

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, November 6, 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=12959>**

**I. ROLL CALL**

Commissioners Present: Cindy Kinnarney, Sarah Bauerle Danzman, Randy Cassady, Deb Hutton and Deborah Myerson attended the meeting in person. Erin Cooperman attended the meeting via zoom.

Commissioners Absent: All commissioners were present.

City Staff Present: John Zody, Director, Housing & Neighborhood Development Department (HAND); Anna Hanson, Assistant Director, 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 (ESD); Tim Street, Operations and Development Division Director, City Parks and Recreation; Maria McCormick, Public Improvements Manager, City Engineering

Others Present: John Fernandez, Senior Vice President, The Mill; Deb Kunce, JS Held; Sam Dove; Jen Pearl, BEDC; Glenda Murray; Lucos Gonzalez; Desma Belsaas, JS Held

**II. READING OF THE MINUTES** –Sarah Bauerle Danzman moved to approve the October 16, 2023 minutes. Deborah Myerson seconded the motion. Deb Hutton abstained. The motion passed 4-0-1.

**III. EXAMINATION OF CLAIM REGISTER** – Deb Hutton moved to approve the claim register for October 27, for \$181,993.45. Deborah Myerson seconded the motion. The motion passed unanimously.

**IV. EXAMINATION OF PAYROLL REGISTERS** –Randy Cassady moved to approve the payroll register for October 20, 2023, for \$36,566.53. Deb Hutton seconded the motion. The motion passed unanimously.

**V. REPORT OF OFFICERS AND COMMITTEES**

**A. Director's Report.** John Zody reported that the Community Development Block Grant (CDBG) applications were due last week. Recommendations will come back to the RDC for approval before the end of the year and to the City Council shortly after the first of the year. Zody also mentioned that RDC members wishing to seek reappoint to the Commission should submit that interest to the Office of the Mayor or City Council soon.

**B. Legal Report:** Colleen Newbill reported that Jeff Cockrill from the Monroe County Legal Department would like to attend the December 4 RDC meeting to present an update on the proceedings of the Convention Center.

The EDA gave approval to award the final three bid packages for The Trades District Tech Center.

John Zody stated that the RDC met in executive session at 4pm prior to this meeting.

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

**D. Business Development Updates:** Legal staff was available to answer questions.

- E. **Hopewell Update:** Deb Kunce reported RFI submissions for blocks 1, 2, and 3 due in early December. The public offering for blocks 8, 9 and 10 were read aloud last week. There were two proposals and those are currently under review. Kunce also reported that the parking garage study the RDC funded should be ready in early December.
- F. **Switchyard Park Final Report:** Tim Street presented the final report to the board. The slide presentation was not available during the meeting but is attached to the minutes.

## VI. NEW BUSINESS

- A. **Resolution 23-92: Approval of Encroachment Agreement for Trades District Tech Center.** The RDC owns the property at 617 N. Madison Street. Construction of the Trades District Technology Center is currently underway on the property. As part of the project plans, the water line for the Tech Center will remain in the public right of way, requiring an encroachment agreement with the City of Bloomington Board of Public Works. As part of the project plans, the owner or its authorized agents will be required to obtain a right of way use permit and or a grading permit in addition to the Encroachment agreement. Maria McCormick was available to answer questions.

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

Randy Cassady moved to approve Resolution 23-92. Deb Hutton seconded the motion. The motion passed unanimously.

**Resolution 23-93: Bid Acceptance and Contract Award for Bid Package #7 for The Trades District Tech Center:** The City of Bloomington held a bid opening on September 26, 2023 for the Trades District Technology Center project. Two bids were received and reviewed for responsiveness by members of the City of Bloomington Economic and Sustainable Development Department, The Dimension Mill, the Construction Managers, and the Engineer of record.

Colleen Newbill stated the lowest and most responsive and responsible bidder was Multicraft Fire LLC, for the base bid, with no alternate bid, in the contract amount not to exceed \$170,800.

- B. **Resolution 23-94: Bid Acceptance and Contract Award for Bid Package #8 for the Trades District Tech Center:** The City of Bloomington held a bid opening on September 26, 2023 for the Trades District Technology Center project. One bid was received and reviewed for responsiveness by members of the City of Bloomington Economic and Sustainable Development Department, The Dimension Mill, the Construction Managers, and the Engineer of record.

Colleen Newbill stated Harrell-Fish, Inc. (HFI) submitted a base bid in the contract amount of \$1,417,000 with a deduct alternate. The deduct alternate will not be awarded. HFI is considered the lowest and most responsive and responsible bidder.

- C. **Resolution 23-95: Bid Acceptance and Contract Award for Bid Package #9 for the Trades District Tech Center:** The City of Bloomington held a bid opening on September 26, 2023 for the Trades District Technology Center project. Four bids were received and reviewed for responsiveness by members of the City of Bloomington Economic and Sustainable Development Department, The Dimension Mill, the Construction Managers, and the Engineer of record.

Colleen Newbill stated the lowest, responsive, and responsible bidder was Woods Electrical Contractors Inc. for the base bid, with no alternate bid, in the contract amount of \$1,020,000.

Cindy Kinnarney asked for public comment on Resolutions 23-93, 23-94, and 23-95. There were no comments from the public.

Deb Hutton moved to approve Resolution 23-93, 23-94, and 23-95. Randy Cassady seconded the motion. The motion passed unanimously.

- D. Resolution 23-96: Acceptance of a State Historical Marker Honoring the Local Council of Women at the Hopewell Neighborhood.** On July 3, 2023, the RDC endorsed a letter to the Indiana Historical Bureau indicating its support for a historical marker to be placed at the Hopewell site to honor the Local Council of Women's role in founding and operating Bloomington Hospital. On October 5, 2023, notification was received that the historical marker was approved by the Indiana Historical Bureau for future placement at the Hopewell project site. This resolution formally accepts the historical marker for placement. The exact placement coordinates are not known at this time but the marker will be placed as close to the location of historic buildings as reasonably possible. John Zody recognized Glenda Murray, who led the application effort for the marker.

Cindy Kinnarney asked for public comment. Glenda Murray made brief comments regarding the marker, including that the Local Council of Women had agreed to pay for its cost.

Randy Cassady moved to approve Resolution 23-96. Deborah Myerson seconded the motion. The motion passed unanimously.

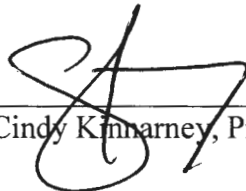
- E. Resolution 23-97: Approval of Funding for Site Furnishings at Hopewell.** Tim Street stated the site furnishings were moved from the first bid to the second bid in an attempt to save money. Street said approximately 50% was saved by purchasing directly and taking on some of the assembly. The furnishings will be held until the Hopewell site is developed far enough along that the space can be activated. Street said these are outdoor furnishings.

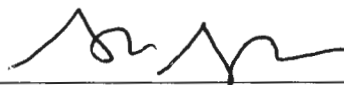
Cindy Kinnarney asked for public comment. There were no comments from the public.

Deborah Myerson moved to approve Resolution 23-97. Deb Hutton seconded the motion. The motion passes unanimously.

**VII. BUSINESS/GENERAL DISCUSSION –**

- XI. ADJOURNMENT –** Deb Hutton to adjourn. The meeting adjourned at 5:30 p.m.

  
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Cindy Kinnarney, President

  
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Deborah Myerson, Secretary

Date: 12/14/2023