

AGENDA
REDEVELOPMENT COMMISSION
May 6, 2024, at 5:00 p.m.
Bloomington City Hall, 401 North Morton Street
McCloskey Conference Room, Suite 135

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible to some individuals. If you encounter difficulties accessing material in this packet, please contact Anna Killion-Hanson, at anna.killionhanson@bloomington.in.gov and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

Join Zoom Meeting

<https://bloomington.zoom.us/j/81240382950?pwd=fq8HYjJHzbJHFWpSbTabXAWgIpXX2m.1>

Meeting ID: 812 4038 2950

Passcode: 194117

- I. ROLL CALL**
- II. READING OF THE MINUTES** –April 22, 2024
- III. EXAMINATION OF CLAIM REGISTERS** – April 26, 2024 for \$272,747.85 and May 10, 2024 for \$283,790.95
- IV. EXAMINATION OF PAYROLL REGISTERS** May 3, 2024 for \$38,335.10
- V. REPORT OF OFFICERS AND COMMITTEES**
 - A. Director’s Report
 - B. Legal Report
 - C. Treasurer’s Report
 - D. Business Development Updates
 - E. Hopewell Update
- VI. NEW BUSINESS**
 - A. Discussion of Capital Improvement Board’s (CIB) request to RDC regarding the new convention center project
 - B. Resolution 24-38: Approval of Amendment of Agreement for Security Patrols at Hopewell Properties
- VII. BUSINESS/GENERAL DISCUSSION**
- VIII. ADJOURNMENT**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, April 22, 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=13466>

I. ROLL CALL

Commissioners Present: Deb Hutton, Deborah Myerson, Sue Sgambelluri, and John West attended in person. Randy Cassady attended via Zoom.

Commissioners Absent: None

City Staff Present: Larry Allen, City Attorney, Legal Department; Anna Killion-Hanson, Director, HAND; Christina Finley, Financial Specialist, HAND; Angela Van Roy, Neighborhood Services Program Manager, HAND; Roy Aten, Senior Project Manager, Engineering Department; Kendall Knoke, Project Engineer, Engineering Department; Jane Kupersmith, Director, Economic & Sustainable Development (ESD); Jessica McClellan, City Controller

Others Present: Dave Askins, B Square Bulletin; Clark Greiner, Bloomington Economic Development Corporation; Deb Kunce, J.S. Held; Sam Dove

II. READING OF THE MINUTES – Sue Sgambelluri moved to approve the April 1, 2024 minutes via roll-call vote. Deborah Myerson seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTERS – John West moved to approve the claim register for April 12, 2024, for \$974,132.92 via roll-call Sue Sgambelluri seconded the motion. The motion passed unanimously.

Deb Hutton asked that future claim register cover sheets be updated with Anna Killion-Hanson as the Director.

IV. EXAMINATION OF PAYROLL REGISTERS – Deborah Myerson moved to approve the payroll registers for April 5, 2024, for \$38,404.17 and April 19, 2024 for \$36,579.43 via roll-call vote. Randy Cassady seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Anna Hanson was available to answer questions.

B. Legal Report: Larry Allen stated Resolution 24-31, Approval of Model Lease for Trades District Tech Center needs to be withdrawn from the agenda.

C. Treasurer's Report: Jessica McClellan updated the commission on expense and fund balances. A draft of the requested TIF fund status report was emailed to the commissioners before the meeting. Commissioners gave feedback and suggestions on the report.

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

E. Hopewell Update: Deb Kunce gave a brief update on current Hopewell activities.

VI. NEW BUSINESS -

Note: Randy Cassady was unable to vote due to a technical malfunction and a non-working camera.

- A. Resolution 24-35: Approval of Change Order Package #2 to Project Agreement with Milestone Contractors for Hopewell Phase 1 East.** Kendall Knoke stated that change order package #2 changes the contract amount with Milestone by an additional \$14,599.44, for a final contract amount of \$13,552,509.53. Knoke outlined the five change orders included in package #2.

City staff and Deb Kunce answered questions from the commissioners.

Deb Hutton asked for public comment. There were no comments from the public.

John West moved to approve Resolution 24-35 via roll-call vote. Deborah Myerson seconded the motion. The motion passed unanimously.

- B. Resolution 24-36: Approval of Secondary Plat for Hopewell West.** Kendall Knoke stated this resolution will authorize the Engineering Department, on behalf of the RDC, to file for the necessary approvals of the Hopewell West secondary plat. The primary plat has previously been approved. This plat legally creates all of the lots and public rights-of-way on Hopewell West.

City Staff and Deb Kunce answered questions from the commissioners.

Deb Hutton asked for public comment. There were no comments from the public.

John West moved to approve Resolution 24-36 via roll-call vote. Sue Sgambelluri seconded the motion. The motion passed unanimously.

- C. Resolution 24-37: Approval of Neighborhood Improvement Grants.** Angela Van Roy stated neighborhood improvement grants are offered annually. This year the City has \$30,000 available for neighborhood groups to apply for funding. The City has solicited and received the advice and input of the community as to the allocation of the Neighborhood Improvement Grant Program funds through the Council for Neighborhood Improvement Grants. The allocation recommendations are listed below:

Park Ridge East	\$8,500
Prospect Hill	\$12,750
Rockport Hills	\$1,350
Woodlands	\$7,400

The Woodlands received a Neighborhood Improvement Grant for \$11,000 in 2023 for the first phase of their project. The 2024 award recommendation is for phase 2 of their 2023 project and will be awarded if the HOA can provide written documentation, on or before July 1, 2024, of the HOA's ability to raise the remaining funding necessary to complete the entire project by the end of 2024.

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

Sue Sgambelluri moved to approve Resolution 24-37 via roll-call vote. Deborah Myerson seconded the motion. The motion passed unanimously.

D. BUSINESS/GENERAL DISCUSSION

Deb Hutton asked that staff put together an RDC retreat.

Deb Hutton and Deborah Myerson will not be available for the May 6, 2024, RDC meeting. John West, Randy Cassady, and Sue Sgambelluri will all be available to attend in person.

Randy Cassady wanted to know the annual TIF revenue amount. The commissioners would like to have revenues added to the TIF project status report.

XI. ADJOURNMENT – Deborah Myerson moved to adjourn. Sue Sgambelluri seconded the motion. The meeting adjourned at 6:00 p.m.

Deborah Hutton, President

Sue Sgambelluri, Secretary

Date: _____



**KERRY THOMSON
MAYOR**

CITY OF BLOOMINGTON

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**JESSICA MCCLELLAN
CONTROLLER**

CONTROLLER'S OFFICE

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Claims Register Cover Letter

To: Redevelopment Commission
From: Jessica McClellan, Treasurer
Date: 04-26-2024 (\$272,747.85)
Re: Claims Register

City staff, Department Heads, and I have reviewed the Claims listed in the Claims Register covering the time-period from 04-13-2024 to 04-26-2024. In signing below, I am expressing my opinion that based on that review, these claims have complied with the City's internal claims approval process, including the submission of the documentation and the necessary signatures and internal approvals.

A handwritten signature in cursive script, reading "Cheryl Gilliland".

Cheryl Gilliland-Deputy Controller
Controller's Office

In consultation with Anna Hanson, Interim Director of Housing and Neighborhood Development, I have reviewed the Claims Register covering the time period from 04-13-2024 to 04-26-2024, with respect to claims to be paid from Tax Increment funds. In signing below, I am expressing my opinion that based on that review; these claims are a permissible use of Tax Increment funds.

A handwritten signature in cursive script, reading "Larry Allen".

Larry Allen, City Attorney



Board of Redevelopment Commission Claim Register

Invoice Date Range 04/13/24 - 04/26/24

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 101 - General Fund (S0101)										
Department 15 - HAND										
Program 150500 - Housing										
Account 53960 - Grants										
8397 - College Square Apartments LLC	R101-Jackson	15-Rent Deposit-3100 S. Walnut St Pike, #082-L. Jackson	Paid by Check # 78302		04/16/2024	04/16/2024	04/26/2024		04/26/2024	500.00
4758 - Glick Arlington Park, LLC	R101-Nelson	15-Rent Deposit-1444 N Arlington Park, #511 -A. Nelson	Paid by Check # 78308		04/16/2024	04/16/2024	04/26/2024		04/26/2024	200.00
							Account 53960 - Grants Totals		Invoice Transactions 2	\$700.00
							Program 150500 - Housing Totals		Invoice Transactions 2	\$700.00
Program 151000 - Neighborhood										
Account 53960 - Grants										
501 - Karl Clark (KC Designs)	6070	15-Shirts (139) & Door Hangers-Neighborhood Cleanup-Broadview	Paid by EFT # 58473		04/16/2024	04/16/2024	04/26/2024		04/26/2024	1,098.00
							Account 53960 - Grants Totals		Invoice Transactions 1	\$1,098.00
							Program 151000 - Neighborhood Totals		Invoice Transactions 1	\$1,098.00
Program 151600 - Title 16										
Account 52110 - Office Supplies										
6530 - Office Depot, INC	355805875001	15-Storage Boxes for Rental Files and Sharpie Markers	Paid by EFT # 58572		04/16/2024	04/16/2024	04/26/2024		04/26/2024	160.47
							Account 52110 - Office Supplies Totals		Invoice Transactions 1	\$160.47
Account 52420 - Other Supplies										
8541 - Amazon.com Sales, INC (Amazon.com Services LLC)	1TQ6-DJCF-GJP7	15-Magnets and postcards for landlord distribution	Paid by EFT # 58419		04/16/2024	04/16/2024	04/26/2024		04/26/2024	17.42
9148 - Office Easel LLC	106935A	15-Tenant Education Magnets (5,250)	Paid by EFT # 58573		04/16/2024	04/16/2024	04/26/2024		04/26/2024	708.69
							Account 52420 - Other Supplies Totals		Invoice Transactions 2	\$726.11
Account 53210 - Telephone										
13969 - AT&T Mobility II, LLC	2873273216180324	06-Unlim'td LTE Laptp/Hotspt-2/12-3/11/24-287327321618X03192024	Paid by Check # 78280		04/17/2024	04/17/2024	04/17/2024		04/17/2024	29.24
13969 - AT&T Mobility II, LLC	2872974211320324	06- cell phone chgs 02/12-03/11/24-Inv. 287297421132X03192024	Edit		04/24/2024	04/24/2024	04/24/2024			245.72
							Account 53210 - Telephone Totals		Invoice Transactions 2	\$274.96



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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 101 - General Fund (S0101)										
Department 15 - HAND										
Program 151600 - Title 16										
Account 53990 - Other Services and Charges										
501 - Karl Clark (KC Designs)	6077	15-Tenant Education Postcards (7,500)	Paid by EFT # 58473		04/16/2024	04/16/2024	04/26/2024		04/26/2024	470.00
1235 - Monroe County Apartment Association	3587	15-Luncheon Registration - April 24 - Hewett	Paid by Check # 78315		04/16/2024	04/16/2024	04/26/2024		04/26/2024	30.00
1235 - Monroe County Apartment Association	3589	15-Luncheon-April 2024-Van Roy, Killion-Hanson	Paid by Check # 78315		04/16/2024	04/16/2024	04/26/2024		04/26/2024	60.00
9148 - Office Easel LLC	106900A	15-Promotional items for Events (includes s/h)	Paid by EFT # 58573		04/16/2024	04/16/2024	04/26/2024		04/26/2024	8,319.96
							Account 53990 - Other Services and Charges Totals		Invoice Transactions 4	<u>\$8,879.96</u>
							Program 151600 - Title 16 Totals		Invoice Transactions 9	<u>\$10,041.50</u>
							Department 15 - HAND Totals		Invoice Transactions 12	<u>\$11,839.50</u>
							Fund 101 - General Fund (S0101) Totals		Invoice Transactions 12	<u>\$11,839.50</u>
Fund 153 - LIT - Economic Development										
Department 15 - HAND										
Program 150000 - Main										
Account 53230 - Travel										
8852 - Stephanie Hyten LaFontaine	HSUMMIT-3.8.24	15-reimb-Housing Summit registration & mileage to INDY-3/8/2024	Paid by EFT # 58540		04/16/2024	04/16/2024	04/26/2024		04/26/2024	88.12
							Account 53230 - Travel Totals		Invoice Transactions 1	<u>\$88.12</u>
Account 53990 - Other Services and Charges										
7862 - Torrance E Hamilton (Winslow Ranch Marketing, LLC)	1385	15-Social Media Marketing for the HAND Dept-3/31/24	Paid by EFT # 58508		04/16/2024	04/16/2024	04/26/2024		04/26/2024	580.00
							Account 53990 - Other Services and Charges Totals		Invoice Transactions 1	<u>\$580.00</u>
							Program 150000 - Main Totals		Invoice Transactions 2	<u>\$668.12</u>
							Department 15 - HAND Totals		Invoice Transactions 2	<u>\$668.12</u>
							Fund 153 - LIT - Economic Development Totals		Invoice Transactions 2	<u>\$668.12</u>



Board of Redevelopment Commission Claim Register

Invoice Date Range 04/13/24 - 04/26/24

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 161 - CDBG -COVID(B20-MW-180013)										
Department 15 - HAND										
Program 150000 - Main										
Account 53960 - Grants										
3164 - New Hope Family Shelter, INC	CV3-4.16.2024	15-New Hope for Families COVID Grant-salaries-11/12/21-9/29/23	Paid by EFT # 531		04/16/2024	04/16/2024	04/26/2024		04/26/2024	60,000.00
							Account 53960 - Grants Totals	Invoice Transactions 1		<u>\$60,000.00</u>
							Program 150000 - Main Totals	Invoice Transactions 1		<u>\$60,000.00</u>
							Department 15 - HAND Totals	Invoice Transactions 1		<u>\$60,000.00</u>
							Fund 161 - CDBG -COVID(B20-MW-180013) Totals	Invoice Transactions 1		<u>\$60,000.00</u>
Fund 250 - CDBG										
Department 15 - HAND										
Program 150000 - Main										
Account 53960 - Grants										
47 - Community Kitchen Of Monroe County, INC	March 2024	15-CDBG-meals for March 2024 - 657 meals	Paid by EFT # 530		04/16/2024	04/16/2024	04/26/2024		04/26/2024	2,128.66
3164 - New Hope Family Shelter, INC	4.10.24	15-CDBG 2023 Social Service Grant-salaries-6/9-11/24/23	Paid by EFT # 531		04/16/2024	04/16/2024	04/26/2024		04/26/2024	21,396.70
							Account 53960 - Grants Totals	Invoice Transactions 2		<u>\$23,525.36</u>
							Program 150000 - Main Totals	Invoice Transactions 2		<u>\$23,525.36</u>
							Department 15 - HAND Totals	Invoice Transactions 2		<u>\$23,525.36</u>
							Fund 250 - CDBG Totals	Invoice Transactions 2		<u>\$23,525.36</u>
Fund 439 - Consolidated TIF										
Department 15 - HAND										
Program 159001 - Adams Crossing Area										
Account 53990 - Other Services and Charges										
13074 - Renascent Inc	RENHOPEDEM2-1	15-Hopewell (2) South Demolition-App No 4312-01	Paid by EFT # 58592		04/16/2024	04/16/2024	04/26/2024		04/26/2024	13,775.00
13074 - Renascent Inc	RENHOPEDEM2-2	15-Hopewell (2) South Demolition-App No 4312-02	Paid by EFT # 58593		04/16/2024	04/16/2024	04/26/2024		04/26/2024	6,650.00
13074 - Renascent Inc	RENHOPEDEM2-3	15-Hopewell (2) South Demolition-App No 4312-03	Paid by EFT # 58594		04/16/2024	04/16/2024	04/26/2024		04/26/2024	63,685.63
13074 - Renascent Inc	RENHOPEDEM2-4	15-Hopewell (2) South Demolition-App No 4312-04	Paid by EFT # 58595		04/16/2024	04/16/2024	04/26/2024		04/26/2024	15,425.62
6197 - CE Solutions, INC	23-144-07	15-Assessment and Study Hopewell Garage serv thru 4-11-2024	Paid by EFT # 58466		04/16/2024	04/16/2024	04/26/2024		04/26/2024	339.75



Board of Redevelopment Commission Claim Register

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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 439 - Consolidated TIF										
Department 15 - HAND										
Program 159001 - Adams Crossing Area										
Account 53990 - Other Services and Charges										
6330 - Marshall Security LLC	3302	15-Hopewell Security Patrol - 3/1-3/31/24	Paid by EFT # 58549		04/16/2024	04/16/2024	04/26/2024		04/26/2024	20,928.72
							Account 53990 - Other Services and Charges Totals		Invoice Transactions 6	<u>\$120,804.72</u>
							Program 159001 - Adams Crossing Area Totals		Invoice Transactions 6	<u>\$120,804.72</u>
Program 159002 - Downtown Area										
Account 53990 - Other Services and Charges										
7509 - Axis Architecture + Interiors, LLC	2022001-15	04-Additional Services-Trades District Tech Center (5 of 12)	Paid by EFT # 58432		04/16/2024	04/16/2024	04/26/2024		04/26/2024	6,718.00
18844 - First Financial Bank, N.A.	BLDAS-TECHCTR-4	04-Escrow-Building Associates-Trades Tech Ctr-Pay App 4	Paid by Check # 78303		04/16/2024	04/16/2024	04/26/2024		04/26/2024	28,286.10
							Account 53990 - Other Services and Charges Totals		Invoice Transactions 2	<u>\$35,004.10</u>
							Program 159002 - Downtown Area Totals		Invoice Transactions 2	<u>\$35,004.10</u>
Program 159006 - West 17th Street Area										
Account 53990 - Other Services and Charges										
19362 - CrossRoad Engineers, PC	240383	07-B-Line Extension (CE) 02/24/24-03/29/24	Paid by EFT # 58481		04/16/2024	04/16/2024	04/26/2024		04/26/2024	6,816.52
							Account 53990 - Other Services and Charges Totals		Invoice Transactions 1	<u>\$6,816.52</u>
							Program 159006 - West 17th Street Area Totals		Invoice Transactions 1	<u>\$6,816.52</u>
							Department 15 - HAND Totals		Invoice Transactions 9	<u>\$162,625.34</u>
							Fund 439 - Consolidated TIF Totals		Invoice Transactions 9	<u>\$162,625.34</u>
Fund 444 - RDC										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
7402 - Nature's Way, INC	64303	06-Monthly Interior Maintenance - College Square - 4/1/24	Paid by EFT # 58566		04/16/2024	04/16/2024	04/26/2024		04/26/2024	83.54
423 - City Glass of Bloomington, INC	77201	04-Repairs to storefront-212 S. Walnut (Hoosier Fiber)	Paid by EFT # 58472		04/16/2024	04/16/2024	04/26/2024		04/26/2024	170.00
7402 - Nature's Way, INC	64301	15-Monthly Interior Maintenance Billing-Showers West-4/1/24	Paid by EFT # 58566		04/16/2024	04/16/2024	04/26/2024		04/26/2024	276.85



Board of Redevelopment Commission Claim Register

Invoice Date Range 04/13/24 - 04/26/24

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 444 - RDC										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
9256 - Eric A Smith (Tru-North Construction)	214	15-Secured Windows at the Kohr Bldg - Hopewell Site	Paid by EFT # 58614		04/16/2024	04/16/2024	04/26/2024		04/26/2024	4,800.00
6688 - SSW Enterprises, LLC (Office Pride)	Inv-198263	15-Janitorial Services- 5x per week- Showers West - 4/1/2024	Paid by EFT # 58620		04/16/2024	04/16/2024	04/26/2024		04/26/2024	1,648.00
222 - Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	54987310-040524	04-College Sq-200 S. College-gas bill 03/01/24-04/01/24	Paid by Check # 78297		04/17/2024	04/17/2024	04/17/2024		04/17/2024	60.25
222 - Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	54073430-040524	04-College Sq-216 . College-gas bill 03/01/24-04/01/24	Paid by Check # 78297		04/17/2024	04/17/2024	04/17/2024		04/17/2024	100.07
208 - City Of Bloomington Utilities	4995-004 0324	15-627 N Morton-water/sewer bill-March 2024	Paid by Check # 78282		04/17/2024	04/17/2024	04/17/2024		04/17/2024	61.39
223 - Duke Energy	9101205755460424	15-335 W. 11th-elec chgs 03/02-04/01/24	Paid by Check # 78284		04/17/2024	04/17/2024	04/17/2024		04/17/2024	11.61
223 - Duke Energy	9101205751660424	15-627 N Morton-elec chgs 03/02/24-04/01/24	Paid by Check # 78284		04/17/2024	04/17/2024	04/17/2024		04/17/2024	96.28
222 - Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	50189910-040524	15-627 N Morton-gas bill 03/01/24-04/01/24	Paid by Check # 78297		04/17/2024	04/17/2024	04/17/2024		04/17/2024	48.93
222 - Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	58261898-040524	15-489 W. 10th St-Unit #1-gas bill 03/01-04/01/24	Paid by Check # 78297		04/17/2024	04/17/2024	04/17/2024		04/17/2024	328.97
222 - Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	58261914-040524	15-489 W. 10th St-Unit #2-gas bill 03/01-04/01/24	Paid by Check # 78297		04/17/2024	04/17/2024	04/17/2024		04/17/2024	131.97
208 - City Of Bloomington Utilities	35277-002 0324	15-320 W. 8th St- Showers West-water/sewer bill-March 2024	Paid by Check # 78282		04/17/2024	04/17/2024	04/17/2024		04/17/2024	363.23
223 - Duke Energy	9101315253890324	15-615 W. 1st St-elec chgs 02/24/24-03/25/24	Paid by Check # 78284		04/17/2024	04/17/2024	04/17/2024		04/17/2024	117.70
223 - Duke Energy	9101229908840424	15-Hopewell-W 2nd St-elec chgs-03/05/24-04/02/24	Paid by Check # 78284		04/17/2024	04/17/2024	04/17/2024		04/17/2024	25.03
223 - Duke Energy	9101397672040424	15-Showers W-320 E 8th St-elec chgs-03/02/24-04/01/24	Paid by Check # 78284		04/17/2024	04/17/2024	04/17/2024		04/17/2024	5,638.29



Board of Redevelopment Commission Claim Register

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Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 444 - RDC										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
364 - Rumpke Of Indiana, LLC	3700202044-0424	15-Trash Service at 320 W 8th - Showers West - April 2024	Paid by EFT # 58400		04/17/2024	04/17/2024	04/17/2024		04/17/2024	127.42
							Account 53990 - Other Services and Charges Totals		Invoice Transactions 18	<u>\$14,089.53</u>
							Program 150000 - Main Totals		Invoice Transactions 18	<u>\$14,089.53</u>
							Department 15 - HAND Totals		Invoice Transactions 18	<u>\$14,089.53</u>
							Fund 444 - RDC Totals		Invoice Transactions 18	<u>\$14,089.53</u>
							Grand Totals		Invoice Transactions 44	<u>\$272,747.85</u>

REGISTER OF CLAIMS

Board: Redevelopment Commission Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
04/26/24	Claims				\$272,747.85
					<u>\$272,747.85</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$272,747.85

Dated this 26th day of April year of 2024.

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office Cheryl Sililand



**KERRY THOMSON
MAYOR**

CITY OF BLOOMINGTON

401 N Morton St 240
Post Office Box 100
Bloomington IN 47402

**JESSICA MCCLELLAN
CONTROLLER**

CONTROLLER'S OFFICE

p 812.349.3412
f 812.349.3456
controller@bloomington.in.gov

Claims Register Cover Letter

To: Redevelopment Commission
From: Jessica McClellan, Treasurer
Date: 05-10-2024 (\$283,790.95)
Re: Claims Register

City staff, Department Heads, and I have reviewed the Claims listed in the Claims Register covering the time-period from 04-27-2024 to 05-10-2024. In signing below, I am expressing my opinion that based on that review, these claims have complied with the City's internal claims approval process, including the submission of the documentation and the necessary signatures and internal approvals.

A handwritten signature in black ink that reads "Cheryl Gilliland".

Cheryl Gilliland-Deputy Controller
Controller's Office

In consultation with Anna Hanson, Interim Director of Housing and Neighborhood Development, I have reviewed the Claims Register covering the time period from 04-27-2024 to 05-10-2024, with respect to claims to be paid from Tax Increment funds. In signing below, I am expressing my opinion that based on that review; these claims are a permissible use of Tax Increment funds.

A handwritten signature in black ink that reads "Larry Allen".

Larry Allen, City Attorney



Board of Redevelopment Commission Claim Register

Invoice Date Range 04/27/24 - 05/10/24

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 101 - General Fund (S0101)										
Department 15 - HAND										
Program 150500 - Housing										
Account 53960 - Grants										
4758 - Glick Arlington Park, LLC	R101-Coffey	15-Rent Deposit-H. Coffey-1488 N Arlington Park Apt 714	Paid by Check # 78371		04/30/2024	04/30/2024	05/10/2024		05/10/2024	500.00
9290 - Misty Howard Jacobs	R101-Abrams	15-Rent Deposit-392 Poplar Drive - M. Abrams	Paid by EFT # 58800		04/30/2024	04/30/2024	05/10/2024		05/10/2024	500.00
230 - South Central Community Action Program INC	R101-Spivey	15-Rent Deposit for 1050 W 14th -S. Spivey	Paid by EFT # 58863		04/30/2024	04/30/2024	05/10/2024		05/10/2024	500.00
							Account 53960 - Grants Totals	Invoice Transactions 3		<u>\$1,500.00</u>
							Program 150500 - Housing Totals	Invoice Transactions 3		<u>\$1,500.00</u>
Program 151600 - Title 16										
Account 53210 - Telephone										
13969 - AT&T Mobility II, LLC	2872974211320424	06-cell phone chgs 03/12-04/11/24-Inv. 287297421132X04192024	Paid by Check # 78355		05/01/2024	05/01/2024	05/01/2024		05/01/2024	245.62
							Account 53210 - Telephone Totals	Invoice Transactions 1		<u>\$245.62</u>
Account 53320 - Advertising										
9241 - Gannett Media Corp (Gannett Indiana/Kentucky)	0006324395A	15-Public Notices for BHQA Meetings-3/19/2024	Paid by EFT # 58764		04/30/2024	04/30/2024	05/10/2024		05/10/2024	43.50
							Account 53320 - Advertising Totals	Invoice Transactions 1		<u>\$43.50</u>
Account 53990 - Other Services and Charges										
1235 - Monroe County Apartment Association	3551	15-Luncheon on March 24	Paid by Check # 78378		04/30/2024	04/30/2024	05/10/2024		05/10/2024	30.00
							Account 53990 - Other Services and Charges Totals	Invoice Transactions 1		<u>\$30.00</u>
							Program 151600 - Title 16 Totals	Invoice Transactions 3		<u>\$319.12</u>
Program 152000 - Historic Preservation										
Account 53960 - Grants										
9081 - Elizabeth M Mitchell	0000002	15-research/Videographer-African American Walking Tour-4/15/24	Paid by EFT # 534		04/30/2024	04/30/2024	05/10/2024		05/10/2024	1,660.00
							Account 53960 - Grants Totals	Invoice Transactions 1		<u>\$1,660.00</u>
							Program 152000 - Historic Preservation Totals	Invoice Transactions 1		<u>\$1,660.00</u>
							Department 15 - HAND Totals	Invoice Transactions 7		<u>\$3,479.12</u>
							Fund 101 - General Fund (S0101) Totals	Invoice Transactions 7		<u>\$3,479.12</u>



Board of Redevelopment Commission Claim Register

Invoice Date Range 04/27/24 - 05/10/24

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 153 - LIT – Economic Development										
Department 15 - HAND										
Program 150000 - Main										
Account 53960 - Grants										
1785 - Monroe County Land Title Co., INC (Title Plus)	CLSNG-5.7.2024	15-Down payment closing-1545 Breckenridge -Guyton	Paid by EFT # 58687		05/06/2024	05/06/2024	05/06/2024		05/06/2024	10,000.00
1785 - Monroe County Land Title Co., INC (Title Plus)	CLSNG-5.10.24	15-Downpayment Closing Cost 2420 S. Broadview-Hendry	Paid by EFT # 58688		05/09/2024	05/09/2024	05/09/2024		05/09/2024	10,000.00
							Account 53960 - Grants Totals	Invoice Transactions 2		<u>\$20,000.00</u>
							Program 150000 - Main Totals	Invoice Transactions 2		<u>\$20,000.00</u>
							Department 15 - HAND Totals	Invoice Transactions 2		<u>\$20,000.00</u>
							Fund 153 - LIT – Economic Development Totals	Invoice Transactions 2		<u>\$20,000.00</u>
Fund 176 - ARPA Local Fiscal Recvry (S9512)										
Department 15 - HAND										
Program G21005 - ARPA COVID Local Fiscal Recovery										
Account 53960 - Grants										
504 - Housing Authority Of The City of Bloomington (BHA)	202403	15-ARPA Grant - Land Lord Risk Mitigation Qtr 1 salaries	Paid by EFT # 58782		04/30/2024	04/30/2024	05/10/2024		05/10/2024	13,342.11
							Account 53960 - Grants Totals	Invoice Transactions 1		<u>\$13,342.11</u>
							Program G21005 - ARPA COVID Local Fiscal Recovery Totals	Invoice Transactions 1		<u>\$13,342.11</u>
							Department 15 - HAND Totals	Invoice Transactions 1		<u>\$13,342.11</u>
							Fund 176 - ARPA Local Fiscal Recvry (S9512) Totals	Invoice Transactions 1		<u>\$13,342.11</u>
Fund 250 - CDBG										
Department 15 - HAND										
Program 150000 - Main										
Account 53230 - Travel										
9285 - Matthew P Swinney	NCD4-4.2024	15-per diem reim-Nat'l Comm Dev Assoc Con-Columbus, OH-4/21-4/24	Paid by EFT # 535		04/30/2024	04/30/2024	05/10/2024		05/10/2024	178.00
8502 - Cody Toothman	NCD4-4.2024	15-per diem reim-Nat'l Comm Dev Assoc Con-Columbus, OH-4/21-4/24	Paid by EFT # 536		04/30/2024	04/30/2024	05/10/2024		05/10/2024	208.00
							Account 53230 - Travel Totals	Invoice Transactions 2		<u>\$386.00</u>



Board of Redevelopment Commission Claim Register

Invoice Date Range 04/27/24 - 05/10/24

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount	
Fund 250 - CDBG											
Department 15 - HAND											
Program 150000 - Main											
Account 53320 - Advertising											
9241 - Gannett Media Corp (Gannett Indiana/Kentucky)	0006324395	15-Public Notice for Release of Funds - Osage Subdivision	Paid by EFT # 533		04/30/2024	04/30/2024	05/10/2024		05/10/2024	76.00	
									Account 53320 - Advertising Totals	Invoice Transactions 1	\$76.00
Account 53960 - Grants											
6378 - ANN-KRISS, LLC	2160-41724	15-Emergency Roof Repair-1600 N Willis Dr, Lot 255-W. Braun Jr	Paid by EFT # 532		04/30/2024	04/30/2024	05/10/2024		05/10/2024	2,500.00	
									Account 53960 - Grants Totals	Invoice Transactions 1	\$2,500.00
									Program 150000 - Main Totals	Invoice Transactions 4	\$2,962.00
									Department 15 - HAND Totals	Invoice Transactions 4	\$2,962.00
									Fund 250 - CDBG Totals	Invoice Transactions 4	\$2,962.00
Fund 439 - Consolidated TIF											
Department 15 - HAND											
Program 159001 - Adams Crossing Area											
Account 53990 - Other Services and Charges											
19362 - CrossRoad Engineers, PC	240550	15-Hopewell West - Jackson Street-2/24-3/29/24	Paid by EFT # 58741		04/30/2024	04/30/2024	05/10/2024		05/10/2024	48,103.20	
2671 - Hannum, Wagle & Cline Engineering (HWC Engineering)	2022-258-I-00011	15-1st Street Reconstruction - CE 02/26/24-03/31/24	Paid by EFT # 58771		04/30/2024	04/30/2024	05/10/2024		05/10/2024	23,795.06	
5409 - VS Engineering, INC	442127	15-Design Contract for 1st Street Recon Proj thru 02/29/24	Paid by EFT # 58889		04/30/2024	04/30/2024	05/10/2024		05/10/2024	508.54	
9084 - The Green Engineer, INC	12379	04- LEED Project Management for Hopewell thru 04/06/24	Paid by EFT # 58876		04/30/2024	04/30/2024	05/10/2024		05/10/2024	2,145.00	
7808 - J.S. Held LLC	INV-01US-0151937	15-Project Management for Hopewell Site - March 2024	Paid by EFT # 58798		04/30/2024	04/30/2024	05/10/2024		05/10/2024	15,586.00	
5900 - VET Environmental Engineering, LLC	7474	15-Noise Assessment - Kohr Building	Paid by EFT # 58887		04/30/2024	04/30/2024	05/10/2024		05/10/2024	6,460.04	



Board of Redevelopment Commission Claim Register

Invoice Date Range 04/27/24 - 05/10/24

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 439 - Consolidated TIF										
Department 15 - HAND										
Program 159001 - Adams Crossing Area										
Account 53990 - Other Services and Charges										
199 - Monroe County Government	1069553 2023	15-Property Taxes Spring/Fall 2023-413 W 2nd	Paid by EFT # 58679		05/01/2024	05/01/2024	05/01/2024		05/01/2024	3,222.82
							Account 53990 - Other Services and Charges Totals		Invoice Transactions 7	<u>\$99,820.66</u>
							Program 159001 - Adams Crossing Area Totals		Invoice Transactions 7	<u>\$99,820.66</u>
Program 159002 - Downtown Area										
Account 53990 - Other Services and Charges										
11272 - Patriot Engineering And Enviromental, INC	138140	04- Inspections & Mat Testing-Trades District thru 03/31/24	Paid by EFT # 58838		04/30/2024	04/30/2024	05/10/2024		05/10/2024	1,878.75
199 - Monroe County Government	1007545 2023	15-Property Taxes Spring/Fall 2023 -320 W 8th	Paid by EFT # 58679		05/01/2024	05/01/2024	05/01/2024		05/01/2024	74,176.12
199 - Monroe County Government	1007734 2023	15-Property Taxes - Spring/Fall 2023-S. College	Paid by EFT # 58679		05/01/2024	05/01/2024	05/01/2024		05/01/2024	7,198.24
							Account 53990 - Other Services and Charges Totals		Invoice Transactions 3	<u>\$83,253.11</u>
							Program 159002 - Downtown Area Totals		Invoice Transactions 3	<u>\$83,253.11</u>
Program 159006 - West 17th Street Area										
Account 53990 - Other Services and Charges										
5409 - VS Engineering, INC	462819	15-17th Street WEST Construction Inspection-serv thru 03/31/24	Paid by EFT # 58889		04/30/2024	04/30/2024	05/10/2024		05/10/2024	7,197.90
							Account 53990 - Other Services and Charges Totals		Invoice Transactions 1	<u>\$7,197.90</u>
							Program 159006 - West 17th Street Area Totals		Invoice Transactions 1	<u>\$7,197.90</u>
							Department 15 - HAND Totals		Invoice Transactions 11	<u>\$190,271.67</u>
							Fund 439 - Consolidated TIF Totals		Invoice Transactions 11	<u>\$190,271.67</u>
Fund 444 - RDC										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
222 - Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	54987310-040524A	04-College Sq-200 S. College-gas bill 03/01/24-04/01/24	Paid by Check # 78350		04/29/2024	04/29/2024	04/29/2024		04/29/2024	60.25
222 - Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	54073430-040524A	04-College Sq-216 . College-gas bill 03/01/24-04/01/24	Paid by Check # 78350		04/29/2024	04/29/2024	04/29/2024		04/29/2024	100.07



Board of Redevelopment Commission Claim Register

Invoice Date Range 04/27/24 - 05/10/24

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 444 - RDC										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
222 - Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	50189910-040524A	15-627 N Morton-gas bill 03/01/24-04/01/24	Paid by Check # 78350		04/29/2024	04/29/2024	04/29/2024		04/29/2024	48.93
222 - Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	58261898-040524A	15-489 W. 10th St-Unit #1-gas bill 03/01-04/01/24	Paid by Check # 78350		04/29/2024	04/29/2024	04/29/2024		04/29/2024	328.97
222 - Indiana Gas Co. INC (CenterPoint Energy) (Vectren)	58261914-040524A	15-489 W. 10th St-Unit #2-gas bill 03/01-04/01/24	Paid by Check # 78350		04/29/2024	04/29/2024	04/29/2024		04/29/2024	131.97
321 - Harrell Fish, INC (HFI)	C015429	06-semi-annual BFP testing at College Square-4/9/24	Paid by EFT # 58773		04/30/2024	04/30/2024	05/10/2024		05/10/2024	260.00
6688 - SSW Enterprises, LLC (Office Pride)	Inv-202562	06-Janitorial Service at College Square - 5/1/2024	Paid by EFT # 58866		04/30/2024	04/30/2024	05/10/2024		05/10/2024	397.50
2260 - Republic Services, INC	0694-003362370	15: Waste Services @ 627 N Morton St - May 2024	Paid by EFT # 58847		04/30/2024	04/30/2024	05/10/2024		05/10/2024	89.79
7402 - Nature's Way, INC	64551	15-Monthly Interior Maintenance Billing-Showers West-4/18/24	Paid by EFT # 58828		04/30/2024	04/30/2024	05/10/2024		05/10/2024	144.00
19618 - ONI Risk Partners, INC, DBA EPIC Insurance Midwest	483001	15-Ins/ RDC owned prop-amending prop schedule & values-12/18/23	Paid by EFT # 58832		04/30/2024	04/30/2024	05/10/2024		05/10/2024	282.00
19618 - ONI Risk Partners, INC, DBA EPIC Insurance Midwest	497796	15-Ins/ RDC owned prop-deletes 2 properties & add 2	Paid by EFT # 58832		04/30/2024	04/30/2024	05/10/2024		05/10/2024	17,931.00
19618 - ONI Risk Partners, INC, DBA EPIC Insurance Midwest	510416	15-Insurance RDC owned properties-add garage 601 W 2nd St	Paid by EFT # 58832		04/30/2024	04/30/2024	05/10/2024		05/10/2024	4,495.00
19618 - ONI Risk Partners, INC, DBA EPIC Insurance Midwest	510418	15-Insurance/ RDC owned prop.-deletes 2002 freightliner # 3073	Paid by EFT # 58832		04/30/2024	04/30/2024	05/10/2024		05/10/2024	(665.00)
2260 - Republic Services, INC	0694-003363137	06-Trash service for College Square - May 2024	Paid by EFT # 58680		05/01/2024	05/01/2024	05/01/2024		05/01/2024	186.04
Account 53990 - Other Services and Charges Totals							Invoice Transactions		14	<u>\$23,790.52</u>
Program 150000 - Main Totals							Invoice Transactions		14	<u>\$23,790.52</u>
Department 15 - HAND Totals							Invoice Transactions		14	<u>\$23,790.52</u>
Fund 444 - RDC Totals							Invoice Transactions		14	<u>\$23,790.52</u>



Board of Redevelopment Commission Claim Register

Invoice Date Range 04/27/24 - 05/10/24

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 905 - Housing Develop (Ord16-41)(S9506)										
Department 15 - HAND										
Program 150500 - Housing										
Account 53990 - Other Services and Charges										
7768 - Bloomington Cooperative Living Incorporated	HDFL-4.9.2024	15-Housing Develop. Fund Loan-921 W 9th St/install sprinkler	Paid by EFT # 58715		04/30/2024	04/30/2024	05/10/2024		05/10/2024	29,945.53
							Account 53990 - Other Services and Charges Totals	Invoice Transactions	1	\$29,945.53
							Program 150500 - Housing Totals	Invoice Transactions	1	\$29,945.53
							Department 15 - HAND Totals	Invoice Transactions	1	\$29,945.53
							Fund 905 - Housing Develop (Ord16-41)(S9506) Totals	Invoice Transactions	1	\$29,945.53
							Grand Totals	Invoice Transactions	40	\$283,790.95

REGISTER OF CLAIMS

Board: Redevelopment Commission Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
05/10/24	Claims				\$283,790.95
					<u>\$283,790.95</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$283,790.95

Dated this 3rd day of May year of 2024.

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office Cheryl Sililand



**KERRY THOMSON
MAYOR**

CITY OF BLOOMINGTON
401 N Morton St

Post Office Box 100
Bloomington IN 47402

**JESSICA MCCLELLAN
CONTROLLER**

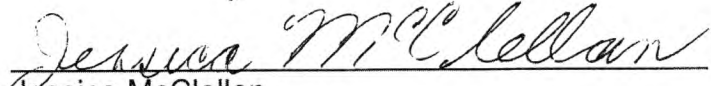
CONTROLLER'S OFFICE
p 812.349.3416

f 812.349.3456
controller@bloomington.in.gov

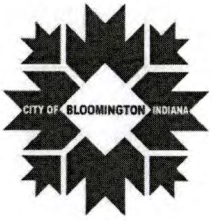
Payroll Register Cover Letter

To: Redevelopment Commission
From: Jessica McClellan, Controller
Date: May 3, 2024
Re: Payroll Register

City staff, Department Heads and I have reviewed the Payroll Register covering the time period from 04/15/2024 to 04/28/2024. In signing below, I am expressing my opinion that based on that review; the payroll has complied with the City's internal approval process, including the submission of documentation and the necessary signatures and internal approvals.



Jessica McClellan
Controller



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 05/03/24 - 05/03/24

Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department HAND - Housing & Neighborhood Dev											
10000 Arnold, Michael L 0051	05/03/2024	2,277.43		.00	200.26	138.84	32.47	67.86	42.75	178.23	1,617.02
			.00	.00	2,139.38	2,239.38	2,239.38	2,139.38	2,139.38		
		\$2,277.43	\$0.00	\$0.00	\$200.26	\$138.84	\$32.47	\$67.86	\$42.75	\$178.23	\$1,617.02
10000 Bixler, Daniel R 2594	05/03/2024	1,705.68		.00	128.81	95.72	22.39	48.63	30.64	191.83	1,187.66
			.00	.00	1,543.95	1,543.95	1,543.95	1,543.95	1,543.95		
		\$1,705.68	\$0.00	\$0.00	\$128.81	\$95.72	\$22.39	\$48.63	\$30.64	\$191.83	\$1,187.66
10000 Collins, Barry 0111	05/03/2024	1,250.00		.00	192.31	77.50	18.13	40.38	21.88	.00	899.80
			.00	.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00		
		\$1,250.00	\$0.00	\$0.00	\$192.31	\$77.50	\$18.13	\$40.38	\$21.88	\$0.00	\$899.80
2771 Council, David R	05/03/2024	1,742.79		.00	73.66	88.88	20.79	42.80	26.97	400.90	1,088.79
			.00	.00	1,363.53	1,433.53	1,433.53	1,363.53	1,363.53		
		\$1,742.79	\$0.00	\$0.00	\$73.66	\$88.88	\$20.79	\$42.80	\$26.97	\$400.90	\$1,088.79
3232 Davis, Rebecca D	05/03/2024	1,857.69		.00	174.17	111.14	25.99	56.74	35.75	106.35	1,347.55
			.00	.00	1,756.54	1,792.54	1,792.54	1,756.54	1,756.54		
		\$1,857.69	\$0.00	\$0.00	\$174.17	\$111.14	\$25.99	\$56.74	\$35.75	\$106.35	\$1,347.55
10000 Finley, Christina L 0187	05/03/2024	2,322.11		.00	269.06	144.38	33.76	73.65	47.18	33.78	1,720.30
			.00	.00	2,318.61	2,328.61	2,328.61	2,318.61	2,318.61		
		\$2,322.11	\$0.00	\$0.00	\$269.06	\$144.38	\$33.76	\$73.65	\$47.18	\$33.78	\$1,720.30
2393 Hayes, Chastina J	05/03/2024	1,899.69		.00	145.18	114.85	26.86	59.03	31.98	216.55	1,305.24
			.00	.00	1,827.42	1,852.42	1,852.42	1,827.42	1,827.42		
		\$1,899.69	\$0.00	\$0.00	\$145.18	\$114.85	\$26.86	\$59.03	\$31.98	\$216.55	\$1,305.24
3496 Hershman, Felicia J	05/03/2024	1,730.77		.00	121.54	101.09	23.64	52.66	33.18	122.99	1,275.67
			.00	.00	1,630.47	1,630.47	1,630.47	1,630.47	1,630.47		
		\$1,730.77	\$0.00	\$0.00	\$121.54	\$101.09	\$23.64	\$52.66	\$33.18	\$122.99	\$1,275.67
10000 Hewett, John H 0251	05/03/2024	2,311.86		.00	203.45	130.24	30.46	64.62	40.71	404.02	1,438.36
			.00	.00	2,000.56	2,100.56	2,100.56	2,000.56	2,000.56		
		\$2,311.86	\$0.00	\$0.00	\$203.45	\$130.24	\$30.46	\$64.62	\$40.71	\$404.02	\$1,438.36
			\$0.00	\$0.00	\$2,000.56	\$2,100.56	\$2,100.56	\$2,000.56	\$2,000.56		



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 05/03/24 - 05/03/24
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department HAND - Housing & Neighborhood Dev											
3183 Hyten LaFontaine, Stephanie L	05/03/2024	2,301.92		.00	155.94	139.79	32.69	50.59	31.87	697.27	1,193.77
			.00	.00	1,604.65	2,254.65	2,254.65	1,604.65	1,604.65		
		\$2,301.92	\$0.00	\$0.00	\$155.94	\$139.79	\$32.69	\$50.59	\$31.87	\$697.27	\$1,193.77
3306 Killion-Hanson, Anna	05/03/2024	4,507.14		.00	282.96	264.79	61.93	137.95	86.91	236.36	3,436.24
			.00	.00	4,270.78	4,270.78	4,270.78	4,270.78	4,270.78		
		\$4,507.14	\$0.00	\$0.00	\$282.96	\$264.79	\$61.93	\$137.95	\$86.91	\$236.36	\$3,436.24
1516 Liford, Kenneth T	05/03/2024	1,896.30		.00	130.88	117.57	27.50	60.28	37.98	46.60	1,475.49
			.00	.00	1,866.30	1,896.30	1,896.30	1,866.30	1,866.30		
		\$1,896.30	\$0.00	\$0.00	\$130.88	\$117.57	\$27.50	\$60.28	\$37.98	\$46.60	\$1,475.49
1378 Sandweiss, Noah S	05/03/2024	2,307.70		.00	247.47	137.67	32.20	70.48	44.08	102.48	1,673.32
			.00	.00	2,220.49	2,220.49	2,220.49	2,220.49	2,220.49		
		\$2,307.70	\$0.00	\$0.00	\$247.47	\$137.67	\$32.20	\$70.48	\$44.08	\$102.48	\$1,673.32
10000 Stong, Mary J 0471	05/03/2024	2,019.80		.00	180.01	113.47	26.54	58.31	36.74	350.24	1,254.49
			.00	.00	1,805.20	1,830.20	1,830.20	1,805.20	1,805.20		
		\$2,019.80	\$0.00	\$0.00	\$180.01	\$113.47	\$26.54	\$58.31	\$36.74	\$350.24	\$1,254.49
504 Swinney, Matthew P	05/03/2024	2,210.11		.00	318.25	137.41	32.14	71.10	44.80	37.94	1,568.47
			.00	.00	2,201.30	2,216.30	2,216.30	2,201.30	2,201.30		
		\$2,210.11	\$0.00	\$0.00	\$318.25	\$137.41	\$32.14	\$71.10	\$44.80	\$37.94	\$1,568.47
2477 Toothman, Cody B	05/03/2024	2,210.11		.00	56.49	127.73	29.88	65.30	39.58	155.16	1,735.97
			.00	.00	2,060.18	2,060.18	2,060.18	2,060.18	2,060.18		
		\$2,210.11	\$0.00	\$0.00	\$56.49	\$127.73	\$29.88	\$65.30	\$39.58	\$155.16	\$1,735.97
2305 Van Rooy, Angela L	05/03/2024	2,082.99		.00	113.04	129.15	30.21	60.82	38.32	224.25	1,487.20
			.00	.00	1,882.99	2,082.99	2,082.99	1,882.99	1,882.99		
		\$2,082.99	\$0.00	\$0.00	\$113.04	\$129.15	\$30.21	\$60.82	\$38.32	\$224.25	\$1,487.20
728 Wright, Edward E	05/03/2024	1,701.01		.00	161.74	102.48	23.97	53.39	28.93	52.77	1,277.73
			.00	.00	1,653.00	1,653.00	1,653.00	1,653.00	1,653.00		
		\$1,701.01	\$0.00	\$0.00	\$161.74	\$102.48	\$23.97	\$53.39	\$28.93	\$52.77	\$1,277.73
HAND - Housing & Neighborhood Dev		\$38,335.10	\$0.00	\$0.00	\$3,155.22	\$2,272.70	\$531.55	\$1,134.59	\$700.25	\$3,557.72	\$26,983.07
			\$0.00	\$0.00	\$35,395.35	\$36,656.35	\$36,656.35	\$35,395.35	\$35,395.35		



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 05/03/24 - 05/03/24

Detail Listing

Grand Totals	\$38,335.10	\$0.00	\$3,155.22	\$2,272.70	\$531.55	\$1,134.59	\$700.25	\$3,557.72	\$26,983.07
	\$0.00	\$0.00	\$35,395.35	\$36,656.35	\$36,656.35	\$35,395.35	\$35,395.35		

***** Multiple Taxes or Deductions Exist.

REGISTER OF PAYROLL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
5/3/2024	Payroll				38,335.10
					<u>38,335.10</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of 1
claim, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the
total amount of \$ 38,335.10

Dated this _____ **day of** _____ **year of 20**_____.

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Officer _____

General Ledger Summary Listing

From Date: 1/1/2024 - To Date: 5/1/2024

Journal	Journal Type	Sub Ledger	Description/Project	Source	Reference	Debit Amount	Credit Amount	Actual Balance
G/L Account Number: 439-10000 Cash						Fiscal Year To Date:		\$27,305,254.95
			Month Total: January 2024			\$584,725.73	\$5,030,720.25	\$22,859,260.43
			Month Total: February 2024			\$133,668.28	\$2,317,665.80	\$20,675,262.91
			Month Total: March 2024			\$147,107.29	\$751,216.24	\$20,071,153.96
			Month Total: April 2024			\$0.00	\$1,103,967.37	\$18,967,186.59
			Account Total: Cash			\$865,501.30	\$9,203,569.66	\$18,967,186.59
			Fund Total: Consolidated TIF			\$865,501.30	\$9,203,569.66	\$18,967,186.59

CITY OF BLOOMINGTON

From Date: 1/1/2024 - To Date: 5/1/2024

Journal Type	Sub Ledger	Description/Project	Source	Reference	Debit Amount	Credit Amount	Actual Balance
G/L Account Number: 444-10000 Cash					Fiscal Year To Date:		\$2,283,093.54
		January 2024			\$204,923.20	\$14,859.40	\$2,473,157.34
		February 2024			\$84,041.94	\$80,049.92	\$2,477,149.36
		March 2024			\$24,231.06	\$27,640.60	\$2,473,739.82
		April 2024			\$29,637.53	\$29,261.97	\$2,474,115.38
		Cash			\$342,833.73	\$151,811.89	\$2,474,115.38
		RDC (444 Account)			\$342,833.73	\$151,811.89	\$2,474,115.38

CITY OF BLOOMINGTON

From Date: 1/1/2024 - To Date: 5/1/2024

Journal Type	Sub Ledger	Description/Project	Source	Reference	Debit Amount	Credit Amount	Actual Balance
G/L Account Number: 446-10000 Cash					Fiscal Year To Date:		\$688,538.87
		January 2024			\$2,841.96	\$0.00	\$691,380.83
		February 2024			\$3,030.54	\$158,166.00	\$536,245.37
		March 2024			\$2,219.74	\$0.00	\$538,465.11
		Cash			\$8,092.24	\$158,166.00	\$538,465.11
		TIF - Prow			\$8,092.24	\$158,166.00	\$538,465.11
					\$1,216,427.27	\$9,513,547.55	\$21,979,767.08

**24-38
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF AMENDMENT OF AGREEMENT FOR SECURITY PATROLS AT
HOPEWELL PROPERTIES**

- WHEREAS, pursuant to Indiana Code 36-7-14 *et seq.*, the Redevelopment Commission of the City of Bloomington (“RDC”) and the Common Council of the City of Bloomington created an economic development area known as the Consolidated Economic Development Area (“Consolidated TIF”); and
- WHEREAS, the Consolidated TIF is an allocation area for purposes of tax increment financing; and
- WHEREAS, tax increment from the Consolidated TIF may be used—among other things—to pay expenses incurred by the RDC for local public improvements that are in the Consolidated TIF or that serve the Consolidated TIF; and
- WHEREAS, in Resolution 18-10, the RDC approved a Project Review and Approval Form (“Form”) which sought the support of the RDC for the purchase and redevelopment the Old Bloomington Hospital Site (“Hopewell”); and
- WHEREAS, the RDC approved an agreement with Marshall Security LLC dba Marshall Security and Private Investigations (“Marshall”) in Resolution 22-45 to provide the security patrols for the RDC-owned property in Hopewell (“Services”), and extended the agreement in Resolution 23-56, 23-69, 23-88, and 24-21; and
- WHEREAS, City staff believe it is in the best interest of the project to extend this agreement until August 1, 2024, and shift the patrols from 24 hours per day to 12 hours per day; and
- WHEREAS, the increase in duration will require additional payment for the security services in an amount not to exceed \$35,162.40; and
- WHEREAS, an addendum to the Agreement is attached to this Resolution as Exhibit A; and
- WHEREAS, there are sufficient funds in the Consolidated TIF to pay for the Services pursuant to the terms of the Agreement; and
- WHEREAS, the City has brought the RDC an Amended Project Review Form (“Amended Form”), which is attached to this Resolution as Exhibit B.

NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The RDC reaffirms its support of the Project, as set forth in the Amended Form, and reiterates that it serves the public’s best interests.
2. The RDC finds the Project is an appropriate use of TIF, and that the Project serves the public’s best interests.
3. The RDC hereby approves the Amendment to the Agreement and authorizes the City of Bloomington to expend an amount not to exceed an additional \$35,162.40 and total amount not to exceed \$269,657.35 to pay for the Services, to be payable in accordance with the terms of the amended Agreement (“Payment”).
4. The Payment authorized above may be made from the Consolidated TIF. Nothing in this Resolution shall remove the requirement to comply with the City or the RDC’s claims process.
5. Unless extended by the Redevelopment Commission in a resolution, the authorizations provided under this Resolution shall expire on September 1, 2024.

BLOOMINGTON REDEVELOPMENT COMMISSION

Signature

Printed Name, Title

ATTEST:

Signature

Printed Name, Title

Date

FIFTH AMENDMENT TO AGREEMENT FOR HOPEWELL SECURITY

This amendment by and between the City of Bloomington Redevelopment Commission (“Commission”) and Marshall Security LLC d.b.a. Marshall Security and Private Investigations (“Marshall”) amends the parties’ Agreement entered into on July 5, 2022, as follows:

- 1. Section 26 of the Agreement provided for modification by mutual written and signed agreement between the authorized representatives of the parties.
- 2. Section 1 Scope of Services. Section 1 shall be amended to extend the term of the agreement until August 1, 2024. Patrols should be modified from 24 hours per day to 12 hours per day.
- 3. Section 4 Compensation. Section 4 of the agreement shall be modified in relevant part to add the extended services for a total amount not to exceed \$269,657.35.
- 3. In all other respects, the Agreement will remain in effect as originally written.

IN WITNESS WHEREOF, the parties have caused this Addendum to be executed the day and year last written below;

CITY OF BLOOMINGTON
REDEVELOPMENT COMMISSION

MARSHALL SECURITY LLC

Signature

Signature

Printed Name, Title

Printed Name, Title

Date

Date

City of Bloomington
 Redevelopment Commission
Amended Project Review & Approval Form

Please Note:

- Approval of the project by the Redevelopment Commission through this Project Review & Approval Form does not represent an authorization to begin work or expend funds.
- Authorization of work and the commitment of funds shall be done when the Redevelopment Commission reviews and approves: (1) a Purchase Order or Contract prepared after complying with the appropriate procurement process for the type of item, service or construction being sought and (2) the estimated costs associated with the Purchase Order or Contract.
- No payment of funds shall be made without a duly authorized and approved Purchase Order or Contract. All claims for payment against a duly authorized Purchase Order or Contract shall be submitted to the Redevelopment Commission for their review and approval along with any required departmental inspections, reviews and approvals prior to the payment of any funds.

Project Name: Purchase and Redevelopment of IU Health Bloomington Hospital Site at 2nd and Rogers (“Legacy Hospital Site” and “Hopewell”)

Project Managers: Jane Kupersmith, Andrew Cibor; Deb Kunce (JS Held)

Project Description: Project will involve purchase of the Hospital Site at 2nd and Rogers from IU Health at such point as IU Health has vacated, razed some or all buildings on the site, and cleaned the site to a development-ready condition, in accordance with a definitive purchase agreement to be executed between the City and IU Health. The site is located in the Consolidated TIF and the City will be seeking funding for the real property purchase and for activities that will support future redevelopment of the site. If it were not for this project, it is very likely the site would be abandoned and underutilized or not utilized at all for years, as has happened across the country with similar hospital relocations and closings. This project will allow the city to prepare the site for and encourage redevelopment and best use of a prime location in the heart of downtown, and adjacent to the new Switchyard Park.

It is the Legal Department’s position that this project is a permissible use of Tax Increment under Indiana Code § 36-7-14-39(b)(3).

Project Timeline:

Start Date: January 2018
 End Date: December 31, 2025

Financial Information:

Estimated full cost of project:	\$37,136,248.51
Sources of funds:	Total: \$37,420,337.00

Consolidated TIF	\$31,000,000
Federal Roadway Reconstruction	\$4,601,337.00
	\$19,000.00
READI Grant	\$1,800,000.00

Project Phases: This breakdown should mirror the contract(s) expected to be issued for this project. Each phase should include a description of the work to be performed, the cost, and the timeline for the contract.

Step	Description	Estimated Cost	Timeline
1	Consulting	\$1,717,152	2018-2023
	1a. ULI	\$135,000	2018
	1b. Financial Analysis (SB Friedman)	\$69,370	2021
	1c. Proj. Mgmt (JS Held)	\$627,342	2021-2024
	1d. Branding and Mkt (Borshoff)	\$82,500	2021-2022
	1e. Sustainability (Guidon)	\$12,482	2022
	1f. LEED for Neighborhood Dev Consultant Fee	Est. \$285,000	2023-24
	1g Owner's Dev. Rep. – U3 Advisors	\$479,400	2023-24
	1h Website – Ten31	Est. \$22,200	2023-24
2	Appraisals	\$50,000	2018-2023
3	Project Agreement with IU Health	\$6,500,000	2018-2024
4.	Due Diligence with Environmental Assessment	\$79,865.63	Nov.2018-Mar. 2019
5.	Master Planner	\$410,000	2020-21
6.	1st Street Reconstruction	\$7,436,848.92	2020-2023
	6a. Design – VS Engineering	\$677,264	Oct. 2020 – Dec. 2023
	6b. Right of Way Acquisition	\$67,980	Nov. 2021 – May 2022
	6c. Construction Inspection	\$433,001.20	Apr. 2023 – Nov. 2023
	6d. Construction	\$6,247,803.72	Apr. 2023 – Nov. 2023
	6e Tree Removal	\$10,800	
7.	Hopewell East	\$17,600,851.83	June 2021 – Dec. 2024
	7a. Design – Shrewsberry & Associates, LLC	\$1,108,262	2021-2023
	7b. Property Acquisition	\$641,094	2021-2022

	7c. Demolition and Remediation	\$626,047	2022-2023
	7d. Construction Inspection	\$1,174,740	2022-2024
	7e. Construction - Milestone	\$13,373,284.90	2022-2024
	7e(ii) CO#1 Tree Removal	\$10,053.38	2023
	7e(iii) CO Package #1	\$154,571.81	2023
	7e(iv) CO Package #2	\$14,599.44	2024
	7f(i) Cassidy Electric	\$73,550.00	2023
	7f(ii). Duke Relocation	\$123,942.30	2022-2023
	7g. Environmental Consulting	\$20,000	2023
	7h. Contractor Incentive	\$132,000	2024
	7i. Site Furnishings	\$125,000	2024
	7J. Observation Camera	\$23,707	2023-24
8.	Kohr Admin Redev.	\$102,955	June 2024
	8a Kohr Preservation	\$81,400	2022-23
	8b Structural Evaluation	\$14,105	2021-22
	8c Roof and Downspout Repair	\$7,450	2024
9.	Ongoing Services	\$545,645.57	
	9a Security Patrols – Marshall	\$234,494.95 \$269,657.35	2022-24
	9b Enhanced Security	Est.\$95,000	2023-2025
	9c Grounds and Maintenance	Est. \$10,000	2023-2025
	9d Fencing and Barricades	\$169,946.62	2023-2025
10	Parking Garage	\$87,675	
	10a Assessment – CE Solutions	\$87,675	2023
	10b Design	TBD	
	10c Construction / Retrofit (e.g. EV charging)	TBD	
11.	Neighborhood Signage	Est. \$30,000	2022-25
	Hopewell In Progress Signs	\$6,160	2022-23
12.	Jackson Street 1st to University (100% design + construction) and Hopewell West (30% Design)	\$2,056,560	2023-25
	12a. Preliminary Design Contract – Crossroad Engineers	\$606,640	2023-25
	12b. Construction Inspection	Est. \$121,000	2023-24

	12c. Construction	Est. \$1,022,420	2023-24
	12d. Other Engineering	Est. \$306,500	
13	1% for Arts Allowance	Est. \$192,250	
14	Demolition	\$365,152	2024
	14a. All Bldgs at Hopewell South (Except 714 S Rogers)	\$353,052	
	14b. CO #1 – Hopewell South ACM removal at 717-719 W First St., Fairview Out-building, 615 W. First St., and 619 W. First St.	\$12,100	2024
15	714 S Rogers Redevelopment	Est. \$75,000	TBD
	15a. 714 S Rogers St – Water Damage Remediation	\$39,816.18	2024
	15b. Physically Secure Entrances to Building – Ann Kriss	\$8,560.00	2024

TIF District: Consolidated TIF (Expanded Adams Crossing, Downtown, Walnut-Winslow, South Walnut, Tapp Road, Expanded Tapp Road, Fullerton Pike)

Resolution History:

2018

- 18-13 Project Review and Approval Form
- 18-17 Approval of Contract with Urban Land Institute
- 18-31 Approval of Agreement with IU Health for Purchase of Old Hospital Site
- 18-61 Approval of Funding for Phase 1 Environmental Assessment
- 18-85 Approval of Funding for Due Diligence and Phase 2 Environmental Assessment

2019

- 19-28 Approval of Funding for Due Diligence and Legal Fees
- 19-44 Approval of Third Amendment to Purchase Agreement
- 19-94 Approval to Keep Parking Garage
- 19-95 Approval of Fourth Amendment to Purchase Agreement

2020

- 20-09 Approval of Amended Project Review Form
- 20-12 Agreement with Master Planner – SOM
- 20-79 Design Contract for 1st Street Reconstruction
- 20-86 Purchase Agreement for 413 W. 2nd Street
- 20-93 Approval of Phase II Assessment for 413 W. 2nd Street

2021

- 21-32 Design Contract for Phase 1 East
- 21-45 Amended Project Review and Approval Form
- 21-80 Agreement for Naming and Branding Services
- 21-85 Addendum to 1st Street Design Contract

2022

- 22-10 Amended Project Review and Approval Form
- 22-13 Sustainability Consultant Agreement – Guidon
- 22-30 Amendment to Purchase Agreement and Surrender Agreement
- 22-36 Approval of Agreement for Demolition – Renascent, Inc.
- 22-45 Approval of Agreement for Construction Inspection – REA
- 22-48 Agreement for Security Patrols
- 22-62 Approval of Addendum to SB Friedman Agreement
- 22-86 Addendum to Design Agreement with Shrewsberry
- 22-87 Change Order 1 for Phase 1 East Demolition - Renascent
- 22-95 Cassady Electric Lighting Relocation Phase 1 East
- 22-100 Duke Energy Utility Relocation
- 22-103 Funding for Hopewell Signs

2023

- 23-15 Tree Removal – 1st Street Reconstruction
- 23-21 Addendum #2 to Design Contract for Phase 1 East
- 23-36 Amended Project Review and Approval Form
- 23-37 Preliminary Design Contract for Hopewell West – Crossroad
- 23-42 Construction Agreement for Phase 1 East – Milestone
- 23-45 Owner’s Representative Agreement – U3 Advisors
- 23-51 Parking Garage Assessment – CE Solutions
- 23-52 New Hopewell Website – Ten31
- 23-56 Amendment to Agreement for Security Patrols
- 23-61 Amendment to Agreement with JS Held
- 23-65 Amendment to add Phase I East Construction Change Order
- 23-68 Amendment to add Environmental Consulting to Phase I East
- 23-69 Second Amendment of Agreement for Security Patrols at Hopewell
- 23-70 Approval and Support for the Pursuit of the U.S. Department of Transportation’s Neighborhood Access and Equity Program of the Reconnecting Communities and Neighborhoods Program Grant for Hopewell
- 23-86 Purchase Single Solar Trailer for Cameras at Hopewell
- 23-87 Recommendation for Demolition of Blocks 8, 9, and 10
- 23-88 Third Amendment to Agreement for Security Patrols
- 23-89 VET Environmental for the Kohr Building
- 23-96 To Accept a State Historical Marker Honoring the Local Council of Women at the Hopewell Neighborhood
- 23-97 Approval for Funding for Site Furnishings at Hopewell
- 23-98 The Green Engineer LEED ND Services Contract
- 23-113 Change Order Package #1 for the Hopewell East Project
- 23-114 Fourth Amendment of Agreement for Security Patrols at Hopewell
- 23-115 Approval of Hopewell Post-Closing Agreement
- 23-116 Approval of Project Review and Approval for 1st Street Reconstruction for Hopewell

2024

- 24-16 Approval of Secondary Plat for Hopewell East Project
- 24-17 Approval of Notice of Intent Filing with IDEM In Accordance with Provision of Post-Closing Agreement between the City of Bloomington and IU Health

- 24-18 Approval of Change Order 1 to Agreement with Renascent, Inc. for Demolition of Hopewell Blocks 8, 9, and 10.
- 24-19 Approval of Funding for Monitoring Service for Security Cameras at Hopewell
- 24-21 Fourth Amendment to Agreement for Security Patrols
- 24-25 Agreement with VET Environmental for 714 S Rogers Remediation
- 24-26 Repairs to Preserve Kohr Building for Redevelopment
- 24-32 Agreement with Ann-Kriss to Secure 714 S Rogers Remediation
- 24-35 Approval of Change Order Package #2 for the Hopewell East Project
- 24-36 Approval of Hopewell West Secondary Plat
- 24-38 **Fifth Amendment to Agreement for Security Patrols**

To Be Completed by Redevelopment Commission Staff:

Approved on _____

By Resolution _____ by a vote of _____