

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, October 7, 2024, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton
Street, Room 135, and via Zoom, with President Deborah Myerson presiding:
<https://catstv.net/m.php?q=13866>

I. ROLL CALL

Commissioners Present: Deborah Myerson, John West, and Randy Cassady

Commissioners Absent: Sue Sgambelluri, Laurie McRobbie, and Sam Fleener (MCCSC Representative)

City Staff Present: Kerry Thomson, Mayor; Anna Killion-Hanson, Director, HAND; Christina Finley, Assistant Director, HAND; Larry Allen, City Attorney, Legal Department; Jane Kupersmith, Director, Economic & Sustainable Development (ESD); Jessica McClellan, City Controller; Roy Aten, Senior Project Manager, Engineering Department; Holly Warren, Assistant Director for the Arts; ESD

Others Present: John Fernandez, Senior Vice-President, The Mill; Mary Krupinski, J.S. Held; Dave Askins, B-Square Bulletin

II. READING OF THE MINUTES – John West moved to approve the September 16, 2024 minutes. Randy Cassady seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTERS – John West moved to approve the claim register for September 27, 2024, for \$342,259.48. Randy Cassady seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS – John West moved to approve the payroll register for September 20, 2024, for \$41,063.88. Randy Cassady seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Anna Killion-Hanson asked the commission for volunteers to serve on the Social Service and Physical Improvements Citizens Advisory Committee (CAC). There were only 3 members at the meeting, Killion-Hanson said she would email the CAC meeting dates to all of the commissioners to see who would be available.

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

C. Treasurer's Report: Jessica McClellan distributed the TIF status update report which will be included in the minutes. McClellan was available to answer questions.

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

E. Hopewell Update: Deb Kunce was available to answer questions.

VI. NEW BUSINESS

A. Resolution 24-67: Approval of Agreement for Public Art in Hopewell East. As part of the Hopewell East project, the City is constructing a greenway park that will be operated by the Bloomington Parks & Recreation Department. Bloomington has a percentage for the arts program, which devotes at least 1% of the budget from the City's capital projects to the expansion of public art. Holly Warren stated that after evaluating public submissions for a public

art installation in Hopewell East, staff have selected the proposal from Boonyama LLC, owned and operated by artist Jonathan Racek, to fabricate and install the custom-designed work called Undulate. Staff have negotiated an agreement with Boonyama for an amount not to exceed \$100,000.

City staff answered questions from the commissioners.

Deborah Myerson asked for public comment. There were no comments from the public.

Randy Cassady moved to approve Resolution 24-68. John West seconded the motion. The motion passed unanimously.

- B. Resolution 24-68: Approval of Property Agreement with Dimension Mill, Inc. for Trades District Tech Center (a.k.a The Forge).** Jane Kupersmith stated that construction on The Forge is underway, and it is estimated that the building may be ready for tenants by the end of 2024 or early 2025. As part of the EDA grant, the RDC has partnered with Dimension Mill, Inc. to provide project management services and the City would like to have the Mill also provide property management services for the Forge.

City staff answered questions from the commissioners.

Deborah Myerson asked for public comment. There were no comments from the public.

John West moved to approve Resolution 24-68. Randy Cassady seconded the motion. The motion passed unanimously.

- C. Resolution 24-69: Approval of Change Order Package #4 for Hopewell Phase 1 East.** Roy Aten explained that a series of change orders were required for additional work, including additional grading, topsoil replacement, tree grates, additional supplies for infrastructure, additional bollards, curbing along Rogers Street, infill of trenches, communication cabling, limestone finishing, and site work for installation of pickleball courts. The proposed change order package is for an additional amount of \$162,332.93.

Larry Allen pointed out a minor change since the packet went out. The original amount in the packet says the RDC's portion is \$162,332.85. There is an eight-cent difference in the version that Roy is presenting. The correct amount is \$162,332.93 and has been updated in the resolution.

City staff answered questions from the commissioners.

Deborah Myerson asked for public comment. There were no comments from the public.

John West moved to approve Resolution 24-69 with the 8-cent amendment. Randy Cassady seconded the motion. The board approved unanimously.

- D. Resolution 24-70: Approval of Additional Funding for Site Furnishings at Hopewell.** Roy Aten stated that the RDC previously approved funding for site furnishing including furniture and planter boxes for the greenway in Hopewell East in Resolution 23-97 for an amount not to exceed \$116,424.78. As part of that approval, the RDC authorized the purchase of site furniture from Landscape Forms, Inc. for \$76,532.64. The overall price for the furniture increased by \$2,200 because the furniture needed to be altered to affix to the permanent infrastructure in the greenway. As a result, City staff are requesting an increase in the authorized funding for site furniture from \$76,532.64 to \$78,732.64.

City Staff answered questions from the commissioners.

Deborah Myerson asked for public comment. There were no comments from the public.

John West moved to approve Resolution 24-70. Randy Cassady seconded the motion. The motion passed unanimously.

- E. Resolution 24-71: Addendum to Agreement with Vet Environmental Engineering for Environmental services at Hopewell West.** Larry Allen stated that while conducting a federally-mandated evaluation of the project, City staff, and VET have determined that additional investigation and testing are required before any federal money can be invested into the project. The additional services are specifically to respond to comments from the Indiana Department of Environmental Management (IDEM), which has requested that the RDC perform additional groundwater sampling at the site and report back on the findings. Staff have negotiated an addendum to the agreement with VET for an amount not to exceed \$13,300.64.

City staff answered questions from the commissioners.

Deborah Myerson asked for public comment. There were no comments from the public.

John West moved to approve Resolution 24-71. Randy Cassady seconded the motion. The motion passed unanimously.

- F. Resolution 24-72: Approval of Community Development Block Grant Funding for Physical Improvements to 221 N. Rogers Street.** Matt Swinney stated this is a Community Development Block Grant project with Center Stone to repair and repaint the exterior at 221 N. Rogers Street. The agreement is for an amount not to exceed \$65,985.

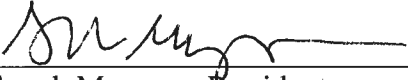
City staff answered questions from the commissioners.

Deborah Myerson asked for public Comment. There were no comments from the public.

Randy Cassady moved to approve Resolution 24-72. John West seconded the motion. The motion passed unanimously.

G. BUSINESS/GENERAL DISCUSSION

- XI. ADJOURNMENT** – John West moved to adjourn. Randy Cassady seconded. The meeting adjourned at 6:40 p.m.


Deborah Myerson, President


John West, Secretary

Date: 10/21/24