



City of Bloomington Capital Improvement (CBCI)

BOARD MEETING

WEDNESDAY, NOVEMBER 16, 2023, 4:00 P.M.

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

JOIN BY ZOOM

MEETING AGENDA

1. Approval of minutes from 10/18/23 meeting
2. Declaration/review of board member conflicts of interest
3. Development Update – Deb Kunce, J.S. Held
 - a. Hopewell South - Public Offering of Blocks 8-9-10
 - b. Hopewell East – RFI Blocks 1-2-3
 - c. General
4. Hopewell Consulting Agreements with RDC – Deb Kunce, J.S. Held
5. Website Update – Valerie Peña, CBCI
6. Review meeting schedule for balance of 2023 – Deb Kunce, J.S. Held



City of Bloomington Capital Improvement (CBCI)

BOARD MEETING

WEDNESDAY, OCTOBER 18, 2023, 4:00 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, Member Sarah Bauerle Danzman, Member Doris Sims

Board Members absent: Secretary/Treasurer John West

1. President Mick Renneisen called the meeting to order: 4:03 p.m.
2. Roll call:
 - a. All members present in person as listed above.
3. Approval of meeting minutes from 9/26/23 meeting
 - a. Moved by Member Sims, seconded by Vice President Peña
 - b. Approved 4-0
4. Declaration/review of board member conflicts of interest: President Renneisen asked if any to declare, none to declare.
5. Development Solicitations Update – Stephany Lin, U3 Advisors
 - a. Hopewell South – Public Offering of Blocks 8-9-10
 - i. The Board was informed that the Public Offering for Blocks 8-9-10 has been issued and all submissions are due November 1.
 - b. Hopewell East – RFI Blocks 1-2-3
 - i. Ms. Lin announced that the RFI for Blocks 1-2-3 have been issued to 194 firms and a pre-proposal meeting is scheduled for November 12, 2023. Ms. Lin stated that 20 firms were represented in the RFI meeting, and 2 of those firms have

already confirmed their intent to respond. October 23 is the deadline to submit questions and October 30 is the deadline for the intent to respond.

- ii. Ms. Kunce asked that Ms. Lin discuss developers' reasons for a lack of interest in submitting for the project. Ms. Lin responded that there are concerns surrounding the tax credit and affordability requirements and obtainability, in addition to high construction costs.
- iii. Member Sims asked if the affordability requirement is still 20%. Ms. Lin responded affirmatively.
- iv. President Renneisen asked if attendees for the RFI meeting were aware of the City's incentives to encourage development. Ms. Lin responded affirmatively.
- v. Ms. Kunce outlined the different steps of the development process. She emphasized that the RFI is the first step.
- vi. Member Bauerle-Danzman asked if there is a possibility to explore changes to the number of affordable units on the land if the RFI responses reflect an inability to finance successfully. Ms. Kunce and Ms. Lin both answered affirmatively.
- vii. President Renneisen stated that there have not been any proposals yet for Blocks 1-2-3, therefore there is no way to know if a different path needs to be pursued. Ms. Kunce elaborated and stated that U3 is drumming up interest in Bloomington for developers.
- viii. Member Sims asked if there was a step needed from CBCI. Ms. Kunce and Ms. Lin replied, indicating that there are specific steps to be taken.
- ix. Assistant City Attorney Heather Lacy stated that there is a timeframe for responses, followed by additional negotiations. President Renneisen elaborated.
- x. Member Bauerle-Danzman asked for an overview of key points coming from the RFI. Ms. Lin responded with several responses she has heard from developers, in addition to positive feedback regarding the City's investments. Ms. Lin stated that U3 is pushing on a broader outreach.

- xi. Ms. Kunce stated that the Indiana Business Journal is interested in running a feature and stated that, even though there has only been 1 response from a Bloomington developer for Blocks 1-2-3, all developers were local for Blocks 8-9-10.

6. Schedule Updates

- i. Ms. Kunce discussed the contractor incentives for Phase 1 East and stated that the demolition of buildings on Blocks 8-9-10 is not likely to occur until early 2024 due to the need for special approval regarding 615 W. Third Street's historic building status.
- ii. Member Sims asked if one of the buildings on Blocks 8-9-10 is locally designated as a historic landmark, resulting in the need for approval from the Historic Preservation Commission. Ms. Kunce responded that it can be separated if needed.
- iii. Member Sims asked if the historic house can be moved. Ms. Kunce replied that she is unsure.
- iv. Ms. Kunce provided a timeline of events regarding the progress of Blocks 8-9-10. She stated that a federal grant, if provided, will cover most of the cost of infrastructure and the decision on the grant will be made in the first quarter of 2024. She outlined the progress on the garage study and the 1st Street reconstruction, which INDOT will send out to bid in December.
- v. Member Bauerle-Danzman provided input from the RDC's discussion on the topic of the grant mentioned, stating the different directions the RDC discussed on the topic.
- vi. Ms. Kunce discussed the HUD environmental review and the known underground storage tanks on Blocks 8-9-10, for which a grant has been requested to fund the removal.
- vii. Ms. Kunce stated that the BEDC has been affording Hopewell a page in the annual report, but additional content is now needed to promote the project. The deadline for this is October 27.

7. Website – Valerie Peña

- a. Vice President Peña discussed potential website domains. She stated that the current website is part of the City of Bloomington's

website and the data is outdated. She provided several options for new domains for the Board to consider and spoke of the cost of maintaining a new website, should the City not currently be in possession of separate domains for the Board.

- b. Deputy Mayor Larry Allen indicated that the City does own several separate domains for use by the Board. Board members agreed to adopt HopewellBloomington.org or HopewellBloomington.net.
 - c. Vice President Peña passed out a packet which outlined the Website Development Request for Proposal.
 - d. Member Bauerle-Danzman stated that one goal of the website is to assist community members with understanding the decision-making process and allowing an engaging experience. Vice-President Peña asked if the website should be a vehicle for questions from the community. Member Bauerle-Danzman replied negatively.
 - e. Member Sims asked if the cost of the project should be included on the website. Vice-President Peña indicated that this information will be available on an informational tab.
 - f. Ms. Kunce and Vice-President Peña discussed a collaborative effort to retrieve photos, information, and other branding elements from a shared folder.
 - g. A proposed site navigational map was discussed. Ms. Kunce reiterated that the website should provide general information for the public and not be specific to developers.
 - h. Additional details of the website design, cost and functionality were discussed in detail. Ms. Kunce indicated that the analytic software should be a bigger discussion, as different groups of people might need different analytics.
 - i. The Board decided that all interviews for potential website vendors should occur between November 6 and November 14, with the Board voting on a provider on November 15.
8. Hopewell East Arts Program – Holly Warren
- a. Ms. Warren discussed the 1% allocation for art on newly constructed sites and provided several examples of potential installations.
 - b. President Renneisen indicated that the lawn area is often used for unpredictable activities and should not be compromised by unmovable items.

- c. Ms. Kunce provided advice on the potential issue of art on top of water tanks. Ms. Warren indicated that members of the City's Parks & Recreation and Engineering departments will be on a review committee for this reason.
9. Review Meeting Schedule for Balance of 2023
 - a. Upcoming Meeting Schedule discussion led by President Mick Renneisen. All meetings currently on the calendar for the remainder of 2023 are expected to meet quorum requirements.
10. Public Comment - none
11. Motion to adjourn: moved by Vice-President Peña; seconded by Member Sims. Motion passed 4-0. Meeting adjourned: 5:19p.m.

These minutes were approved by the City of Bloomington Capital Improvement Board on November 1, 2023.

Mick Renneisen
President

Valerie Peña
Vice President



3.0 Development Update

City of Bloomington Capital Improvements Board
November 15, 2023

Subject: Development Updates

Background: Private developers are needed to create housing at Hopewell.

Activities:

Hopewell South: A public offering was issued by the RDC for Blocks 8-9-10 development and two proposals were received on November 1, 2023.

Rubicon	Block 8	\$1,448,350	
	Block 9	\$1,448,350	
	Block 10	\$664,030	
	Total		\$3,560,730
PKSG	Block 8-9-10	Total Offer for All three	\$3,560,730

Both proposals are in a review led by U3 Advisors. Input will also be sought via a core group of advisors from CBCI, RDC, Office of the Mayor, Controller's Office, HAND, and JS Held. Additional support will be sought as needed from Planning, Economic & Sustainable Design, CBU, Engineering, etc

Hopewell East: Per CBCI approval, a Request for Information (RFI) was issued for development of Blocks 1-2-3. A pre-RFI submission meeting was held, and we're very encouraged by the overwhelming response of firms intending to submit. RFI responses are expected Dec 1, 2023.

General:

- U3 Advisors will provide an update to the RDC on December 18
- Kohr Building Development re: tax credit award: final decision for the current tax credit submission is expected before the end of 2023.



4.0 Hopewell Consulting Agreements with RDC

City of Bloomington Capital Improvements Board
November 15, 2023

Subject: Hopewell Consulting Agreements with RDC

Background: Implementing a 24-acre redevelopment, owned by the City of Bloomington, requires expertise and staff support.

Activities: There are several active consulting agreements held by the RDC directly relating to development and several more are anticipated.

Active:

- Project Management J.S. Held, LLC
- Development Owner's Rep U3 Advisors
- Environmental Consulting (HUD) VET

Projected:

- Sustainability Consulting TBD
- Environmental Consulting (general) BCA Environmental (via Brownfields grant)
- Environmental Consulting (specialty) TBD