



# City of Bloomington Capital Improvement (CBCI)

## BOARD MEETING

WEDNESDAY, DECEMBER 6, 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 11/16/23 meeting
2. Declaration/review of board member conflicts of interest
3. Development Update – Deb Kunce, J.S. Held
  1. Kohr Building -- awarded tax credits Nov 2023
  2. Hopewell South -- Public Offering Blocks 8-9-10
  3. Hopewell East – RFI Blocks 1-2-3
4. Hopewell Consulting Agreements with RDC – Deb Kunce, J.S. Held
5. IUH land agreement update – Deb Kunce, J.S. Held
6. Website solicitation status – Valerie Peña, CBCI



# 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:** Vice President Valerie Peña, Secretary/Treasurer John West, Member Sarah Bauerle Danzman (Zoom), Member Doris Sims

**Board Members absent:** President Mick Renneisen

1. Vice President Valerie Peña called the meeting to order: 4:03 p.m.
2. Attendance:
  - a. All members present as listed above. Member Bauerle Danzman arrived via Zoom after the meeting's commencement
3. Approval of meeting minutes from 10/18/23 meeting
  - a. Moved by Member Sims, seconded by Secretary/Treasurer West
  - b. Approved 3-0
4. Declaration/review of board member conflicts of interest: Vice President Peña asked if any to declare, none to declare.
5. Development Updates – Deb Kunce, JS Held
  - a. Hopewell South – Public Offering of Blocks 8-9-10
    - i. The Board was informed that the Public Offering for Blocks 8-9-10 procured two proposals, one from Rubicon and one from PSG. Both proposals offered the same amount and are being reviewed. Member Sims and Secretary/Treasurer West will be representing CBCI, Deb Hutton will represent RDC, Larry Allen will represent the Office of the Mayor, John Zody will represent HAND, and Jeff Underwood will represent the



Controller's Office. A recommendation is expected by the end of the year.

- ii. Secretary/Treasurer West asked if a copy of the two proposals can be sent prior to the meeting. Ms. Kunce will send them both out again.
  - b. Hopewell East - Blocks 1-2-3
    - i. Ms. Kunce stated that Hopewell East is still in the RFI process. Submissions are expected December 1 and an overwhelming amount of firms have responded with interest.
    - ii. Ms. Kunce stated that U3 Advisors will do an in-person update to the RDC during the December 18 meeting.
  - c. General
    - i. Ms. Kunce stated that the Kohr building tax credit update is anticipated prior to the end of the year.
6. Hopewell Consulting Agreements with RDC – Deb Kunce, JS Held
- a. Ms. Kunce stated that the RDC has identified the need for consulting services; JS Held, U3, and an environmental consultant are all being procured for this. There is also the potential for a sustainability contract brought to the RDC and there will most likely be a need for additional environmental consulting
  - b. Deputy Mayor Larry Allen indicated that there is the potential for the relationship between the RDC and the CBCI to be formalized with an agreement. He stated that conversations had been occurring with RDC President Kinnarney to determine potential interest.
  - c. Member Sims asked if a letter of credit would be drawn upon to bring back to the RDC. Secretary/Treasurer West stated that the agreement would streamline the process and take busywork off of the RDC. Vice President Peña stated that it would bring more transparency and ease confusion with the general public.
  - d. Deputy Mayor Larry Allen stated that he will continue to pursue the agreement and raise the question before the full RDC. He hopes to present a proposed agreement to the CBCI in December. The RDC's scheduled meetings in December are on the 4<sup>th</sup> and the 18<sup>th</sup>.
7. Website – Valerie Peña
- a. Vice President Peña stated that the RFP has gone out and the deadline has been extended. One response has been received and

another expected. Responses will be sent out in the next meeting's packet.

8. Review Meeting Schedule for Balance of 2023
  - a. Upcoming Meeting Schedule discussion led by Deb Kunce, JS Held.
9. Public Comment - none
10. Motion to adjourn: moved by Secretary/Treasurer West; seconded by Member Sims. Motion passed 4-0. Meeting adjourned: 4:18 p.m.

These minutes were approved by the City of Bloomington Capital Improvement Board on December 6, 2023.

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Mick Renneisen  
President

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Valerie Peña  
Vice President



#### 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