

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, October 2, 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=12856>**

I. ROLL CALL

Commissioners Present: Cindy Kinnarney, Deb Hutton, and Deborah Myerson attended the meeting in person. Erin Cooperman, MCCSC Representative attended via zoom.

Commissioners Absent: Sarah Bauerle Danzman and Randy Cassady

Staff Present: John Zody, Director, Housing & Neighborhood Development Department (HAND); Christina Finley, Financial Specialist, HAND; Colleen Newbill, Assistant City Attorney, City Legal; Heather Lacy, Assistant City Attorney, City Legal; Holly Warren, Interim Director and Assistant Director for the Arts, Economic and Sustainable Development

Others Present: John Fernandez, Senior Vice President, The Mill; Sam Dove; Chris Ciolli, Weddle Bros. Construction; Clark Greiner, BEDC; Jen Pearl, BEDC; Martie Vandeventer, Controller, Building Associates, Inc.; Todd Hoops, Area Manager, E&B Paving, LLC

II. READING OF THE MINUTES –Deborah Hutton moved to approve the September 18, 2023 minutes, September 18, 2023 executive summary, and the September 27, 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 29, 2023 for \$140,255.77. Deb Hutton seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS –Deb Hutton moved to approve the payroll register for September 22, 2023, for \$37,466.60. Deborah Myerson seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director’s Report. John Zody stated that the City is hosting its annual commissioner’s appreciation event on October 24, 2023 at the Waldron Arts Center from 5:30 to 7:30 p.m. An invitation was sent to the commissioners via email.

B. Legal Report: Colleen Newbill informed the commission that there was a bid opening on September 26, 2023 for the Trades District Tech Center. Three of those bids packages will be awarded tonight and the remaining bid packages will be awarded at a later date.

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. She was available to answer questions.

E. Hopewell Update: John Zody gave an update on Hopewell activities. Zody stated the public offering sheets for Hopewell Blocks 8, 9, and 10 is the first item under new business. Bids for demolition for most of the buildings will be held October 10. Those results will be brought to the October 16 RDC meeting.

VI. NEW BUSINESS

- A. Resolution 23-73: Approval of Offering Sheets for Hopewell Blocks 8, 9, and 10.** John Zody stated that staff obtained two separate appraisals of the properties and prepared a notice of offering. In order to publicly offer property for sale in accordance with Indiana Code, the Redevelopment Commission must publish notice in the Herald Times. There is a 30-day deadline with responses due November 1, 2023 by 12 p.m.

Deb Hutton asked why blocks 8 and 9, which are two separate blocks appear to have one parcel number and block 10, which is a single block has two parcel numbers. John Zody explained 8 and 9 are formally one parcel but will need to be subdivided into two parcels.

Cindy Kinnarney asked for public comment.

There was one comment from the public asking for clarity on the parcel descriptions.

Heather Lacy explained that the parcel numbers are what will carry the day. The descriptions mirror what was in the request for information. Lacy said it is a little confusing that we refer to those areas as blocks 8, 9, and 10 but in reality it is two areas which are C & D, so we will use the parcel numbers along with the opportunity to walk the property as being the way that we describe them for purposes of the public offering. The discussion continued.

Deborah Myerson asked if an additional exhibit could be added for clarity. Lacy will revise Exhibit A of Resolution 23-73 to include a Master Plan rendering of the Hopewell site depicting the property available in the public offering sheets as blocks 8, 9, and 10.

Deborah Myerson moved to approve Resolution 23-73 with the amendment of adding an exhibit to the public offering as stated above. Deb Hutton seconded the motion. The motion passed unanimously.

A copy of the amended resolution and exhibit is attached to the minutes.

- B. Resolution 23-74: Bid Acceptance and Contract Award for Bid Package #1 for the Trades District Tech Center.** Colleen Newbill stated the City held a bid opening on September 27, for six separate bid packages. Two bids were received for bid package #1. The bid was awarded to E&B Paving, they had the lowest most responsive and reasonable bid. Staff have negotiated an agreement with E&B Paving for an amount not to exceed \$1,248,142.

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

Deb Hutton moved to approve Resolution 23-74. Deborah Myerson seconded the motion. The motion passed unanimously.

- C. Resolution 23-75: Bid Acceptance and Contract Award for Bid Packages #2 and #4 for the Trades District Tech Center.** Colleen Newbill stated the City held a bid opening on September 27, for six separate bid packages. Three bids were received for bid package #2 and three bids were received for bid package #4. Building Associates was the lowest, most responsive and reasonable bidder for both bid packages. Staff have negotiated an agreement with Building Associates for bid package #2 for \$6,293,700 and bid package #4 for \$452,300. The total contract is for an amount not to exceed \$6,746,000.

Deb Hutton pointed out that the in a couple of places the resolution refers to E&B Paving instead of Building Associates. Colleen Newbill said it is a typo and she will correct the resolution. Myerson asked to see the bid numbers to verify they were correct in the resolution. Newbill

stated she double-checked the amounts and they are correct. However, she will send the bid tab to the commissioners for their reference.

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

Deborah Myerson moved to approve Resolution 23-75 with the above corrections. Deb Hutton seconded the motion. The motion passed unanimously.

- D. Resolution 23-76: Right of Entry for Access for Trades District Tech Center Construction Staging.** Colleen Newbill stated this is a request for Weddle Bros. to access the lots surrounding the lot where the Tech Center will be constructed, for the construction staging. Construction is anticipated to begin no later than October 12, 2023.

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

Deb Hutton moved to approve Resolution 23-76. Deborah Myerson seconded the motion. The motion passed unanimously.

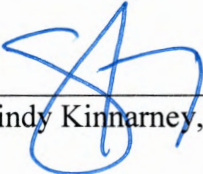
- E. Resolution 23-77: Right of Entry for Access to 627 N. Morton Street for Trades District Tech Center Field Office.** Colleen Newbill stated this is a request for Weddle Bros. to access the property located at 627 N Morton. They are requesting use of the western portion of the building which is the back half closest to the Tech Center construction area. They will be using the area to set up their construction office for the duration of the construction project.

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

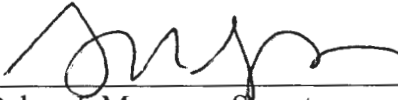
Deborah Myerson moved to approve Resolution 23-77. Deb Hutton seconded the motion. The motion passed unanimously.

VII. BUSINESS/GENERAL DISCUSSION –

- XI. ADJOURNMENT –** Deborah Hutton moved to adjourn. Deborah Myerson seconded the motion. The meeting adjourned at 5:35 p.m.



Cindy Kinnarney, President



Deborah Myerson, Secretary

Date: 10/16/2023