No offer will be allowed to be withdrawn after bid opening.
- 7. Rejection or Acceptance of Offers:** The RDC reserves the right to accept or reject any and all offers. If the RDC accepts an offer, the successful bidder shall begin negotiating the Project Agreement within ten (10) days after the bidder is notified of acceptance.
- 8. Purchase Price and Other Terms:** Within a period of thirty (30) days after the opening of the written offers, the purchase price of the Property to be sold shall not be less than the Minimum Offering Price as shown on the Offering Sheet attached hereto, or as otherwise allowed by Indiana law (Indiana Code 36-7-14-22). Said purchase price may be in the form of cash. After that thirty (30) day period, the RDC may adjust the offering price in the manner the RDC considers necessary to further the redevelopment plan. In determining the best offer, the RDC shall take into account price and other considerations; the timing of the transaction and redevelopment of the property; source of debt and equity funds; development resume; any existing relationships with parties related to the approval process, Indiana University, Westgate/Crane and other key region innovation economy stakeholders ("Parties"); the proposed redevelopment plan and future uses; the scope of investigation/discussion with Parties; how the offer and intended use contributes to the City's plans for the Hopewell Project, including intended use; any property that may be contributed as part of the consideration to the City; and any other statutory criteria in Indiana Code § 36-7-14-22(f). A successful bidder will be required to enter into a Project Agreement with the RDC with respect to these and other matters.
- 9. Development Standards and Limitations:** Each offer should detail how the bidder will address the Development Standards and Limitations, as described in the Offering Sheet, including a summary of any proposed historic or conservation easement, restrictive covenants or use restrictions that can ensure compliance with the Development Standards and Limitations. In connection with any proposed easement, restrictive covenant or use restriction, a bidder may propose any agreement structure acceptable to the RDC in its sole discretion that enables the bidder to realize tax credits or other tax savings for sums expended complying with the Development Standards and Limitations.
- 10. Development Plan:** Each offer must be accompanied by any exhibits, drawings, statements, plans, renderings, and other material that indicate how the proposed redevelopment will serve the interests of the community and the Hopewell Project goals, and any other pertinent information the bidder may wish to submit to further illustrate its proposed development plans. Such materials will be deposited with the RDC and used as stated in Section 3 above.
- 11. Transfer of Title and Possession:** Title to the Property to be sold will be transferred to the successful bidder at the time and in accordance with the terms and conditions to be set forth in the Project Agreement. The RDC shall deliver to the successful bidder, and at the sole expense of the RDC, an owner's title policy in the customary form, issued by a title insurance company designated by the RDC, covering the Property to be sold in the amount of the sale price to the

successful bidder and showing title in the name of the City of Bloomington. Title to this portion of the Property will be conveyed by special warranty.

**23-76  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON, INDIANA**

**TO GRANT RIGHT OF ENTRY FOR ACCESS FOR  
TRADES DISTRICT TECH CENTER CONSTRUCTION STAGING**

WHEREAS, the Redevelopment Commission of the City of Bloomington owns the following real estate:

- (1) Legal Description: 013-62690-01 Trades District Amendment 1 Lot 1 (commonly known as 477 W. Maker Way, Bloomington, Indiana);
- (2) Legal Description: 013-62690-12 Trades District Lot 2 Amendment Lot 2B-1 (See 013-76470-12 for .25A in Sec 33); and
- (3) Legal Description: 013-76470-12 Trades District Lot 2 Amendment Lot 2B-2 (See 013-62690-12 for .25A in Sec 32)

(collectively, the “RDC Property”); and

WHEREAS, on August 3, 2020, the Redevelopment Commission of the City of Bloomington (“RDC”) approved a Project Review & Approval Form (“Form”) authorizing services related to a match required by the terms of a U.S. Economic Development Administration (“EDA”) CARES Act Recovery Assistance grant to construct a tech center in the Trades District (“Project”) in Resolution 20-45; and

WHEREAS, on May 15, 2023, the RDC approved Weddle Bros. Building Group, LLC (“Weddle Bros.”) to serve as Construction Manager as Advisor for the Project in Resolution 23-41; and

WHEREAS, construction on the Project is anticipated to begin no later than October 12, 2023; and

WHEREAS, Weddle Bros. requires a grant of Right of Entry upon the RDC Property for construction staging for the Project; and

WHEREAS, the parties wish to enter into the Right of Entry attached to this Resolution as Exhibit A, whereby the RDC will allow Weddle Bros. to enter and stage construction material on the RDC Property, and such Right of Entry shall exist until October 31, 2024.

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

1. The Right of Entry Agreement in Exhibit A is approved.
2. Cindy Kinnarney is authorized to sign the Right of Entry Agreement on behalf of the Redevelopment Commission.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

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Cindy Kinnarney, President

ATTEST:

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Deborah Myerson, Secretary

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Date

## **RIGHT OF ENTRY AGREEMENT**

This Right of Entry Agreement (“Agreement”) is entered into this 2nd day of October, 2023, by and between the City of Bloomington by and through the BLOOMINGTON REDEVELOPMENT COMMISSION (the “RDC” or “Grantor”) and WEDDLE BROS. BUILDING GROUP, LLC (“Weddle Bros.” or “Grantee”).

### RECITALS

WHEREAS, the RDC owns the following property:

- (1) Legal Description: 013-62690-01 Trades District Amendment 1 Lot 1 (commonly known as 477 W. Maker Way, Bloomington, Indiana);
- (2) Legal Description: 013-62690-12 Trades District Lot 2 Amendment Lot 2B-1 (See 013-76470-12 for .25A in Sec 33); and
- (3) Legal Description: 013-76470-12 Trades District Lot 2 Amendment Lot 2B-2 (See 013-62690-12 for .25A in Sec 32)

(collectively, the “RDC Property”), as depicted and described in Exhibit A; and

WHEREAS, Weddle Bros. has approached the City and requested access to the RDC Property to stage some of the activities necessary for construction of the Trades District Technology Center, which the RDC will own; and

WHEREAS, Weddle Bros. requires a grant of Right of Entry upon and across the RDC Property for the construction activities; and

WHEREAS, the parties wish to enter into this Right of Entry whereby the RDC will allow Weddle Bros. to enter upon the RDC Property for the limited purpose of staging the construction activities; and

NOW, THEREFORE, the RDC grants a Right of Entry to Weddle Bros. upon and across the RDC Property as described above and portrayed in Exhibit A, and the parties agree as follows:

### AGREEMENT

1. **Right of Entry.** The RDC hereby grants to Weddle Bros., its agents, employees, successors in right, and designees the right to enter upon the RDC Property. The Right of Entry shall apply to any ingress and egress necessary for the staging of construction activities related to the Trades District Technology Center.
2. **Term.** This Right of Entry shall terminate on October 31, 2024, unless otherwise extended or modified by the parties in writing. The RDC shall have the exclusive right to modify or terminate this Right of Entry at its sole discretion provided that the RDC provide Weddle Bros. notice seven (7) days prior to any modification or termination.

3. Restoration and Repair. Weddle Bros. agrees to repair or cause to be repaired any and all damage to the RDC Property as a result of Weddle Bros.'s use of the RDC Property and to restore the RDC Property to as good a condition as it was in prior to the Weddle Bros.'s first entrance onto the RDC Property pursuant to this Right of Entry. The RDC does not waive its right to make claims for any damages incurred related to Weddle Bros.'s use of the Property
  
4. Indemnity. Weddle Bros. agrees to indemnify, defend, and hold harmless the RDC, its officials, employees, agents, contractors, and subcontractors, in any action arising from incidental damage to the RDC Property, Weddle Bros.'s access and use of the RDC Property, and any work Weddle Bros. performs or causes to be performed on the RDC Property, including but not limited to ordinary maintenance.

IN WITNESS WHEREOF, the parties execute this Agreement on the date entered above.

**GRANTOR:**

**GRANTEE:**

**BLOOMINGTON REDEVELOPMENT  
COMMISSION**

**WEDDLE BROS. BUILDING  
GROUP LLC**

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

\_\_\_\_\_  
\_\_\_\_\_  
Print Name and Title

STATE OF INDIANA        )  
                                          ) SS:  
COUNTY OF MONROE    )

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Cindy Kinnarney, who executed the above and foregoing instrument as her voluntary act and deed for the purposes therein stated.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Christina Finley, Notary Public

Residing in \_\_\_\_\_ County

My Commission Expires: \_\_\_\_\_

**EXHIBIT A**  
(Property Subject to Right of Entry)

- (1) Legal Description: 013-62690-01 Trades District Amendment 1 Lot 1 (commonly known as 477 W. Maker Way, Bloomington, Indiana);
- (2) Legal Description: 013-62690-12 Trades District Lot 2 Amendment Lot 2B-1 (See 013-76470-12 for .25A in Sec 33); and
- (3) Legal Description: 013-76470-12 Trades District Lot 2 Amendment Lot 2B-2 (See 013-62690-12 for .25A in Sec 32)



**23-77**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON, INDIANA**

**TO GRANT RIGHT OF ENTRY FOR ACCESS TO 627 N. MORTON STREET FOR  
TRADES DISTRICT TECH CENTER FIELD OFFICE**

WHEREAS, the Redevelopment Commission of the City of Bloomington owns the real estate and structure located at 627 N. Morton Street, Bloomington, Indiana (the “RDC Property”); and

WHEREAS, on August 3, 2020, the Redevelopment Commission of the City of Bloomington (“RDC”) approved a Project Review & Approval Form (“Form”) authorizing services related to a match required by the terms of a U.S. Economic Development Administration (“EDA”) CARES Act Recovery Assistance grant to construct a tech center in the Trades District (“Project”) in Resolution 20-45; and

WHEREAS, on May 15, 2023, the RDC approved Weddle Bros. Building Group, LLC (“Weddle Bros.”) to serve as Construction Manager as Advisor for the Project in Resolution 23-41; and

WHEREAS, construction on the Project is anticipated to begin no later than October 12, 2023; and

WHEREAS, prior to the start of construction, Weddle Bros. would like to establish its field office for the Project; and

WHEREAS, Weddle Bros. requires a grant of Right of Entry to access and use the western portion of the RDC Property for its field office for the duration of the Project (the “Activities”); and

WHEREAS, the parties wish to enter into the Right of Entry attached to this Resolution as Exhibit A, whereby the RDC will allow Weddle Bros. to enter and stage construction material on the RDC Property, and such Right of Entry shall exist until December 31, 2024.

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

1. The Right of Entry Agreement in Exhibit A is approved.



2. Cindy Kinnarney is authorized to sign the Right of Entry Agreement on behalf of the Redevelopment Commission.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

---

Cindy Kinnarney, President

ATTEST:

---

Deborah Myerson, Secretary

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Date

## **RIGHT OF ENTRY AGREEMENT**

This Right of Entry Agreement ("Right of Entry") is entered into this 2nd day of October, 2023 by and between the BLOOMINGTON REDEVELOPMENT COMMISSION (the "RDC" or "Grantor") and WEDDLE BROS. BUILDING GROUP, LLC ("Weddle Bros." or "Grantee").

### RECITALS

WHEREAS, the Redevelopment Commission of the City of Bloomington ("RDC") is the owner of the building located at 627 N. Morton Street, Bloomington, Indiana (the "RDC Property"); and

WHEREAS, the RDC approved Weddle Bros. Building Group, LLC ("Weddle Bros.") to serve as Construction Manager as Advisor for the construction of the Trades District Technology Center (the "Project"); and

WHEREAS, Weddle Bros. would like to use the western portion of the RDC Property for its field office during the Project (the "Activities");

WHEREAS, Weddle Bros. wishes to enter into this Right of Entry whereby the RDC will allow the Grantee to enter upon the RDC Property for the limited purpose of establishing a field office for the Project, and such Right of Entry shall end on December 31, 2024, unless otherwise agreed to by the parties.

NOW, THEREFORE, the RDC grants a Right of Entry to Grantees upon and across the RDC Property as described above and portrayed in Exhibit A, and the parties agree as follows:

### AGREEMENT

1. **Right of Entry.** The RDC hereby grants to Grantee, and its agents, employees, and successors in right the right to enter upon the RDC Property. The Right of Entry shall apply to any ingress and egress necessary to establish and access the field office for the Project outlined above.
2. **Term.** This Right of Entry shall terminate on October 21, 2024, unless otherwise agreed to in writing by the parties.
3. **Restoration and Repair.** The Grantee agrees to repair or cause to be repaired any and all damage to the RDC Property as a result of Grantee's use of the RDC Property and to restore the RDC Property to its original condition as it was in prior to Grantee's first entrance onto the RDC Property. The RDC does not waive its right to make claims for any damages incurred related to Grantee's use of the Property
4. **Indemnity.** The Grantee agrees to indemnify, defend, and hold harmless the RDC, its officials, employees, agents, contractors, and subcontractors, in any action arising from incidental damage to the RDC Property, Grantee's access and use of the RDC Property,

and any work the Grantee performs or causes to be performed on the RDC Property, including but not limited to ordinary maintenance.

IN WITNESS WHEREOF, the undersigned have set their hand and seal this 2nd day of October, 2023.

**GRANTOR:**

**GRANTEE:**

**BLOOMINGTON REDEVELOPMENT  
COMMISSION**

**WEDDLE BROS. BUILDING  
GROUP LLC**

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

\_\_\_\_\_  
\_\_\_\_\_  
Print Name and Title

STATE OF INDIANA        )  
                                          ) SS:  
COUNTY OF MONROE    )

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Cindy Kinnarney, who executed the above and foregoing instrument as her voluntary act and deed for the purposes therein stated.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Christina Finley, Notary Public

Residing in \_\_\_\_\_ County

My Commission Expires: \_\_\_\_\_