

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA
met on Monday, August 5, 2024, at 5:00 p.m. in the McCloskey Conference Room, 401 North Morton
Street, Room 135, and via Zoom, with Vice-President Deborah Myerson presiding:
<https://catstv.net/m.php?q=13659>

I. ROLL CALL

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

Commissioners Absent: None

City Staff Present: Anna Killion-Hanson, Director, HAND; Margie Rice, Corporation Council; Larry Allen, City Attorney; Jane Kupersmith, Director, Economic & Sustainable Development (ESD); Jessica McClellan, City Controller; Roy Aten, Senior Project Manager, Engineering Department

Others Present: Deb Kunce, J.S. Held; Mary Krupinski, J.S. Held; Dave Askins, B-Square Bulletin; Mary Krupinski, J.S. Held; Rob Cronk, IT Department; Buzz Crone, Financial Advisor, Crone and Associates; Hanna Clendening, Associate, Barnes & Thornberg; Geoff McKim, County Council

II. READING OF THE MINUTES – Sue Sgambelluri moved to approve the July 15, 2024 minutes. John West seconded the motion. The motion passed unanimously.

III. EXAMINATION OF CLAIM REGISTERS – John West moved to approve the claim register for August 2, 2024, for \$1,298,354.40. Sue Sgambelluri seconded the motion. The motion passed unanimously.

IV. EXAMINATION OF PAYROLL REGISTERS – Randy Cassady moved to approve the payroll register for July 26, 2024, for \$41,088.87 via roll-call vote. Sue Sgambelluri seconded the motion. The motion passed unanimously.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. On April 22, 2024, the RDC approved \$8,500 for the Park Ridge East Neighborhood Association project. The approved amount was \$4,325 less than the requested amount. During the April 22 meeting, there was discussion of a plan to fully fund the project if additional funds became available. Anna Killion-Hanson said additional funds have been identified and therefore HAND is increasing the grant by an additional \$4,325 for a total budget amount of \$12,825.

HAND continues to work on the required 5-year Consolidated Plan. Community outreach will occur later this month.

Heading Home is hosting an “inspection palooza” on September 18, 2024, from 11:00 a.m. to 12:30 p.m.

Anna Killion-Hason said that eight members of the HAND staff, including herself, recently became NSPIRE certified, which is the National Standard of the Physical Inspection of Real Estate.

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

C. Treasurer's Report: Jessica 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 24-55: Approval of an Agreement with Presidio for Hopewell Phase 1 East Hardware and Camera Installation.** Roy Aten stated that a portion of the Hopewell East infrastructure project included wireless access points and cameras in the Hopewell Common Park. The infrastructure project included the installation of conduits to prepare for the wireless access points. The purchase of the wireless access points and the cameras themselves were not included in the infrastructure project. City staff solicited quotes for services from Presidio for the access points and cameras and negotiated an agreement for an amount not to exceed \$49,174.43.

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 24-55. John West seconded the motion. The motion passed unanimously.

- B. Resolution 24-57: Approval of TIF Refunding Bond.** Buzz Crohn and Hannah Clendening outlined the refunding bond. This bond would refinance the outstanding 2015 TIF bonds, which could save the Commission over \$1 million. However, if the markets shift and the refunding does not save the Commission an adequate amount of money, no bonds would be issued. The next step in this process is approval in a resolution from the Common Council.

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 24-57. Sue Sgambelluri seconded the motion. The motion passed unanimously.

- C. Resolution 24-58: Amendment to Agreement with J.S. Held for Project Management Services for the Hopewell Site.** Jane Kupersmith stated that this amendment is for an extension of time to the initial contract with J.S. Held. The extension will go through the remainder of the year. There is approximately \$100,000 remaining on the contract.

City staff answered questions from the commissioners.

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

Sue Sgambelluri moved to approve Resolution 24-58. John West seconded the motion. The motion passed unanimously.

- D. Resolution 24-59: Approval of Payment of Water Meter Installation Fee for Hopewell East.** Roy Aten stated that the project has two water fountains and an irrigation system which needed to be hooked up to city utilities. The installation fee is \$3,989.

City staff answered questions from the commissioners.

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

Sue Sgambelluri moved to approve Resolution 24-59. John West seconded the motion. The motion passed unanimously.

- E. Resolution 24-60: First Amendment to Agreement with U3 Advisors for Owner's Representative Consultant Services for Hopewell.** In Resolution 23-45, the RDC approved an agreement with U3 advisors for owner's representative consultant services for Hopewell. The City temporarily paused U3s work in January 2024 due to a change in administration and a need for an in-depth briefing on the direction and developments at Hopewell. The City is ready to resume the consultation services. Deb Kuncie stated that this amendment is a request for an extension of time through May 1, 2025.

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 24-60. Sue Sgambelluri seconded the motion. The motion passed unanimously.

Resolution 24-61: Approval of Second Amendment to Agreement with Weber Group for Trades District Gateway Art. Jane Kupersmith stated that last year the RDC approved \$106,500 to support the new piece of public art that is going into the Trade District. The original contract was amended in Resolution 24-07 because there were a variety of drivers that increased costs to \$133,642. Additional services are necessary for the completion of the project. City staff negotiated a second amendment to the agreement for the additional services in the amount not to exceed an additional \$33,825. Additional funding will be paid by the Bloomington Urban Enterprise Association (BUEA), and there will not be any additional use of TIF funding.

City staff answered questions from the commissioners.

John West stated that the fifth "WHEREAS" states that the staff anticipates additional funding will be paid by the BUEA, however, the BUEA already approved the funding. It was suggested to amend the resolution to clarify that additional funding will be paid by the BUEA and TIF funding will not be utilized. Deborah Myerson pointed out a spelling error in the fourth "WHEREAS".

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

Sue Sgambelluri moved to approve Resolution 24-61. John West seconded the motion. The motion passed unanimously.

F. BUSINESS/GENERAL DISCUSSION

- XI. ADJOURNMENT** – John West moved to adjourn. Randy Cassady seconded. The meeting adjourned at 6:00 p.m.



Deborah Myerson, Vice President



Sue Sgambelluri, Secretary

Date: _____

9-3-24