

***THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, December 4, 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=13039>***

**I. ROLL CALL**

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

Commissioners Absent: Sarah Bauerle Danzman

City Staff Present: John Zody, Director, Housing & Neighborhood Development Department (HAND); Anna Hanson, Assistant Director, HAND; Christina Finley, Financial Specialist, HAND; Matt Swinney, Program Manager, HAND; Cody Toothman, Program Manager, HAND; Colleen Newbill, 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, Small Business Development; Cheryl Gilliland, Director of Auditing and Financial Systems, Office of the Controller; Shawn Miya, Assistant Director for Sustainability, Economic and Sustainable Development; Isabel Piedmont-Smith, Council Member

Others Present: John Fernandez, Senior Vice President, The Mill; Jane Kupersmith, Executive Director at CDFI-Friendly Bloomington; Dave Askins, B Square Beacon; Carrie Havey, The Green Engineer; Kelsey Powers, The Green Engineer; Matt Frische, Reedy Financial Group

- II. READING OF THE MINUTES** –Deborah Myerson moved to approve the November 6, 2023 minutes. Deb Hutton seconded the motion. The motion passed unanimously.
- III. EXAMINATION OF CLAIM REGISTER** – Deb Hutton moved to approve the claim register for November 9, 2023 for \$1,622,193.28 and November 22, 2023 for \$1,199,855.91. Deborah Myerson seconded the motion. Randy Cassady abstained. The motion passed 4-0-1.
- IV. EXAMINATION OF PAYROLL REGISTERS** –Deborah Myerson moved to approve the payroll register for November 3, 2023 for \$37,824.67 and November 17, 2023 for \$37,824.67. Deb Hutton seconded the motion. The motion passed unanimously.
- V. REPORT OF OFFICERS AND COMMITTEES**
- A. Director’s Report.** John Zody was available to answer questions.
- 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 introduced Jane Kupersmith. Kupersmith is going to be the new director of Economic and Sustainable Development.
- E. Hopewell Update:** U3 Advisors is the consulting organization acting as the owner’s representative for the City of Bloomington on the Hopewell project. John Zody said that U3 advisors will be at the next RDC meeting to provide an update on Hopewell activities.
- F. CDFI-Friendly Bloomington Report:** Jane Kupersmith gave a presentation on CDFI-Friendly Bloomington. The presentation slides are attached to the minutes.

## VI. NEW BUSINESS

A. Annual Informative Presentation: Matt Frische presented the annual TIF Impact Report. The presentation slides will be attached to the minutes.

**B. Resolution 23-98: Agreement with the Green Engineer for Environmental Services at Hopewell.** Shawn Miya gave a presentation on achieving LEED Neighborhood Development certification for Hopewell East. The presentation slides are attached to the minutes.

City Staff have negotiated an agreement with The Green Engineer for an amount not to exceed \$148,180 for services related to achieving LEED neighborhood certification for Hopewell East, and establishing criteria for developers to achieve LEED Silver for vertical buildings.

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

Deb Hutton moved to approve Resolution 23-98. Deborah Myerson seconded the motion. Randy Cassady voted no. The motion passed 4-1-0.

**Resolution 23-99: Approval of 2023 CDBG Funding Agreement with Bloomington Cooperative Living:**

**Resolution 23-100: Approval of 2023 CDBG Funding Agreement with New Hope for Families:**

**Resolution 23-101: Approval of 2023 CDBG Funding Agreement with Centerstone:**

The Commission agreed to consider Resolution 23-99, 23-100, and 23-101 as a group. John Zody stated that 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 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 23-99, 23-100, and 23-101. Deb Hutton seconded the motion. The motion passed unanimously.

**C. Resolution 23-102: Approval of Agreement between City of Bloomington Redevelopment Commission and Indiana University Public Policy Institute.** On August 21, 2023, the RDC approved an agreement between the Indiana University Public Policy Institute to assist the City in conducting an economic impact analysis of the Certified Technology Park. Indiana University has requested corrections and changes to the agreement, including changing the signatory from the Indiana University Public Policy Institute to the Trustees of Indiana University and amending the contract completion and expiration dates.

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

Randy Cassady moved to approve Resolution 23-102. Deb Hutton seconded the motion. The motion passed unanimously.

**D. Resolution 23-103: Approval of Amendment to Lease Agreement for Fourth Street Garage Commercial Space:** Colleen Newbill stated that the RDC approved a lease agreement and terms with Hoosier Network, LLC in Resolution 22-88. Since then the City of Bloomington Engineering Department has issued a clarification as to the street address of the premises, all parties wish to amend the definition of "premise" in the lease to include the street address as

clarified by the Engineering Department. All parties also wish to amend the commencement date of the lease to December 1, 2023.

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

Randy Cassady moved to approve Resolution 23-103. Deborah Myerson seconded the motion. The motion passed unanimously.

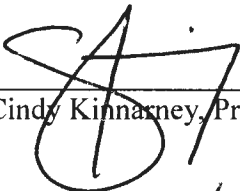
**E. Resolution 23-104: Approval of CAC CDBG Allocation Recommendations.** John Zody stated this resolution is for the annual CDBG allocations. The advice and input of the community for the allocation of the CDBG funds has been solicited and received through the efforts of the Citizens' Advisory Committee (CAC). The CAC also made recommendations on how to distribute funds received that are more or less than the estimated amount in the event that the final allocation amount varies.

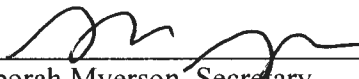
Cindy Kinnarney asked for public comment. There were no comments from the public.

Randy Cassady moved to approve Resolution 23-104. Deb Hutton seconded the motion. The motion passed unanimously.

**VII. BUSINESS/GENERAL DISCUSSION –**

**XI. ADJOURNMENT –** Deb Hutton to adjourn. The meeting adjourned at 6:30 p.m.

  
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Cindy Kinnarney, President

  
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Deborah Myerson, Secretary

Date: 12/18/2023