

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, March 4, 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=13320>

I. ROLL CALL

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

Commissioners Absent: None

City Staff Present: Kerry Thomson, Mayor; Larry Allen, City Attorney, Legal Dept.; Anna Hanson, Interim Director, HAND; Christina Finley, Financial Specialist, HAND; Matt Swinney, Program Manager, HAND; Jane Kupersmith, Director, ESD

Others Present: Dave Askins, B Square Bulletin; Jen Pearl, Bloomington Economic Development Corporation; Deb Kunce, J.S. Held; Lucas Gonzalez, Ben Fulton; Dave Huber; Sam Dove

II. READING OF THE MINUTES – A typo was corrected before the meeting and the corrected version was emailed to the commissioners. Sue Sgambelluri moved to approve the March 4, 2024 minutes as corrected. John West seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTERS – Randy Cassady moved to approve the claim register for March 1, 2024, for \$160,686.67. Deborah Myerson seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS – Randy Cassady moved to approve the payroll register for February 23, 2024, for \$35,324.18. John West 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 that Resolution 27-27, a right of entry for access to the Fourth Street Garage storefront, needs to be added to tonight's agenda.

C. Treasurer's Report: Larry Allen was available to answer questions.

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

E. Hopewell Update: Deb Kunce reported active demolition in Hopewell just south of First Street. Staff solicited bids for repairs to the building at 714 S. Rogers Street. Kunce said 615 West 1st Street is currently going through the demolition hold process through the Historic Preservation Commission (HPC). Additionally, the Kohr development team is in the design phase for the affordable housing development.

The Mayor has assembled a new Hopewell advisory group. The advisory group will give advice and counsel on when and how to advance and redevelop parcels in Hopewell.

Kunce and staff answered questions from the commissioners.

Dave Huber asked to make a public comment. He stated that over the weekend 103 residents signed a petition for a more walkable, bikable, and less car-centric Hopewell. Larry Allen asked Mr. Huber to send him the petition and he would forward it to all of the commissioners.

- F. Update on Trades District Agreement:** John Fernandez gave an update on the Trades District agreement. Fernandez answered questions from the commissioners. The presentation slides are attached to the minutes.

VI. NEW BUSINESS

- A. Resolution 24-24: Approval of Amendment to Centerstone Funding Agreement for Repair/Replacement of Fire Sprinkler System.** The RDC approved a Community Development Block Grant (CDBG) agreement with Centerstone in Resolution 23-101. Matt Swinney explained that the project's original scope of work for the fire sprinkler repair to the 645 S. Rogers Street property was intended to be limited to repairing/replacing the second-floor sprinkler, although Resolution 23-101 did not expressly limit the scope to the second floor. The original funding amount of \$183,782.10 was insufficient to repair/replace the sprinkler system on additional levels. Now, Centerstone has been awarded 2024 CDBG funds for an additional \$200,000 to repair/replace the first-floor and basement-level fire sprinkler system. Staff would like to amend the original agreement to include the 2024 award for an overall amount not to exceed \$383,782.10.

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 24-24. Deborah Myerson seconded the motion. The motion passed unanimously.

- B. Resolution 24-25: Approval of Contract with VET Environmental to Remediate Water Intrusion at 714 S. Rogers Street.** Anna Hanson stated that the building at 714 South Rogers Street has had water intrusion issues twice, and staff is concerned that the approaching warm weather will cause mold growth. Also, the elevator shaft in the building flooded and hydraulic fluid needs to be cleaned up. Hanson explained that this is a temporary fix, but the RDC will not be able to renovate the building easily in the future if it does not fix the water damage and security issues.

Staff answered questions from the commissioners.

Deb Hutton asked for public comment. A member of the public asked the Commission if budget for security and lighting for this building was included in the Amended Project Review and Approval Form. Larry Allen stated that they are separate line items in the form because security includes the entire Hopewell site, not just 714 S. Rogers.

John West moved to approve Resolution 24-25. Sue Sgambelluri seconded the motion. The motion passed unanimously.

- C. Resolution 24-26: Approval of Repairs to the Kohr Administration Building in Hopewell.** Larry Allen stated to preserve the Kohr Building for redevelopment, which the City anticipates beginning in the summer of 2024, it is necessary to repair downspouts and portions of the roof to prevent water damage to the building. B&L Sheet Metal and Roofing was the most responsive and responsible bidder for the project. Staff have negotiated an agreement with B&L Sheet Metal and Roofing to perform the services for an amount not to exceed \$7,450.

Deb Kunce and the staff answered questions from the commissioners.

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

Sue Sgambelluri moved to approve Resolution 24-27. Deborah Myerson seconded the motion. The motion passed unanimously.

D. Resolution 24-27: Right of Entry for Access to the Fourth Street Garage for Artists Emily Zarse and Huner Emin. Jane Kupersmith stated that the City of Bloomington has launched a program to support local artists by providing them space within downtown storefronts and offices. Beginning on March 5, 2024, through May 31, 2024, the City's Arts Director Holly Warren would like to allow two artists, Emily Zarse and Huner Emin, an opportunity to use the empty storefront in the RDC property to prepare for upcoming major exhibits of their art. To use the space, the artist requires the RDC to grant them a right of entry and release of liability to enter and use the RDC property.

Staff answered questions from the commissioners.

John West requested the artists obtain liability insurance and return the space to its original condition.

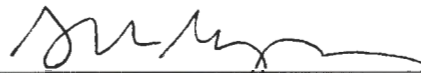
Randy Cassady moved to approve Resolution 24-27 with the amendment that the artists obtain liability insurance and return the space to its original condition. John West seconded the motion. The motion passed unanimously.

E. BUSINESS/GENERAL DISCUSSION

XI. ADJOURNMENT – John West moved to adjourn. Randy Cassady seconded the motion. The meeting adjourned at 6:05.



Deborah Hutton, President



~~Sue Sgambelluri, Secretary~~

Deborah Myerson, Vice-President

Date: 3-18-24