

AGENDA
REDEVELOPMENT COMMISSION

McCloskey Conference Room
February 6, 2017
5:00 p.m.

- I. ROLL CALL**
- II. READING OF THE MINUTES** –January 23, 2017 and Memorandum of Executive Session for January 23, 2017
- III. EXAMINATION OF CLAIMS** –January 27, 2017 for \$106,079.01
- IV. EXAMINATION OF PAYROLL REGISTERS** –January 20, 2017 for \$29,512.36
- V. REPORT OF OFFICERS AND COMMITTEES**
 - A. Director’s Report
 - B. Legal Report
 - C. Treasurer’s Report
 - D. CTP Update Report
- VI. NEW BUSINESS**
 - Public Hearing**
 - A. Resolution 17-12: Approval of CDBG Allocation Recommendations
 - End of Public Hearing**
- 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.

Executive Session

The Redevelopment Commission of the City of Bloomington, Indiana met on Monday, January 23, 2017 at 4:30 p.m. in the Showers City Hall, Law Library, Suite 220, 401 North Morton Street.

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

Commissioners Absent: Kelly Smith and Jennie Vaughan

Staff Present: Doris Sims, Director, Housing and Neighborhood Development

Others Present: Thomas Cameron, Assistant City Attorney; Alex Crowley, Director, Economic & Sustainable Development; Jeff Underwood, Controller; Dave Williams, Parks and Recreation, Operations & Development Director; Anahit Behjou, Assistant City Attorney

The Commission discussed information in accordance with:

Ind. Code § 5-14-1.5-6.1(b)(2)(D): The purchase or lease of real property by the governing body up to the time a contract or option to purchase or lease is executed by the parties.

No other matters were discussed.

The meeting adjourned at 4:55 p.m.

Don Griffin, President

Sue Sgambelluri, Secretary

Date

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA MET on Monday, January 23, 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, Mary Alice Rickert, Sue Sgambelluri, David Walter

Commissioners Absent: Jennie Vaughan and Kelly Smith

Staff Present: Doris Sims, Director, Housing and Neighborhood Development (HAND); Christina Finley, Housing Specialist, HAND; Bethaney Emenhiser, Program Manager, HAND

Other(s) Present: Jeff Underwood, City of Bloomington Controller; Thomas Cameron, Assistant City Attorney; Alex Crowley, Director, Economic and Sustainable Development (ESD); Andrew Cibor, Planning and Transportation, Transportation and Traffic Engineer; Joe Davis, Community Carbon Exchange; Megan Banta, Herald-Times; Paula McDevitt, Director of Parks and Recreation; Anahit Behjou, Assistant City Attorney; Mary Catherine Carmichael, Office of the Mayor, Communications Director; Kevin Osburn, REA; Nicholas Carder, Horn Properties; Danielle Thireault; Blackline Studio; Josh Anderson, Anderson + Bohlander, LLC; Jon Bohlander, Anderson + Bohlander, LLC; Dave Williams, Parks & Recreation, Operations & Development Director

- II. READING OF THE MINUTES** – Sue Sgambelluri made a motion to approve the minutes from January 9, 2016. David Walter seconded the motion. The board unanimously approved.
- III. EXAMINATION OF CLAIMS** – David Walter made a motion to approve the claims register for January 13, 2017 for \$1,525,174.64. Mary Alice Rickert seconded the motion. The board unanimously approved.
- IV. EXAMINATION OF PAYROLL REGISTERS** – Sue Sgambelluri made a motion to approve the payroll register for January 6, 2017 for \$29,326.92. David Walter seconded the motion. The board unanimously approved.
- V. REPORT OF OFFICERS AND COMMITTEES**
- A.** Director's Report. Doris Sims stated the Citizen's Advisory Committee allocation recommendations will be heard at the February 6, 2017 Redevelopment Commission meeting.
- B.** Legal Report. Thomas Cameron was available to answer questions.
- C.** Treasurer's Report. Jeff Underwood reported the 2016 Financial Report is complete with the exception of reviewing any open projects dating back to 2015 that need to be added. Cameron reported that two new sections will be added to the Project Review and Approval Form: (1) a section that will include a history of the project, including any amendments to the project, and (2) the specific TIF District that a project is located in.
- D.** CTP Update Report. Josh Anderson and Jon Bohlander gave a brief presentation on the status of The Trades District design. Over the next three weeks there will be opportunity for public engagement. There will be an open house on January 30, 2017, from 5:00 p.m. to 7:00 p.m. in the City Hall Atrium. The open house will include a brief presentation with

a period for comments and questions. Design graphics will be displayed at the open house and will continue to be available in the City Hall Atrium, to view for the remainder of the three week period. Public comment and suggestions can be submitted online at bloomington.in.gov/trades. A questionnaire is available on the site to get an understanding of events and programs citizens want to see happen in The Trades District.

Don Griffin asked about the number of individual parcels. Crowley stated it is currently divided up into 4 large parcels with potential to be divided into smaller parcels.

David Walter asked how many parking spaces will be provided in the parking lot and on the street. Anderson stated approximately 40 -50.

Don Giffin asked about retail spaces. Anderson stated this project layout does not include retail spaces, it is more job creation oriented, however other projects could include some retail or even housing.

Sue Sgambelluri asked about the lighting they envision. Bohlander stated as part of the identity and character of The Trade District, a new street light will be introduced. The fixture is displayed on the design graphics that are part of the presentation.

Danille Thireault, Blackline Studio spoke briefly about their preliminary work on the Dimension Mill.

VI. NEW BUSINESS

- A.** Resolution 17-06: Approval of Addendum of the Contract between the City of Bloomington and Rundell Ernstberger Associates, LLC for the Design of the Switchyard Park Project. Dave Williams stated this resolution is for an amendment to Rundell Ernstberger's 2015 design contract for Switchyard Park. Williams stated through ongoing conversation with the administration, the project scope of work and timetable have increased substantially. Additional plans have been added that were not included in the Master Plan. The scope of work has increased from \$23 million to \$28.8 million. City of Bloomington Utilities is going to install a sanitary sewer over flow line through the Switchyard Park. The sewer line will need to be completed before our project is completed. Utilities is at 90% complete on design and hope to bid shortly. Construction should begin in the spring. Williams stated our project timetable will be moved back approximately 1 year. He hopes to bid our project at the end of 2017 or the beginning of 2018 and be under construction with a successful bid by the spring of 2018. It will take approximately 21 months for construction. The contract includes full time inspections by the consulting team. The additional dollars requested for the increased scope of work is \$601,354.00. The amendment also speaks to the extended time of the project.

Sue Sgambelluri made a motion to approve Resolution 17-06. David Walter seconded the motion. The board unanimously approved.

- B.** Resolution 17-07: To Ratify Offer to Purchase 717 West Howe Street. City Staff made an offer to purchase 717 West Howe Street for \$125,000. The offer was not accepted however, after negotiations the seller agreed to the purchase price of \$140,000.

David Walter made a motion to approve Resolution 17-07. Sue Sgambelluri seconded the motion. The board unanimously approved.

- C. Resolution 17-08: To Ratify Offer to Purchase 1730 South Walnut and Approve Contract with BCA Environmental Consultants for Phase II Environmental Site Assessment. City staff made an offer to purchase 1730 South Walnut for \$775,000. The offer was not accepted however, after negotiations the seller agreed to the purchase price of \$800,000. A contingency of the offer to purchase is the Redevelopment Commissions satisfaction of the environmental conditions at the property. Staff has identified BCA Environmental Consultants, LLC (BCA) as the best provider of the Phase II Environmental Site Assessment. BCA is willing to perform the Phase II assessment for an amount not to exceed \$20,953.

Sue Sgambelluri made a motion to approve Resolution 17-08. Mary Alice Rickert seconded the motion. The board unanimously approved.

- D. Resolution 17-09: Amendment of Funding Approval for Solar Installation at Bloomington Police Department and City Hall. Jeff Underwood reported Solar Energy Solutions believes it is in the best interest of the City to make the solar installation at the Bloomington Police Department slightly smaller, so as to permit easier access to the HVAC systems for necessary repairs. This resolution reflects an amendment to the contract to reduce the cost of solar installation from \$166,381 to \$164,012.

Mary Alice Rickert made a motion to approve Resolution 17-09. Sue Sgambelluri seconded the motion. The board unanimously approved.

- E. Resolution 17-10: Approval of Funding for Design of West 17th Street (Maple to Madison) Reconstruction Project. Andrew Cibor stated this resolution is to request funding for design and right-of-way acquisition services for the West 17th Street Reconstruction Project. The contract is going to the Board of Public Works January 24, 2017 for their approval. Cibor reported the State will fund \$4 million toward the construction and design of this project. They are reimbursable dollars. The project also received a \$1 million Community Crossing Grant from the State. No federal dollars were received. As part of the contract there will be a series of public engagement opportunities. Staff has solicited response, evaluated those responses, and has identified Aztec Engineering Group, Inc. for \$705,053 for the preliminary engineering & right of way professional services for the project as the best response.

Sue Sgambelluri made a motion to approve Resolution 17-10. Mary Alice Rickert seconded the motion. The board unanimously approved.

VII. BUSINESS/GENERAL DISCUSSION

City staff will send out a Doodle Poll to reschedule the February 20, 2017 meeting.

VIII. ADJOURNMENT

Don Griffin, President

Sue Sgambelluri, Secretary

Date

**17-12
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

WHEREAS, the City of Bloomington, Indiana, is eligible for Community Development Block Grant (CDBG) funds in the approximate amount of \$700,000 of grant funds for Fiscal Year 2017, the following allocations are recommended:

\$455,000 for Physical Improvements
\$105,000 for Social Services
\$140,000 for the Administration of the program; and

WHEREAS, the advice and input of the community as to the allocation of the Community Development Block Grant funds has been solicited and received through the efforts of the Citizens' Advisory Committee; and

WHEREAS, the Citizens' Advisory Committee has also made recommendations on how to distribute any funds received that are over or less than the estimated amount since the final allocation amount has not been received; and

WHEREAS, the Redevelopment Commission has reviewed the recommendations of the Citizens' Advisory Committee for allocation of funds anticipated to be received;

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

The Bloomington Redevelopment Commission hereby approves:

- 1) The Citizens' Advisory Committee's recommendations of the programs (attached hereto and made a part herein as Exhibit A and Exhibit B) that will best serve the local and national objectives of the program;

- 2) If the received allocation is more or less than expected, the adjustment will be made to all of the approved social service programs and the approved physical improvement programs in accordance with the recommendations of the Citizens' Advisory Committees as outlined in Exhibit A and Exhibit B.

BLOOMINGTON REDEVELOPMENT COMMISSION

Donald Griffin, President

ATTEST:

Sue Sgambelluri, Secretary

Date

PHYSICAL IMPROVEMENT RECOMMENDATIONS

	<u>2017 Request</u>	<u>CAC Recommendation</u>
<u>HOUSING REHAB AND MODIFICATIONS</u>		
HAND – Emergency Home Repair-scatter sites	<u>\$50,000.00</u>	<u>\$45,000.00</u>
<i>SUBTOTAL</i>	\$50,000.00	\$45,000.00
<u>PUBLIC HOUSING IMPROVEMENTS</u>		
BHA – Crestmont Interior Rehabilitation	<u>\$150,000.00</u>	<u>\$146,000.00</u>
<i>SUBTOTAL</i>	\$150,000.00	\$146,000.00
<u>FACILITY IMPROVEMENTS</u>		
Middle Way House - Facility Improvement Security	\$15,000.00	\$15,000.00
Lighting/Cameras At 318 and 338 South Washington Street		
Community Kitchen – Disaster Preparedness at 1515 S. Rogers Street	\$53,000.00	\$53,000.00
Monroe County United Ministries – Structural Improvements at 827 West 14 th Street	\$32,715.00	\$27,000.00
City of Bloomington Parks and Recreation- Crestmont Park Playground Improvements	\$142,000.00	\$110,000.00
LifeDesigns – Facility Rehabilitation at 2727 N. Dunn Street and 1701 E. Winslow Drive	<u>\$46,115.00</u>	<u>\$34,000.00</u>
<i>SUBTOTAL</i>	\$288,830.00	\$239,000.00
<u>PUBLIC INFRASTRUCTURE PROJECTS</u>		
COB: Public Works – W. Dodds Street Curb and Sidewalk Reconstruction	\$132,800.00	\$0.00
MCCSC – Broadview Pedestrian Improvement Project at 705 W. Coolidge Street	<u>\$55,000.00</u>	<u>\$25,000.00</u>
<i>SUBTOTAL</i>	\$ 187,800.00	\$25,000.00
TOTAL REQUESTED ALL FUNDED PROJECTS:	\$676,630.00	\$455,000.00
TOTAL AMOUNT ALLOCATED		\$455,000.00

In the City of Bloomington's actual 2017 CDBG allocation for Physical Improvements is less than \$455,000 then each funded activity will be reduced by the same percentage. If the City's actual 2017 CDBG allocation for Physical Improvement is greater than \$455,000 then the unallocated funds will be allocated to the City of Bloomington's Department of Public Works.

SOCIAL SERVICE RECOMMENDATIONS

	<u>2016 Request</u>	<u>CAC</u> <u>Recommendations</u>
<u>EMERGENCY NEEDS</u>		
Community Kitchen	\$24,999.00	\$23,250.00
Hoosier Hills Food Bank	\$24,999.00	\$23,250.00
Middle Way House Emergency Services	\$24,999.00	\$19,000.00
Mother Hubbard’s Cupboard	\$24,999.00	\$19,750.00
Centerstone – Stepping Stones Program	\$24,999.00	\$0.00
Shalom Center – Friend’s Place Emergency Shelter	\$24,999.00	\$0.00
<i>SUBTOTAL</i>	\$149,994.00	\$85,250.00
<u>NON-EMERGENCY NEEDS</u>		
Monroe County United Ministries – Affordable Childcare	\$24,999.00	\$19,750.00
Big Brothers/Big Sisters – One to One Mentoring Program	\$20,000.00	\$0.00
Boys & Girls Club – Crestmont Club	\$24,999.00	\$0.00
<i>SUBTOTAL</i>	\$69,998.00	\$19,750.00
TOTAL REQUESTED ALL FUNDED AGENCIES	\$219,992.00	
TOTAL AMOUNT OF FUNDS AVAILABLE		\$105,000.00
TOTAL AMOUNT ALLOCATED		\$105,000.00

If the 2017 funding level is greater than \$105,000 then overage funds will be distributed as follows:

- If the overage is less than or equal to \$8,750, then the overage funds will be distributed equally among all five agencies.
- If the overage is more than \$8,750 then Community Kitchen and Hoosier Hills Food Bank will each receive the max grant award of \$24,999, with remaining overage funds equally distributed among Monroe County United Ministries, Mother Hubbard’s Cupboard, and Middle Way House.

If the 2017 funding level is less than \$105,000 then funds will be distributed as follows:

- Community Kitchen and Hoosier Hills will each be awarded 23% of the total funding to the nearest dollar amount.
- Monroe County United Ministries, Mother Hubbard’s Cupboard, and Middle Way House will each be awarded 18% of the total funding to the nearest dollar amount.