



City of Bloomington Capital Improvement (CBCI)

BOARD MEETING – SPECIAL SESSION

TUESDAY, SEPTEMBER 26, 2023, 3:00 P.M.

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

And via Zoom

MEETING MINUTES

Board Members present: President Mick Renneisen, Vice President Valerie Peña, Secretary/Treasurer John West, Member Sarah Bauerle Danzman, Member Doris Sims, all via Zoom

Board Members absent: none.

1. President Mick Renneisen called the meeting to order: 3:04 p.m.
2. Roll call by Recording Secretary Ashley Sparks:
 - a. All members present via Zoom as listed above.
3. Approval of meeting minutes from 8/2/23 meeting
 - a. Moved by Secretary/Treasurer West, seconded by Member Sims
 - b. Approved 5-0
4. Declaration/review of board member conflicts of interest: President Renneisen asked if any to declare, none to declare.
5. Hopewell
 - a. Schedule Updates: Public Offering of Blocks 8-9-10 update by Ms. Deb Kunce of JS Held (the project management firm)
 - i. Ms. Kunce announced that the RFI release has been approved by U3 and City Staff. Ms. Kunce provided a timeline for proposals; A pre-proposal meeting will be held the week of October 2 and responses will be due by December 1. U3 will do the initial vetting, followed by future conversations with an evaluation committee.

- ii. Ms. Kunce announced that the evaluation team has decided that there are viable proposals for Blocks 8-9-10. The RDC will issue public offering, effective October 2 with bids due by November 1.
 - b. IUH Property Conveyance Site Conditions Notice Deadline
 - i. Ms. Kunce announced that the IU Health site conveyance and site conditions notice have been issued with a 60-day deadline for responses.
 - c. Hopewell West Alley Vacation Request
 - i. Ms. Kunce announced that support is being sought from Council on October 4 for the West alley vacation request.
 - ii. Ms. Kunce discussed the application for the DOT Reconnecting Communities and Neighborhoods grant application, which has been submitted to request for the remaining infrastructure funding and city expenses needed. This grant will be awarded in January.
- 6. Vote on Approval to Release RFI Blocks 1-2-3
 - a. Ms. Kunce stated that the Board has a draft 98% complete and showed a final draft on the screen for Board members to review. There is a need for the Board to confirm the desire for U3 to issue the RFI to 350 entities. Ms. Kunce informed the Board of the various City employees who have reviewed the document.
 - i. Member Doris Sims asked for a copy of the RFI. President Mick Renneisen directed her to the packet sent to the Board.
 - ii. Secretary/Treasurer John West asked if there were substantial changes to be brought to the attention of the Board. Ms. Kunce stated that the only change is the percentage of ownership being set at 15%.
 - iii. President Mick Renneisen commented on his experiences sitting in on meetings with City employees as they review the document.
 - iv. Secretary/Treasurer John West noted that the RFI for Blocks 1-2-3 involved less demolition. Ms. Kunce agreed, stating it is likely to be a popular spot for developers.

- v. Vice President Valeria Peña made a motion to approve the release of RFI. Member Sarah Bauerle Danzman seconded the motion. Motion passed unanimously.

7. Other Business

- a. Website updates by Vice President Valerie Peña
 - i. Vice President Valerie Peña stated that the website contract letter is in the process of being written and will be ready for approve on October 18, with the understanding that the Board will receive it before October 18 to review.
 - ii. Vice President Valerie Peña requested permission to pull artwork into the proposed website. Ms. Kunce stated that this is acceptable.
- b. Upcoming Meeting Schedule discussion led by President Mick Renneisen
 - i. Ms. Kunce stated no need to meet for the regularly scheduled meeting on October 4. The meeting on October 18 will meet predominately to discuss updates.
 - ii. Ms. Kunce suggested the bids for the demolitions on blocks 8-9-10 can be communicated in writing. The RDC's recommendation will be received on October 16.
 - 1. Secretary/Treasurer John West asked if the Board will recommend demolition except for 714 S. Rogers and 614 1st Street. Ms. Kunce clarified exceptions to the demolition request and stated that quotes will also be given for the inclusion of these buildings.
 - 2. Secretary/Treasurer John West asked if bidders for Blocks 8-9-10 are assuming the buildings at 714 S. Rogers and 614 1st Street are included. Ms. Kunce discussed the need for this to be decided prior to October 2 and stated the RDC's desire for these buildings to come down.
 - 3. Member Sarah Bauerle Danzman asked if the RDC has discussed this topic and if RFIs will include these demolitions. Ms. Kunce answered that one of the proposals included the property at 714 S. Rogers, though it is not legally binding.

4. Member Sarah Bauerle Danzman asked for clarification on the lots being offered due to potential reuse of the buildings. Ms. Kunce stated that there are timing considerations in play for this subject and demolition bids are able to be held for 30-60 days before making a final decision.
8. Public Comment - none
9. Motion to adjourn: moved by Secretary/Treasurer John West; seconded by. Motion passed 5-0. Meeting adjourned: 3:34 p.m.

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Vali Peña