

**AGENDA**  
**REDEVELOPMENT COMMISSION**

*McCloskey Conference Room*  
**September 18, 2017**  
**5:00 p.m.**

- I. ROLL CALL**
- II. READING OF THE MINUTES** –September 5, 2017
- III. EXAMINATION OF CLAIMS** –September 8, 2017 for \$464,146.36
- IV. EXAMINATION OF PAYROLL REGISTERS**–September 1, 2017 for \$28,217.49
- V. REPORT OF OFFICERS AND COMMITTEES**
  - A.** Director’s Report
  - B.** Legal Report
  - C.** Treasurer’s Report
  - D.** CTP Update Report
- VI. NEW BUSINESS**
  - A.** Resolution 17-64: Acceptance of Due Diligence Conditions Regarding 627 N. Morton Street
- VII. BUSINESS/GENERAL DISCUSSION**
- VIII. ADJOURNMENT**

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**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Tuesday, September 5, 2017 at 5:00 p.m. in the Showers City Hall, McCloskey Conference Room, 401 North Morton Street, with Don Griffin, Jr. presiding**

**I. ROLL CALL**

Commissioners Present: Don Griffin, Sue Sgambelluri, and Mary Alice Rickert

Commissioners Absent: Kelly Smith, Jennie Vaughan, and David Walter

Staff Present: Eric Sader, Assistant Director, Housing and Neighborhood Development (HAND); Christina Finley, Housing Specialist, HAND

Other(s) Present: Thomas Cameron, Assistant City Attorney; Alex Crowley, Director, Economic & Sustainable Development; Jeff Underwood, City Controller; Brian Payne, Assistant Director Small Business Development, Economic & Sustainable Development (ESD); Lynn Coyne, Bloomington Economic Development Corporation (BEDC); Kurt Christian, Herald-Times; Nicole Bolden, City Clerk; Dan Own, Elevate Ventures

- II. READING OF THE MINUTES** – Mary Alice Rickert made a motion to approve the August 21, 2017 minutes. Sue Sgambelluri seconded the motion. The board unanimously approved.
- III. EXAMINATION OF CLAIMS** – Sue Sgambelluri made a motion to approve the claims register for August 25, 2017 for \$221,425.62. Mary Alice Rickert seconded the motion. The board unanimously approved.
- IV. EXAMINATION OF PAYROLL REGISTERS** – Mary Alice Rickert made a motion to approve the payroll register for August 18, 2017 for \$29,391.27. Sue Sgambelluri seconded the motion. The board unanimously approved.
- V. REPORT OF OFFICERS AND COMMITTEES**
- A. Director’s Report. Eric Sader, Assistant Director was available to answer questions.
  - B. Legal Report. Thomas Cameron was available to answer questions.
  - C. Treasurer’s Report. Jeff Underwood was available to answer questions.
  - D. CTP Update Report. Alex Crowley was available to answer questions.
- VI. NEW BUSINESS**
- A. Resolution 17-60: Approval of Agreement for Services regarding Dimension Mill with Patrick M. East.** The Commission has previously contracted with BEDC and Kirkwood Design Studio to prepare a building program and with Blackline Studio to design the renovations. In order to complete the activation of the Dimension Mill, the Redevelopment Commission requires operational planning services. Brian Payne, Economic & Sustainable Development, noted that under a separate contract the BEDC has been working to create a 501(c)(3) nonprofit corporation, and has identified fifteen board members for that board. Patrick East, as executive director, will be responsible for developing a business plan, budget, and a pro forma for ongoing operation of the Dimension Mill. The executive director will also serve as community ambassador to promote the mission and vision of the Dimension Mill.

Staff has a contract proposal with Patrick M. East for 13 months. East is the CEO of a digital marketing firm in Bloomington. He is an active angel investor and active partner with the tech community and is on the board of the Bloomington Tech Partnership. East has already worked on setting up Dimension Mill pre-planning, despite not being under contract. He has created a series of events for networking to develop professional skills for the entrepreneur and innovation economy. Staff believes he is the best possible fit for this position.

Sue Sgambelluri asked Brian Payne about his role with the ESD Department. Payne stated he is the Assistant Director of Small Business Development.

Sue Sgambelluri asked about identifying external funding sources for the Dimension Mill. Are there any metrics associated? Are our expectations clear? Alex Crowley stated we have not finalized the expectations but we are starting to get a sense of what they should look like. Crowley explained we will be putting a plan together outlining the details. The plan will come back to the commission for review.

Sue Sgambelluri asked if there will be metrics for the individual we are hiring as the executive director. Crowley stated the evaluations of his performance will include membership numbers and income streams. Sgambelluri asked Crowley to share the numbers when they are clearer.

Sue Sgambelluri asked what will differentiate between the overall coordination role envisioned between the executive director and community manager. Payne explained the community manager is designed to be an inward facing operations manager for the Mill facility. The community manager will not come on board until within a few weeks of the facility opening. They will be available during business hours to ensure everything is running on time, supplies are in place, and to answer questions.

The executive director is in charge of strategic vision and implementation, fundraising, and securing partnerships in the community.

Sue Sgambelluri asked about the Redevelopment Commission's role in interviewing or selecting a community manager. Payne stated the Redevelopment Commission will approve the contract for the individual. It will be parallel to the role for the executive director. The executive director will work with the City and the 501(c)(3)'s board, to identify a proper candidate and bring that agreement to the commission for approval. Sgambelluri asked whose employee is the person. Payne stated the person will work for the 501(c)(3). This contract is also assignable to the 501(c)(3).

Sgambelluri asked Payne to talk about the search process. Payne explained, the city is modeling after other communities and facilities around the state. We are modeling Matchbox in Lafayette, Speakeasy in Indianapolis, and Launch Fishers in Fishers, Indiana. Launch Fishers is probably the best known example of a successful facility. They have hundreds of members. We were looking for someone who could play the same role as the gentleman who took Launch Fishers from a concept all the way through execution and whose skillset is legitimized in the tech community. Patrick East has been the best example of someone in the community already playing that role from a network and innovative mentor perspective. Crowley added that Bloomington has had different pockets

of players in the tech community and finding someone who is already connected to all of those different pockets is an important part of the job.

Mary Alice Rickert asked who will evaluate Mr. East's work. Crowley stated at the assignment of the contract he will be under the 501(c)(3). Thomas Cameron stated he is also accountable to the RDC, who is approving the funding. Rickert asked who will give an annual review.

Sgambelluri asked for a list of appointed board members. Lynn Coyne, BEDC stated he will send the commissioners a list of board members.

Sgambelluri asked about subcontractors. What kind of subcontractors are envisioned? Payne stated there are two consultants contemplated by the agreement; the community events manager and the pre-marketing consultant, who will be identified and brought on board at a later date. Thomas Cameron stated the phrase permitted subcontractors is referring to the two consultants previously spoke about. Payne stated we do not anticipate any more subcontractors.

Don Griffin asked for public comment. There was no public comment.

Sue Sgambelluri made a motion to approve Resolution 17-60. Mary Alice Rickert seconded the motion. The board unanimously approved.

- B.** Resolution 17-61: Approval of Agreement for Construction Management Services in The Trades District with Weddle Bros. Jeff Underwood stated currently we have a number of large projects that are in various stages of progress. City staff has been looking at all of these major projects internally to see if City staff has the ability to manage. We are looking at the larger projects to bring in expertise to assist the City in the pre-construction and post construction phases of those projects. Staff has identified Weddle Bros for construction management services for the Certified Tech Park projects. Weddle Bros will be managing the pre-construction, and construction process. They will be the City's representative working with the design team and construction team to make sure it stays on schedule and within budget. The contract states our expectation is they will save the amount of their fee during the project. Underwood stated he believes the fee is reasonable for the services.

Rickert asked if the fee was based on similar projects. Underwood stated yes. Underwood has some background in construction, he worked as the construction manager for the new Indianapolis airport so he is familiar with the range of fees. Typically fees range from 3% - 5% of the construction budget. Weddle Bros fee is approximately 4% of the construction budget.

Don Griffin asked for Public Comment.

Nicole Bolden:

When do you anticipate construction to begin? Underwood stated construction should begin this year on The Dimension Mill and Solution Tree. The Tech Park will have some activity this year, however the construction will begin next year.

What is the completion timeline? Underwood anticipates all three projects to be completed by the end of next year. The infrastructure projects might take a little longer due to the construction and weather.

Does the Dimension Mill fall under the Historic Preservation Commission's approval? Underwood explained it does fall under their approval and has already had some preliminary review by the HPC.

There were no other questions or public comment.

Mary Alice Rickert made a motion to approve Resolution 17-61. Sue Sgambelluri seconded the motion. The board unanimously agreed.

- C. Resolution 17-62: Approval of Notice of Offering regarding The Red Lot. Thomas Cameron stated the Redevelopment Commission owns what is called The Red Lot. It is the lot outside the County's portion of the Shower's Building (NE corner). Appraisals for the lot have been received and now ready to offer for sale. It gives the opportunity for anyone interested to respond to the notice of offering, and provides for bids to be opened on September 27. We will then be able to proceed based on those bids.

Don Griffin asked for public comment. There was no public comment.

Sue Sgambelluri made a motion to approve Resolution 17-62. Mary Alice Rickert seconded the motion. The board unanimously approved.

- D. Resolution 17-63: Approval of Right of Entry for the Dimension Mill. The City of Bloomington contracted with Energy Systems Group, LLC (ESG) to install approximately 5 megawatts of solar panels across thirty City-owned facilities. ESG requires a location to store the solar panels before they are installed on the facilities. The Dimension Mill was identified as an ideal location. The solar project will be completed by the end of the year and will not interfere with construction.

Don Griffin asked for public comment.

Nicole Bolden

Is the building secure? Underwood stated it is secure.

There were no more public comments or questions.

Sue Sgambelluri made a motion to approve Resolution 17-63. Mary Alice Rickert seconded the motion. The board unanimously approved.

## **VII. BUSINESS/GENERAL DISCUSSION**

- A. CDBG Representatives – Sue Sgambelluri will continue to serve as the social service representative. David Walter was not at the meeting. However, he was nominated to continue to serve as the physical improvements representative.

## **VIII. ADJOURNMENT**

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Donald Griffin, President

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Sue Sgambelluri, Secretary

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Date

**17-64  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON, INDIANA**

**TO APPROVE DUE DILIGENCE CONDITIONS REGARDING 627 NORTH  
MORTON STREET**

- 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”), the purpose of which is to facilitate economic development and revitalization in Bloomington; and
- WHEREAS, the Consolidated TIF is an allocation area for purposes of tax increment financing; and
- WHEREAS, pursuant to Indiana Code § 36-7-14-19, the RDC is vested with the power to acquire real property; and
- WHEREAS, in Resolution 17-55, the Redevelopment Commission accepted an Offer to Purchase 627 N. Morton Street, with certain contingencies that must be satisfied; and
- WHEREAS, one of the contingencies, found in Section 2.3 of the Offer to Purchase, was the Redevelopment Commission’s satisfactory completion of due diligence; and
- WHEREAS, since the approval of Resolution 17-55, Staff has worked with the Seller to gather additional information about 627 N. Morton Street; and
- WHEREAS, Staff is comfortable with conditions of 627 N. Morton Street in light of the the due diligence it has completed; and
- WHEREAS, Staff recommends that the RDC accept the conditions of 627 N. Morton Street pursuant to Section 2.3 of the Offer to Purchase.

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

1. The RDC explicitly accepts the conditions of 627 N. Morton Street pursuant to Section 2.3 of the Offer to Purchase. This approval shall not be interpreted as

satisfaction of any of the other required contingencies, including the contingencies in Section 2.8 and 2.10.

BLOOMINGTON REDEVELOPMENT COMMISSION

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Jennie Vaughan, Vice President

ATTEST:

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Sue Sgambelluri, Secretary

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Date