

**AGENDA**  
**REDEVELOPMENT COMMISSION**

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

- I. ROLL CALL**
- II. READING OF THE MINUTES** – May 15, 2017
- III. EXAMINATION OF CLAIMS** –May 19, 2017 for \$614,303.72
- IV. EXAMINATION OF PAYROLL REGISTERS**–May 12, 2017 for \$29,540.33
- V. REPORT OF OFFICERS AND COMMITTEES**
  - A. Director’s Report
  - B. Legal Report
  - C. Treasurer’s Report
  - D. CTP Update Report –Timeline of the Dimension Mill process
- VI. NEW BUSINESS**
  - A. Resolution 17-44: Approval of Addendum to Animal Shelter Design Contract
  - B. Resolution 17-45: Amendment of Funding Approval in Redevelopment Commission Resolution 17-15 (West 17<sup>th</sup> Street (Maple to Madison) Sidewalk Project)
  - C. Resolution 17-46: Approval of Amendment to Resolution 16-52 (Community Development Block Grant Agreement with Planning and Transportation Department of the City of Bloomington)
  - D. Resolution 17-47: Determination of No Excess Assessed Value in the Allocation Areas
- 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](mailto:human.rights@bloomington.in.gov).*

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, May 15, 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, David Walter, Sue Sgambelluri, Jennie Vaughan, and Mary Alice Ricket.

Commissioners Absent: Kelly Smith

Staff Present: Doris Sims, 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; Craig McCormick, Blackline Studio; Dana Palazzo, Bloomington Economic Development Corporation (BEDC); Lynn Coyne, BEDC; Ernest Rollins, Herald-Times; Anne McCormick, Blackline Studio; Pat East, Hanapin Marketing

- II. READING OF THE MINUTES** – Sue Sgambelluri made a motion to approve the May 1, 2017 minutes and May 8, 2017 Memorandum of Executive Session. Jennie Vaughan seconded the motion. The board unanimously approved.
- III. EXAMINATION OF CLAIMS** – Mary Alice Rickert made a motion to approve the claims register for May 5, 2017 for \$181,624.65. David Walter seconded the motion. The board unanimously approved.
- IV. EXAMINATION OF PAYROLL REGISTERS** – Sue Sgambelluri made a motion to approve the payroll register for April 27, 2017 for \$27052.09. David Walter seconded the motion. The board unanimously approved.
- V. REPORT OF OFFICERS AND COMMITTEES**
- A. Director's Report. Doris Sims reported May 20, 2017 is HAND's Neighborhood Clean-up.
  - B. Legal Report. Thomas Cameron mentioned there is an additional resolution to add to the agenda, which was distributed to the commission. The resolution will be addressed under New Business. He was also available to answer questions.
  - C. Treasurer's Report. There was not a treasurer's report.
  - D. CTP Update Report. Alex Crowley reminded the commission that preliminary layouts of the Dimension Mill were submitted and reviewed at the previous Redevelopment Commission meeting. Crowley stated a presentation on preliminary cost estimates will be reviewed at tonight's meeting. Craig McCormick distributed preliminary cost estimates for the Dimension Mill to the commissioners. He briefly reviewed the cost estimates with the commission.
- VI. NEW BUSINESS**
- A. Resolution 17-42: To Approve Building Usage Guidelines for the Dimension Mill. The Dimension Mill is currently not available to the public. This request is to make the

Dimension Mill available to the general public as a limited public forum, limited to activities that relate to the promotion of entrepreneurship. A set of guidelines regarding the mechanics associated with usage, is attached to Resolution 17-42. This policy is specifically tailored to the Dimension Mill, as a result the guidelines have a general sunset date.

David Walter had a few comments. He suggested that the section on parking simply provide “The User is responsible for informing event participants of parking options.” David also suggested that the section on policy reference the building code for restrooms and the like.

Walter suggested two specific changes:

- On page 3, number 6, “Parking”: “The User is responsible for informing event participants of parking options.”
- On page 3, number 7, “Restrooms”: To refer to “the Indiana Building Code.”

Sgambelluri asked a question about Page 2. The guidelines read “Decisions to deny requests may be appealed to the Redevelopment Commission” Sgambelluri asked Cameron if there are circumstances in which we would envision denying permission. Cameron stated there is language in section 2, that the City of Bloomington reserves the right to deny use or rental requests for any lawful reason, undue risk, conflict of scheduling, ineligibility, or lack of supervisors.

Sgambelluri also asked a question about page 6, number 11b. Sgambelluri suggested adding language to make it clear capital investment solicitations are allowed. Cameron will add language to 11b providing that solicitation of capital investment is permitted.

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

David Walter made a motion to approve Resolution 17-42 with guideline amendments. Mary Alice Rickert seconded the motion. The board unanimously approved.

- B.** Resolution 17-43: To Amend Funding Approval of Environmental Site Assessments on 1730 South Walnut Street. BCA Environmental Consultants submitted their final invoice for the Phase II Contract for \$2,304.83 and the final invoice for their Supplemental Phase II Contract for \$2,301.36. The invoices were received after the April 30, 2017 funding expiration date in Resolution 17-08 and 17-20. This request is to extend the funding authorization in 17-08 and 17-20 until June 17, 2017, in order to pay the final invoices.

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

Sue Sgambelluri made a motion to approve Resolution 17-43. Jennie Vaughan seconded the motion. The board unanimously approved.

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

Doris Sims mentioned the July 3, 2017 RDC meeting needs to be rescheduled. It was suggested to move the July 3 meeting to July 10 and the July 17 meeting to 24. A doodle poll will be sent out to the commission.

**VIII. ADJOURNMENT**

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Don Griffin, President

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Sue Sgambelluri, Secretary

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Date

**Consolidated TIF**

RDC Resolution Numbers

**Beginning Balance - 1.1.16**

**19,518,376**

**Revenue**

Property Taxes	9,080,372
Insurance Reimbursement	290,342
BUEA	24,288
State Reimbursement - Blink	62,064
Energy Savings Rebate	5,200
Interest	57,169

**Total Revenue**

**9,519,435**

**Expenses**

Bond & Lease Payments	(6,056,232)
Bloomfield & Rolling Ridge	(1,152,498)
BCT Maintenance	(33,595)
Downtown Curb Project	(78,298)
2nd & College Signal	(34,346)
B-Link Trail	(533,028)
LED Lighting	(142,601)
BCT Sound	(241,670)
Winslow Henderson Sidepath	(64,295)
Fiber in Bridges	(54,214)
Solar	(9,160)
West Howe Street	(600)
Switchyard Park	(10,500)
Triple C Property	(405,850)
Animal Shelter Project	(67,420)

**Total Expenses**

**(8,884,307)**

15-28 (PRAF), 15-78, 15-85, 16-05, 16-27, 16-36, 16-53, 16-68, 16-73  
 15-80  
 15-88 (PRAF), 15-101, 16-74  
 15-87 (PRAF), 15-100, 16-75  
 15-17, 15-73 (PRAF), 15-83, 16-08, 16-13, 16-14  
 15-49 (PRAF), 16-11, 16-16  
 15-50 (PRAF), 16-15, 16-33  
 16-06 (PRAF), 16-18  
 16-28 (PRAF), 16-30, 16-56, 16-58  
 15-68 (PRAF), 16-32, 16-76, 16-77, 16-88  
 16-61 (PRAF), 16-71  
 15-30 (PRAF), 15-41  
 13-30, 15-22  
 15-48 (PRAF), 15-99

**Ending Balance - 12.31.16**

**20,153,504**

Prow Road TIF

<b>Beginning Balance - 1.1.16</b>		<b>439,068</b>	
<b>Revenue</b>			
Property Taxes	92,228		
Interest	<u>1,534</u>		
<b>Total Revenue</b>		<b>93,762</b>	
<b>Expenses</b>			
Cascades Trail	<u>(3,061)</u>		16-25 (PRAF), 16-38
<b>Total Expenses</b>		<u><b>(3,061)</b></u>	
<b>Ending Balance - 12.31.16</b>		<b>529,769</b>	

Consolidated TIF Bond

<b>Beginning Balance - 1.1.16</b>		<b>39,121,243</b>	
<b>Revenue</b>			
Interest	<u>127,305</u>		
<b>Total Revenue</b>		<b>127,305</b>	
<b>Expenses</b>			
Switchyard Park Project	<u>(306,000)</u>		15-30 (PRAF), 15-41
<b>Total Expenses</b>		<u><b>(306,000)</b></u>	
<b>Ending Balance - 12.31.16</b>		<b>38,942,548</b>	

**17-44  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF ADDENDUM TO ANIMAL SHELTER DESIGN CONTRACT**

- WHEREAS, the Redevelopment Commission of the City of Bloomington (“RDC”) issued its “Redevelopment District Tax Increment Revenue Bonds of 2015” (the “2015 TIF Bond”) to “spur, promote, and encourage the development and redevelopment of the Consolidated Economic Development Area” including the upgrade of the Animal Shelter; and
- WHEREAS, as part of the redevelopment of the Consolidated Economic Development Area, the City desires to expand the Animal Shelter (“Project”); and
- WHEREAS, in Resolution 15-48, the RDC approved a Project Review and Approval Form (“Form”) supporting the Project; and
- WHEREAS, Step 1 of the Project is identified as “Design”—which includes Architectural, Engineering, and Shelter Design services; and
- WHEREAS, in Resolution 15-99, the RDC approved funding a “Standard Form of Agreement Between Owner and Architect” and a “Standard Form of Architect’s Services: Design and Construction Contract Administration” (collectively “Contract”) with Kirkwood Design Studio in an amount not to exceed One Hundred Eighty Five Thousand Fifty Dollars (\$185,050.00); and
- WHEREAS, Staff believes it is in the best interest of the Project for Kirkwood Design Studio to provide the Additional Architectural Services specified in the Addendum to the Contract that is attached to this Resolution as Exhibit A (“Addendum”); and
- WHEREAS, pursuant to the Addendum, Kirkwood Design Studio has agreed to provide the Additional Architectural Services for an amount not to exceed Twenty-Eight Thousand Eight Hundred Dollars (\$28,800); and
- WHEREAS, there are sufficient funds in the 2015 TIF Bond to pay for the Additional Architectural Services pursuant to the terms of the Addendum; and
- WHEREAS, the City has brought the RDC an Amended Project Review and Approval Form (“Amended Form”) which updates the expected cost of the Project, and which is attached to this Resolution as Exhibit B.

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

1. The RDC reaffirms its support of the Project, as set forth in the Amended Form, and reiterates that it serves the public's best interests.
2. The RDC finds the above described expenditures to be an appropriate use of TIF and the 2015 TIF Bond, and finds that the Construction serve the public's best interests.
3. The RDC hereby amends the funding approval it made for the Design of the Project in Resolution 15-99. The RDC authorizes the City of Bloomington to expend an amount not to exceed Two Hundred Thirteen Thousand Eight Hundred Fifty Dollars (\$213,850) to pay for the Design of the Project as set forth in the Contract and the Addendum, to be payable in accordance with the terms of the Agreement and the Addendum.
4. The Payment authorized above may be made from the Consolidated TIF, the 2015 TIF Bond, or a combination of the Consolidated TIF and the 2015 TIF Bond. The Controller shall make the determination of funding source as requests for payment are received in accordance with the terms of the Agreement. Nothing in this Resolution shall remove the requirement to comply with the City or the RDC's claims process.
5. Unless extended by the Redevelopment Commission in a resolution prior to July 1, 2018, the authorization provided under this Resolution shall expire on July 1, 2018.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

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Donald Griffin, President

ATTEST:

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Sue Sgambelluri, Secretary

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Date



**ADDENDUM TO AGREEMENT FOR RENOVATION AND  
EXPANSION DESIGN SERVICES FOR THE ANIMAL SHELTER PROJECT  
WITH KIRKWOOD DESIGN STUDIO, P.C.**

This Addendum supplements the Agreement for Renovation and Expansion Design Services with Kirkwood Design Studio, P.C. (KDS) (“Agreement”) for the Animal Shelter Project as follows:

1. **Scope of Services:** See B102, Article 6 Compensation and B201 Article 2 Scope of Architect’s Basic Services of the Agreement between the City of Bloomington Board of Public Works (“City”) and KDS. The initial fee for KDS was based on a scope of work that was to be limited to a budget of \$1.6M and did not include renovations to the current facility. While working on the design process, it became clear that the needs of the Animal Care and Control Shelter were greater than the budget supported and that renovations to the current facility would be needed to make the overall project a success.
2. **KDS made extensive efforts to scope the project back to the initial budget.** The project was suspended twice to try to understand the conflict between need and budget. When the project was approved to move forward, the full project scope had shifted to a \$2.1M to a \$2.3M dollar project. The initial fee of \$128,000 for Services was based upon the \$1.6M scope of work. The City and KDS believe it was in the best interest of the project to expand the scope of work across all disciplines including Site-Civil, Architectural, Structural Engineering, Mechanical Engineering, Electrical Engineering, and Construction Management (“Additional Architectural Services”).
3. **Compensation:** See B102, Article 6 Compensation, Item 6.1. The City shall pay KDS an amount not to exceed \$28,800 for the Additional Architectural Services.
4. 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:

**CITY OF BLOOMINGTON**

**KIRKWOOD DESIGN STUDIO, P.C.**

\_\_\_\_\_  
John Hamilton, Mayor

\_\_\_\_\_  
Mary J. Krupinski, AIA, President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**BOARD OF PUBLIC WORKS**

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Kyla Cox Deckard, President

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Kelly M. Boatman, Vice President

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Dana Palazzo, Secretary

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Date

City of Bloomington  
Redevelopment Commission  
**AMENDED** 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: Bloomington Animal Shelter Addition/Renovation**

**Project Managers: Adam Wason and Virgil Sauder**

**Project Description:**

The City of Bloomington is a leader in the animal care and control industry, which speaks to the nature and character of the community. Often, when new Bloomington residents come into the Shelter, they are blown away by the staff, environment, and the healthy pets available for adoption. Over the last decade we have reduced euthanasia by 59%, increased adoptions by 25%, and reduced the total number of animals entering the system by 23%. For us to continue this type of success we must upgrade the Shelter.

In 2011, a building analysis and planning study was completed for the Shelter. (A copy of that study is attached to this Project Review and Approval Form.) The study's goal was to recommend renovations and additions that would allow the existing facility to provide "a solid basis for service into the next two decades."

In conducting that review, the consultant concluded that the numerous issues with the 1970s era portion of the shelter—including issues with the lighting, drainage, and HVAC—would require significant renovation in order to properly support the sheltered animals in a healthy environment, and that the cost of renovations would likely exceed the value of the entire building.<sup>1</sup>

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<sup>1</sup> The study also noted inherently unworkable traffic patterns caused by the 1970s building and the 2004 expansion, which could not be resolved by a renovation.

This project would demolish the 1970s era portion of the shelter (which is currently used as the dog kennel area, Monroe County Humane Association Offices, Euthanasia Room, and Special Care Cat Room), reuse the 2004 expansion, and develop a new addition to accommodate the Shelter’s current and projected future needs. This will both increase the Shelter’s ability to properly care for the animals entering the Shelter and create a safe environment for the thousands of guests that enter the Shelter each year.

This project is a permissible use of Tax Increment. Although the starting point is an existing building, the scope of the project is more akin to new construction. If the TIF Test applied, all four factors would be satisfied:

1. It is substantial and complex work that involves the addition of new parts.
2. It will directly increase the value of the Shelter, replacing an old, flawed building with a new building sufficient for the next two decades.
3. The Shelter after the completion of the project will perform as well as a newly constructed Shelter.
4. This project—demolition and new construction—was not contemplated as part of the normal life cycle of the existing Shelter.

Additionally, this is a project that would be capitalized under the IRS’s guidelines.

**Project Timeline:**

Start Date: September 2015  
 End Date: January 2018

**Financial Information:**

Estimated full cost of project:	\$2,190,861
Sources of funds:	TIF Bond or Consolidated TIF

**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.

<u>Phase / Work to be Performed</u>	<u>Cost</u>	<u>Timeline</u>
1. Design	\$213,850	September 2015-March 2017
2. Construction	\$1,940,011	March 2017-January 2018
3. Cat 6 Wiring and Fiber Optic Extension <sup>2</sup>	\$25,000	March 2017-January 2018
4. Gate at Vehicular Entrance	\$20,000	March 2017-January 2018

**TIF District:** Consolidated TIF (South Walnut)

**Resolution History:** 15-48 Original Project Review and Approval Form  
 15-99 Approval of Design Contract  
 17-19 Approval of Construction Contract  
 17-44 Approval of Addendum to Design Contract

To Be Completed by Redevelopment Commission Staff:

Approved on \_\_\_\_\_

By Resolution \_\_\_\_\_ by a vote of \_\_\_\_\_

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<sup>2</sup> The original expectation was that items 3 and 4 would be included in the Construction Bid. Staff now expects these will be separate contracts.

**17-45  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON INDIANA**

**AMENDMENT OF FUNDING APPROVAL IN REDEVELOPMENT  
COMMISSION RESOLUTION 17-15 (WEST 17TH STREET (MAPLE TO  
MADISON) SIDEWALK PROJECT)**

- 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”); 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 April 4, 2016, the City of Bloomington (“City”) brought the RDC a Project Review and Approval Form (“Form”) which sought the support of the RDC for a project that would construct a new sidewalk on the south side of 17<sup>th</sup> Street between Maple Street and Madison Street (“Project”); and
- WHEREAS, the RDC approved the Form in Resolution 16-12; and
- WHEREAS, pursuant to the RDC’s approval of the Form in Resolution 16-12, Staff solicited bids, evaluated those bids, and identified the bid from E & B Paving, Inc. (“E & B Paving”) for \$505,505 for the Construction of the Project as the best response (“Bid”); and
- WHEREAS, part of the Bid included the cost of sanitary sewer structures associated with the Construction (“Sanitary Sewer Structures”); and
- WHEREAS, the cost of the Sanitary Sewer Structures as set forth in the Bid was \$33,500, which City of Bloomington Utilities agreed to pay; and
- WHEREAS, in Resolution 16-31 the RDC approved \$472,005 to fund the remainder of the cost of the Construction of the Project, plus an additional 5%

(\$23,600.25) for certain change orders, with the funding approval to expire on November 30, 2016; and

WHEREAS, in Resolution 16-69, the RDC extended the expiration date of its funding approval from November 30, 2016 to April 1, 2017, to account for delays that were unexpected when the Commission approved its Resolution 16-31; and

WHEREAS, in Resolution 17-02, the RDC approved the First Change Order, which increased the RDC's funding approval for the Construction of the Project from \$472,005 to \$499,582.63, and extended the expiration date from April 1, 2017 to June 17, 2017; and

WHEREAS, in Resolution 17-15, the RDC approved the Second Change Order, which increased the RDC's funding approval for the Construction of the Project from \$499,582.63 to \$510,803.87, and left the expiration date at June 17, 2017; and

WHEREAS, City Staff and E & B Paving believe that two change items are appropriate at this time ("Third Change Order") to address:

1. Placement of filter fabric and bark mulch at a cost of One Thousand Seven Hundred Forty One Dollars and Thirty Three Cents (\$1,741.33); and
2. Adjustment of stormwater grate at a cost of Six Hundred Twenty Four Dollars and Seventy Three Cents (\$624.73); and

WHEREAS, the Third Change Order and its supporting documentation is attached to this Resolution as Exhibit A; and

WHEREAS, the result of the Third Change Order would be a Two Thousand Three Hundred Sixty Six Dollar and Six Cent (\$2,366.06) increase to the RDC's portion of the Project; and

WHEREAS, the RDC has sufficient funds to pay for this increase in the Project cost; and

WHEREAS, Staff wishes to ensure that E & B Paving has adequate time to submit the final claims for payment to the City and therefore recommends extending the funding expiration date from June 17, 2017 to December 31, 2017; and

WHEREAS, Staff has brought the RDC an Amended Project Review and Approval Form ("Amended Form") that updates the expected cost of the Construction phase of the Project, which is attached to this Resolution as Exhibit B.

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

1. The RDC reaffirms its support of the Project, as set forth in the Amended Form, and reiterates that it serves the public's best interests.
2. The RDC amends the funding approval it made in Resolution 17-15. The RDC hereby approves payment of an amount not to exceed Five Hundred Thirteen Thousand One Hundred Sixty Nine Dollars and Ninety Three Cents (\$513,169.93) to pay for the Construction, to be payable in accordance with the terms of the Agreement. This funding approval shall replace the funding approval of an amount not to exceed Five Hundred Ten Thousand Eight Hundred Three Dollars and Eighty Seven Cents (\$510,803.87) found in Resolution 17-15, which in turn replaced the funding approval of an amount not to exceed Four Hundred Ninety Nine Thousand Five Hundred Eighty Two Dollars and Sixty Three Cents (\$499,582.63) found in Resolution 17-02, which in turn replaced the funding approval of an amount not to exceed Four Hundred Seventy Two Thousand Five Dollars (\$472,005) contained in Resolution 16-31 and extended in Resolution 16-69. This funding approval shall terminate on December 31, 2017. For the avoidance of doubt, Resolutions 16-31 (including the 5% change order allowance), 16-69, 17-02, and 17-15 shall remain otherwise unchanged.
3. The Payment authorized above may be made from the Consolidated TIF, the 2015 TIF Bond, or a combination of the Consolidated TIF and the 2015 TIF Bond. The Controller shall make the determination of funding source as requests for payment are received in accordance with the terms of the Agreement. Nothing in this Resolution shall remove the requirement to comply with the City or the RDC's claims process.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

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Donald Griffin, President

ATTEST:

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Sue Sgambelluri, Secretary

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Date



# CHANGE ORDER



Project Name: W. 17th Street Sidewalk Improvements Project	Change Order Number: 3	Requested By: Owner <input checked="" type="checkbox"/> Engineer <input type="checkbox"/> Contractor <input type="checkbox"/> Field <input type="checkbox"/> Other <input type="checkbox"/>
Contractor: E & B Paving, Inc. 2520 N. Industrial Drive Bloomington, IN 47404	Date of Change Order: Wednesday, May 24, 2017	
	Engineer's Project #:	
	NTP Date: Tuesday, August 09, 2016	
	Allowable Calendar Days: 75 (includes holiday's)	
	Original Completion Date: Sunday, October 23, 2016	

**The Contract is changed as follows:**

*(Include, where applicable, and undisputed amount attributable to previously executed Construction Change Directives)*

Item #	DESCRIPTION	Quantity	Unit Price	Item Total
1	Placement of filter fabric and bark mulch		/	\$1,741.33
2	Adjust stormwater grate		/	\$624.73
3			/	
4			/	
5			/	
6			/	
7			/	
8			/	
9			/	

The original Contract Sum:	\$505,505.00
The net change by previously authorized Change Orders:	\$16,116.77
The Contract Sum prior to this Change Order was:	\$521,621.77
The Contract Sum will be changed by this Change Order in the amount of:	\$2,366.06
 The new Contract Sum including this Change Order will be:	 \$523,987.83
The Contract Time will be changed by:	0 Calendar Day(s)
 The date of Substantial Completion as of the date of this Change Order therefore is:	 Sunday, October 23, 2016

(Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been approved by the Board of Public Works)  
**NOT VALID UNTIL SIGNED BY THE ENGINEER, CONTRACTOR AND OWNER**

<u>Planning &amp; Transportation</u> ENGINEER	<u>E &amp; B Paving, Inc.</u> CONTRACTOR	<u>Board of Public Works</u> OWNER
401 North Morton Street ADDRESS	2520 N. Industrial Drive Bloomington, IN ADDRESS	401 North Morton Street ADDRESS
Andrew Cibor TYPED / PRINTED NAME	_____ TYPED / PRINTED NAME	Kyla Cox Deckard TYPED / PRINTED NAME
_____ SIGNATURE	_____ SIGNATURE	_____ SIGNATURE



Date 2/28/2017

## Field Change Request

**Project:** 17<sup>th</sup> Street Sidewalk Project

**Number:** 12

**Contractor Name:** E & B Paving

**Contact:** Garrett Gough

**Subject:** Please provide a quote for the placement of filter fabric and bark mulch in the area behind the retaining wall and in the curbed island at Smokin Jacks.

Amount: \$ 1,741.33

Contractor's Signature: Garrett Gough

Date: 5-4-2017

Work amount accepted

Yes

No

Project Manager Matt Smethurst

Date: 5/24/17



**E&B PAVING, Inc**  
World-Class Solutions at a Local Level™

2520 W. Industrial Park Drive  
Bloomington, IN 47404  
Phone (812) 334-7940  
FAX (812) 334-7941  
[www.ebpaving.com](http://www.ebpaving.com)

Date 5/4/2017  
Contract \_\_\_\_\_ Project 17th Street Sidewalk Improvements  
Force Account/Extra Work For FCR #12, Geotextile and Mulch at Smokin Jacks

**Labor 109.05 (a)**

Employee	Craft	Hrs					Total Hrs	Base Rate	Total
	Laborer	2					2	\$ 22.62	\$ 45.24
	Operator							\$ 31.30	\$ -
	Combo (Teamster/Laborer)							\$ 29.01	\$ -
	Foreman	2					2	\$ 33.30	\$ 66.60
								\$ -	\$ -
								\$ -	\$ -
								\$ -	\$ -
								\$ -	\$ -
								\$ -	\$ -

Total Labor \$ 111.84 (1)  
Line 2 Deleted. ~~\_\_\_\_\_~~ (2)

Fringes									
Laborers	<u>2</u>	Hrs x	\$	<u>12.96</u>	=	\$	<u>25.92</u>		
Operators	<u>2</u>	Hrs x	\$	<u>19.51</u>	=	\$	<u>39.02</u>		
Carpenters		Hrs x	\$	<u>19.48</u>	=	\$	<u>-</u>		

Total Fringes	\$	64.94 (3)
	\$	11.28 (4)
	\$	4.92 (5)
	<del>_____</del>	<del>_____</del> (6)
	\$	8.95 (7)
	\$	1.68 (8)
	\$	8.56 (9)
	\$	- (10)
	\$	212.17 (11)
	\$	42.43 (12)
	\$	254.60 (13)

Worker's Compensation 10.09% x (Lines 1&2)  
General Liability Insurance 4.40% x (Lines 1&2)  
Line 6 Deleted ~~\_\_\_\_\_~~ x (Lines 1&2)  
State Unemployment 8.00% x (Lines 1&2)  
Federal Unemployment 1.50% x (Lines 1&2)  
FICA 7.65% x (Lines 1&2)

Travel Allowance or Subsistence (Note #3)  
Total Lines 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10

20% x Line (11)

Grand Total Labor Lines (11) + (12)

Insurance									
Taxes									
		Total: Line (14) + (15)						\$ -	(16)
		10% x Line (16)						\$ -	(17)
		Grand Total for Insurance, Taxes: Line (16) + (17)						\$ -	(18)

**Materials 109.05 (c)**

Supplier	Quantity	Units	Unit Price	Haul Price	Freight				Total
Geotextile	180	sys	\$ 0.85						\$ 153.00
		ea	\$ -						\$ -
		ea	\$ -						\$ -
									\$ -

Attach Copies of Invoices	Total Materials	\$	153.00 (19)
	10% x Line (19)	\$	15.30 (20)
	Grand Total Materials Line (19) + (20)	\$	168.30 (21)

**Equipment 109.05 (d)**

Contractor-Owned Equipment	Hrs	Total Hours	Kelley Blue Book			Total
			Ownership Rate	Operating Rate	Total Rate/Hr	
Cat Backhoe			\$ 17.31	\$ 15.75	\$ 33.06	\$ -
Cat Backhoe w/Hoeram			\$ 27.31	\$ 30.75	\$ 58.06	\$ -
Bobcat Skid Steer			\$ 18.58	\$ 16.60	\$ 35.18	\$ -
Single Drum Compactors			\$ 17.93	\$ 26.40	\$ 44.33	\$ -
E&B Tandem Dump Truck			\$ 20.00	\$ 27.25	\$ 47.25	\$ -
Pickup Truck	2	2	\$ 3.44	\$ 15.95	\$ 19.39	\$ 38.78
Linkbelt Excavator			\$ 51.41	\$ 42.20	\$ 93.61	\$ -
Cat Excavator with Hoeram			\$ 69.56	\$ 54.20	\$ 123.76	\$ -
Rental Equipment	Hrs	Invoice Number	Hours	FHWA Op. Rate	Rental Rate	Total
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -

Attach Copies of Invoices	Total Contractor Owned Equipment	\$ 38.78 (22)
	Rented Equipment (Attach Daily Copies of Invoices)	\$ - (23)
	Fuel, Lubricants and Transportation Costs - Added in Operating Costs Above	\$ - (24)
	Total Lines (22), (23), (24)	\$ 38.78 (25)
	12% x Line (25)	\$ 4.65 (26)
	Grand Total Equipment Lines (25) + (26)	\$ 43.43 (27)

**Haul 109.05**

Company	Hauls	Hr/Haul	Rate	Total
Triaxle Haul			\$ 94.00	\$ -
Lowboy Haul				\$ -
Flatbed Haul				\$ -

Total Materials	\$ - (28)
10% x Line (28)	\$ - (29)
Grand Total Materials Line (28) + (29)	\$ - (30)

**Subcontracts:**

Description	Quantity	Unit Price	Total Cost
CA Fulkerson	150.00 sys	\$ 8.50	\$ 1,275.00
		\$ -	\$ -
	ls	\$ -	\$ -

Total Subcontract Month Ending	\$ 1,275.00 (31)
Total Subcontract to Date	\$ 1,275.00 (32)
10% x Line (32) \$3,000 or Less	\$ 127.50 (33)
7% x Line (32) over \$3,000	\$ - (34)
Grand Total Subcontract Lines (32), (33), (34)	\$ 1,275.00 (35)

<b>Totals:</b>	Total Lines (13), (18), (21), (27), (30), (35)	\$ 1,741.33 (36)
	Bond Rate Based Upon Line 36	\$ - (37)
	10% x Line (37)	\$ - (38)
	Total Extra Work Lines (36), (37), (38)	\$ 1,741.33 (39)



Date 3/23/2017

## Field Change Request

**Project:** 17<sup>th</sup> Street Sidewalk Project

**Number:** 13

**Contractor Name:** E & B Paving

**Contact:** Garrett Gough

**Subject:** Please provide a quote for adjusting the slope of the grate on the backside of the sidewalk at Sta. 56+15 so that the water ponding to the immediate south of the grate will flow into the grate.

Amount: \$ 624.73

Contractor's Signature: Garrett Gough

Date: 5-4-2017

Work amount accepted

Yes

No

Project Manager Matt Smethurst

Date: 5/24/17



**E&B PAVING, Inc**  
World-Class Solutions at a Local Level™

2520 W. Industrial Park Drive  
Bloomington, IN 47404  
Phone (812) 334-7940  
FAX (812) 334-7941  
www.ebpaving.com

Date 5/4/2017  
Contract \_\_\_\_\_ Project 17th Street Sidewalk Improvements  
Force Account/Extra Work For FCR #13, Adjust Grate at station 56+15

Employee	Craft	Hrs	Total Hrs	Base Rate	Total
	Laborer	2	2	\$ 22.62	\$ 45.24
	Operator			\$ 31.30	\$ -
	Combo (Teamster/Laborer)			\$ 29.01	\$ -
	Foreman	2	2	\$ 33.30	\$ 66.60
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -

Total Labor \$ 111.84 (1)  
Line 2 Deleted. ~~\_\_\_\_\_~~ (2)

Fringes						\$ 25.92
Laborers	2	Hrs x	\$ 12.96	=	\$ _____	25.92
Operators	2	Hrs x	\$ 19.51	=	\$ _____	39.02
Carpenters		Hrs x	\$ 19.48	=	\$ _____	-

Total Fringes	\$	64.94	(3)
	\$	11.28	(4)
	\$	4.92	(5)
	<del>_____</del>	<del>_____</del>	(6)
	\$	8.95	(7)
	\$	1.68	(8)
	\$	8.56	(9)
	\$	-	(10)
	\$	212.17	(11)
	\$	42.43	(12)
	\$	254.60	(13)

Worker's Compensation	10.09% x (Lines 1&2)
General Liability Insurance	4.40% x (Lines 1&2)
Line 6 Deleted	<del>_____</del> x (Lines 1&2)
State Unemployment	8.00% x (Lines 1&2)
Federal Unemployment	1.50% x (Lines 1&2)
FICA	7.65% x (Lines 1&2)
Travel Allowance or Subsistence (Note #3)	
Total Lines 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10	
20% x Line (11)	
Grand Total Labor Lines (11) + (12)	

Insurance				(14)
Taxes				(15)
	Total: Line (14) + (15)		\$ -	(16)
	10% x Line (16)		\$ -	(17)
	Grand Total for Insurance, Taxes: Line (16) + (17)		\$ -	(18)

**Materials 109.05 (c)**

Supplier	Quantity	Units	Unit Price	Haul Price	Freight	Total
Concrete Class A	1	cys	\$ 97.00			\$ 97.00
Small Load Fee	1	ea	\$ 200.00			\$ 200.00
		ea	\$ -			\$ -
						\$ -

Attach Copies of Invoices	Total Materials	\$	297.00	(19)
	10% x Line (19)	\$	29.70	(20)
	Grand Total Materials Line (19) + (20)	\$	326.70	(21)

**Equipment 109.05 (d)**

Contractor-Owned Equipment	Hrs	Total Hours	Kelley Blue Book			Total
			Ownership Rate	Operating Rate	Total Rate/Hr	
Cat Backhoe			\$ 17.31	\$ 15.75	\$ 33.06	\$ -
Cat Backhoe w/Hoeram			\$ 27.31	\$ 30.75	\$ 58.06	\$ -
Bobcat Skid Steer			\$ 18.58	\$ 16.60	\$ 35.18	\$ -
Single Drum Compactors			\$ 17.93	\$ 26.40	\$ 44.33	\$ -
E&B Tandem Dump Truck			\$ 20.00	\$ 27.25	\$ 47.25	\$ -
Pickup Truck	2	2	\$ 3.44	\$ 15.95	\$ 19.39	\$ 38.78
Linkbelt Excavator			\$ 51.41	\$ 42.20	\$ 93.61	\$ -
Cat Excavator with Hoeram			\$ 69.56	\$ 54.20	\$ 123.76	\$ -
Rental Equipment	Hrs	Invoice Number	Hours	FHWA Op. Rate	Rental Rate	Total
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
Attach Copies of Invoices	Total Contractor Owned Equipment					\$ 38.78 (22)
	Rented Equipment (Attach Daily Copies of Invoices)					\$ - (23)
	Fuel, Lubricants and Transportation Costs - Added in Operating Costs Above					\$ - (24)
	Total Lines (22), (23), (24)					\$ 38.78 (25)
	12% x Line (25)					\$ 4.65 (26)
	Grand Total Equipment Lines (25) + (26)					\$ 43.43 (27)

**Haul 109.05**

Company	Hauls	Hr/Haul	Rate	Total
Triaxle Haul			\$ 94.00	\$ -
Lowboy Haul				\$ -
Flatbed Haul				\$ -
	Total Materials			\$ - (28)
	10% x Line (28)			\$ - (29)
	Grand Total Materials Line (28) + (29)			\$ - (30)

**Subcontracts:**

Description	Quantity	Unit Price	Total Cost
	1s	\$ -	\$ -
		\$ -	\$ -
	1s	\$ -	\$ -
	Total Subcontract Month Ending		\$ - (31)
	Total Subcontract to Date		\$ - (32)
	10% x Line (32) \$3,000 or Less		\$ - (33)
	7% x Line (32) over \$3,000		\$ - (34)
	Grand Total Subcontract Lines (32), (33), (34)		\$ - (35)

<b>Totals:</b>	Total Lines (13), (18), (21), (27), (30), (35)	\$ 624.73 (36)
	Bond Rate Based Upon Line 36	\$ - (37)
	10% x Line (37)	\$ - (38)
	Total Extra Work Lines (36), (37), (38)	\$ 624.73 (39)

City of Bloomington  
Redevelopment Commission  
**AMENDED** 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:** 17<sup>th</sup> Street Sidewalk Improvements between Maple Street and Madison Street

**Project Manager:** Andrew Cibor and Jeff Heerdink

**Project Description:**

This project will construct a new sidewalk on the south side of 17<sup>th</sup> Street between Maple Street and Madison Street. This project is a vital piece of a larger City initiative to construct a continuous pedestrian facility along the entire 17<sup>th</sup> Street corridor by connecting the following:

- Existing sidewalk east of Madison Street
- A sidewalk project that extends from Maple Street to the terminus of the 17<sup>th</sup> Street/Arlington Road/Monroe Street roundabout project whose construction funding is anticipated to be provided by a Community Development Block Grant (CDBG) later this year
- The recently constructed 17<sup>th</sup> Street/Arlington Road/Monroe Street roundabout project
- A future project between the 17<sup>th</sup> Street/Arlington Road/Monroe Street roundabout and the terminus of the future I-69 Vernal Pike to 17<sup>th</sup> Street overpass

This sidewalk project's design and right of way acquisition funding was provided by the City Council Sidewalk Committee in 2014 and 2015, respectively.

**Estimated Project Timeline:**

Start Date: January 2014

End Date: June 2017



**Financial Information:**

Estimated full cost of project:	<b>\$702,258.08</b>
Sources of funds:	
City Council Sidewalk Committee	\$152,520.00
Alternative Transportation	\$2,150.00
Consolidated TIF / TIF Bond Funds	<b>\$536,770.18<sup>1</sup></b>
City of Bloomington Utilities	\$10,817.90

**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	Estimated Timeline
1	Preliminary Engineering	\$61,325.00	January 2014 – June 2017 <sup>2</sup>
2	Right of Way Acquisition	\$93,345.00	January 2015 – April 2016
3	Construction	<b>\$523,987.83<sup>3</sup></b>	May 2016 – June 2017

**TIF District:** Consolidated TIF (West 17<sup>th</sup> Street)

**Resolution History:** 16-12 Original Project Review and Approval Form  
 16-31 Initial Construction Contract  
 16-69 Extension of Funding Approval  
 17-02 Approval of First Change Order to Construction Contract  
 17-15 Approval of Second Change Order to Construction Contract  
**17-19 Approval of Third Change Order to Construction Contract**

To Be Completed by Redevelopment Commission Staff:

Approved on \_\_\_\_\_

By Resolution \_\_\_\_\_ by a vote of \_\_\_\_\_

<sup>1</sup> This takes the 5% Change Order Allowance into account.

<sup>2</sup> This will extend through the construction phase to ensure engineering services are available throughout the construction process.

<sup>3</sup> This is the amount of the Bid from E&B Paving plus the First, Second, and **Third** Change Orders; it does not take the Change Order Allowance into account.

**17-46  
RESOLUTION  
OF THE  
REDEVELOPMENT COMMISSION  
OF THE  
CITY OF BLOOMINGTON INDIANA**

**APPROVAL OF AMENDMENT TO RESOLUTION 16-52 (COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT WITH PLANNING AND TRANSPORTATION DEPARTMENT OF THE CITY OF BLOOMINGTON)**

WHEREAS, in Resolution 16-52, the Redevelopment Commission of the City of Bloomington (“RDC”) approved the expenditure of Fifty Five Thousand Dollars (\$55,000) pursuant to a Community Development Block Grant Agreement for Physical Improvements (“Agreement”) with the Planning and Transportation Department of the City of Bloomington (“Planning & Transportation”); and

WHEREAS, pursuant to the Agreement, Planning & Transportation was to invest in infrastructure improvements, including sidewalks, in the 800-1000 block of West 17<sup>th</sup> Street (“Project”); and

WHEREAS, Planning & Transportation now estimates that the cost of the Project will be One Hundred Sixty Thousand Dollars; and

WHEREAS, Staff has prepared an Amendment to the Agreement which specifies that the Curb and Sidewalk Project Fund will pay the One Hundred Five Thousand Dollar (\$105,000) increase; and

WHEREAS, a copy of the Amendment is attached to this Resolution as Exhibit A; and

WHEREAS, there are sufficient funds in the Curb and Sidewalk Project Fund to pay for this increase.

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

1. The RDC acknowledges the increase to the Project Cost will be paid out of the Curb and Sidewalk Project Fund. For the purpose of clarity, as a signatory to the Agreement, the RDC explicitly approves the Amendment to the Agreement.

2. Nothing in this Resolution shall remove the requirement to comply with the City or the RDC's claims process.

**BLOOMINGTON REDEVELOPMENT COMMISSION**

---

Donald Griffin, President

ATTEST:

---

Sue Sgambelluri, Secretary

---

Date

**AMENDMENT TO**  
**PHYSICAL IMPROVEMENT**  
**COMMUNITY DEVELOPMENT BLOCK GRANT AGREEMENT**  
**BETWEEN**  
**THE PLANNING AND TRANSPORTATION DEPARTMENT**  
**AND**  
**HOUSING AND NEIGHBORHOOD DEVELOPMENT DEPARTMENT**  
**CITY OF BLOOMINGTON**

**THIS AMENDMENT**, entered into this \_\_\_\_ day of \_\_\_\_\_, 2017, by and between the City of Bloomington Housing and Neighborhood Development Department (hereinafter referred to as the “Grantee”) and the City of Bloomington’s Planning and Transportation Department (hereinafter referred to as the “Subrecipient”), **WITNESSETH**:

**WHEREAS**, the Grantee and Subrecipient entered into an Agreement entitled “Physical Improvement Community Development Block Grant Agreement between the Planning and Transportation and Housing and Neighborhood Development Department, City of Bloomington” dated the 7th day of September, 2016, (the “Agreement”) under which Grantee agreed to provide to Subrecipient \$55,000.00 in 2016 CDBG funds to be used for roadway improvements on the West 17<sup>th</sup> Street Sidewalk (the “Project”); and

**WHEREAS**, Subrecipient needs additional funds in the amount of \$105,000.00 to complete the Project; and

**WHEREAS**, Grantee has additional HUD funding available in its City of Bloomington Curb and Sidewalk Project to cover the additional \$105,000.00; and

**NOW, THEREFORE**, the parties do hereby agree that:

**I. AMENDMENT TO SECTION III OF THE AGREEMENT**

It is expressly agreed and understood that the total amount to be paid by the Grantee under this contract shall not exceed One Hundred and Sixty Thousand Dollars (\$160,000.00) and shall be funded as follows:

- a. 2016 CDBG Physical Improvement RDC Funds: \$55,000.00
- b. 2016 HAND City of Bloomington Curb and Sidewalk Project Funds: \$105,000.00

Claims for payment shall be made on eligible expenses to ensure completion of the activity as described in I. SCOPE OF SERVICES and in accordance with performance.

**II. REMAINDER OF AGREEMENT UNCHANGED**

In all other respects, the Agreement shall continue in effect as originally executed.

**IN WITNESS WHEREOF**, the Parties have executed this contract as of the date first written above.

**REDEVELOPMENT COMMISSION:**

**BLOOMINGTON PLANNING & TRANSPORTATION:** Exhibit A

\_\_\_\_\_  
Donald Griffin, President

*Terri Porter*  
\_\_\_\_\_

Terri Porter, Director

\_\_\_\_\_  
Sue Sgambelluri

**HOUSING AND NEIGHBORHOOD DEVELOPMENT:**

BY: *Doris Sims*  
\_\_\_\_\_  
Doris Sims, Director  
Housing and Neighborhood Development

*for* *Philipina M. Guthrie*  
\_\_\_\_\_  
John Hamilton, Mayor  
City of Bloomington

CITY OF BLOOMINGTON  
Legal Department  
Reviewed By: *Christy [Signature]*  
DATE: *May 25, 2017*

**CITY OF BLOOMINGTON**  
Controller

Reviewed by: \_\_\_\_\_  
DATE: *5-25-17*  
FUND/ACCT: *23-222*

**17-47**  
**RESOLUTION**  
**OF THE**  
**REDEVELOPMENT COMMISSION**  
**OF THE**  
**CITY OF BLOOMINGTON, INDIANA**

**DETERMINATION OF NO EXCESS ASSESSED VALUE IN THE ALLOCATION AREAS**

**WHEREAS**, the City of Bloomington currently has two allocation areas for purposes of capturing tax increment revenues pursuant to Indiana Code § 36-7-14-39 and Indiana Code § 36-7-14-39.3: (1) the Consolidated Allocation Area and (2) the North Kinser Road and Prow Road Allocation Area; and

**WHEREAS**, both the Consolidated Allocation Area and the North Kinser Road and Prow Road Allocation Area were created by the Redevelopment Commission of the City of Bloomington (“RDC”) and the Common Council of the City of Bloomington (“Common Council”) pursuant to Indiana Code 36-7-14; and

**WHEREAS**, the Consolidated Allocation Area was created by consolidating several new and existing allocation areas, including: (1) the Adams Crossing Allocation Area (as originally created in 1993 and as expanded in 2000 and 2009); (2) the Downtown Allocation Area (as originally created in 1985 and as expanded in 1990 and 2010); (3) the Tapp Road Allocation Area (as originally created in 1993 and as expanded in 2003); (4) the Thomson/Walnut-Winslow Allocation Area (as originally created in 1991 and as expanded in 1993 and 2002); (5) the Whitehall/West Third Street Allocation Area (as originally created in 1998 and as expanded in 2000); (6) the West 17th Street Allocation Area (as originally created in 2015); (7) the Seminary Allocation Area (as originally created in 2015); (8) the West Third Street Allocation Area (as originally created in 2015); (9) the Bloomfield Road Allocation Area (as originally created in 2015); (10) the Thomson/Walnut-Winslow Expansion #1 Allocation Area (as originally created in 2015); (11) the Thomson/Walnut-Winslow Expansion #2 Allocation Area (as originally created in 2015); (12) the Thomson/Walnut-Winslow Expansion #3 Allocation Area (as originally created in 2015); (13) the South Walnut Allocation Area (as originally created in 2015); (14) the Tapp Road Expansion #2 Allocation Area (as originally created in 2015); (15) the Tapp Road Expansion #3 Allocation Area (originally created in 2015); and (16) the Fullerton Pike Allocation Area (originally created in 2015); and

**WHEREAS**, pursuant to Indiana Code § 36-7-14-39(b)(4), the RDC is required to determine the amount, if any, by which the assessed value of the taxable property in the allocation area for the most recent assessment date minus the base assessed value, when multiplied by the estimated tax rate of the allocation area, will exceed the amount of assessed value needed to produce the property taxes necessary to make, when due, principal and interest payments on bonds described in Indiana Code § 36-7-14-39(b)(3), plus the amount necessary for the other purposes described in Indiana Code § 36-7-14-39(b)(3); and,

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

1. The Redevelopment Commission has determined:
  - a. there is no excess assessed value from the Consolidated Allocation Area or the North Kinser Road and Prow Road Allocation Area that may be allocated to the respective taxing units for budget year 2017 pursuant to Indiana Code § 36-7-14-39,
  - b. all potential captured assessment (as defined in 50 Ind. Admin. Code 8-1-16) with respect to the Consolidated Allocation Area and the North Kinser Road and Prow Road Allocation Area in 2017 shall be captured assessment (as defined in 50 Ind. Admin. Code 8-1-16).
2. The County Auditor, the Common Council, the officers who are authorized to fix budgets, tax rates, and tax levies under Indiana Code § 6-1.1-17-5 for each of the other taxing units that is wholly or partially located within the Consolidated Allocation Area or the North Kinser Road and Prow Road Allocation Area shall be notified by sending Exhibit A via Certified Mail Return Receipt Requested or Hand Delivery with written confirmation of receipt. The Department of Local Government Finance shall be notified by sending Exhibit A or the information contained within Exhibit A electronically. Staff is asked to ensure these notices are provided by June 15, 2016, the deadline set in Indiana Code § 36-7-14-39(b)(4).

**BLOOMINGTON REDEVELOPMENT COMMISSION**

---

Donald Griffin, President

ATTEST:

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Sue Sgambelluri, Secretary

---

Date

June 5, 2017

**[VIA HAND DELIVERY or VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED]**

[Address Block]

Re: City of Bloomington Redevelopment Commission

Dear [Officer Authorized to Fix Budgets, Tax Rates, and Tax Levies]:

The City of Bloomington currently has two allocation areas—(1) the Consolidated Allocation Area and (2) the North Kinser Road and Prow Road Allocation Area—for purposes of capturing tax increment revenues pursuant to Indiana Code § 36-7-14-39 and Indiana Code § 36-7-14-39.3.

The Consolidated Allocation Area was created in 2015 when sixteen allocation areas were consolidated into the Consolidated Allocation Area. These allocation areas are: (1) the Adams Crossing Allocation Area (as originally created in 1993 and as expanded in 2000 and 2009); (2) the Downtown Allocation Area (as originally created in 1985 and as expanded in 1990 and 2010); (3) the Tapp Road Allocation Area (as originally created in 1993 and as expanded in 2003); (4) the Thomson/Walnut-Winslow Allocation Area (as originally created in 1991 and as expanded in 1993 and 2002); (5) the Whitehall/West Third Street Allocation Area (as originally created in 1998 and as expanded in 2000); (6) the West 17th Street Allocation Area (as originally created in 2015); (7) the Seminary Allocation Area (as originally created in 2015); (8) the West Third Street Allocation Area (as originally created in 2015); (9) the Bloomfield Road Allocation Area (as originally created in 2015); (10) the Thomson/Walnut-Winslow Expansion #1 Allocation Area (as originally created in 2015); (11) the Thomson/Walnut-Winslow Expansion #2 Allocation Area (as originally created in 2015); (12) the Thomson/Walnut-Winslow Expansion #3 Allocation Area (as originally created in 2015); (13) the South Walnut Allocation Area (as originally created in 2015); (14) the Tapp Road Expansion #2 Allocation Area (as originally created in 2015); (15) the Tapp Road Expansion #3 Allocation Area (originally created in 2015); and (16) the Fullerton Pike Allocation Area (originally created in 2015).

This letter is to notify you, pursuant to Indiana Code § 36-7-14-39 and 50 Ind. Admin. Code 8-2-4, on behalf of the Commission, that the Commission has determined that, for budget year 2017, the Commission will need to capture all of the incremental assessed value from the Consolidated Allocation Area and the North Kinser Road and Prow Road Allocation Area in order to generate sufficient TIF Revenues to meet the Commission's outstanding debt service obligations, to pay for projects that are located in or directly serve or benefit the Consolidated Allocation Area and the North Kinser Road and Prow Road Allocation Area, and to meet other purposes permitted by Indiana Code § 36-7-14-39(b)(3).

Therefore, the Commission has determined that (a) there is no excess assessed value from the Consolidated Allocation Area or the North Kinser Road and Prow Road Allocation Area that may be allocated to the respective taxing units for budget year 2017 pursuant to Indiana Code 36-7-14-39(b), and (b) all potential captured assessment (as defined in 50 Ind. Admin. Code 8-1-16) with respect to the Consolidated Allocation Area and the North Kinser Road and Prow Road Allocation Area in 2017 shall be captured assessment (as defined in 5 Ind. Admin. Code 8-1-10).



Redevelopment Commission Resolution 17-47  
Exhibit A

If you have questions about this finding, please contact Doris Sims, Director, Housing and Neighborhood Development Department, (812) 349-3401.

Thank you.

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Donald Griffin, President