

AGENDA
REDEVELOPMENT COMMISSION
McCloskey Conference Room
March 5, 2018
5:00 p.m.

- I. ROLL CALL**
- II. READING OF THE MINUTES** –February 19, 2018
- III. EXAMINATION OF CLAIMS** –February 23, 2018 for \$449,435.12
- IV. EXAMINATION OF PAYROLL REGISTERS**–February 16, 2018 for \$30,497.23
- 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 18-17: Approval of Agreement with Urban Land Institute RE IU Health Hospital Site
- VII. BUSINESS/GENERAL DISCUSSION**
- VIII. ADJOURNMENT**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, February 19, 2018 at 5:00 p.m. in the Showers City Hall, McCloskey Conference Room, 401 North Morton Street, with Donald Griffin, Jr. presiding

I. ROLL CALL

Commissioners Present: Don Griffin, David Walter, Mary Alice Rickert, and Eric Sandweiss,

Commissioners Absent: Sue Sgambelluri and Kelly Smith

Staff Present: Doris Sims, Director, Housing and Neighborhood Development (HAND); Christina Finley, Financial Specialist, HAND Department

Others Present: Jeff Underwood, City Controller; Andrew Cibor, Transportation & Traffic Engineer, Planning & Transportation; Philippa Guthrie, Corporation Counsel, City Legal Department; Kurt Christian, Herald-Times; Alex Crowley, Director, Economic & Sustainable Development; Brian Payne, Assistant Director Small Business Development, Economic & Sustainable Development; Randy Cassady, Cassady Electric

II. READING OF THE MINUTES –David Walter made a motion to approve the February 5, 2018 minutes. Eric Sandweiss seconded the motion. The board unanimously approved.

III. EXAMINATION OF CLAIMS –Dave Walter made a motion to approve the claim registers for February 9, 2018 for \$489,924.07. Eric Sandweiss seconded the motion. The board unanimously approved.

IV. EXAMINATION OF PAYROLL REGISTERS –David Walter made a motion to approve the payroll registers for February 2, 2018 for \$30,433.32. Eric Sandweiss seconded the motion. The board unanimously approved.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Doris Sims reported the B-Line Heights Apartments is a development that will be built in the Trades District on land that is owned by the Redevelopment Commission, which will be transferred to Pedcor. The groundbreaking for the development will be Tuesday, February 27, 2018 @ 1:30 p.m. at 601 North Rogers. Sims invited the commissioners to attend.

B. Legal Report. Philippa Guthrie 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 18-13: Approval of Contracts for Trades District Infrastructure Project. Jeff Underwood stated staff recommends the following bids as the lowest and best bids for infrastructure construction services for the project:

- Bid package #1 (Milestone Contractors) \$4,982,000.00
- Bid package #2 (Cassady Electric) \$549,000.00

Underwood stated there is also a line for contingencies in the amount of \$200,000. All change orders will come back to the Redevelopment Commission for approval. The same contract will be used for both bid packages. The contract was part of the bid package which the contractors accepted. Weddle Brothers will get the packages executed and staff will contact Don Griffin for a signature.

David Walter asked how Weddle Brothers is involved. Underwood explained, Weddle Brothers is the construction manager. It is their job to make sure that construction is on time and to settle any disputes between contractors. They will also conduct construction meetings, review billings, review change orders, and solve any issues of coordination. Weddle Brothers will operate out of the construction office at 627 North Morton.

Mary Alice Rickert asked if the bids were competitive. Underwood stated they were very competitive on every project except the two electrical packages. Cassady Electric was the only electrical bidder. There were 5 main bid packages received.

Eric Sandweiss stated when reviewing bids, do we look at the lowest bids as the best bids. He asked if the bid award went to the lowest bidder, the best, or a combination. Underwood explained that 1 bid was awarded to the 2nd lowest bidder because they completed all of the requirements in the bidding process and the lowest bidder in that particular case had 2 or 3 things they did not complete.

Mary Alice Rickert asked for public comment. There was no public comment.

David Walter made a motion to approve Resolution 18-13. Eric Sandweiss seconded the motion. The board unanimously approved.

B. Resolution 18-14: Approval of Contracts for Dimension Mill Renovation. Jeff Underwood stated staff recommends the following bids as the lowest, best bids for renovation services for the project:

- Bid package #1 with alternate 1 and 4 (Neidigh Construction Corp) \$2,763,000
- Bid package #4 with alternate 1 (HFI Mechanical and Building Solutions) \$796,900
- Bid package #5 with alternate 1 (Ryan Fire Protection, Inc.) \$75,360.00
- Bid package #6 with alternate 1 (Cassady Electrical Contractors) \$522,570.00

Eric Sandweiss asked if the project is subject to Historic Preservation review. Underwood stated it has been reviewed and approved by the Historic Preservation Committee.

Mary Alice Rickert asked for public comment. There was no public comment.

David Walter made a motion to approve Resolution 18-14. Don Griffin seconded the motion. The board unanimously approved.

C. Resolution 18-15: Approval of Agreement for Arborist Services Related to The Trades District Infrastructure Project. Alex Crowley reported negotiating an agreement with Jud Scott Consulting Arborist Services. The arborist advised that the construction would very likely negatively affect the trees, and the arborist prepared a mitigation plan outlining measures that may be taken to try and minimize the negative effects and preserve the trees. Staff finds it necessary to modify the scope of services to the agreement with Jud Scott to include implementation of the mitigation plan. There are four trees of concern, one of

which already has issues with its root system. One bid was received from Bartlett Tree Experts, a local company for the mitigation work.

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

David Walter made a motion to approve Resolution 18-15. Mary Alice Rickert seconded the motion. The board unanimously approved.

Philippa Guthrie stated City rights-of-way are under jurisdiction of the Board of Public Works. Guthrie explained the original MOU between the Board of Public Works and the Redevelopment Commission involved design work in the Trades District that might affect the City rights-of-way. However, the original MOU did not grant the right to construct in those rights-of-way. Staff has prepared a new MOU similar to the design MOU that includes construction. The Board of Public Works is reviewing the MOU tomorrow, February 20, 2018 for approval.

David Walter made a motion to amend the agenda to include approval of the MOU between the Board of Public Works and the Redevelopment Commission. Mary Alice Rickert seconded the motion. The board unanimously approved.

D. Resolution 18-16: Approval of MOU between the Board of Public Works and the Redevelopment Commission Regarding Trades District Infrastructure.

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

Eric Sandweiss made a motion to approve Resolution 18-16. Mary Alice Rickert seconded the motion. The board unanimously approved.

VII. BUSINESS/GENERAL DISCUSSION

Jeff Underwood gave the Commission additional update regarding the Dimension Mill construction schedule – Weddle Brothers will issue notice to proceed to the contractors tomorrow and bi-weekly construction meetings will begin next week. Staff will have contracts executed and contact Don Griffin for signature. The groundbreaking is scheduled for the week of March 6, 2018.

Underwood reported the County has been notified that parking will not be available after March 31, 2018 per their agreement with the Redevelopment Commission. There is still an outstanding offer from the County on the Red Lot.

VIII. ADJOURNMENT

Donald Griffin, President

Mary Alice Rickert, Secretary

Date

18-17
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

**APPROVAL OF CONTRACT BETWEEN THE CITY OF BLOOMINGTON AND
THE URBAN LAND INSTITUTE FOR CONSULTING SERVICES REGARDING
FUTURE USE OF IU HEALTH HOSPITAL SITE AT 2ND AND ROGERS**

WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) issued its “Redevelopment District Tax Increment Revenue Bonds of 2015” (the “Bond”) to pay for, among other things, redevelopment of areas within the Consolidated TIF, and

WHEREAS, on December 26, 2018, the City of Bloomington (“City”) signed a Letter of Intent with IU Health, attached as Exhibit A, documenting the intent of the City to purchase the IU Health Bloomington Hospital site at 2nd and Rogers Street (“Old Hospital Site”) from IU Health for the purpose of redevelopment; and

WHEREAS, in Resolution 18-10, the RDC approved a Project Review and Approval Form (“Form”) for a project to purchase and envision reuse of the Old Hospital Site (“Project”); and

WHEREAS, one project task on the Form was to secure the services of a professional consultant to assist the City in envisioning the future redevelopment and uses of the Old Hospital Site, and Staff has negotiated a contract with the Urban Land Institute (“ULI”), attached as Exhibit B, to provide such services (the “Contract”) for an amount not to exceed One Hundred Thirty-Five Thousand Dollars (\$135,000); and

WHEREAS, it is in the public interest that the Contract be undertaken and performed; and

WHEREAS, Resolution 18-10 identified the Consolidated TIF as the source of funds for the Project; and

WHEREAS, the City has brought the RDC an amended Project Review and Approval Form (“Form”) which sets out the expected cost of the Services and the expected timeframe for completion, which is attached to this Resolution as Exhibit C;

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

1. The RDC reaffirms its support of the Project, as set forth in the Form, and reiterates that it serves the public’s best interests.

2. The RDC finds that the aboved described expenditure is an appropriate use of the Bond.
3. The RDC hereby approves payment of an amount not to exceed One Hundred Thirty-Five Thousand Dollars (\$135,000) to be payable in accordance with the terms of the Contract. This funding approval shall expire on December 31, 2018.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Mary Alice Rickert, Secretary

Date

Letter of Intent ("LOI") Regarding Proposed Reuse of Current IU Health Property

1. IU Health and the City of Bloomington ("City") enter into this LOI to indicate their mutual intentions that IU Health will convey all property (subject to the terms of Section 3 below) at the current IU Health hospital site and other nearby parcels to the City for its development in the community's interest, for fair consideration and upon opening of the new IU Health Regional Academic Health Center planned on the east side of Bloomington.
2. This LOI is not a legally binding document; however, it does reflect the mutual interests and intentions of the parties. IU Health and the City intend in good faith to implement this LOI by execution of a binding Purchase Agreement outlining specific terms and conditions, including terms and conditions in this LOI, no later than February 15, 2018. The Purchase Agreement shall provide for a Due Diligence Period until June 1, 2018 related to: title, survey, environmental, appraisal and community outreach.
3. IU Health agrees to demolish all facilities located on parcel(s) marked A in Attachment A, conduct any environmental remediation as part of any demolition, and convey such parcels to the City at no cost to the City. City also agrees to work in good faith to support IU Health in facilitating any remediation processes; however, City shall in no event be responsible for any costs related to remediation. The only exception to this demolition and associated remediation is if the City requests, no later than the end of the Due Diligence Period (such request subject to the approval of IU Health), that IU Health retain certain agreed upon structures located in parcel A for the City's use; whereupon the City would assume any and all responsibility for the structure(s) upon taking ownership of the remaining Property. In the event the parties cannot agree at the end of the Due Diligence Period regarding which structures or portions thereof to retain, either party may terminate the Purchase Agreement. In all instances, IU Health may not convey the parcels marked A, B, C and D on Attachment A until such time as the new IU Health Regional Academic Health Center is open and operational and the existing hospital has ceased operations and parcels B, C, and D have been vacated.
4. City agrees to pay Six Million Five Hundred Thousand Dollars (\$6,500,000) ("Purchase Price") to IU Health for all the parcels pursuant to the purchase agreement. City and IU Health acknowledge that the City must obtain two (2) independent appraisals of the parcels to be acquired. IU Health will provide its own appraisal dated November 9, 2017, prepared by John C. Snell, for transmittal to the City's appraisers.
5. City agrees to pledge any 2019 and 2020 Community Crossings funds made available by the state to the City (selection is based on merit and available funds) for the following infrastructure improvements:

a. East 14th Street improvements (east of the 14th St & US 45/46 proposed interchange); and

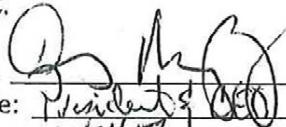
b. 10th & Pete Ellis Drive Intersection improvements.

As part of East 14th Street and 10th & Pete Ellis Drive Intersection improvements, IU Health agrees to conduct the design work for the sewer extension, intersections and roadways to ensure these locations are "shovel ready" and eligible for Community Crossings dollars. IU Health also agrees to provide the local one-to-one match necessary to receive such funds.

6. Within seven (7) years of the execution of the Purchase Agreement, City agrees to provide the consideration and other offsets described in Section 5 in satisfaction of the Purchase Price described in Section 4 above for the agreed upon parcels.
7. City concurs that local zoning requirements are not applicable to the new IU Health Regional Academic Health Center.
8. The parties agree that any initial public statement regarding this LOI shall be done jointly. Parties also agree to not make any further public statements about this LOI or any ensuing Purchase Agreement until such time as both parties have approved the content of such public statements.

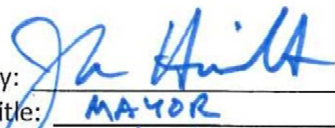
SELLER:

INDIANA UNIVERSITY HEALTH BLOOMINGTON,
INC.

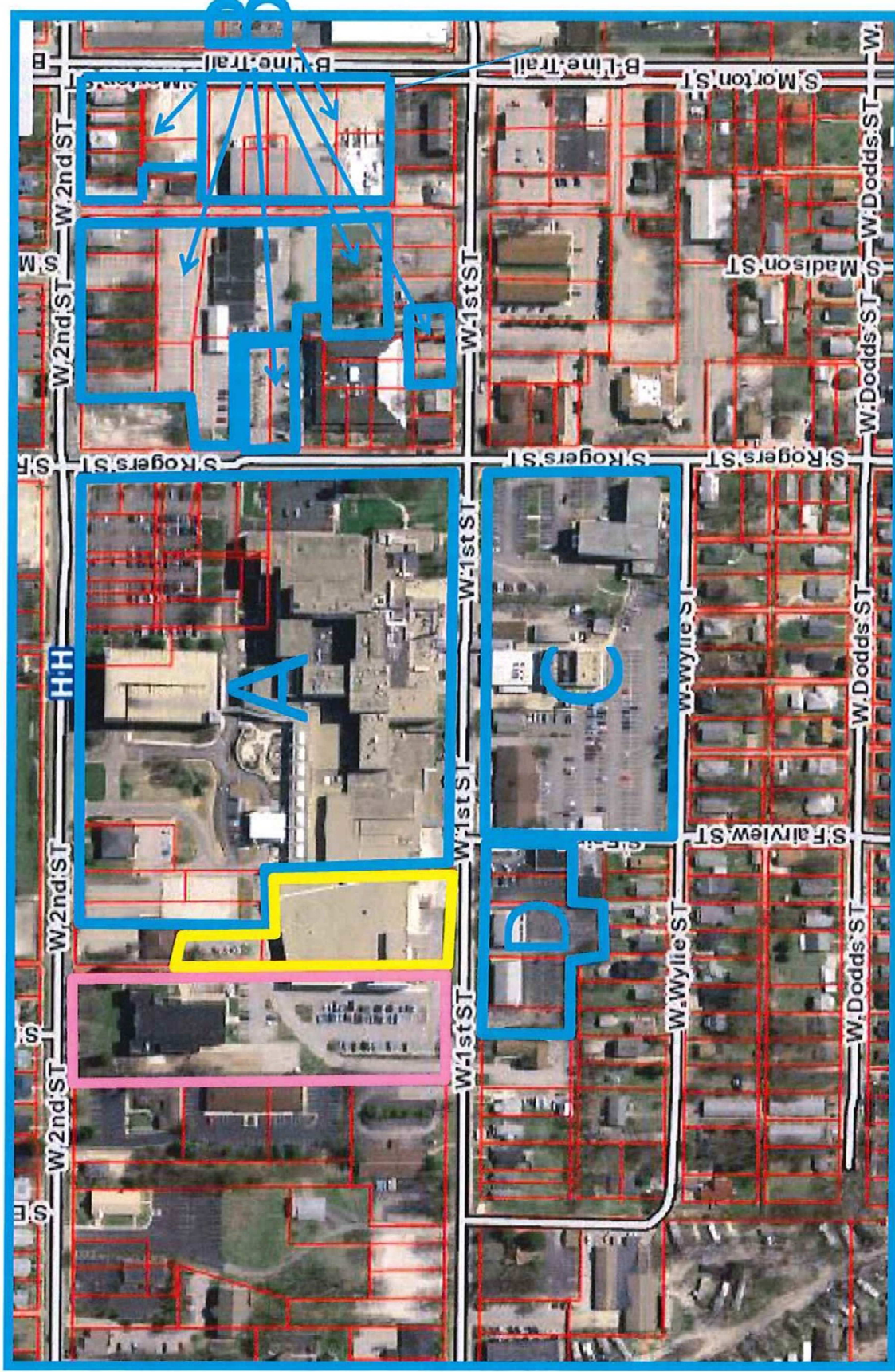
By: 
Title: President
Date: 12/21/17

BUYER:

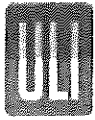
CITY OF BLOOMINGTON, INDIANA

By: 
Title: MAYOR
Date: 12/26/17

Attachment A - IU Health Bloomington Hospital Parcel Values



- IUH owns land and IUH owns building
- IUH owns building, non-IUH entity owns land
- IUH leases land / building, non-IUH entity owns land / building



ULI-The Urban Land Institute - Advisory Services Agreement Bloomington, Indiana

This Agreement constitutes a binding contract between the City of Bloomington, Indiana ("Sponsor") and ULI-the Urban Land Institute ("Institute" or "ULI"). As part of its purpose, the Institute maintains an Advisory Services Program for the purpose of benefiting organizations, governments and the general public through improved planning and utilization of land. The Sponsor wishes to obtain advice and recommendations from the Institute on development and planning issues associated with the IU Health Bloomington Hospital and surrounding area.

A. Pursuant to this Agreement, the Institute agrees:

1. To provide a panel composed of members of the Institute and others who collectively have a varied and broad experience and knowledge applicable to the particular problems to be considered.
2. To arrange for the panel members to visit the location upon which its recommendations are sought for a period of not less than five days, starting on or about April 8, 2018. During that time the panel, directly and through its staff, will study the designated area; consult with public and private officials, representatives of other relevant organizations, and other individuals familiar with the problems involved; and prepare its conclusions and recommendations which will be presented to the Sponsor and its invited guests in oral form at the close of the on-site assignment.
3. To provide the Sponsor with a full-color written summary of its conclusions and recommendations illustrated with photographs and drawings, as appropriate.
4. To absorb the travel and living expenses of its panel and staff while on site.
5. To provide customary workers' compensation and liability insurance for the panel members and the Institute's employees.

B. The Sponsor agrees, at its expense:

1. To furnish the each panel member, not less than 10 days in advance of the panel meeting, such pertinent background data in the form of reports, plans, charts, etc., as may be presently available or readily developed for the preliminary study of the panel, prior to its inspection on site. Two copies are to be sent to the ULI Project Manager.
2. To coordinate and arrange, insofar as possible, to have appropriate persons, including public and private officials, representatives of the relevant organizations, and others, available for the purpose of consulting with and furnishing information to the panel on specific matters relevant to the assignment as may be necessary and advisable during the period of the panel's visit.
3. The cost of the panel is a total of \$135,000 to be paid in three installments. The first installment of \$65,000 shall be paid when the panel is set and logistics have been confirmed prior to the panel week. The second installment of \$65,000 shall be paid

when the panel delivers the final recommendations during the week of the panel's visit; this will include a copy of the PowerPoint presentation. The final installment of \$5,000 shall be paid when the Sponsor receives the comprehensive report of the panelist recommendations. In the event the Sponsor cancels the panel assignment, the Sponsor shall be responsible for costs incurred by ULI up to the date of cancellation. Notwithstanding any other provision of this Agreement, if funds for the continued fulfillment of this Agreement by the City are at any time not forthcoming or are insufficient then the City shall have the right to terminate this Agreement without penalty. It is understood that the fee paid by the Sponsor to the Institute is to be used to cover the costs of the panel assignment and to support and encourage the Institute's research and educational programs.

- C. In the event of a party's substantial failure to perform in accordance with the terms of this Agreement, the other party shall have the right to terminate the Agreement upon written notice. The nonperforming party shall have fourteen (14) calendar days from the receipt of the termination notice to cure or to submit a plan for cure acceptable to the other party.
- D. The Sponsor may make such noncommercial use of the report as it may deem desirable. It is further understood that the Institute may make such noncommercial use of the report prepared of the panel's findings and recommendations as it may deem desirable, and the Sponsor herewith specifically agrees that the Institute may publish and disseminate such report or any part thereof in conjunction with its research and educational programs.
- E. Each party shall indemnify, save, defend and hold harmless the other, its elected/appointed officials, officers, directors, employees and agents from any and all liability, claims, suits, demands, actions, damages and expenses (including reasonable attorney fees) of whatsoever kind and by whomsoever brought against the indemnified party, its elected/appointed officials, officers, directors, employees and agents, arising from or in connection with any willful or negligent act, error or omission of the indemnifying party, its elected/appointed officials, officers, directors, employees, and agents in the performance of this Agreement. Each party's aggregate liability for damages of any nature shall be limited to the amount of the fee under this agreement. In no event will either party be responsible for incidental or consequential damages arising out of the services it provides under this Agreement.
- F. ULI is acting in the capacity of an independent contractor hereunder and not as an employee, or agent of, or joint venturer with Sponsor.
- G. The performance of this Agreement by either party is subject to acts of God, war or threat of war, government regulation, acts of terrorism, disaster, fire, strikes, civil disorder, public health crises, curtailment of transportation facilities or other circumstance beyond the control of the parties unreasonably delaying or making it inadvisable, illegal or impossible for either party to perform its obligations hereunder. This Agreement may be terminated without penalty for any one (1) or more of such reasons by written notice from one party to the other; provided that the party delayed or unable to perform shall promptly advise the other party of such delay or impossibility of

performance, and provided further that the party so delayed or unable to perform shall take reasonable steps to mitigate the effects of any such delay or nonperformance.

- H. Either party shall have the right to assign this Agreement to an affiliate upon prior written notice to the other party. In all other instances, neither party shall assign its rights or duties under this Agreement without prior written consent of the other party. Sponsor reserves the right to reject any of the Consultant's proposed outside panelists and to request that an acceptable replacement be assigned to the panel. Subject to the foregoing, this Agreement shall bind and inure to the benefit of the respective parties and their successors and assigns.
- I. This agreement constitutes the entire agreement between the parties regarding the services described herein and supersedes all prior agreements or understandings between the parties on this subject matter, whether written or verbal.
- J. This Agreement may not be altered, amended or modified except by written document signed by all parties.
- K. This Agreement shall be subject to and construed under the laws of the State of Indiana. The undersigned parties and their duly authorized representatives represent and warrant that they have authority to enter into this Agreement and hereby agree to the terms set forth above.
- L. Consultant shall comply with City of Bloomington Ordinance 2.21.020 and all other federal, state and local laws and regulations governing non-discrimination in all regards, including, but not limited to, employment.
- M. E-Verify: Consultant is required by state law to enroll in and verify the work eligibility status of all newly-hired employees through the E-Verify program. (This is not required if the E-Verify program no longer exists). Consultant shall sign an affidavit, attached as Attachment A, affirming that Consultant does not knowingly employ an unauthorized alien. "Unauthorized alien" is defined at 8 U.S. Code 1324a(h)(3) as a person who is not a U.S. citizen or U.S. national and is not lawfully admitted for permanent residence or authorized to work in the U.S. under 8 U.S. Code chapter 12 or by the U.S. Attorney General.

Consultant and any subcontractors may not knowingly employ or contract with an unauthorized alien, or retain an employee or contract with a person that the Consultant or subcontractor subsequently learns is an unauthorized alien. If the City obtains information that the Consultant or subcontractor employs or retains an employee who is an unauthorized alien, the City shall notify the Consultant or subcontractor of the contract violation and require that the violation be remedied within 30 days of the date of notice. If the Consultant or subcontractor verified the work eligibility status of the employee in question through the E-Verify program, there is a rebuttable presumption that the Consultant or subcontractor did not knowingly employ an unauthorized alien. If the Consultant or subcontractor fails to remedy the violation within the 30 day period, the City shall terminate the contract, unless the City determines that terminating the contract would be detrimental to the public interest or public property, in which case the

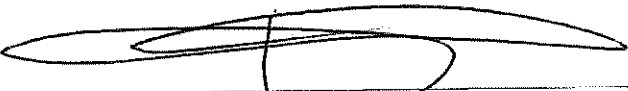
City may allow the contract to remain in effect until the City procures a new Consultant. If the City terminates the contract, the Consultant or subcontractor is liable to the City for actual damages.

Consultant shall require any subcontractors performing work under this contract to certify to the Consultant that, at the time of certification, the subcontractor does not knowingly employ or contract with an unauthorized alien and the subcontractor has enrolled in and is participating in the E-Verify program. Consultant shall maintain on file all subcontractors' certifications throughout the term of the contract with the City.

- N. Non-Collusion: Consultant is required to certify that it has not, nor has any other member, representative, or agent of Consultant, entered into any combination, collusion, or agreement with any person relative to the price to be offered by any person nor prevented any person from making an offer nor induced anyone to refrain from making an offer and that this offer is made without reference to any other offer. Consultant shall sign an affidavit in Attachment B affirming that Consultant has not engaged in any collusive conduct. Attachment B is attached hereto and incorporated by reference as though fully set forth.

ULI—the Urban Land Institute

City of Bloomington, IN


Ralph Boyd, CEO Americas

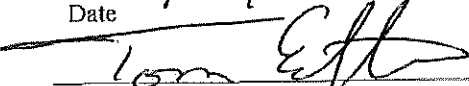

John Hamilton, Mayor


Date

2/21/18

Date

Feb 21, 2018


Tom Eitler, Senior Vice President

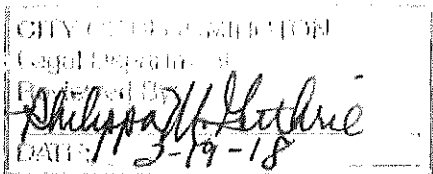

Mick Renneisen, Deputy Mayor

Date

2/21/18

Date

2/21/18



CITY OF BLOOMINGTON

Controller

Reviewed by:



DATE: 2/21/18

FUND/ACCT: 439-13-152001-57990

ATTACHMENT A
E-VERIFY AFFIDAVIT

STATE OF INDIANA)
)SS:
COUNTY OF _____)

AFFIDAVIT

The undersigned, being duly sworn, hereby affirms and says that:

1. The undersigned is the Senior VP of Urban Land Institute
(job title) (company name)
2. The company named herein that employs the undersigned:
 - i. has contracted with or seeking to contract with the City of Bloomington to provide services; **OR**
 - ii. is a subcontractor on a contract to provide services to the City of Bloomington.
3. The undersigned hereby states that, to the best of his/her knowledge and belief, the company named herein does not knowingly employ an "unauthorized alien," as defined at 8 United States Code 1324a(h)(3).
4. The undersigned hereby states that, to the best of his/her belief, the company named herein is enrolled in and participates in the E-verify program.

[Signature]
Signature

Thomas Eitler
Printed Name

District of Columbia
STATE OF INDIANA)
)SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared Thomas Eitler and acknowledged the execution of the foregoing this 21st day of February, 2018.

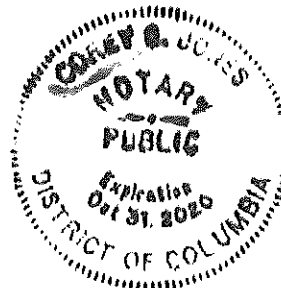
[Signature]
Notary Public's Signature

My Commission Expires: October 31, 2020

N/A

County of Residence:

Corey Jones
Printed Name of Notary Public



**ATTACHMENT B
 NON-COLLUSION AFFIDAVIT**

STATE OF _____)
) SS:
 COUNTY OF _____)

AFFIDAVIT

The undersigned offeror or agent, being duly sworn on oath, says that he has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by him, entered into any combination, collusion or agreement with any person relative to the price to be offered by any person nor to prevent any person from making an offer nor to induce anyone to refrain from making an offer and that this offer is made without reference to any other offer.

OATH AND AFFIRMATION

I affirm under the penalties of perjury that the foregoing facts and information are true and correct to the best of my knowledge and belief.

Dated this 21 day of February, 2018.

URBAN LAND INSTITUTE,

By: *Tom Eiler*

District of Columbia

STATE OF _____)
) SS:
 COUNTY OF _____)

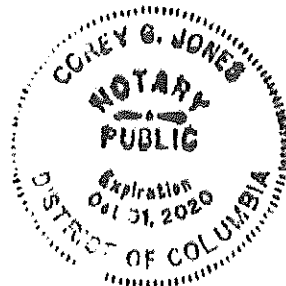
Before me, a Notary Public in and for said County and State, personally appeared Thomas Eiler and acknowledged the execution of the foregoing this 21st day of February, 2018.

Notary Public's Signature *Corey G Jones*

Printed Name of Notary Public Corey G. Jones

My Commission Expires: October 31, 2020

County of Residence: N/A



City of Bloomington
Redevelopment Commission
Project Review & Approval Form

Please Note:

- Approval of the project by the Redevelopment Commission through this Project Review & Approval Form does not represent an authorization to begin work or expend funds.
- Authorization of work and the commitment of funds shall be done when the Redevelopment Commission reviews and approves: (1) a Purchase Order or Contract prepared after complying with the appropriate procurement process for the type of item, service or construction being sought and (2) the estimated costs associated with the Purchase Order or Contract.
- No payment of funds shall be made without a duly authorized and approved Purchase Order or Contract. All claims for payment against a duly authorized Purchase Order or Contract shall be submitted to the Redevelopment Commission for their review and approval along with any required departmental inspections, reviews and approvals prior to the payment of any funds.

To Be Completed by Requesting Party:

Project Name: Purchase and Redevelopment of IU Health Bloomington Hospital Site at 2nd and Rogers (“Hospital Site”)

Project Manager: **Mick Renneisen; Jeff Underwood; Philippa Guthrie**

Project Description:

Project will involve purchase of the Hospital Site at 2nd and Rogers from IU Health at such point as IU Health has vacated, razed some or all buildings on the site, and cleaned the site to a development-ready condition, in accordance with a definitive purchase agreement to be executed between the City and IU Health. The site is located in the Consolidated TIF and the City will be seeking funding for the real property purchase and for activities that will support future redevelopment of the site. If it were not for this project, it is very likely the site would be abandoned and underutilized or not utilized at all for years, as has happened across the country with similar hospital relocations and closings. This project will allow the city to prepare the site for and encourage redevelopment and best use of a prime location in the heart of downtown, and adjacent to the new Switchyard Park

It is the Legal Department’s position that this project is a permissible use of Tax Increment under Indiana Code §36-7-14-39(b)(3).

Project Timeline:

Start Date: January 2018

End Date: December 31, 2021

Financial Information:

Estimated full cost of project:	\$6,685,000
Sources of funds:	
Consolidated TIF	\$6,685,000

Project Phases: This breakdown should mirror the contract(s) expected to be issued for this project. Each phase should include a description of the work to be performed, the cost, and the timeline for the contract.

Step	Description	Estimated Cost	Timeline
1	Urban Land Institute Consulting Contract	\$135,000	Services to be Completed by July 2018
2	Appraisals	\$50,000	2018-2020
3	Project Agreement with IU Health	\$6,500,000	2020

TIF District: Consolidated TIF (Walnut-Winslow, South Walnut, Tapp Road, Expanded Tapp Road, Fullerton Pike)

Resolution History: 18-13 Project Review and Approval Form
18- 17 Approval of Contract with Urban Land Institute

To Be Completed by Redevelopment Commission Staff:

Approved on _____

By Resolution _____ by a vote of _____