

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, February 19, 2024, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton Street, Room 135, and via Zoom, with President Deb Hutton presiding:
<https://catstv.net/m.php?q=13264>

I. ROLL CALL

Commissioners Present: Sue Sgambelluri, Randy Cassady, Deb Hutton, and Deborah Myerson attended in person. John West and Sam Fleener (MCCSC Representative) attended via Zoom.

Commissioners Absent: None

City Staff Present: Larry Allen, City Attorney, Legal Dept.; Anna Hanson, Interim Director, HAND; Christina Finley, Financial Specialist, HAND; Heather Lacy, Assistant City Attorney, Legal Dept.; Kendall Knoke, Project Engineer, Engineering; Jessica McClellan, City Controller; Jane Kupersmith, Director, ESD

Others Present: Dave Askins, B Square Bulletin; Sam Dove; and Jen Pearl, BEDC

II. READING OF THE MINUTES – Deborah Myerson moved to approve the February 5, 2024 minutes. Sue Sgambelluri seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTERS – Randy Cassady moved to approve the claim register to February 16, 2024, for \$958,148.01. John West seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS – Randy Cassady moved to approve the payroll register for February 9, 2024, for \$33,254.79. Sue Sgambelluri seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Anna Hanson reported internal flooding last night at 714 S. Rogers Street, which is the second occurrence this year. Staff is currently evaluating whether to recommend mold mitigation and water intrusion cleanup or move forward with demolition. A recommendation will be brought to the RDC for a final decision. Staff answered questions from the commissioners.

B. Legal Report: Larry Allen was available to answer questions.

C. Treasurer's Report: Jessica McClellan reported that the Consolidate TIF fund balance is approximately \$26.5 million and the "444-account" balance is approximately \$2.46 million. She also reported working to reinstate the TIF project status report to include in the commission packet once a month.

D. Business Development Updates: Jane Kupersmith was available to answer questions.

E. Hopewell Update: Larry Allen gave a brief update on Hopewell's activities. The Kohr Building is still undergoing its federal National Environmental Policy Act (NEPA) review. This review is required by Housing and Urban Development (HUD) to qualify for the use of Federal HOME funds on the site. City is coordinating with the development team led by Brinshore and the Bloomington Housing Authority's Summit Hill Community Development Corporation to transfer the property for redevelopment. Staff anticipate that they will submit the agreements to the RDC next month.

Preliminary findings for the garage study were received. The findings are being reviewed by the parking staff and administration.

The RDC's contractor, Renascent, began demolition at Hopewell South, and the demolition should be completed in approximately 16 weeks. The property at 615 W. 1st is currently on a 30-day hold for demolition from the Historic Preservation Commission to see if there are candidates who may want to buy or relocate that house.

VI. NEW BUSINESS

- A. Neighborhood Improvement Grant Council – RDC Volunteer.** Anna Hanson requested a volunteer to serve on the Neighborhood Improvement Grant Council. The council will assist in making funding recommendations for the neighborhood improvement grants.

Randy Cassady volunteered to serve on the Neighborhood Improvement Grant Council.

- B. Resolution 24-16: Approval of Secondary Plat for Hopewell East.** This RDC previously approved the primary plat for Hopewell East. Kendall Knoke stated that this resolution is for approval of the secondary plat which essentially formalizes the creation of all the public rights of way and lots.

Staff answered questions from the commissioners. Deb Hutton asked for public comment. There were no comments from the public.

John West moved to approve Resolution 24-16. Randy Cassady seconded the motion. The motion passed unanimously.

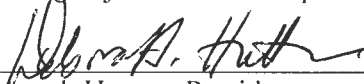
- C. Resolution 24-23: Approval to Authorize and Execute and Estoppel Certificate Regarding Leased Property.** Larry Allen stated that as part of the development of the Morton Street Garage, originally called the Register Garage, the RDC and the City of Bloomington entered into a ground lease with the Hilton Garden Hotel. Their current lease agreement does not expire until 2053. They are looking to refinance and need the estoppel certificate. The certificate memorialized that there is a lease agreement for a certain number of parking spaces and we agree to the terms of the agreement.

Staff answered questions from the commissioners. Deb Hutton asked for public comment. There were no comments from the public.

Randy Cassady moved to approve Resolution 24-23. John West seconded the motion. The motion passed unanimously.

D. BUSINESS/GENERAL DISCUSSION

- XI. ADJOURNMENT** – Randy Cassady moved to adjourn. John West seconded the motion. The meeting adjourned at 5:35 p.m.



Deborah Hutton, President



Sue Sgambelluri, Secretary

Date: 3-4-24