

AGENDA
REDEVELOPMENT COMMISSION
McCloskey Conference Room
July 16, 2018
5:00 p.m.

- I. ROLL CALL**
- II. READING OF THE MINUTES** –June 18, 2018
- III. EXAMINATION OF CLAIMS** –June 29, 2018 for \$71,250.60 and July 13, 2018 for \$1,407,164.01
- IV. EXAMINATION OF PAYROLL REGISTERS**–June 22, 2018 for \$30,256.19 and July 6, 2018 for \$31,609.67
- 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 18-40: Approval of Funding for Security and Technology Improvements at the Dimension Mill
 - B. Resolution 18-41: To Amend Funding Approval for Blackline Studio for Furniture at the Dimension Mill
 - C. Resolution 18-42: Approval of Funding for a New HVAC System at the Buskirk-Chumley Theater
- 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, June 18, 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, Sue Sgambelluri, Eric Sandweiss, and Mary Alice Rickert

Commissioners Absent: None

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

Others Present: Larry Allen, Assistant City Attorney, City Legal Department; Jeff Underwood, City of Bloomington Controller; Alex Crowley, Director, Economic & Sustainable Development; Patrick East, Director, Dimension Mill Inc.

II. READING OF THE MINUTES – David Walter made a motion to accept the June 4, 2018, minutes. Mary Alice Rickert seconded the motion. The board unanimously approved.

III. EXAMINATION OF CLAIMS – Eric Sandweiss made a motion to approve the claim register for June 15, 2018, for \$677,793.98. Mary Alice Rickert seconded the motion. The board unanimously approved.

IV. EXAMINATION OF PAYROLL REGISTERS – David Walter made a motion to approve the payroll register for June 8, 2018. Mary Alice Rickert seconded the motion. The board unanimously approved.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Doris Sims was available to answer questions.

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

C. Treasurer's Report. Jeff Underwood reported the City is in the process of developing a request for qualifications (RFQ) for a master developer. The master developer will bring in expertise beyond internal capabilities and assist with large projects like the Trades District, the current hospital site, and Switchyard Park. Staff will bring the RFQ results back to the RDC.

Don Griffin asked if the RFQ will be subject to public notice. Jeff Underwood explained public notice is not required, but it will probably be a combination of public notice and identifying specific firms who should receive the RFQ. The RFQ should go out in the next couple of weeks.

Sue Sgambelluri asked why the RFQ needs to come to the RDC. Jeff Underwood explained that two of the three properties the master developer will be working on are owned by the RDC.

Sue Sgambelluri asked if the Urban Land Institute (ULI) reports have been received. Jeff Underwood stated they have not been received, but the draft report should be received soon.

Don Griffin asked if any RDC-owned properties have been priced or marketed. Jeff Underwood stated that all of the Tech Park parcels have been appraised and offered for sale. Don Griffin asked for a list of the parcels with their listing prices and appraised values. Staff will send the requested information.

Don Griffin asked if there is a statute that prohibits the City from marketing RDC owned properties. Jeff Underwood stated the City can market RDC-owned properties, and they are governed by a different statute than properties purchased with general funds.

- D. CTP Update. Alex Crowley introduced Patrick East, Executive Director of Dimension Mill Inc. (DMI).

Patrick East provided an update on the following 5 areas regarding the Dimension Mill:

- **Construction of the Building** – Construction has been underway for approximately 90 days. The first 30-60 days was mostly demolition. The last 30 days included HVAC, plumbing, and digging up the floor of the event space which, will be repurposed in other areas of the building. Framing should begin in the next 30 days. The Dimension Mill is still on track to open by October 31, 2018.
- **Talent Programs** – The Xtern program is a 10-week paid internship with TechPoint. TechPoint is the trade organization for all technology in Indiana. Bloomington is the first community outside of Indianapolis to participate in the Xtern program. TechPoint recruited 1,500 applicants from 96 universities and 42 different states. Bloomington has two Xterns, one is working on marketing at the Mill and the other is working at Periodic. Periodic is a software company that focuses on time management systems.

REBOOT Fellowship is a two year fellowship program that focuses on mid-career individuals. REBOOT is an opportunity to explore a career interest you didn't think was possible. Fellows work full-time and receive role specific training for their new career path and participate in professional development sessions. Two permanent hires have been acquired through REBOOT. One hire will begin work at the Mill in July, with a career path in marketing. The other hire will be working in a customer support position at Cornerstone.

June 4, 2018, DMI sponsored the second annual Bloomington Interns Summer Camp Kick-off, which was held at Cardinal Spirits Distillery. Interns Summer Camp is another talent program. It is 10 weeks of programming for any intern in Bloomington. The purpose of the programming is to build a talent pipeline focusing on professional development, civic engagement, and city immersion. The program only costs companies \$150 for each of their first two interns and \$100 for every intern thereafter. There is a weekly family dinner, coffee with CEOs, and Bloomington-specific activities like the Farmer's Market. Volunteer opportunities are available through the Bloomington Volunteer Network.

- **Fundraising** – DMI is projecting a \$500,000 loss during the first three years of operation of the Mill. Fundraising money will be used to cover the loss. After year three, DMI hopes to be sustainable.

Elevate Ventures exists to create sustainable cultures and infrastructure across Indiana that support the ongoing development and success of entrepreneurs. Their vision is to be regarded as a critical guide, resource and community catalyst for developing high-performing, high-growth, Indiana-based businesses.

DMI will use fundraising money for a \$1 million partnership with Elevate Ventures. Patrick East explained that, if they raise \$1 million dollars, Elevate Ventures will match with \$1.5 million dollars. Funds will be used for entrepreneurial activities, investment in companies, and an Entrepreneur in Residence (EIR), which is a full-time mentor who will travel around Bloomington and work with entrepreneurs to build up their companies.

- **Program Events** – A speaker comes in monthly for a networking lunch and talks for about 15 minutes; the remainder of time is reserved for the technology and innovation professionals to network. A free lunch is provided. The monthly networking event usually attracts 50-75 professionals. The lunch is sponsored so there is no cost to DMI.

Level Up is another monthly event dedicated to training the technology and innovation community for operational excellence on various business operations. Anywhere from 10-50 people attend every month.

Sue Sgambelluri asked how events are publicized. Patrick East stated anyone can attend but events are specifically marketed for individuals in technology and innovation. Events are advertised and marketed in a weekly email newsletter. The distribution list for the newsletter has 300-400 emails. Anyone can add their name to the list at millnewsletter.com

- **Marketing** – Patrick East stated after talking with constituents in the community, it is obvious Bloomington has an awareness and information problem which is one of the reasons a full-time marketing intern was hired. Current marketing includes the email newsletter, profiles on the blog of entrepreneurs, and forming as many connections to Indianapolis as possible.

DMI purchased Cowork. Patrick East said the idea is to take the tech culture that Cowork built in the last 5-7 years and pull it into the Mill. They have approximately 100 members and are excited to be working at the Mill. Membership has increased 10% since Memorial Day.

Sue Sgambelluri asked if a physical space or organization was purchased. Patrick East explained only the assets of Cowork was purchased, not a physical space.

Eric Sandweiss asked what kind of work the 1,500 internship applicants would be performing. He also asked how Patrick East gets compensated. Patrick East stated he is contracted with the City of Bloomington until October and receives a stipend. Once the Dimension Mill is open, DMI's fundraising money will go into the operating budget and pay his salary. Only 100-200 applicants in Bloomington and Indianapolis received internships, most of whom were in Indianapolis. Interns will assist with marketing, content writing, development, sales, customer support, or anything related to running a business. Bloomington received two interns, one is working in marketing and the other in web development.

Sue Sgambelluri ask if DMI has any partnerships with Indiana University. Patrick East stated having the university as a partner is critical for several reasons, most important of which is the new talent they bring in every year. Patrick East said that the City and local companies need to do a better job of outreach to the students. He then proceeded to outline some current and future partnerships.

One partnership with IU is through their Shoemaker Scholar program. They have between 10-20 student startups working on their companies every year. Structured mentorship programs for those companies could easily be created. Once students graduate IU and want to continue to run their companies, they could graduate to the Mill.

IU also had a program called Building Entrepreneurs in Software and Technology (BEST) competition, which offered student entrepreneurs the world's largest prize (\$100,000) given by a university in a business competition. The competition stopped a couple years ago because they were not getting the desired results. Patrick East was an investor in the previous competitions and believes things could be done differently to ensure the program is successful upon restart. Requiring the startup businesses to remain in Bloomington and assigning mentors are just a few possible changes.

IU has created a \$15,000,000 philanthropic fund. Some alumni who donate to the university request that their donation goes to a specific program that helps invest in startups. Any company that is somehow related to IU is eligible to receive the funding. There is a due diligence process like any other venture capital fund.

VI. NEW BUSINESS

- A.** Resolution 18-39: Approval of Contract Regarding Parking Lot Management at the Convention Center. Larry Allen stated that the new agreement is for a term of one year, to be automatically renewed for two additional one-year terms unless either party gives a 60-day notice of its intent to terminate the agreement. All terms remain the same as the previous agreement.

David Walter suggested occasionally verifying the parking lot is in good condition. Larry Allen said no reports have been made to him regarding needed repairs and is happy to verify the parking lots condition.

Don Griffin asked for public comment. There were no comments from the public.

Sue Sgambelluri made a motion to approve Resolution 18-39. David Walter seconded the motion. The board unanimously agreed.

VII. BUSINESS/GENERAL DISCUSSION

VIII. ADJOURNMENT

Donald Griffin, President

Mary Alice Rickert, Secretary

Date

18-40
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

**APPROVAL OF FUNDING FOR SECURITY AND
TECHNOLOGY IMPROVEMENTS AT THE DIMENSION MILL**

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 a redevelopment area known as the Downtown Redevelopment Area, which has been expanded (the “Downtown TIF”), recharacterized as an Economic Development Area, and consolidated into 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, tax increment from the Consolidated TIF may be used—among other things—to pay or refund expenses for local public improvements that are in the Consolidated TIF or that serve the Consolidated TIF; and

WHEREAS, on September 6, 2016, the RDC approved a Project Review & Approval Form (“Form”) authorizing a project to renovate the Dimension Mill for use as tech office space (the “Project”) in the portion of the CTP commonly known as The Trades District in Resolution 16-55; and

WHEREAS, the RDC approved the form in Resolution 16-55; and

WHEREAS, the City is negotiating with Dimension Mill, Incorporated (“DMI”), regarding the operation of the Mill as the entity that will operate the Mill as a shared-office space for technology startups and entrepreneurs; and

WHEREAS, on May 7, 2018, the RDC authorized Blackline Studios to retain a subcontractor for the purposes of designing the telecommunications infrastructure and coordinate installation in Resolution 18-29; and

WHEREAS, on June 18, 2018, DMI President Pat East gave a presentation to the RDC about the ongoing projects and future vision for the Mill and DMI in our community; and

WHEREAS, the next step in the implementation process of improving the security and information technology infrastructure inside of the Mill is to acquire the necessary hardware as recommended by DMI (“Improvements”) in order to have the space ready for its planned opening on October 31, 2018; and

WHEREAS, the City has received a list of necessary Improvements from DMI for their operation of the Mill and determined that the best course of action is to allocate \$10,000 for the Improvements, which are listed and attached to this Resolution as Exhibit A; and

WHEREAS, the RDC is empowered to fund and reimburse improvements to property pursuant to Indiana Code § 36-7-14-39; and

WHEREAS, the RDC has available funds in both the Consolidated TIF to pay for the Improvements.

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

1. The RDC reaffirms its approval of the Project, which is the renovation and improvement of the Dimension Mill.
2. The RDC reiterates that the Project is an appropriate use of the Consolidated TIF, that the Project serves the public's best interests, and that the Film Improvements are an expense incurred by the RDC.
3. The RDC hereby approves payment of an amount not to exceed \$10,000 from the Consolidated TIF (Fund 439-15-159001-53990) for the security and technology improvements that are attached to this Resolution as Exhibit A.

4. The funding authorizations contained in this Resolution shall terminate on December 31, 2018, unless extended by the RDC in advance.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Mary Alice Rickert, Secretary

Date

DMI's List of Proposed Equipment:

EVENT SPACE

Dropcam security camera
2 Projectors
2 Projection screens

DESIGNATED DESK AREA

Wireless Printer
Dropcam security camera

COWORKING AREA

Wireless Printer
Dropcam security camera

VIDEO/PODCASTING ROOM

Dropcam security camera
Video equipment (See list below)
Podcast equipment (See list below)

RECEPTION

Dropcam security camera
Smart TV

CAFE

Smart TV

HALLWAYS

2 Smart TVs

EXTERIOR

Nest Cam Outdoor

Redevelopment Commission Resolution 18-40
Exhibit A

Podcast Studio Equipment List

Item		Quantity	\$/item	Total
Microphone	Shure SM7B	4	399	1596
Gain Boost	Cathedral Pipes Durham	4	65	260
Headphones	Audio-Technica ATH-M20x	4	49	196
Headphone Splitter	Behringer MicroAMP HA400	1	25	25
Boom Arm	Rode PSA1	4	99	396
Console	Presonus StudioLive AR12	1	499	499
Field Recorder	Zoom H6	1	349	349
Compressor/Limiter	Behringer Pro XL4	1	149	149
Computer	Mac	1	1000	1000
Software	Hindenburg Pro	1	375	375
Cords	xlr male - female 6 ft	8	7	56
	xlr male - female 3 ft	8	7	56
	1/4" line 6ft	4	10	40
Flex Funds				400
Tax				377.79
			Grand Total	<u>5774.79</u>



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Remove All




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Print

 **Pearstone High-Speed HDMI to HDMI Cable with Ethernet - Black, 6' (1.8 m)** **In Stock**
Ready to Ship 1 **\$8.95**

B&H #PEHDA106 • MFR #HDA-106

Free Standard Shipping on Orders Over \$49

 Accessories  Save for Later  Remove


Item Total: \$8.95

ESTIMATE SHIPPING & TAX (i)

NYC Pickup (2 locations)


UNITED STATES ▾

Enter Zip Code

 **LG UK6300PUE-Series 43"-Class HDR UHD Smart IPS LED TV** **In Stock**
Ready to Ship 1 ~~\$496.99~~
\$396.99

B&H #LG43UK6300 • MFR #43UK6300PUE

Free Expedited Shipping

 Accessories

SquareTrade Protection Plan:

- 2-Year Protection Plan \$31.99
- 4-Year Protection Plan \$64.99

[MORE INFORMATION](#)

Instant Savings: **\$100.00**
Item Total: \$396.99

Subtotal: \$6,325.85


Shipping Calculate Above

Sales Tax \$0.00

You Pay \$6,325.85




Begin Checkout

or


 **Hamilton Stands KB810M Nu-Era Tabletop Mic Stand with Bag and Mic Clip** **In Stock**
Ready to Ship 3 **\$7.23**

B&H #HAKB810M • MFR #KB810M


Free Standard Shipping on Orders Over \$49

 Accessories  Save for Later  Remove

Item Total:	\$21.69
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Canare 25 ft HD-SDI Video Coaxial Cable (Blue)
B&H #CA56HSVB25BL • MFR #CA56HSVB25BL
Free Expedited Shipping

 Accessories


In Stock
Ready to Ship

1


\$54.95

 Save for Later  Remove

Item Total:	\$54.95
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Pearstone 50' SDI Video Cable - BNC to BNC
B&H #PESBBSDI50 • MFR #SDI-1050
Eligible for Free Expedited Shipping on orders over \$49

 Accessories


In Stock
Ready to Ship

1


\$24.95

 Save for Later  Remove

Item Total:	\$24.95
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Dracast Softbox for LED500 Silver Series LED Light
B&H #DRSBDSP500 • MFR #SB-DRSP-500
Free Expedited Shipping

 Accessories


More on the Way
Expected availability in 7-14 business days

3


~~\$67.00~~
\$59.00

 Save for Later  Remove

Instant Savings:	\$24.00
Item Total:	\$177.00





Benro Aero 7 Travel Video Tripod (Carbon Fiber)
B&H #BEC3883TS7 • MFR #C3883TS7
Free Expedited Shipping

 Accessories

In Stock
Ready to Ship

1

\$599.00

 Save for Later  Remove

Item Total:	\$599.00
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Panasonic 7.28V 43Wh Battery for DVX200 (5,900mAh)

B&H #PAAGVBR59P • MFR #AG-VBR59P

Free Standard Shipping

Accessories

SquareTrade **Protection Plan:**

2-Year Protection Plan \$17.00

3-Year Protection Plan \$28.00

[MORE INFORMATION](#)

In Stock
Ready to Ship

1

\$185.00

Save for Later Remove

Item Total: \$185.00



SanDisk 64GB Extreme PRO SDXC UHS-I Memory Card

B&H #SAEPSD64GV3G • MFR #SDSDXXG-064G-GN4IN

Free Shipping for this Item

Accessories

In Stock
Ready to Ship

4

\$34.50

Save for Later Remove

Item Total: \$138.00



Panasonic AG-UX90 4K/HD Professional Camcorder

B&H #PAAGUX90 • MFR #AG-UX90PJ

Free Expedited Shipping

Accessories

SquareTrade **Protection Plan:**

Complete - 2 Years \$204.99

Complete - 3 Years \$249.99

Basic - 4 Years \$88.99

[MORE INFORMATION](#)

In Stock
Ready to Ship

1

\$1,995.00

Save for Later Remove

Item Total: \$1,995.00



Blackmagic Design Web Presenter

B&H #BLWEBPTR • MFR #BDLKWEBPTR

Free Expedited Shipping

Accessories

SquareTrade **Protection Plan:**

- 2-Year Protection Plan \$38.99
- 3-Year Protection Plan \$62.00

[MORE INFORMATION](#)

In Stock
Ready to Ship

1

\$495.00

Save for Later Remove

Item Total: \$495.00



Dracast LED500 S-Series Bi-Color 3-Light Kit with V-Mount Battery Plates and ...

B&H #DRL500SBC3LK • MFR #DRSP-LK-3X500-B

Free Standard Shipping

Accessories

SquareTrade **Protection Plan:**

- 2 Years \$97.99
- 3 Years \$133.99

[MORE INFORMATION](#)

In Stock
Ready to Ship

1

~~\$985.50~~
\$699.50

Save for Later Remove

Instant Savings: **\$286.00**
Item Total: \$699.50



Shure SM58-LC Vocal Microphone

B&H #SHSM58LC • MFR #SM58-LC

Free Expedited Shipping

Accessories

SquareTrade **Protection Plan:**

- 2 Years \$16.00
- 3 Years \$21.00

[MORE INFORMATION](#)

In Stock
Ready to Ship

3

\$99.00

Save for Later Remove

Item Total: \$297.00



Zoom F8 Multi-Track Field Recorder

B&H #ZOF8 • MFR #ZF8

Free Expedited Shipping

Accessories Available

Savings

SquareTrade **Protection Plan:**

2 Years \$99.99

3 Years \$133.99

MORE INFORMATION

In Stock
Ready to Ship

1

\$799.99

Save for Later Remove

Item Total: \$799.99



Auray DUSM-1 Universal Shock Mount for Camera Shoes and Boompoles

B&H #AUDUSM1 • MFR #DUSM-1

Free Shipping for this Item
Eligible for Free Expedited Shipping on orders over \$49

Accessories

In Stock
Ready to Ship

1

\$39.95

Save for Later Remove

Item Total: \$39.95



Kopul Premium Performance 3000 Series XLR M to XLR F Microphone Cable - 25' ...

B&H #KOM3025 • MFR #M3025

Free Shipping for this Item

Accessories

In Stock
Ready to Ship

2

\$16.49

Save for Later Remove

Item Total: \$32.98



Auray MS-5230T Tripod Microphone Stand with Telescoping Boom

In Stock
Ready to Ship

1

\$29.95

B&H #AUMS5230T • MFR #MS-5230T

Free Shipping for this Item
Eligible for Free Expedited Shipping on orders over \$49

 Accessories  Available

Savings

 Save for Later  Remove

Item Total: \$29.95



Sennheiser MKE 600 - Shotgun Microphone

In Stock
Ready to Ship

1

\$329.95

B&H #SEMKE600 • MFR #505453

Free Expedited Shipping

 Accessories  Available

Savings

SquareTrade **Protection Plan:**

- 2 Years \$53.99
- 3 Years \$67.99

[MORE INFORMATION](#)

 Save for Later  Remove

Item Total: \$329.95

Cart ID: #10934581054

Saved for Later

Stash ideas here, commitment-free!

Any items you "Save for Later" will appear here

**18-41
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF FUNDING FOR PROCUREMENT AND INSTALLATION OF
FURNITURE BY AMENDING FUNDING APPROVAL IN REDEVELOPMENT
COMMISSION RESOLUTION 16-83 (DIMENSION MILL DESIGN)**

- WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) issued its “Redevelopment District Tax Increment Revenue Bonds of 2011” (the “Bond”) to pay for the acquisition and redevelopment of 12 acres of land included within the City’s Certified Technology Park (“CTP”); and
- WHEREAS, on September 6, 2016, the City of Bloomington (“City”) brought the RDC a Project Review & Approval Form (“Form”) which sought the support of the RDC to develop the Dimension Mill as tech office space (“Project”); and
- WHEREAS, the RDC approved the Form in Resolution 16-55; and
- WHEREAS, Resolution 16-55 identified the Bond as one potential source of funds for the Project; and
- WHEREAS, in Resolution 16-83, the RDC approved a contract with Blackline Studio to provide Design Services for the Project (the “Agreement”); and
- WHEREAS, the Agreement provides that additional services not specified in the Agreement must be authorized in writing by the City; and
- WHEREAS, the Agreement called for Blackline to assist “with selection and/or design of furniture, fixtures, and equipment”; and
- WHEREAS, the City and Blackline Studio believe it is in the best interest of the Project to add procurement and installation of furniture to the Agreement; and
- WHEREAS, Staff has negotiated an Addendum to the Agreement (“Addendum”), which is attached to this Resolution as Exhibit A; and
- WHEREAS, the City has determined that it may purchase certain furniture through its normal processes at a cost savings; and

WHEREAS, the proposed lists of furniture with pricing, including those pieces the City may obtain on its own, is shown in Exhibit B; and

WHEREAS, pursuant to the terms of the Addendum, Blackline Studios will provide the City with the services set forth in the Addendum—to procure and install the furniture—for an amount not to exceed \$224,905.28 (“Additional Services”); and

WHEREAS, in Resolution 17-87, the RDC approved a first amendment of the Blackline contract to add soil boring services and extended the funding agreement approved in Resolution 16-83 to December 31, 2018; and

WHEREAS, in Resolution 18-29, the RDC approved a second amendment of the Blackline contract to add telecommunications design; and

WHEREAS, there are both sufficient Bond funds and TIF funds to pay for the Additional Services.

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

1. The RDC finds the Additional Services are an appropriate use of the Bond, and finds that the Additional Services serves the public’s best interests.
2. The RDC notes that in Resolutions 16-83, 17-87, and 18-29 it approved payments not to exceed \$279,250.00 from the Bond funds (Fund 975-15-150000-53990) to pay for the Agreement.
3. In addition to the previous funding authorizations, the RDC approves the Addendum for an amount not to exceed \$224,905.28 from the Bond funds for the Additional Services pursuant to the terms of the Addendum.
4. The expenditure of funds is not approved by this Resolution. Funding will be approved at a later date when City Staff present a final calculation of cost of the procurement and installation along with an Amendment Form for the approval of payment from the Bond funds.
5. The RDC hereby authorizes Donald Griffin to sign the Addendum with Blackline Studio on behalf of the RDC.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Mary Alice Rickert, Secretary

Date

**THIRD ADDENDUM TO AGREEMENT BETWEEN CITY OF BLOOMINGTON
REDEVELOPMENT COMMISSION AND BLACKLINE STUDIO FOR
ARCHITECTURAL SERVICES**

This Addendum supplements the Agreement between City of Bloomington Redevelopment Commission and Blackline Studio for Architectural Services (“Agreement”) that was executed on December 5, 2016 as follows:

1. Scope of Services: Article 4 of the Agreement states: “Additional services not set forth in Article 1 . . . must be authorized in writing by the Commission . . .” The Commission and Blackline Studio believe it is in the best interest of the project to add certain services to the Scope of Services specified in Article 1 to the Agreement (“Additional Services”). These Additional Services are specified in Exhibit E, which is attached to this Addendum and incorporated herein, and include (1) procurement and installation of custom furniture made from reclaimed wood from the Dimension Mill; and (2) the procurement and installation of office furniture and fixtures inside of the Mill by October 30, 2018. The Commission explicitly consents to the use of subcontractor of the City’s choosing for the Additional Services.
2. Compensation: The City shall pay Blackline Studio an amount not to exceed \$224,905.28 for the Additional Services.
3. In all other respects, the Agreement shall remain in effect as originally written.

IN WITNESS WHEREOF, the parties have caused this Addendum to be executed the day and year last written below:

REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Mary Alice Rickert, Secretary

Date: _____

BLACKLINE STUDIO







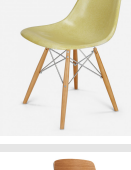

Craig McCormick, Principal



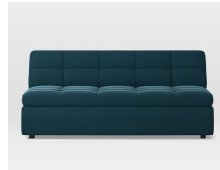





Date: _____






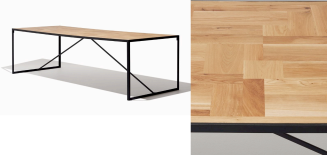

THE DIMENSION MILL










FURNITURE AND FIXTURE PACKAGE - COMPREHENSIVE LIST COMBINED - FINAL 07/12/18

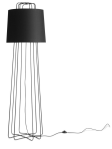


Type Mark	Image	Location	Description	Product Specs	Manufacturer	Purchaser	Quantity	Unit Cost	Extended Cost	Estimated Lead Time
MILL UPPER LEVEL										
CH1		Open Work, Dedicated Work	task chair for extended work seating	Hon Solve mid-back task chair with Reactive back, charcoal	https://www.hon.com/c-hairs/solve/hslvtmr	C of B Procurement	40	\$275.00	\$11,000.00	
CH2		Meeting 205a, 205b, 211, podcast 208	meeting room task chair	Modernica Case Study upholstered side shell rolling,	https://modernica.net/shop/case-study-r-side-shell-rolling-upholstered	Designer	18	\$620.00	\$11,160.00	
CH3		Open Work 204	counter height task chair	Hon Solve stool with Reactive back,	https://www.hon.com/c-hairs/solve/hslvsmr	C of B Procurement	4	\$275.00	\$1,100.00	
CH4		Classroom 202	classroom chair	Steelcase Node Chair, five star base, color midnight gray	http://www.hightoweraccess.com/product/continental-sofa/	C of B Procurement	30	\$268.00	\$8,040.00	
CH5		Phone 223, 224, 225, Writable Wall	shell chair 1	Modernica Case Study (Eames) Side Shell Dowel, maple/chrome wire, color nantucket blue	https://modernica.net/shop/case-study-r-side-shell-dowel	Designer	10	\$385.00	\$3,850.00	
CH6		Café 233	shell chair 2	Modernica Case Study (Eames) Side Shell Dowel, maple/chrome wire, color ghost gray	https://modernica.net/shop/case-study-r-side-shell-dowel	Designer	16	\$385.00	\$6,160.00	
CH7		Open Work 204	shell chair 3	Modernica Case Study (Eames) Side Shell Dowel, maple/chrome wire, color meyer lemon yellow	https://modernica.net/shop/case-study-r-side-shell-dowel	Designer	12	\$385.00	\$4,620.00	
CH8		Café 233	café barstool	Industry West Prouve Bar Stool, gunmetal with oak		Designer	10	\$200.00	\$2,000.00	

Type Mark	Image	Location	Description	Product Specs	Manufacturer	Purchaser	Quantity	Unit Cost	Extended Cost	Estimated Lead Time
CH9		Deck 240 outdoors	outdoor chair	Lobello 4L chair		Designer	20	\$200.00	\$4,000.00	
CH10		Lactation 236	rocking chair	Modernica case study upholstered arm shell rocker, white/fedora light gray, blacktrim, maple wood		Designer	2	\$598.00	\$1,196.00	
SS1		open work 204	armless bench seat	West Elm Plateau 68" armless sofa, lagoon performance velvet		Designer	12	\$999.00	\$11,988.00	
SS2		collaboration 226	large sofa	CB2 Forte channeled saddle leather sofa		Designer	1	\$2,799.00	\$2,799.00	
SS3		collaboration 226	lounge chairs	Industry West Capo Chair, liberty green		Designer	4	\$650.00	\$2,600.00	
SS4		meeting 206	lounge sofa	Industry West McQueen Club Chair black		Designer	1	\$1,750.00	\$1,750.00	
SS5		Meeting 206	lounge chairs	Industry West McQueen Club Chair		Designer	4	\$850.00	\$3,400.00	
SS6		Reception Lounge 201A	lounge privacy chair	Poppin QT lounge privacy chair, dark blue, 38"w x 31" l		Designer	3	\$1,499.00	\$4,497.00	
SS7		Reception Lounge 201A	120" x 12" x 2.5" reclaimed timber bench, 4 pairs hairpin bench legs	custom fabrication	Indy Urban Hardwood / Co+Effect	Indy Urban Hardwood	1	\$2,500.00	\$2,500.00	

Type Mark	Image	Location	Description	Product Specs	Manufacturer	Purchaser	Quantity	Unit Cost	Extended Cost	Estimated Lead Time
TB1		Open Work 204	café style work table 30"	West Elm	West Elm 30" dia x 30" Tall walnut tripod café table	Designer	12	\$249.00	\$2,988.00	
TB2		Open work 204 / Dedicated work 227	2'x6' top milled from salvage beams		Indy Urban Hardwood	Indy Urban Hardwood	36	\$0.00	\$0.00	
TB3		Dedicated Work 227	Poppin 'loft' Dedicated work adjustable / standing desk 72"l x 25"w x 25-20.5"h, white	Poppin	poppin.com	Designer	4	\$1,099.00	\$4,396.00	
TB4		Open Work 204	Booth table, 32x60, milled from salvage wood		Indy Urban Hardwood	Indy Urban Hardwood	4	\$0.00	\$0.00	
TB5		Open Work 204	Custom Fabrication bar height community table, 120x48		Indy Urban Hardwood	Indy Urban Hardwood	1	\$0.00	\$0.00	
TB6		Meeting 211 Conference	conference table 110x39"	Industry West Parquette Dining Table Large, 110x39.5x30	industrywest.com	Designer	1	\$2,200.00	\$2,200.00	
TB7		Meeting 205A-b, Podcast Studio 208	conference table 78x39"	industry West Stella dining table, 78.7x39.5wx29.5t, natural oak	industrywest.com	Designer	3	\$695.00	\$2,085.00	
TB8		collaboration 226	coffee table 34" dia	Blu Dot Free Range coffee table		Designer	1	\$799.00	\$799.00	
TB9a		Meeting 206	side table / laptop table	Blue Dot Note side table, 22"t x 16"d	bludot.com	Designer	2	\$299.00	\$598.00	

Type Mark	Image	Location	Description	Product Specs	Manufacturer	Purchaser	Quantity	Unit Cost	Extended Cost	Estimated Lead Time
TB9b		Reception Lounge 201A, Collaboration 226	side table / laptop table	Poppin Tucker tall side table white	poppin.com	Designer	9	\$229.00	\$2,061.00	
TB10		Meeting 206		Industry West Catch coffee table		Designer	1	\$735.00	\$735.00	
TB11		Café 233	Outdoor table 31.5"	Lebello Simple T round, alt Blu Dot Skiff	lebello.com	Designer	4	\$899.00	\$3,596.00	
TB12		deck 240 (outdoors)	outdoor table 23.6"	Lebello Simple T round, alt Blu Dot Skiff	lebello.com	Designer	8	\$899.00	\$7,192.00	
TB13		Classroom 202	classroom table	Hon Motivate HMVR-2460G-FX, 24"x60" classroom table, white top, black legs		C of B Procurement	16	\$876.00	\$14,016.00	
F1		dedicated work 227	mobile pedestal filing cabinet	Poppin Slim Stow 3-drawer file rolling cabinet, white/gray, 12.5wx20dx24"	poppin.com	C of B Procurement	20	\$259.00	\$5,180.00	
F2		Open work 204	booth sliding door panel		Indy Urban Hardwood	Indy Urban Hardwood	8	\$0.00	\$0.00	
F3		Reception 201	Pivoting Reception desk		Indy Urban Hardwood	Indy Urban Hardwood	1	\$0.00	\$0.00	
LA1		Open Work 204	Library Lamp	Schoolhouse Electric Sidnie lamp brass	schoolhouse.com	Designer	22	\$399.00	\$8,778.00	

Type Mark	Image	Location	Description	Product Specs	Manufacturer	Purchaser	Quantity	Unit Cost	Extended Cost	Estimated Lead Time
IA1A		LA1 lamp modifications for short plug	Library lamp			Designer	22	\$10.00	\$220.00	
IA2		Meeting 206	floor lamp	Blue Dot Perimeter floor lamp	bludot.com	Designer	2	\$499.00	\$998.00	
KE1		Café 233	Refrigerator	True Cooler TS-49-2-G-2	True Cooler / Prima Supply	Designer	1	\$4,200.00	\$4,200.00	
KE2		Café 233	Coffee Brewers	Bunn Single CWTF20 Airpot coffee brewer + additional thermal pot		Designer	1	\$750.00	\$750.00	
KE3		Hallway 234	K-Cup Brewer, trash can, accessories			Designer	1	\$350.00	\$350.00	
ACC1		café 233	potted succulents, bar towels, utensils, basic accessories, basic mugs, trash receptacles			Designer	1	\$700.00	\$700.00	
ACC2		open work 204, meeting 206, collaboration 226, meeting rooms	lounge pillows, dry erase containers & accessories			Designer	1	\$500.00	\$500.00	
ACC3			Stiga Synergy portable table tennis			Designer	1	\$400.00	\$400.00	
ACC4			Light bulbs for library lamps			Designer	1	\$70.00	\$70.00	

Type Mark	Image	Location	Description	Product Specs	Manufacturer	Purchaser	Quantity	Unit Cost	Extended Cost	Estimated Lead Time
ACC5			Misc coat hooks, shower room accessories			Designer	1	\$500.00	\$500.00	

Product Total	\$145,972.00
Sales Tax (7%) \$	10,218.04
Estimated Freight (5%) \$	7,298.60
Procurement - build & install (12%) \$	17,516.64
SubTotal:	\$181,005.28

GENERAL NOTES
 1. Freight shown is based on 5% of total product cost. Upon final specification, official freight quote estimates will be listed by manufacturer/supplier.
 2. Unit costs shown are approximate List and/or Retail prices.
 3. Lead time, if shown is approximate until order placement.
 4. FFE fees may be included in additon to estimates shown, based on division of work. Refer to specific contracts for work.

Approvals	Employee: _____	Date Submitted: _____
	Authorized by: _____	Date Approved: _____



**Indy Urban
Hardwood Co.**
EST. 2017

Indy Urban Hardwood

Brian Presnell
1125 E Brookside ave ste C23
Indianapolis IN 46202
317-432-3745 indyurbanhardwood@gmail.com

Invoice # fab082018

Invoice

Customer Blackline Architects

Date 7/10/18

Name Craig McCormick
Address 1043 Virginia ave
City, St, Zip Indpls IN 46203
Phone

Payment

Rep

Inventory #

Description

Price

Dct Amt

Net Price

	Quote for Reclaimed lumber processing and Table fabrication			\$ -
				\$ -
	aquire timber in Bloomington IN	\$ 400.00		\$ 400.00
	mill timber to table dimension of 2" thick 3000 board feet			\$ -
	discount to .50 per board foot	\$ 1,500.00		\$ 1,500.00
				\$ -
	20 - 74" x 24" x 1 1/2" (library) \$600 ea.	\$ 12,000.00		\$ 12,000.00
	20 - 74" x 24" x 1 1/2" (private work) \$600 ea.	\$ 12,000.00		\$ 12,000.00
	12 - 30" dia. X 1 1/2" (cafe tops)\$500 ea.	\$ 6,000.00		\$ 6,000.00
	8 - 88" x 38" x 1 1/4" (sliding panel door)	\$ 8,000.00		\$ 8,000.00
	10'5" x 48" statement table.	\$ 4,000.00		\$ 4,000.00
				\$ -
				\$ -
	all finished in bona HD traffic extra matte			\$ -
				\$ -
	3000 board feet of heart pine at 2" thick could be worth \$7 a			\$ -
	board foot with 3000 feet of reclaimed wood you save			\$ -
	\$21,000			\$ -
				\$ -
	Deposit of 50% to begin			\$ -
	final payment upon delivery			\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -

A late fee of 1 1/2% interest per month (18% per annum) may be assessed for all amounts owed past 30 days from the date of invoice.

Sub Total	\$ 43,900.00
S & H	
Tax	
Total	\$ 43,900.00
Deposit	
Balance	\$ 43,900.00

18-42
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

APPROVAL OF FUNDING FOR A NEW HVAC SYSTEM AT
THE BUSKIRK-CHUMLEY THEATER

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, tax increment from the Consolidated TIF may be used—among other things—to pay expenses incurred by the RDC for local public improvements that are in the Consolidated TIF or that serve the Consolidated TIF; and

WHEREAS, on December 18, 2017, the RDC approved Resolution 17-105, which authorized the Controller to expend up to \$74,000 for BCT Management, Inc.’s (“BCTM”) responsibilities, pursuant to the Partnership Agreement between the City of Bloomington, the Board of Parks Commissioners, the RDC, and BCTM that was attached to Resolution 17-105; and

WHEREAS, under the partnership agreement, the City is responsible for the heating, ventilation, and air conditioning (“HVAC”) system at the Buskirk-Chumley Theater; and

WHEREAS, the current HVAC system supporting the Buskirk-Chumley Theater, and the adjacent space that is occupied by BCTM tenant, BLU Boy Chocolate, is malfunctioning and needs to be replaced; and

WHEREAS, City Staff has solicited and evaluated quotes and identified the quote from Harrell-Fish Inc. (“HFI”) for \$9,950.00 (excluding sales tax), which is attached as Exhibit A, as the best response for the most efficient system; and

WHEREAS, the new HVAC system will improve the efficiency of the climate control system; and

WHEREAS, there are available funds in the 2018 Partnership Agreement Consolidated TIF Allocation to pay the estimated \$10,646.50 balance, which includes sales tax; and

WHEREAS, this HVAC improvement is a valid use of TIF funds;

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

1. The Redevelopment Commission finds the above described expenditures to be an appropriate use of TIF funds, and finds that the above described Improvements are public improvements that will enhance the development and economic development of the Consolidated TIF.
2. The RDC authorizes the Controller to expend an amount not to exceed \$10,646.50 from the 2018 Partnership Agreement Consolidated TIF Allocation funds to purchase the Improvements from HFI, pursuant to a purchase order to be executed between the City and HFI. The purchase order does not remove the requirement to comply with the City and the RDC's claims process.
3. The funding authorizations contained in this Resolution shall terminate on September 30, 2018, unless extended by the RDC in advance.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Mary Alice Rickert, Secretary

Date



Mechanical & Building Solutions

2010 Vernal Pike; P.O. Box 1998, Bloomington, IN 47402-1998
 812-339-2579 www.harrell-fish.com

July 11, 2018

Ms. Danielle McClelland
 Buskirk-Chumley Theater
 114 East Kirkwood Avenue
 Bloomington, IN 47408

RE: Blu Boy Café & Cakery HVAC

Dear Danielle:

Harrell-Fish, Inc. will provide all necessary labor and material to complete the following work for the proposed prices listed below.

Option	Scope of Work	Price
14 SEER	<ul style="list-style-type: none"> - Remove and dispose of the existing air handler and condenser. - Furnish and install one (1) new 3-ton heat pump on roof. - Furnish and install one (1) new 3-ton air handler with 10kW electric heat. - Furnish and install all necessary refrigeration piping. - Furnish and install all necessary condensate drain piping. - Furnish and install one (1) filter rack on return side of air handler. - Furnish and install all necessary duct. - Furnish and install all necessary electrical wiring. - Bring system up to proper charge. - Crane Lift. - Startup. 	\$9,175.00
16 SEER	<ul style="list-style-type: none"> - Remove and dispose of the existing air handler and condensing unit. - Furnish and install one (1) new 3-ton heat pump on roof. - Furnish and install one (1) new 3-ton air handler with 10kW electric heat. - Furnish and install all necessary refrigeration piping. - Furnish and install all necessary condensate drain piping. - Furnish and install one (1) filter rack on return side of air handler. - Furnish and install all necessary duct. - Furnish and install all necessary electrical wiring. - Bring system up to proper charge. - Crane Lift. - Startup. 	\$9,950.00



"Truly Exceptional Client Service"

State Plumbing Commission No. CO89100025
 An Equal Employment Opportunity Employer



Exclusions: Sales Tax.

Please note that this price is valid for 30 days. Thank you for the opportunity to submit our price on this project. Please call with any questions or concerns.

Sincerely,

Harrell-Fish, Inc.

Aaron Wagoner

Aaron Wagoner
Account Manager