

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Tuesday, September 5, 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=12755>***

I. ROLL CALL

Commissioners Present: Cindy Kinnarney, Deb Hutton, Sarah Bauerle Danzman, and Deborah Myerson attended the meeting in person. Deborah Myerson was not present during New Business.

Commissioners Absent: Randy Cassady

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

Others Present: 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; Heather Lacy, Assistant City Attorney, City Legal Department; John Fernandez, Senior Vice President, The Mill; Roy Aten, Senior Project Manager, City Engineering; Sam Dove; Chris Ciolli

II. READING OF THE MINUTES – Deb Hutton moved to approve the August 21, 2023 minutes. Deborah Myerson seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTER – Deborah Myerson moved to approve the claim register for September 1, 2023 for \$826,232.39. Deb Hutton seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS – Deb Hutton moved to approve the payroll register for August 25, 2023, for \$37,491.59. Deborah Myerson seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. John Zody informed the commission that over the next couple of weeks there might be a need for additional meetings due to the increased activity with Hopewell and the Trades District. After proposing some dates, staff will coordinate with the commission to get work sessions and a possible special RDC meeting scheduled.

B. Legal Report: Colleen Newbill reported that the MOU with CBU (storm water contract) has not been finalized yet, therefore Resolution 23-57 will need to be postponed. Newbill recommended postponing the resolution indefinitely until the MOU and Resolution 23-57 can be put on the agenda together.

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

D. Business Development Updates: Holly Warren gave a brief update on ESD activities. Warren 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 23-57: To Vacate Covenants, Conditions and Restrictions (CRR) for the Trades District. Deb Hutton moved to postpone Resolution 23-57 indefinitely. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

B. Resolution 23-63: Approval of MOU with CBU for Green Roof Infrastructure. John Fernandez gave a brief overview of Resolution 23-63. Fernandez sent a memo to the commissioners prior to the meeting, which outlined answers to some of their previous questions. The memo is attached the minutes.

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

Sarah Bauerle Danzman moved to approve Resolution 23-63. Deb Hutton seconded the motion. The motion passed unanimously.

C. Resolution 23-68: Agreement with AECOM for Environmental Services at Hopewell. Roy Aten gave a brief overview of Resolution 23-68. Aten said that staff solicited proposals from three different firms. AECOM came back with the highest quality bid. Staff have negotiated an agreement with AECOM for an amount not to exceed \$20,000.

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

Deb Hutton moved to approve Resolution 23-68. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

D. Resolution 23-69: Approval of Second Amendment of Agreement for Security Patrols at Hopewell Properties. John Zody said this amendment will extend the contract with Marshall Security through November 1, 2023. The increase in duration will require an additional payment for the security services in the amount not to exceed \$20,000.

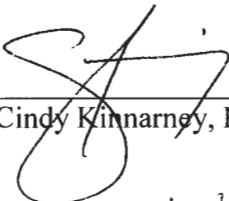
Cindy Kinnarney asked for public comment. There were no comments from the public.

Sarah Bauerle Danzman moved to approve Resolution 23-69. Deb Hutton seconded the motion. The motion passed unanimously.


VII. BUSINESS/GENERAL DISCUSSION –

- a. Tentative work sessions were scheduled for September 12 and 19, as well as a special RDC meeting for Sept. 27.

XI. ADJOURNMENT – The meeting adjourned at 5:45 p.m.



Cindy Kinnarney, President



Deborah Myerson, Secretary

Date: 10/2/2023



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Dimension Mill Inc.
642 N Madison Street
Bloomington, IN 47404

MEMORANDAM

To: Bloomington Redevelopment Commission
From: John Fernandez
DATE: 1 September 2023

RE: Trades District Tech Center green roof maintenance expenses

In response to the Redevelopment Commissioners' questions regarding estimated green roof operating costs, Weddle Brothers reached out to B&L Sheet Metal and Roofing ("B&L"). B&L has experience installing such systems. In particular, they are experienced with Carlisle's GreenGrid product. The final system selected for the Tech Center will be based upon the competitive bids we receive September 26, 2023. This system, however, represents an exemplar for the purposes of the Commissioners' maintenance cost questions. Attached is a Carlisle brochure with additional information about the tray system planned for the Tech Center.

The annual maintenance expenses related to Carlisle's GreenGrid roof garden systems can vary depending on the size and complexity of the system, as well as the climate in which it is located. However, some of the most common maintenance tasks include:

- Irrigation: Rooftop gardens require regular irrigation, especially during hot, dry weather. The frequency and amount of irrigation will depend on the type of plants being grown, the amount of sunlight the garden receives, and the climate.

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- **Fertilization:** Rooftop gardens also need to be fertilized regularly to ensure that the plants are getting the nutrients they need. The frequency and type of fertilizer will depend on the type of plants being grown.
- **Weeding:** Rooftop gardens are susceptible to weeds, so they need to be weeded regularly. The frequency of weeding will depend on the type of plants being grown and the amount of sunlight the garden receives.
- **Pest control:** Rooftop gardens can also be susceptible to pests, so they may need to be treated with pesticides or other pest control measures. The frequency of pest control will depend on the type of plants being grown and the climate.
- **Inspection:** Rooftop gardens should be inspected regularly for damage or problems. This can help to prevent major problems from developing.

The annual maintenance expenses for a Carlisle's GreenGrid roof garden system can vary depending on the size and complexity of the system. The size of the Tech Center green roof is approximately 6800 square feet and **the estimated maintenance costs will be approximately \$5139.**

The savings on energy costs and storm water management will offset these costs over time. Moreover, green roofs deliver additional benefits including:

- **Reduced maintenance costs:** Green roofs can help to reduce maintenance costs by extending the lifespan of the roof. This

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is because they protect the roof from the elements and from wear and tear.

- Improved air quality: Green roofs can help to improve air quality by absorbing pollutants. This can benefit the health of the people who live and work in the building, as well as the environment.
- Attract wildlife: Green roofs can attract wildlife, such as birds and butterflies. This can create a more pleasant and sustainable environment.

I hope this information will enable the Redevelopment Commission to approve the proposed MOU with City of Bloomington Utilities that will provide \$310,000 to offset construction costs related to the green roof system.

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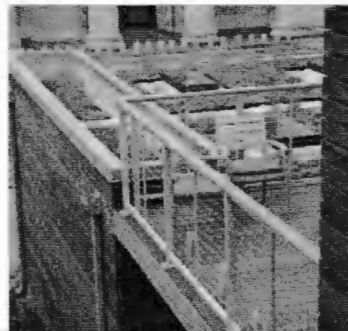


CARLISLE'S

GREENGRID® G4

ROOF GARDEN SYSTEMS

BEAUTIFUL • EFFICIENT • SMART



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Carlisle's GreenGrid G4 Roof Garden System

Carlisle's GreenGrid G4 Roof Garden System offers distinct advantages over more complex systems with its simplicity in design, pre-vegetated modules and removable modular features.

With the introduction of its GreenGrid Roof Garden System, Carlisle has given contractors and owners a premium, easy-to-install roof garden solution.



Carlisle's GreenGrid Advantages

GreenGrid Roof Garden Systems are an easy way to create a stunning vegetated rooftop with a minimum of worry. The new GreenGrid modules feature a very thin edge that is easily hidden by vegetation while maintaining their modular features that allow for easy installation and removal.

Stormwater Management

GreenGrid Roof Garden Systems help alleviate stormwater runoff through retention and detention of precipitation. This benefit can cut costs associated with required municipal on-site stormwater retention.

Lowered Heating & Cooling Costs

Roof Gardens are proven to lower the costs of heating and cooling your building. During the summer, plants in the GreenGrid modules transpire water and become a "sponge" for heat energy. For this reason, the temperature at the membrane and insulation level can be as much as 10°F below the ambient air temperature.

Reduce Urban Heat Island Effect

As a result of decreased plant life and the increased use of concrete and pavement, downtown urban areas can be six to eight degrees Fahrenheit warmer than their surroundings – a phenomenon known as the urban heat island effect. Installing a Carlisle GreenGrid Roof Garden can contribute to reduction of urban heat islands and moderation of city temperatures.

Air Quality

GreenGrid Roof Garden systems help to purify the air by converting CO₂ into oxygen, which can help to reduce greenhouse gases.

Extends Roof Life

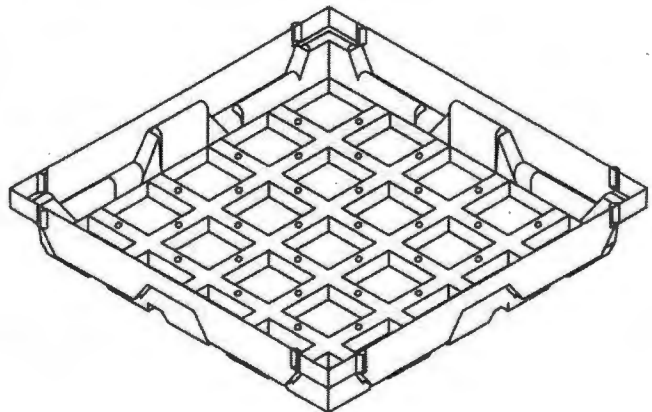
GreenGrid Roof Garden modules can protect roof membranes from ultraviolet radiation, extreme temperature fluctuations and puncture or other physical damage. Minimization of such exposure can improve the long-term performance of the roofing system.

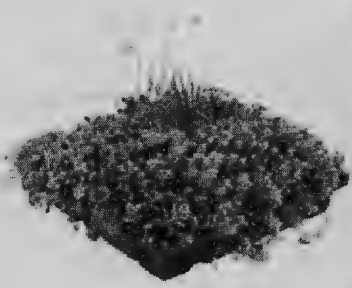
Added Aesthetic Value

GreenGrid Roof Garden Systems provide urban environments with visually pleasing vistas and rooftop gardens. In urban environments, roof gardens also add value by converting space into areas usable for recreation by building occupants. In such locations, the scarcity of real estate makes the addition of a roof garden for such recreation a competitive alternative.

Maintenance

Maintaining your GreenGrid G4 Roof Garden system will help you maximize the benefits associated with a vegetated roof. Maintenance levels will be dependent upon the design of your GreenGrid Roof Garden. Since your GreenGrid Roof Garden is a living system, a specific maintenance program needs to be adopted and performed on a regular basis. Consult Carlisle for a specific maintenance plan for your design.





Benefits

- Single-source responsibility – roofing contractors can install both the waterproofing and GreenGrid in one installation
- No planting on the roof – modules are pre-vegetated prior to arriving on the jobsite
- Easy to handle and fast to install
- Modules are easily moved for modifications or roof repair
- Building owners receive single-source warranty coverage

Features

- Module size:** 24" x 24" (4 sq ft)
(61cm x 61 cm) (3721 sq cm)
- Module depth:** 4.25 in (10.8 cm)
- Drain hole size:** .25 in (6.35 mm)
- Tray wall thickness:** 0.19 in (4.75 mm)
- Depth of water reserve:** 0.75 inch (1.91 cm)
- Saturated Weight:** 26 – 30 psf
- Maximum weight per tray:** 120 pounds
- Tray Material:** Black 100% pre-consumer recycled HDPE with UV inhibitors and stabilizers
- Filter fabric type:** Spunbonded polypropylene geotextile
- Growth Media:** Proprietary engineered blend of organic and inorganic components blended to satisfy FLL guidelines
- Vegetation:** Standard plant mixes are regional and typically include multiple species of sedum

