

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA

met on Monday, April 1, 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:

I. ROLL CALL

Commissioners Present: Deb Hutton, Deborah Myerson, Randy Cassady, Sue Sgambelluri, and John West attended in person. Sam Fleener, MCCSC Representative 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; Roy Aten, Senior Project Manager, Engineering Department

Others Present: Dave Askins, B Square Bulletin; Jen Pearl, Bloomington Economic Development Corporation; Lucas Gonzalez; Sam Dove

II. READING OF THE MINUTES – John West moved to approve the March 18, 2024 minutes. Sue Sgambelluri seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTERS – John West moved to approve the claim register for March 29, 2024, for \$318,309.63. Deborah Myerson seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS – Sue Sgambelluri moved to approve the payroll register for March 22, 2024, for \$43,349.18. Deborah Myerson 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 was available to answer questions.

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

D. Business Development Updates: Larry Allen was available to answer questions.

E. Hopewell Update: Larry Allen was available to answer questions.

VI. NEW BUSINESS

A. Resolution 24-32: Approval of Contract with Ann-Kriss LLC to Secure 714 S. Rogers Street. The property is unoccupied, and it needs to be cleaned up from recent intrusions and to have potential points of entry on the building secured. After obtaining quotes, staff identified Ann-Kriss LLC as the best provider of the services. Staff negotiated an agreement with Ann-Kriss to perform the services at the property for an amount not to exceed \$8,560.

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 24-32. John West seconded the motion. The motion passed unanimously.

B. Resolution 24-33: Approval of Assignment and Assumption Agreement.

Larry Allen stated the RDC approved the second addendum to the parking agreement with Crawford & Company (d.b.a. Praxis Consulting), that modified and extended the lease of parking spaces at 216 S. College on January 22, 2024. Crawford has created a new subsidiary company, Praxis Risk Services, and Crawford would like to assign all of RDC's rights and obligations under the agreement to Praxis Risk Services.

Staff answered questions from the commissioners. Deb Hutton spoke to Anna Killion-Hanson early in the day with a few suggested amendments. Those suggested amendments were forwarded to Larry Allen before the meeting. Allen corrected a few typos and added a sentence to clarify that Deb Hutton can sign the assumption agreement.

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

Randy Cassady moved to approve Resolution 24-33 as amended. Deborah Myerson. The motion passed unanimously.

C. Resolution 24-34: Approval of Agreement with CSX for the B-Line Trail and Multiuse Path Project for Railroad Flagging. In Resolution 19-91, the RDC approved a project review and approval form for an extension of the B-Line Trail to a new multi-use path on 17th Street and to improve the intersection of West Fountain Drive and North Crescent Road. The project includes trails that will be constructed adjacent to railroad tracks owned by CSX Transportation. City staff negotiated an agreement with CSX for inspection and flagging services for a total amount not to exceed \$47,300, which the RDC approved on June 20, 2023, via Resolution 23-50. It is estimated that the cost of flagging services will require an additional \$75,000 to complete the project.

Staff answered questions from the commissioners. Larry Allen explained a few amendments that were suggested by Deb Hutton. The amendments included correcting typos and changing the date so that it aligned with the project estimate. Those changes were made prior to the meeting.

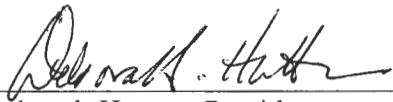
Deb Hutton asked for public comment. There were no comments from the public.

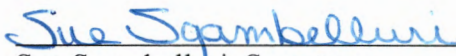
John West moved to approve Resolution 24-34. Sue Sgambelluri seconded the motion. The motion passed unanimously.

D. BUSINESS/GENERAL DISCUSSION

The April 15 RDC meeting will be canceled due to lack of a quorum and rescheduled for April 22.

XI. ADJOURNMENT – Sue Sgambelluri moved to adjourn. John West seconded the motion. The meeting adjourned at 5:30 p.m.


Deborah Hutton, President


Sue Sgambelluri, Secretary

Date: 4-22-24