

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, October 16, 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=12891>***

I. ROLL CALL

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

Commissioners Absent: Deb Hutton

Staff Present: John Zody, Director, Housing & Neighborhood Development Department (HAND); Christina Finley, Financial Specialist, HAND; Cody Toothman, Program Manager, HAND; Matt Swinney, Program Manager, 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 (ESD); Andrea de la Rosa, Assistant Director for Small Business Development, ESD; Tim Street, Operations and Development Division Director, City Parks and Recreation

Others Present: John Fernandez, Senior Vice President, The Mill; Deb Kunce, JS Held; Sam Dove; Chris Ciolli, Weddle Bros. Construction; Ted Ferguson; Lucos Gonzalez; Desma Belsaas, JS Held

II. READING OF THE MINUTES –Deborah Myerson moved to approve the October 2, 2023 minutes. Randy Cassady seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTER – Randy Cassady moved to approve the claim register for October 13, for \$39,155.18. Deborah Myerson seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS –Deborah Myerson moved to approve the payroll register for October 6, 2023, for \$37,491.55. Randy Cassady seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. John Zody reported that Glenda Murray, the county historian submitted an application for a historical marker to be placed at the Hopewell property. The application was approved. As the owner of the property the RDC will be asked to sign an approval letter.

Applications for Community Development Block Grant Funds for program year 2024 are due October 31, 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: Holly Warren gave a brief update on ESD activities. She was available to answer questions.

E. Hopewell Update: Deb Kunce reported that the Hopewell West Alleys were vacated by the City Council on October 4, 2023. The public offering has been issued for Hopewell blocks 8, 9, and

10 and we expect to receive bids on November 1, 2023. The RFI for blocks 1, 2, and 3 for development have been issued and are expected to be back on December 1, 2023.

VI. NEW BUSINESS

- A. **Resolution 23-78: Approval of CDBG Funding Agreement for Hoosier Hills Food Bank.**
- B. **Resolution 23-79: Approval of CDBG Funding Agreement for Beacon, Inc.**
- C. **Resolution 23-80: Approval of CDBG Funding Agreement for Community Kitchen.**
- D. **Resolution 23-81: Approval of CDBG Funding Agreement for Monroe County United Ministries.**
- E. **Resolution 23-82: Approval of CDBG Funding Agreement for Mother Hubbard's Cupboard.**
- F. **Resolution 23-83: Approval of CDBG Funding Agreement for New Hope for Families.**

Cindy Kinnarney suggested approving Resolution 23-78 through 23-83 as a group. John Zody stated the RDC approved all of the CDBG funding amounts earlier this year. Zody said tonight's resolutions will approve the funding agreements and allow the program recipients to move ahead with their programs.

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

Deborah Myerson moved to approve Resolution 23-78 through 23-83. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

- G. **Resolution 23-84: Approval of LEED Services Agreement with Applied Engineering Services for the property located at 320 W. 8th Street (Showers West).** The City requires consulting services related to the redevelopment of the property including services for a LEED silver certification. This agreement will be primarily paid for with Public Safety Economic Lit Bond Funds, and is eligible for funding from the Downtown Consolidated TIF as secondary funding, if needed. City staff have negotiated an agreement with Applied Engineering Services for an amount not to exceed \$71,000.

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

Randy Cassady moved to approve Resolution 23-84. Deborah Myerson seconded the motion. The motion passed unanimously.

- H. **Resolution 23-85: Amended Project Review and Approval Form for Development of New Hopewell Neighborhood.** Deb Kunce explained the updates and adjustments listed on the project review form. Kunce answered questions from commissioners

Sarah Bauerle Danzman pointed out that Resolution 23-52 was never approved and needs to be removed from the history of resolutions on the project review form. Danzman also pointed out a typo that needs corrected.

Sarah Bauerle Danzman moved to approve Resolution 23-85 with the above corrections. Deborah Myerson seconded the motion. Randy Cassady abstained. The motion passed 3-0-1.

- I. **Resolution 23-86: Approval of Funding for Single Solar Trailer to Power Security Cameras at Hopewell.** Desma Belsaas stated that the RDC currently owns the security cameras. There isn't a building or structure nearby where cameras could be mounted and receive power. The mobile trailer with solar seemed to be the best solution. This resolution is for an amount not to exceed \$17,119.

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

Randy Cassady moved to approve Resolution 23-86. Deborah Myerson seconded the motion. The motion passed unanimously.

- J. Resolution 23-87: Approval of Demolition Contract for Hopewell Blocks 8, 9, and 10.** City staff solicited bids for a contractor for the demolition of existing structures on Hopewell blocks 8, 9, and 10. The RDC received three bids for the services, and Renascent, Inc. was the lowest and most responsible bidder. City staff have negotiated an agreement with Renascent to perform the services for an amount not to exceed \$353,052.

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

Sarah Bauerle Danzman moved to approve Resolution 23-87. Deborah Myerson seconded the motion. The motion passed unanimously.

- K. Resolution 23-88: Approval of Third Amendment of Agreement for Security Patrols at Hopewell Properties.** The current agreement with Marshall Security is set to expire on November 1, 2023. City staff believe it is in the best interest of the project to extend this agreement until December 31, 2023. The increase in duration will require an additional payment for the security services in an amount not to exceed \$18,500, which would bring the total amount for the contract to \$165,698.95.

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

Deborah Myerson moved to approve Resolution 23-88. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

- L. Resolution 23-89: Agreement with VET for Environmental Services at Hopewell.** The City requires the services of a professional consultant to advise and provide professional services on environmental matters related to site assessment, cleanup, and redevelopment for the Hopewell project and other projects containing federal funding. City staff have negotiated an agreement with VET for an amount not to exceed \$9,400 for the services.

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

Randy Cassady moved to approve Resolution 23-89. Deborah Myerson seconded the motion. The motion passed unanimously.

- M. Resolution 23-90: Approval of Agreement with Patriot Engineering and Environmental, Inc. for Construction Materials Testing and Inspections.** The City requires the services of a professional engineering and environmental firm to provide inspection services and perform material testing for the Trades District. City staff have negotiated an agreement with Patriot Engineering and Environmental, Inc. for an amount not to exceed \$86,000.

Cindy Kinnarney asked for public comment. There were not comments from the public.

Deborah Myerson moved to approve Resolution 23-90. Sarah Bauerle Danzman seconded the motion. The motion passed unanimously.

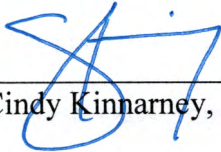
Resolution 23-91: Approval of CDBG Funding Agreement for Monroe County United Ministries Physical Improvement Project. John Zody stated the RDC approved all of the CDBG funding amounts earlier this year. Zody said tonight's resolutions will approve the funding agreement and allow the program recipient to move ahead with their project.

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

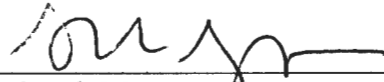
Randy Cassady moved to approve Resolution 23-91. Sarah Bauerle Danzman seconded the motion. The motion passes unanimously.

VII. BUSINESS/GENERAL DISCUSSION –

XI. ADJOURNMENT – Sarah Bauerle Danzman moved to adjourn. Randy Cassady seconded the motion. The meeting adjourned at 6:20 p.m.



Cindy Kinnarney, President



Deborah Myerson, Secretary

Date: 11/6/23